

California [Government Code Section 65584.04\(b\)](#) requires ABAG to survey its member jurisdictions during the Regional Housing Needs Allocation (RHNA) process to gather information on factors that must be considered for inclusion in the methodology. Recent legislation also requires ABAG to collect information on jurisdictions' fair housing issues and strategies for achieving fair housing goals.

ABAG received survey responses from the following jurisdictions:

- Albany
- American Canyon
- Antioch
- Atherton
- Belmont
- Benicia
- Brentwood
- Brisbane
- Burlingame
- Calistoga
- Cloverdale
- Colma
- Concord
- Contra Costa County (unincorporated)
- Corte Madera
- Cupertino
- Danville
- Dublin
- El Cerrito
- Emeryville
- Fairfield
- Foster City
- Fremont
- Gilroy
- Hayward
- Hillsborough
- Lafayette
- Los Altos Hills
- Los Gatos
- Marin County (unincorporated)
- Mill Valley
- Millbrae
- Milpitas
- Monte Sereno
- Moraga
- Morgan Hill
- Mountain View
- Napa
- Novato
- Oakley
- Orinda
- Pacifica
- Piedmont
- Pittsburg
- Pleasanton
- Redwood City
- Rohnert Park
- Ross
- San Anselmo
- San Bruno
- San Francisco
- San Jose
- San Leandro
- San Mateo
- San Mateo County (unincorporated)
- San Rafael
- San Ramon
- Santa Clara
- Santa Clara County (unincorporated)
- Santa Rosa
- Saratoga
- Sebastopol
- Solano County (unincorporated)
- Sonoma
- Sonoma County (unincorporated)
- South San Francisco
- Sunnyvale
- Tiburon
- Union City
- Vacaville
- Walnut Creek
- Windsor

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Albany

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The concept of any sort of jobs-housing balance metric is not relevant for geographically small cities. If you combine Albany with neighboring cities (e.g., Berkeley and Oakland) that have job centers and that are within a short commute shed (less than 10 miles), you will get much more realistic ratios for all of the cities.

Another way of looking at this is that if the graph is considered at face value, Albany has the highest ratio of all of the Alameda and Contra Costa County cities listed.

Finally, the data indicating there are only 38 low cost rental units in the City is questionable.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

See response to question #1.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			n/a
Water capacity			n/a
Land suitability			n/a
Lands protected by federal or state programs			n/a
County policies to preserve agricultural land			n/a
Availability of schools		Constraint	limited land area for expansion of existing schools
Availability of parks			n/a
Availability of public or social services			n/a
Impact of climate change and natural hazards			n/a
Construction costs		Constraint	High construction costs in central Bay Area
Availability of construction workforce			n/a
Availability of surplus public land	Opportunity	Constraint	City surplus property has entitlement for a 62-unit affordable housing project. UC Berkeley has surplus property planned for housing development

Opportunity	Constraint	Explanation
Availability of vacant land	Constraint	Very few parcels that meeting Housing Element definition of vacant land.
Financing/funding for affordable housing	Constraint	City does not have locally controlled housing funding source.
Weak market conditions		n/a
Project Labor Agreements (i)		n/a
Utility connection fees	Constraint	n/a
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Only one real opportunity is the development of UC Berkeley surplus property for housing development

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Very little vacant land that is of adequate size for cost-effective multi-family housing development.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Very little vacant land that is of adequate size for cost-effective commercial or multi-family housing development.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

No major job centers within the City.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

not applicable

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

ADU survey

17. What are the current housing cost trends in your jurisdiction?

Generally matching trends in the central East Bay.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$200,000 to \$300,000 per unit

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Other (please explain below)

Not a community that has a history of serving farmworkers.

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	unknown - probably significant
Community college	

26. What is the source for the data used to respond to the previous question?

Not aware of market demand studies for student, faculty, and staff housing at UC Berkeley. We assume that given the easy access to campus, the demand for reasonably priced housing could be hundreds of more units of various types, particularly for staff, faculty, and post-docs.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Currently 973 units of student housing is owned and managed by UC Berkeley within the City.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<http://www.acgov.org/cda/hcd/documents/Draft-AI-Combined2019-10-24.pdf>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Other (please describe below)

Other

Report prepared by Alameda County

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

Open house community meetings

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

n/a

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

Program administered by non-profit organization under contract with Alameda County

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes				Limited number of affordable housing units in the City.
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process	Yes				Housing project entitlement processes vulnerable to CEQA litigation.
Private discrimination, such as residential real estate “steering” (i)					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Other (please describe)	Yes				Low Prop 13 assessed values discourage the turnover of existing residences.

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Implementing a rent stabilization policy and staffing a rent stabilization board
- Improving access to high quality education opportunities for vulnerable students, particularly students of color

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest
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	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation	Yes		
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			Yes
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

If the RHNA methodology includes measures that attempt to measure past performance of municipal government, I think it is important that the factors measure actions that the municipality has control over (e.g., time, cost, and conditions of approval associated with planning entitlement process). Factors not in the control of the municipality are the motivation and financial capacity of the property owner, the time between planning entitlement and building permit, cost of construction, financial feasibility of the project, etc.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

I believe it is important that the criteria be relatively easy to describe, based on generally accepted high quality and easily accessible data, does not appear to be punitive against particular cities, and avoids obvious irregularities that opens the door to critics of the process. At the municipality level, we want to be able to say we are all in this together and we all need to accept our part of the allocation. In order to avoid critics gaming the weighting of factors, it also would be good if no one particular factor dramatically skewed the results. Finally, there may be important policies issues that lack the supporting data that can be used in the RHNA allocation. In that event, those issues need to be dealt with in another way.

53. Any further comments about anything in this survey?

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

American Canyon

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The City has 237 low cost rental units. That changes the jobs-housing fit ratio to 4.215.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

At 4.215 jobs-housing fit ratio, American Canyon ranks favorably among all the Bay Area jurisdictions.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

The City is a participant in the MTC Priority Production Area program. We are also updating the General Plan and intend to consider policies that encourage additional living wage jobs. American Canyon is one of a handful of California jurisdictions that has met its fair share of housing.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Living wage employment ordinances
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity		Constraint	The City is dependent upon potable water from the North Bay Aqueduct which is subject to curtailment.
Land suitability	Opportunity		American Canyon recently adopted a Specific Plan for Watson Ranch and the Broadway District.
Lands protected by federal or state programs			
County policies to preserve agricultural land		Constraint	Napa County's agriculture preserve limits opportunities for the City to provide housing by expanding the jurisdiction limits.
Availability of schools		Constraint	The Napa Valley Unified School District cancelled construction of a Middle School due to financial constraints and concerns of falling student enrollment projections for the District which extends beyond the City limits.
Availability of parks		Constraint	Park construction and maintenance is expensive. Park impact fees do not pay the whole cost to build needed new parks.
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	Predicted reductions in Sierra snow pack will curtail water availability from the North Bay Aqueduct which is our main water supplier.

Opportunity	Constraint	Explanation
Construction costs	Constraint	Builders regularly report that construction costs have increased substantially which increases the cost of housing.
Availability of construction workforce	Constraint	Builders regularly report that a lack of construction workers slows construction and requires higher wages, which increases the cost of housing.
Availability of surplus public land	Constraint	The State owns surplus land in American Canyon but has not made it available for local purchase, which we would like to do.
Availability of vacant land	Opportunity	American Canyon has available greenfield sites for new home construction.
Financing/funding for affordable housing	Constraint	The gap between affordable and market rate housing requires a significant subsidy. Affordable housing financing is difficult to obtain (competitive awards, grant writing, technical limitations etc.)
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees	Constraint	Good utilities are expensive. There are few sources of funding to extend utilities apart from connection fees.
Other	Constraint	All housing including low income housing generates less tax revenue than the cost to provide municipal services. Meeting housing obligations comes at a significant financial cost to the local jurisdiction.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The City has prepared for additional housing by adopting specific plans that can identify locations for housing with Programmatic EIRs.

The City has available land within its boundary and urban limit line for housing needs during the next RHNA cycle

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Affordable housing requires a significant subsidy to fund the gap between market rates and affordable prices.

The Valley View affordable project in American Canyon took only a few months to approve through the City, but years to acquire sufficient funding, which included additional subsidies by the City.

Safe and effective utilities are expensive to build and maintain. Without availability of outside sources, we look to impact fees to pay for these services. The cost is an obstacle to new development, but without other funding sources, unavoidable.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The City has approved job producing uses near Highway 29 and Highway 12. The Broadway Specific Plan approved additional high density housing near the NVRTA bus routes on Highway 29.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Transit service in Napa County does not have a frequent headway. So it is a constraint to encourage jobs and housing near transit.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Napa County has a urban-centered growth policies in their General Plan. The City has an Urban Limit Line agreement with the County. Napa County formed a RHNA subregion for the last Housing Element cycle and is forming a Subregion for the current Housing Element cycle.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan
- The City is a funding partner with the NVRTA on a transit oriented corridor study for Highway 29.

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The City Council has been very supportive of approving additional housing in our City and updated the inclusionary housing ordinance to reinstate rental inclusionary housing standards.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

For sale housing cost increases are leveling out. Rental costs are continuing to climb.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Local gap financing for affordable housing development

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

We have received interest from affordable housing builders. I would estimate the number of units to be 200-300.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$50 million

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Most of the farmworker housing needs are north of American Canyon in unincorporated Napa County and the jurisdictions north of us.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

American Canyon does not have any post secondary educational institutions.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

American Canyon does not have any post secondary educational institutions.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

Approximately 20 units at the Lodge Apartments. The affordability term was set at 10 years. The City no longer uses this short term.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Other (please describe below)

Other

The City contracts with Fair Housing Napa Valley for fair housing enforcement.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

Other (please describe below)

Other

Fair Housing Napa Valley addresses outreach on fair housing issues.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

Fair Housing Napa Valley provides an annual update on activities in American Canyon.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Private discrimination, such as residential real estate "steering" (i)				
Other (please describe)				
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?				

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing a rent stabilization policy and staffing a rent stabilization board

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The city has sought impact fees and grants to subsidize affordable housing, enable low income households to buy their first home, provide grants and zero or low interest deferred loans to low income homeowners to make improvements to their homes, flexible zoning regulations and density bonus for low income homes, mobilehome rent stabilization ordinance.

The City contracts with the Housing Authority of the City of Napa to provide expertise to enable affordable housing programs to be efficiently and accurately administered.

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

The City has been successful in obtaining competitive grants for housing assistance funds that are based on past successful experience. The City is one in a handful of cities statewide that has met its RHNA allocation.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation	Yes		
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			

Other

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

I appreciate ABAG reaching out to hear from our local jurisdictions. I also appreciate the balanced approach of providing funding for affordable housing and supporting the PDA program and pilot PPA program. These all work together to help balance our employment and housing needs.

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Submission #123

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Antioch

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Housing costs exceed the low to moderate income levels for the County.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction

- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability	Opportunity		
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land	Opportunity		
Availability of vacant land	Opportunity		
Financing/funding for affordable housing		Constraint	
Weak market conditions		Constraint	
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Land suitability, availability of surplus public land and undeveloped land. The City sill has many acres of undeveloped, flat relatively unconstrained land that can be developed for housing but is not yet entitled.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Construction costs, availability of construction workforce and weak market conditions. The cost of constructing homes is increasing due to cost of construction materials, cost of entitlement process, fees and high wages. We also see signs of weak market conditions in that buyers can't afford the home prices some developers are currently marketing and homes are not selling despite a regional housing shortage. The result is we have many projects entitled (approx. 1,000 units) that developers are choosing not to build.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

We have land around our BART station that the land owners are not pursuing development on. The land's infrastructure and environmental costs are a constraint on its development.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

The City has a voter approved Urban Limit Line that directs development to the incorporated areas of the City.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Land use changes to allow greater density near transit
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

American Community Survey or other Census Bureau data

17. What are the current housing cost trends in your jurisdiction?**18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?**

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Local affordable housing development capacity

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to

affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND**22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?**

No

23. What is the source for the data used for the previous response?

The City has very limited agricultural land.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?**25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.**

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

We do not have any postsecondary educational institutions in the City.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

We do not have any postsecondary educational institutions in the City.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?**29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?**

Yes

30. If yes, how many units? What is the source of this data?

54 affordable units were lost. The source is from City of Antioch Data.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

82 units are considered at risk, but the property owner is confident that they will be retained. City staff is monitoring the project.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?**35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?**

N/A

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES**37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

June 11, 2019

Please upload your most recently completed report:**Or provide a Web link/URL to the report**

<https://www.contracosta.ca.gov/DocumentCenter/View/59623/Final-BOS-Approved-AI-6-11-19>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

For the Analysis of Impediments - residents were consulted and focus groups were conducted with leaders of nonprofit organizations serving the following populations: family support and general population; youth; seniors and disabled; economic development; persons who are homeless; and affordable housing.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

The survey was Contra Costa wide - 297 respondents
 60% lived in single family homes. 40% lived in apartments or condos
 6% lived in publicly supported housing or had a Housing Choice Voucher

Of Antioch respondents - 347 total responded.

- White - 63%
- Black - 19%
- Asian - 6%
- Hawaiian/Pacific Islander - 1%
- Other/Multi-racial - 12%
- Hispanic (subset of above) - 16%

42. Please describe your goals for the process to elicit community participation for fair housing planning.

The was to gather information that reflected community conditions and that the strategies to address fair housing issues were targeted and feasible.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Success came from holding many meetings throughout the Contra Costa County and providing opportunities for online and in-person engagement. Success also came from reaching out to a very diverse group of stakeholders. Lack of success came from residents having limited time and resources to devote to coming to meetings or answering surveys.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					Community opposition is generally focused on open space concerns and affordable developments have not faced opposition
Displacement of residents due to increased rents or other economic pressures				Yes	
Displacement of low-income residents and/or residents of color	Yes	Yes		Yes	
Displacement of residents due to natural hazards, such as wildfires					N/A
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					N/A
Location of affordable housing		Yes		Yes	
The availability of affordable units in a range of sizes (especially larger units)		Yes		Yes	
Foreclosure patterns		Yes	Yes	Yes	
Deteriorated or abandoned properties		Yes		Yes	
Lack of community revitalization strategies		Yes		Yes	

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes	Yes	Yes	Yes	
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities			Yes		
Lack of regional cooperation			Yes		
Access to financial services					We cannot provide this data - Cities do not provide financial services
Lending discrimination					We cannot provide this data - Cities do not provide lending services
Location of employers	Yes		Yes		
Location of environmental health hazards, such as factories or agricultural production		Yes		Yes	
Availability, frequency, and reliability of public transit			Yes		
Access to healthcare facilities and medical services			Yes		
Access to grocery stores and healthy food options			Yes		
Location of proficient schools and school assignment policies		Yes	Yes		
Creation and retention of high-quality jobs	Yes		Yes		

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Range of job opportunities available			Yes		
The impacts of natural hazards, such as wildfires					Has not yet arisen in Antioch
CEQA and the land use entitlement process					The City processes entitlements in a timely manner these factors listed are not contributing factors
Private discrimination, such as residential real estate "steering" (i)					The City does not participate in residential real estate transactions
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities, Displacement of residents due to increased rents or other economic pressures, The availability of affordable units in a range of sizes (especially larger units). As residents from other parts of the Bay Area move to Antioch, Antioch has become less affordable, especially for larger units. At the same time there is a lack of private investment in Antioch, which leads to segregation and areas of poverty.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land

- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The City is trying to create a variety of housing opportunities within the City - including in a range of housing types and affordability levels.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

The City recently approved a large affordable housing project for families and seniors, but overall the City still suffers from a lack of private investment in many areas of the City. The City continues to approve housing projects.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			

Other

The City is starting a home buyer assistance program for residents of Antioch to buy homes in Antioch.

— ANY ADDITIONAL FACTORS/COMMENTS —

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
- 53. Any further comments about anything in this survey?**

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Submission #121

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Atherton

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

- 1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.**
- 2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?**
Imbalanced
- 3. Please briefly explain your reasoning for your response to the previous question**
some low wage workers are housed on-site at the residence they work at. Others can rent accessory dwelling units
- 4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?**

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?**HOUSING OPPORTUNITIES AND CONSTRAINTS****7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?**

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks		Constraint	
Availability of public or social services		Constraint	
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce			
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing			
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:**9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:**

there are very few vacant parcels in the community. there is very limited publicly owned land suitable for housing development.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?**11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?**

Constraint for jobs - the town does not have any employment with the exception of public and private schools. Businesses are not allowed in the town

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

no agreements in place

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?
No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?
No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?
No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology? proximity to transit and jobs in the jurisdiction**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
- 53. Any further comments about anything in this survey?**

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Belmont

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Belmont has more low wage jobs that it does lower affordability housing units.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction

- Regional employment centers are located in neighboring communities.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Living wage employment ordinances
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	Several pump stations are reaching capacity, placing a burden on developers to provide upgrades to meet the demand of their projects. Hurdle for affordable projects in particular.
Water capacity			No impact on housing.
Land suitability		Constraint	Belmont does NOT have vacant land available for development of any type. Housing Element changes for the next cycle assume jurisdictions have vacant commercial/office property that could be used for housing. Not true for Belmont. We will be challenged to continue meeting increased RHNA numbers.
Lands protected by federal or state programs			No impact on Housing.
County policies to preserve agricultural land			No impact on Housing.
Availability of schools			Currently no impact on Housing.
Availability of parks			No impact on Housing.
Availability of public or social services			No impact on Housing.
Impact of climate change and natural hazards			Currently, no impact on Housing.
Construction costs		Constraint	Pipeline projects assume a significant 10% construction cost increase per year.
Availability of construction workforce			Unknown

	Opportunity	Constraint	Explanation
Availability of surplus public land	Opportunity		The City Housing Successor owns several properties that will be developed with affordable housing projects. Some vacant units will be sold at market rate to generate financial resources to apply towards affordable housing programs or projects.
Availability of vacant land		Constraint	Belmont does NOT have vacant land available for development of any type. A 2019 parcel query turned up 4 vacant properties in the City capable of being developed (excludes recreational open space areas not suitable for development).
Financing/funding for affordable housing	Opportunity	Constraint	Always need more local funds to be competitive in tax credit funded projects. The City Housing Successor owns three housing units that have been vacated and will be sold at market rate, the proceeds of which will be applied to pipeline affordable housing projects.
Weak market conditions			Unknown.
Project Labor Agreements (i)		Constraint	Adds to already expensive construction costs on the Peninsula.
Utility connection fees			No impact on housing.
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The two marked above--availability of surplus land and funding--are both a direct result of Housing Successor assets owned by the City. Belmont has a strategy in place for short term and long term actions that will best utilize these resources to develop over 100 new affordable housing units. Without these assets there would be much less development activity for affordable housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Sewer capacity is a real problem for Belmont, and neighboring jurisdictions. Of particular concern is the Harbor Industrial Area (County property, Belmont Sphere of Influence). Great opportunity for housing development, extremely limited utility capacity for major growth at this time.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Belmont is experiencing significant increased development activity in the Belmont Village Specific Plan area surrounding the Belmont Caltrain Station. Increased zoning capacity and political support for new housing development encourages interest in transit adjacent development.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Belmont is a majority residential community. With the increased pressure to build housing, the jobs-housing imbalance will likely continue to be an issue. Best solution is building jobs near transit lines that provide

access to other employment centers.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Other

Other

HdL Coren & Cone provides revenue, audit, and recovery services to Belmont, part of which includes home sales data reporting each quarter.

17. What are the current housing cost trends in your jurisdiction?

Most recent quarter showed a decrease in home sale values; overall past year trend shows continued increases, albeit slower than recent years.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

36 unit affordable project
100+ unit affordable project

Both of these projects are currently seeking funds from the City. We will likely only be able to fund the 36 unit project.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Range \$3-6million

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other technical assistance (please describe below):

Other technical assistance

LEAP Grant preparation/support

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Unknown; Notre Dame de Namur University in Belmont. I suspect demand is being met on campus.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
Yes

30. If yes, how many units? What is the source of this data?

Former Belmont RDA provided direct monthly subsidy to a senior assisted living facility in Belmont to create 10 moderate units. When that funding expired in 2014 there was no alternative source of funding identified.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures				Yes	Based on the tables provided, it appears overcrowding and cost burden disproportionately impacts residents of color. Significant increases in local rents are a contributing factor.
Displacement of low-income residents and/or residents of color				Yes	Based on the tables provided, it appears overcrowding and cost burden disproportionately impacts residents of color. Significant increases in local rents are a contributing factor.
Displacement of residents due to natural hazards, such as wildfires					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes				Belmont has only recently started seeing a significant increase in affordable housing production.
The availability of affordable units in a range of sizes (especially larger units)	Yes				We have seen that affordable housing developers often are looking for build smaller sized units; significant City subsidy is required to get larger family sized rental units.
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers				Yes	Peninsula provides easy access to numerous employment centers, causing an increase in housing costs and increased commute burden.
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
--	--	--	--	--

CEQA and the land use entitlement process

Private discrimination, such as residential real estate "steering" (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Overall issue - significant increases in rental housing costs due to proximity to employment centers, transit, and quality schools, disproportionately displaces persons of color. This subsequently leads to overcrowding.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Political shift since 2013 to direct staff and financial resources towards facilitating affordable housing development. Inclusionary ordinance ensures new affordable units will be constructed in a variety of locations.

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

As a result of the policies and zoning modifications put in place as part of our 2013 Housing Element implementation, the City has seen significant increases in the development of housing, both market rate and affordable. We are also seeing significant increases in the number of accessory dwelling units being prepared.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Not sure if this is the right place, but I think an honest assessment of land availability must play a role in RHNA methodology. When we received word that utilization of non vacant sites would be more difficult in the next cycle, we conducted a land use Query with our GIS data to find vacant properties. We have about FOUR (4) viable, albeit small, vacant properties. We anticipate this next cycle being a challenge because a majority of our previously identified housing sites have been developed in the current housing cycle.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission #108

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Benicia

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

This information was not provided for Benicia. Information for Vallejo and Fairfield is likely not comparable due to differences in rents/home valuations and demographics.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

This response is based on broad observations regarding average rent in Benicia (appx. \$2000) and average income (median household income is \$89,094 and per capita income is \$43,560). The average rental home

would be unaffordable to those households or individuals earning less than appx. \$6,700 per month.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

I don't have empirical data to support an answer to this question.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

Future data gathering will be helpful to greater consideration of this issue.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing			
Weak market conditions		Constraint	
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

There is limited transit service in Benicia.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Solano County participated in the subregional RHNA process for the 2015-2023 Housing Element.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)

Other publicly available data from a government source**17. What are the current housing cost trends in your jurisdiction?**

Home values are stable but have increased steadily since 2012 from an average home value of appx.\$300K in June 2012 to an average home value of appx. \$630K in June 2019 (per Zillow) and an average rental rate of \$2,200 per month in June 2012 to \$2,970 in June 2019 (per Zillow).

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local affordable housing development capacity
- Availability of land
- Other (please explain below)

Based upon statements from other jurisdictions in Solano County, housing viability is limited by market and labor factors, even when land costs are low.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Other support (please describe below):

Other support

Landowner and landlord education.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

There is no farmland in or around Benicia.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

There are no postsecondary educational institutions in Benicia. Housing demand for commuter students is unknown.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

We are not aware of deficiencies in this regard.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

N/A

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

This will be determined through scoping for the upcoming Housing Element.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	Perception
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes			Yes	
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors? Housing costs are the primary factors at this time.</p>					

FAIR HOUSING GOALS AND ACTIONS
<p>47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?</p> <ul style="list-style-type: none"> • Land use changes to allow a greater variety of housing types • Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger) • Providing financial support or other resources for low-income homebuyers • Funding rehabilitation and accessibility improvements for low-income homeowners • Inclusionary zoning or other programs to encourage mixed-income developments
<p>48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity: Data regarding historical patterns of segregation is not readily available.</p>
<p>49. How successful were these past actions in achieving these goals? N/A</p> <p>Describe reasons for success or lack thereof: Empirical data to support response is not readily available.</p>
<p>50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?</p>

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning		Yes	
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs		Yes	
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Brentwood

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

According to the jobs-housing fit ratio, there needs to be more low-cost rental units within the City's housing stock to accommodate low wage job earners.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

The City's General Plan includes a policy to reduce the commuting patterns of Brentwood residents by striving to achieve and maintain a balanced citywide ratio of 1.5 jobs per household.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability	Opportunity		
Lands protected by federal or state programs			
County policies to preserve agricultural land		Constraint	
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services		Constraint	
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce			
Availability of surplus public land			
Availability of vacant land	Opportunity		
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The land suitability and availability of vacant land properly zoned for higher densities, which could accommodate housing for lower income households, are opportunities present within Brentwood's jurisdiction.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the

reasoning for your selection:

The biggest constraint appears to be the lack of availability of funding for affordable housing producers.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?**13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?**

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

Yes

The City has looked at this information for preparation of a revised inclusionary housing ordinance.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

American Community Survey or other Census Bureau data

17. What are the current housing cost trends in your jurisdiction?**18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?**

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Community opposition
- Other (please explain below)

Interest from developers in building affordable housing projects.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

Financing for new construction of affordable housing

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

116 persons

23. What is the source for the data used for the previous response?

2000 census

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Online forum
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

no

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Community engagement appeared to satisfy those participants as no further communication was received.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				Residents appear to reject any new housing developments for lower income categories.
Displacement of residents due to increased rents or other economic pressures	Yes				Lack of affordable housing for lower incomes and jobs-to-housing balance.
Displacement of low-income residents and/or residents of color	Yes				Lack of affordable housing for lower income residents and jobs-to-housing balance.
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes			Yes	Lack of affordable housing and jobs-to-housing balance.

Foreclosure patterns**Deteriorated or abandoned properties****Lack of community revitalization strategies****Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities****Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities****Lack of regional cooperation****Access to financial services****Lending discrimination****Location of employers** Yes

Brentwood needs to increase job opportunities

Location of environmental health hazards, such as factories or agricultural production**Availability, frequency, and reliability of public transit** Yes

Brentwood would benefit from increased public transit opportunities.

Access to healthcare facilities and medical services**Access to grocery stores and healthy food options****Location of proficient schools and school assignment policies****Creation and retention of high-quality jobs** Yes**Range of job opportunities available** Yes**The impacts of natural hazards, such as wildfires**

CEQA and the land use entitlement process

Yes

Slows down the entitlement process and creates increased avenues for protesting of affordable housing projects.

Private discrimination, such as residential real estate "steering" (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Community opposition, displacement due to increasing rents, lack of employment opportunities within the City.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Providing financial support or other resources for low-income homebuyers
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The City's affordable housing program is available to all residents under very low, low, and moderate income guidelines.

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

The affordable housing program continues to provide housing opportunities for qualifying residents as units become available. To date, the City has a total of 82 for sale and rental units in its program.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			Yes
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Trying to ascertain whether developers are even interested in building affordable housing in communities. This lack of interest in building affordable housing seems to be the biggest barrier, along with funding for these developments.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Again, finding a methodology that encourages developers to want to develop more affordable housing. The City's, without funding, have little control other than appropriate zoning, over encouraging affordable housing developments.

53. Any further comments about anything in this survey?

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Submission #66

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Brisbane

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Based on information from referenced MTC table

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

While all of the above are possible I do not have local data which enables me to draw an informed conclusion.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Without local data regarding the basis for the imbalance it is not possible to draw an informed conclusion

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity		Constraint	
Land suitability		Constraint	
Lands protected by federal or state programs		Constraint	
County policies to preserve agricultural land			NA
Availability of schools		Constraint	
Availability of parks	Opportunity		
Availability of public or social services		Constraint	
Impact of climate change and natural hazards		Constraint	
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			NA
Project Labor Agreements (i)			NA
Utility connection fees		Constraint	
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Sewer capacity does not constrain future residential development

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Land suitability -remediation of brownfield site planned for housing will be expensive and time consuming
 Water supply -city lacks assured water supply for forecasted residential growth
 Land availability- Except brownfield site referenced above the city is primarily built out. Parcel assembly required for substantial redevelopment is extremely challenging, leaving limited infill opportunities.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Opportunity- Substantial new housing and employment planned for brownfield site in close proximity to Caltrain Station

Constraints- lack of public transportation proximal to existing housing and jobs centers.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Opportunity- see above.

Constraint- limited opportunities to establish new housing in close proximity to existing job centers.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

NA

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Taken into account along with many other factors in Cty action city taken in 2018 to amend the general plan to allow the city to double in size (ie permitting an additional 1800-2200 residential units) .

Expanding inclusionary requirements and density bonus opportunities for small projects

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)

Other publicly available data from a government source

ABAG Projections

17. What are the current housing cost trends in your jurisdiction?

Increasing costs

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

4 (San Mateo County One day homeless count, June 2019)

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

2015 City of Brisbane Housing Element

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

2015 City of Brisbane Housing Element

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

NA

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Other (please describe below)

Other

Jurisdiction- specific information regarding fair housing complaints from Project Sentinel.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

Other (please describe below)

Other

City website provides information regarding and web link to Project Sentinel, a HUD-approved Housing Counseling Agency serving San Mateo County

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.

NA

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					NA
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	Limited supply of housing opportunities
Displacement of low-income residents and/or residents of color	Yes			Yes	market pressures increase housing costs
Displacement of residents due to natural hazards, such as wildfires					NA
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes				historic zoning patterns

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Occupancy standards that limit the number of people in a unit					NA
Location of affordable housing					NA
The availability of affordable units in a range of sizes (especially larger units)	Yes			Yes	lack of stock exacerbates overpaying and overcrowding
Foreclosure patterns					NA
Deteriorated or abandoned properties					NA
Lack of community revitalization strategies					NA
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					NA
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					NA
Lack of regional cooperation					NA
Access to financial services					NA
Lending discrimination					NA
Location of employers					NA
Location of environmental health hazards, such as factories or agricultural production	Yes				Some sites unsafe for housing
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					NA

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to grocery stores and healthy food options					NA
Location of proficient schools and school assignment policies					NA
Creation and retention of high-quality jobs					NA
Range of job opportunities available					NA
The impacts of natural hazards, such as wildfires	Yes				Some sites unsuitable for additional or intensified residential development
CEQA and the land use entitlement process					NA
Private discrimination, such as residential real estate "steering" (i)					NA
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors? lack of availability of affordable units most deeply affects those most in need.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for affordable housing development near transit
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

NA

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

NA

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development		Yes	
Affordable housing impact/linkage fee on new commercial development		Yes	
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			Yes
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing		Yes	
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**52. What criteria or factors do you think are most important to consider in the RHNA methodology?****53. Any further comments about anything in this survey?**

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Submission #125

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Burlingame

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

High cost of housing relative to large number of lower-wage jobs.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction

- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Support for housing development applications.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Community land trusts

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	Upgrades possibly needed in areas with new residential zoning or increased density.
Water capacity		Constraint	Upgrades possibly needed in areas with new residential zoning or increased density.
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools		Constraint	
Availability of parks		Constraint	
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	Flood zones
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the

reasoning for your selection:

N/A

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Availability of schools - limited space and funds available to add classrooms or new schools.

Availability of vacant land - very limited vacant sites, requires infill/redevelopment in most circumstances.

Financing/funding for affordable housing - limited City funding available to support affordable housing financing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Constraint: Housing not allowed in the Bayfront employment district.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?**13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?**

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

Yes

Appears rent burden is less than the regional average for renters.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Receiving complaints about multiple households sharing homes or apartments.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data

- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

For sale/ownership prices have become very high. Apartment rents tend to be relatively stable, or have leveled off somewhat.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Number is relatively low; when encountered, police provide referrals to core agencies.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Other (please explain below)

Projects report that they cannot feasibly increase affordability of units without a subsidy and still be viable.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Approximately 1000 based on current pipeline of market-rate projects.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Example: \$6M to increase Low Income affordability on a 300-unit project from 11% to 20%.

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

N/A

23. What is the source for the data used for the previous response?

No agricultural land within city limits.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Housing Units Needed to Meet Demand

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

No postsecondary educational institutions within city limits or in vicinity, except for community colleges.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

N/A

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities
- High-income job growth
- Other (please explain below)

Housing affordable for retail, service, and hospitality workers is needed.

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

1 unit, per city records.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

13 units set to expire in next 10 years, due to originally approved timelines. Per city records.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

N/A

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

N/A

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Conducted Home for All community meetings held in 2018, but did not include racial or ethnic data collection.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

May consider an additional housing forum similar to the Home for All meetings.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

Community engagement was very effective in raising awareness of housing challenges. Has not yet implemented further follow-up.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction

Segregated housing patterns or concentrated areas of poverty

Disparities in access to opportunity areas

Disparities in housing cost burdens and overcrowding

Describe how this factor contributes to fair housing issues in your jurisdiction

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures	Yes				
Displacement of low-income residents and/or residents of color	Yes				
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes				
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					
Limited housing supply impacts higher rents. Likely a shortage of affordable larger units.					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Developing affordable units for workforce and seniors on city-owned land.
 Adopting commercial linkage and residential impact fees to support workforce housing.
 Facilitating on-site affordable units in lieu of impact fees.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

Most new affordable units are not yet constructed.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation	Yes		
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances		Yes	
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Acquisition of affordable units with expiring subsidies			Yes
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
Scarcity of available development sites, and uncertainty/lack of control over whether a property owner is inclined to develop.
- 53. Any further comments about anything in this survey?**

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Submission #54

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Calistoga

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Anecdotal reports from local employers about the difficulty of obtaining local workers

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction

- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land			
Availability of vacant land			
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees		Constraint	
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Construction costs, availability of construction workforce, utility connection fees

We have approved 2 apartments projects that haven't been constructed primarily because of the first two constraints. Utility connection fees are high because of state-mandated improvements and the need to replace any extensive amount of old infrastructure.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Due to our city's small area, all housing is near job centers

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Unclear what "considered" means

We have, if it means we are expanding affordable housing opportunities

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Unclear what "considered" means

We have, if it means we are expanding affordable housing opportunities

16. What data sources does your jurisdiction use to examine local trends in housing costs?

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Other (please explain below)

We have met our RHNA goals in all income categories

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

Unknown

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Other (please explain below)

A farmworker housing project was constructed in the city a few years ago, and Council has directed us to address other types of special needs

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Other (please describe below)

Other

Information from the local fair housing agency

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:**49. How successful were these past actions in achieving these goals?**

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)	Yes		

Other

Mobilehome park zoning

ANY ADDITIONAL FACTORS/COMMENTS

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
- 53. Any further comments about anything in this survey?**

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Submission #94

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Cloverdale

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

N/A

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Even though the City has a jobs housing fit ratio of 2.42 most new homes are selling for over 600k and a 2 bedroom apartment rents for around \$2,250 per month plus utilities.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

The General Plan contains several goals and policies dedicated to achieving a jobs/housing balance for residents who are also employed in the City.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		The City has a maximum sewer capacity for a population of 12,000
Water capacity	Opportunity		The City has pre-1914 water rights
Land suitability	Opportunity		Several large parcels proximate to the City's southern boundary are expected to annex into the City in the near future, some of which already have submitted. Additionally, a few large undeveloped or underdeveloped parcels are within the City.
Lands protected by federal or state programs	Opportunity		Not applicable on lands within the City
County policies to preserve agricultural land	Opportunity		Does not apply to lands within the City limits.
Availability of schools	Opportunity		The school district recently purchased a large property and is expected to build additional facilities as they see fit
Availability of parks		Constraint	The General Plan established park standards of 5 acres of total active use parkland per 1,000 residents. Currently the City only provides 4.9 acres of active use parks per 1,000 residents
Availability of public or social services		Constraint	The City is limited on these types of services as very few are provided locally
Impact of climate change and natural hazards		Constraint	As the wildfires of 2017 and 2019 have proven, the City may be threatened by wildfire more and more if the climate becomes drier. Also, if it becomes more wet the City may experience increased effects from flooding

	Opportunity	Constraint	Explanation
Construction costs		Constraint	The City is the most northern City in any County that is considered to be in the bay area and there are few skilled laborers in the north bay area.
Availability of construction workforce		Constraint	The City is the most northern City in any County that is considered to be in the bay area and there are few skilled laborers in the north bay area.
Availability of surplus public land		Constraint	There is not a surplus of public land within the City or within proximity
Availability of vacant land	Opportunity		Several large parcels proximate to the City's southern boundary are expected to annex into the City in the near future, some of which already have submitted. Additionally, a few large undeveloped or underdeveloped parcels are within the City.
Financing/funding for affordable housing		Constraint	Although the City has a recently adopted in-lieu housing fee the City does not see many projects submitted each year (some years maybe none) that would qualify for this requirement, remaining redevelopment successor agency funds are all but used up, and the City does not impose the affordable housing requirement on commercial or industrial development.
Weak market conditions		Constraint	This would have a more severe effect on Cloverdale compared to the rest of the County or bay area at large.
Project Labor Agreements (i)	Opportunity		None exist at this time
Utility connection fees	Opportunity		they remain relatively low as compared to other jurisdictions
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Schools - The school district recently purchased land they intend to build on to fit their needs.
2. Vacant land - Several large vacant parcels are located south of the City limits that the City anticipates being annexed in the near future. Some of which have already submitted applications for annexation and development of dwelling units.
3. Land Suitability - much of the land to the south is flat

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Construction costs. Realistic costs to build new are over \$400 per square foot, which is more than most people can afford locally.
2. Availability of construction workforce. Builders are telling me they are having to hire guys from as far away as the central valley and when they don't show up or call in sick same day it delays them even more.
3. Financing/funding for affordable housing. Not only is it expensive to build a market rate home its not much cheaper to build affordable housing and then the builder gets less in return. Not to mention the City doesn't have much land, there is no more redevelopment money and in reality the in lieu fee wouldn't be able to pay for the construction costs of an actual home plus buying land.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The already built SMART station is located on the east side of the freeway where the railroad track is yet downtown is approximately a half mile away from the station. Also, available and buildable land in proximity to the train station is scarce.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

The City struggles to encourage businesses to locate here regardless, let alone a job center.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Some agreements between the County and the Cities within the County are:

Sonoma County Community Separators
Scenic Resources Combining Districts
Scenic Landscape Units

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The City adopted a new in-lieu housing fee in the past couple years

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

New construction costs over \$400 per square foot. Recently constructed 2 bedroom apartments are listing for approximately \$2,250 per month and recently constructed 2,500 square foot single-family homes sold for approximately \$700,000 in early 2019

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Local gap financing for affordable housing development

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

15% of whatever the number of units that are allowed by zoning

Please provide an estimate for the amount of gap financing necessary to fund those projects:

30% of the total cost of construction of 15% of the amount of units that would be constructed up to maximum density allowed

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

unsure

23. What is the source for the data used for the previous response?

n/a

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Lack of gap financing for affordable housing development

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	n/a
Campus of the California State University or the University of California	n/a
Community college	n/a

26. What is the source for the data used to respond to the previous question?

n/a

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

there are no post secondary educational institutions within the City or in close proximity.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Other (please explain below)

these do not appear to be a factor in Cloverdale

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?**31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?**

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

20-40? Source is City Hall files

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

n/a

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

n/a

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

n/a

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Local data sources (please describe below)

Local data sources

Code enforcement complaints

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Online forum
- Open house community meetings
- Public hearing
- Town hall

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.

N/a

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

N/a

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS**45. Which of the following factors contribute to fair housing issues in your jurisdiction?**

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes			Yes	Not a significant factor
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	makes the overcrowding situation worse
Displacement of low-income residents and/or residents of color	Yes			Yes	makes the overcrowding situation worse
Displacement of residents due to natural hazards, such as wildfires	Yes			Yes	may have lead to some rent increases

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes			Yes	unsure
Occupancy standards that limit the number of people in a unit	Yes			Yes	I'm sure people brake these rules if they feel they need to
Location of affordable housing	Yes			Yes	not a significant factor
The availability of affordable units in a range of sizes (especially larger units)	Yes			Yes	makes the overcrowding situation worse
Foreclosure patterns	Yes			Yes	unsure
Deteriorated or abandoned properties	Yes			Yes	this would decrease the amount of available units
Lack of community revitalization strategies	Yes			Yes	unsure
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes			Yes	makes the overcrowding situation worse
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes			Yes	makes the overcrowding situation worse
Lack of regional cooperation	Yes			Yes	makes the overcrowding situation worse

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to financial services	Yes			Yes	makes the overcrowding situation worse
Lending discrimination	Yes			Yes	makes the overcrowding situation worse
Location of employers	Yes			Yes	unsure
Location of environmental health hazards, such as factories or agricultural production	Yes			Yes	unsure
Availability, frequency, and reliability of public transit	Yes			Yes	not a significant factor
Access to healthcare facilities and medical services	Yes			Yes	makes the overcrowding situation worse
Access to grocery stores and healthy food options	Yes			Yes	unsure
Location of proficient schools and school assignment policies	Yes			Yes	not a significant factor
Creation and retention of high-quality jobs	Yes			Yes	unsure
Range of job opportunities available	Yes			Yes	makes the overcrowding situation worse
The impacts of natural hazards, such as wildfires	Yes			Yes	makes the overcrowding situation worse
CEQA and the land use entitlement process	Yes			Yes	increases housing prices and rents
Private discrimination, such as residential real estate "steering" (i)	Yes			Yes	makes the overcrowding situation worse

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Other (please describe)				n/a

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

1. CEQA and land use entitlement process - its hard enough to get developers to build market rate housing let alone low income housing and to add the cost of CEQA into a project only makes it more difficult.
2. Public transit availability - Cloverdale is located more than 30 miles from downtown Santa Rosa and a lot of low income residents rely on public transit.
3. Location of employers - Cloverdale does not have a large amount of employers and with the majority of employers in the County being located several miles south those earning a low income likely cannot afford to live close to places where they may find housing

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Providing financial support or other resources for low-income homebuyers
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The City continually strives to maintain and provide housing opportunities for all economic levels of the local population.

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

n/a

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control		
Rent review board and/or mediation		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			Yes
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?
n/a

52. What criteria or factors do you think are most important to consider in the RHNA methodology?
What communities are the bad apples (Marin County) and do not allow their refusal to allow fair housing in their own community to require other communities to pick up the slack form them.

53. Any further comments about anything in this survey?

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Submission #105

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Colma

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The only comment is that available number of affordable rental units, 28, seems low. The town has a recently occupied 100% affordable housing project with 65 units for Veterans. Colma is directly adjacent to Daly City and South San Francisco, and, in many cases, there are additional affordable units in these adjoining cities that may be closer to our employment locations than housing in the town.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Colma historically developed as a suburb of San Francisco and Daly City and accepted the land uses that San Francisco did not want or have room for - cemeteries (75% of the town's land area), car dealerships and larger format retail uses. Within its boundaries, the Town has limited residential land and defined boundaries. The Town even annexed additional housing from the County in the 1980's to expand the number of housing units and population of the town. In spite of this annexation, the town remains small, with a population of about 1,500 residents. Colma's residential developments are directly adjacent to residences in Daly City and South San Francisco, both of which provide a larger housing pool of housing and workers to support Colma's commercial uses.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	Colma does not have its own sewer system, and is served by Daly City to the north and South San Francisco to the South. Infrastructure capacity to the SSF treatment plant is a constraint.
Water capacity		Constraint	Water is provided by Cal Water. Capacity may be available for Colma, but is also dependent on development within the service area.
Land suitability		Constraint	Colma only has 2.8 acres of vacant land in its boundaries that is not in active use or which is not designated for cemetery use.
Lands protected by federal or state programs	Opportunity		The only protected lands occur just outside of Colma's boundaries - San Bruno Mountain.
County policies to preserve agricultural land		Constraint	Colma does have land restricted to agricultural use, but there are lands in Colma that are used for agricultural purposes (primarily cemetery expansion lands)
Availability of schools		Constraint	Colma has no schools, and must rely on Daly City or SSF schools. There is no land to build a school.
Availability of parks		Constraint	Colma is underserved by parkland, and there is no vacant land to add parks. Colma has 2.44 acres of parks for 1,500+ residents, less than ULI recommended 2 acres/1,000 people

Opportunity	Constraint	Explanation
Availability of public or social services	Constraint	Due to the Town's small size, the Town relies on the County or non-profits to provide services.
Impact of climate change and natural hazards	Constraint	Colma is close to the San Andres fault, has liquifaction areas and at the foot of San Bruno Mountain (fire)
Construction costs	Constraint	Construction costs for San Mateo County are very high due to competing construction and need for workers to commute into the area.
Availability of construction workforce	Constraint	Workers generally commute from areas further east where housing is less expensive.
Availability of surplus public land	Constraint	Colma has no surplus public land.
Availability of vacant land	Constraint	Colma only has 2.8 acres of vacant land, already designated in our housing element for housing
Financing/funding for affordable housing	Constraint	The Town only has limited funds for affordable housing, collected from impact fees . The Town does not provide financing.
Weak market conditions	Constraint	Market conditions remain strong in San Mateo County.
Project Labor Agreements (i)	Constraint	
Utility connection fees	Opportunity	Connection fees for Cal Water and the sewer districts are generally in line with connection fees for utilities in San Mateo County.
Other	Constraint	75% of Colma's land area is in active or planned cemetery use. Land must be reserved for this use to meet future need.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Colma has limited opportunities to build housing as described above. Development of housing can only occur through the redevelopment of currently viable commercial uses.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Colma only has 2.8 acres of highly constrained vacant land, already designated for housing if development constraints of topography, cost and toxic clean up can be addressed. Colma is underserved by parkland, and has no ability to add parkland. Colma's land supply is constrained by the use or planned use of 75% of the land area for cemeteries. With 75 burials or cremations on average in Colma per day, some cemeteries are experiencing limited land supply to meet future need.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The land around the Colma BART station has already been fully developed with newer housing. A majority of land on the El Camino Real (ECR bus corridor) is in cemetery use.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

No available land.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

None.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Yes, the City Council has considered this impact and is supportive of recent state law that puts limitations on rent increases. Colma tends to have older and relatively more affordable housing units than other parts of San Mateo County. There is also very little turnover in tenants.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

Moderate cost increase consistent with Northern San Mateo County.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

The Town relies on data from the San Mateo County Homeless Census. Due to the low numbers for Colma, the town financially supports LifeMoves who assists clients in the northern San Mateo County area.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	None
Campus of the California State University or the University of California	None
Community college	None

26. What is the source for the data used to respond to the previous question?

None. The Town is not in proximity to any colleges or universities.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Other (please describe below)

Other

The Town of Colma relies on the San Mateo County Department of Housing to administer housing programs.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes				Lots, homes and units in Colma tend to be small
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of regional cooperation

Access to financial services

Lending discrimination

Location of employers

Location of environmental health hazards, such as factories or agricultural production

Availability, frequency, and reliability of public transit

Access to healthcare facilities and medical services

Access to grocery stores and healthy food options

Location of proficient schools and school assignment policies

Creation and retention of high-quality jobs

Range of job opportunities available

The impacts of natural hazards, such as wildfires

CEQA and the land use entitlement process

Private discrimination, such as residential real estate "steering" (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

None. Colma is not a segregated community and is one of the most diverse communities in San Mateo County.

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission #61

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Concord

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

Some low wage workers could be living with family, rather than going out on their own which could underrepresent the actual situations. Many immigrant residents start small businesses such as landscaping and house cleaning services as a cash only business. Without business licenses these residents are potentially under the radar and undercounted.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Although imbalanced, relative to the Bay Area, Concord still has more affordable housing than many of the Bay Area cities, however, that said, prices and rents have increased such that home ownership and even many rental units have become increasingly out of reach especially for low income workers or those just entering the work force, over the last couple years. Many rental complexes have been rehabilitating and upgrading in an effort to attract residents that can afford higher rents. City has seen a recent influx over last three years of interest in ADUs, as the City has reduced fees and modified ordinances, and now once again with the new State ADU regulations. Many of those interested are planning for family members either to accommodate parents or adult children/students just entering the work force. Jobs-Housing Fit ratio info. seems out of line, for example, description of low wage jobs does not seem to take into account current hourly minimum and/or working 40 hours/week (payscale.com). Description of rental housing seems to be unnecessarily low, and outdated, out of line with HCD website.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- High rates of housing cost burden for residents
- Gentrification of older apartment units

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

To inform higher level policy making, Housing Element, for example.

This was recently used in consideration and approval of funding for a 62-unit affordable housing project.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth
- Potential CEQA challenges related to PLAs, which tightens market, with new projects not moving forward.

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		Sewer infrastructure would be expanded into CNWS area. Cost to do so is substantial.
Water capacity			
Land suitability	Opportunity		Opportunities throughout city for underutilized strip shopping centers to be redeveloped to housing projects or mixed use projects
Lands protected by federal or state programs	Opportunity		CNWS site currently held by Navy is large opportunity for the City.
County policies to preserve agricultural land			

	Opportunity	Constraint	Explanation
Availability of schools	Opportunity	Constraint	A number of schools currently are under capacity. However, also a constraint in that largely the District does not have schools that are attracting new residents. Only a few stand-out schools.
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs	Opportunity		Construction costs are currently a constraint in Concord a number of entitled projects have not taken next step to building permits due to projects not penciling due to construction costs and inability to attain rents projected as necessary to achieve necessary profit
Availability of construction workforce	Opportunity		
Availability of surplus public land	Opportunity		CNWS land is opportunity for City and region for housing as well as job growth.
Availability of vacant land	Opportunity		CNWS land is opportunity for City and region for housing as well as job growth. Smaller infill sites also available, particularly underutilized, older strip centers.
Financing/funding for affordable housing	Opportunity	Constraint	City has limited funds in this regard for funding of current and future projects. However, there are upcoming Statewide funding opportunities.
Weak market conditions	Opportunity	Constraint	Construction costs are currently a constraint in Concord a number of entitled projects have not taken next step to building permits due to projects not penciling due to construction costs and inability to attain rents projected as necessary to achieve necessary profit. This may also be an opportunity for some underutilized commercial properties.
Project Labor Agreements (i)		Constraint	Holding projects at bay
Utility connection fees		Constraint	Water district fees in particular are indicated as constraints to developers of small projects and detached ADUs in particular.

	Opportunity	Constraint	Explanation
Other	Opportunity	Constraint	<p>Opportunity: Location of employers on the CNWS could result in creation of a reverse commute ridership pattern on the BART trains, thus increasing ridership with minimal impacts. Trains in commute direction are often at capacity during the peak. Opportunity exists to create reverse commute on trains with placement of large scale employment sectors in Concord. Same for the adjacent transportation corridors. Constraint is also funding toward base projects that require completely new, comprehensive infrastructure and utilities. A specific funding source for these types of projects would assist in closing the funding gap where a version of a PLA may be more possible. Statewide infrastructure grants or redevelopment funds dedicated to base reuse would be helpful in those areas where eventual home sales prices are expected to be more moderate and include affordable housing.</p>

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Land suitability - City has numerous underutilized commercial centers and buildings that could off housing redevelopment opportunities, but require the applicant to be motivated to engage with a new developer.
 Funding Source - A specific funding source for base reuse projects would assist in closing the funding gap where a version of a PLA may be more possible. Statewide infrastructure grants or redevelopment funds dedicated to base reuse would be helpful in those areas where eventual home sales prices are expected to be more moderate and include affordable housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Project labor agreements - this issue has brought two recent projects to a hold because developers could not come to an agreement with labor and the trades regarding construction of major projects and thus projects were held up.
 Construction costs – Are keeping projects from moving forward due to adequate rents not being projected, therefore projects not penciling; in some cases, paid too much for land.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Both opportunities and constraints. City has existing entitled projects that have indicated they are not moving forward due to project financials and not being able to achieve projected rents necessary to make projects viable to move forward with current construction costs. Other constraints include inability of unions and developers to negotiate successful outcomes, again projected rents/sales prices do not accommodate this added layer of costs, which is a political issue in our City. In addition, as described above, opportunities exist to locate jobs near housing
 Opportunity: Location of employers on the CNWS could result in creation of a reverse commute ridership pattern on the BART trains, thus increasing ridership with minimal impacts. Trains in commute direction are often at capacity during the peak. Opportunity exists to create reverse commute on trains with placement of large scale employment sectors in Concord.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Both opportunities and constraints. See above. Our entitled projects pending are in close proximity to BART.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Urban limit line and LAFCO policies direct growth toward incorporated areas.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan
- Implementing a bike and pedestrian master plan, Downtown SP policies/imp, constructing electric fueling within City facilities.

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

46% of Concord residents are spending in excess of 35% of their income on housing. Concord established the City Council Ad Hoc Committee on Rental Housing to formulate recommendations to the City Council on possible policies and programs to address rental housing concerns in Concord. The Committee considered multiple reports and reviewed the local data (compiled in Concord's Rental Housing Data Book) when formulating their recommendations to Council. Staff will bring the requested documents and information before the Council for their consideration in February 2020. Please visit the Rental Housing Ad Hoc Committee webpage for more information: <http://cityofconcord.org/758/Rental-Housing-Ad-Hoc-Committee>

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Cost burden leads to overcrowding for low-income residents. Concord established the City Council Ad Hoc Committee on Rental Housing to formulate recommendations to the City Council on possible policies and programs to address rental housing concerns in Concord. The Committee considered multiple reports and reviewed the local data (compiled in Concord's Rental Housing Data Book) when formulating their recommendations to Council. Staff will bring the requested documents and information before the Council for their consideration in February 2020.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)

Other publicly available data from a government source

In 2019, Concord contracted with a housing consultant to produce the City of Concord Housing Data Book, which compiles information regarding housing in the City from a variety of government and other sources. http://www.ci.concord.ca.us/DocumentCenter/View/2129/housing_data_book_2019 The City accesses real estate databases as needed for market information.

Proprietary data sources

In 2019, Concord contracted with a housing consultant to produce the City of Concord Housing Data Book, which compiles information regarding housing in the City from a variety of government and other sources. http://www.ci.concord.ca.us/DocumentCenter/View/2129/housing_data_book_2019

17. What are the current housing cost trends in your jurisdiction?

Housing increases for ownership and rental units without many new units coming to market, therefore tightening demand. However, the cost of housing is beginning to level off.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

The City is part of the Contra Costa Consortium and participates in the annual Point in Time Count. The 2019 report indicates a 3% increase Countywide, with 1,600 persons unsheltered, most of whom would require transitional housing to be successful.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Community opposition
- Other (please explain below)

Cost of land, materials and labor for new construction and cost of acquisition for ac/rehab projects

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

3,250 on the Concord Naval Weapons Station base; (or 1,700 in 15 years). The Base has 1,098 affordable units specified for Phase 1 (first 10 years). In addition, additional infill projects could occur within Concord, for example the City has recently provided funding of 7.8 million for a 62 unit (61 affordable) project. However, the City's funds are now limited.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$140 M for Phase 1 (1,098 units), would need to be escalated for time. City has provided \$90-\$127K/door in in past.

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other technical assistance (please describe below):

Other technical assistance

Funding toward Specific Plan, environmental work and funding toward infrastructure for base reuse projects

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Limited agricultural land within and in close proximity to Concord.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	CalState Hayward-Concord Campus
Community college	Diablo Valley College

26. What is the source for the data used to respond to the previous question?

There is one community college located in Pleasant Hill, adjacent to Concord. Most of the students who attend are local and do not place a large demand on housing. Diablo Valley Community College, has enrollment of 22,000 (some at San Ramon Campus and 640 full and part-time instructors, Cal-State East Bay Concord Campus (1,200 students). The City has planned a Campus District on the Concord Naval Weapons Station, however that is included in Phase 2.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

There is a need for housing that is affordable not just in Concord but in the Bay Area. The need for housing for low-income students mirrors the need for housing for other populations.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Other (please explain below)

Housing increases for ownership and rental units without many new units coming to market, therefore tightening demand. College grads and and new to the work force employees particularly have difficult time.

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

Based on expiring regulatory agreements: 15 units converted to market-rate.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

Expiring regulatory agreements – 528 units.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

n/a

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

n/a

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

n/a

FAIR HOUSING PLANNING AND DATA SOURCES**37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date**Please upload your most recently completed report:****Or provide a Web link/URL to the report**<http://cityofconcord.org/DocumentCenter/View/3410/2020-25-AI>**39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?**

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations
- Local data sources (please describe below)

Local data sources

We partner with a local non-profit fair housing provider, ECHO Housing, and coordinate with our County consortium.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident focus groups
- Open house community meetings
- Public hearing
- Stakeholder consultation

Groups consulted:

Local nonprofits, housing developers and providers, faith based groups, other interested parties

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.

To provide a focused, comprehensive look into fair housing issues and generate fair housing goals, which will inform later planning processes, such as the Consolidated Plan, as well as other relevant activities.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

In spite of outreach efforts there was minimal participation by the general public.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				Can slow the process, with requests for additional study sessions and meetings and/or cause redesign which lengthens process.

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	When priced out of new units there are not available units in their price range. Low-income communities of color are disproportionately affected by lack of housing affordable to all income levels.
Displacement of low-income residents and/or residents of color	Yes			Yes	Same as above
Displacement of residents due to natural hazards, such as wildfires					n/a
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes				Older underutilized shopping centers could provide housing opportunities, but owners are not interested.
Occupancy standards that limit the number of people in a unit					n/a
Location of affordable housing					n/a - City does not zone for specific locations for affordable housing, but has an affordable housing overlay, not location specific
The availability of affordable units in a range of sizes (especially larger units)				Yes	Most older units under regulatory agreements are 1 and 2-bedroom. Limited to small families.

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Foreclosure patterns				City currently shows 45 foreclosures (Zillow), which appear to be spread throughout the City.
Deteriorated or abandoned properties				
Lack of community revitalization strategies				
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes	Yes	Yes	Yes
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities				
Lack of regional cooperation				
Access to financial services				
Lending discrimination				
Location of employers				
Location of environmental health hazards, such as factories or agricultural production				
Availability, frequency, and reliability of public transit				
Access to healthcare facilities and medical services				
Access to grocery stores and healthy food options				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs	Yes			Yes	Limited high paying jobs but high cost of housing driving need for affordable housing.
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process	Yes				Certain groups use as a tool to threaten litigation, which can cause delays.
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)	Yes			Yes	High cost of land, materials and labor causing entitled residential projects to not be built, further increasing the demand for housing and affordable housing.
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>The largest contributor is the displacement of residents due to increased rents or other economic pressures since low-income, people of color are disproportionately affected. Other factors are the higher cost of land, materials and labor that are driving market conditions.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Increase public awareness of Fair Housing Rights; Improve Financial Assistance for Housing; Increase access to special needs housing; Review planning codes and offer incentives.

During the last year, the City had a number of study sessions to hear the concerns of renters as well as apartment owners and is now considering a Rental Housing Policy within the next month. A rental review Board was also established.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

Success is often limited by amount of available funding.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation	Yes		
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			Yes
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing		Yes	
Other (please describe below)	Yes		
Other			
City has worked to coordinate with land owners to provide additional time for renters in month to month situations to be moved out to allow adequate time to find replacement housing.			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Jobs/housing balance: Jurisdictions with a high number of jobs should be responsible for housing the majority of those workers; therefore, a high reliance should be placed a putting the housing units where the job centers are located. Further, there is a valid point regarding a 30 minute commute shed, but due to GHG emissions and quality of life issues, these should be subordinate to achieving a jobs/housing balance. Transit accessibility, but keeping in mind trains are full at peak hours. Strategically examining growing the reverse commute ridership numbers by providing incentives for jobs in certain areas to grow that reverse commute train and vehicular traffic in order to provide more balance.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Jobs/housing balance primarily and second, transit accessibility, but acknowledging limiting factors, see above.

53. Any further comments about anything in this survey?

Acknowledging that some cities had a much more difficult time rebounding after the recession with much larger numbers of vacant and foreclosed units. Those cities are just now starting to see actual building occurring.

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Contra Costa County (unincorporated)

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

Contra Costa has extremely affordable housing options relative to much of the Bay Area, which is of benefit to low-wage workers. However, we are also concerned about the jobs-housing imbalance for all jobs compared to all housing, as Contra Costa does not have enough jobs relative to number of housing units.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Informs Housing Element work, as well as economic development policies and sustainability efforts.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Community land trusts
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	See below.
Water capacity		Constraint	Many parts of unincorporated CCC cannot be served by water (and sewer in some places) without LAFCO approval,
Land suitability		Constraint	Many earthquake, landslide, wildfire risk hazard zones have already been developed with housing and we are concerned about adding more households to risk zones.
Lands protected by federal or state programs			
County policies to preserve agricultural land			Most of our "Ag Core" land falls outside the Urban Limit Line so not a factor.
Availability of schools		Constraint	Schools are at capacity, and even if districts had funding to build new buildings, ongoing lack of adequate state funding for operations.
Availability of parks		Constraint	Inadequate recreational opportunities in low-income communities
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	See above, increasing number of areas of risk (earthquake, sea rise, wildfire, etc.)
Construction costs		Constraint	Construction costs are the same here as anywhere in the Bay Area, but rents are lower - thus projects don't pencil here

	Opportunity	Constraint	Explanation
Availability of construction workforce	Opportunity		
Availability of surplus public land		Constraint	Very few/no suitable sites
Availability of vacant land		Constraint	Very little available suitable land
Financing/funding for affordable housing		Constraint	Never enough
Weak market conditions		Constraint	Rents are low in CCC compared to Bay Area
Project Labor Agreements (i)			
Utility connection fees		Constraint	Developers complain about these, which are based on estimated cost of providing the service.
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

There just isn't big amounts of available vacant or publicly-owned land, nor do we have public or philanthropic funding to build more affordable housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

We need to incentivize locating jobs near transit stations, particularly BART stations. The residential market is much stronger and there is an existing economic disincentive to build more jobs for the people already living here.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

The Contra Costa LAFCO board (an independent agency) determines some of this.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)

- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Inclusionary zoning policy

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Considered as part of the Consolidated Plan and Analysis of Impediments to Fair Housing.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

Increasing.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Point in time count of 2,295 persons (2019)

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other support (please describe below):

Other support

It could run a regional-scale program of residential rehabilitation, a very labor/time-intensive housing preservation program.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

I would be very curious about data sources for these answers.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities
- Other (please explain below)

Large families/households

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

- Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing

Analysis of Impediments to Fair Housing Choice Report Date

Assessment of Fair Housing Report Date

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://www.contracosta.ca.gov/7196/DRAFT-2020-2025-Analysis-of-ImpedimentsA>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Local data sources (please describe below)

Local data sources

County GIS

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Other (please describe)				

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control		
Rent review board and/or mediation		
Mobile home rent control		
Single-room occupancy (SRO) preservation		
Condominium conversion regulations		
Foreclosure assistance		
Affordable housing impact/linkage fee on new residential development		
Affordable housing impact/linkage fee on new commercial development		
Inclusionary zoning		
Community land trusts		
First source hiring ordinances		
Living wage employment ordinances		
Promoting streamlined processing of ADUs		
Fair housing legal services		
Housing counseling		
Acquisition of affordable units with expiring subsidies		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Addressing jobs-housing imbalance at all income levels. In some places like Contra Costa County, this may mean reserving scarce vacant or underutilized land for commercial office or industrial uses.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Density of living-wage or high-income jobs.

53. Any further comments about anything in this survey?

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Submission #127

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Corte Madera

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

It doesn't appear that the Federal data source includes any of the deed restricted housing units for low and very low income residents that exist in Corte Madera. For example, of the 79 units at San Clemente Place apartments, 60 are deed-restricted for extremely low income residents and 19 are deed-restricted for low income residents. If this is because those deed-restricted units charge more than \$749 in rent/month, I would question the validity of this metric in determining low wage housing. Even very-low income deed restricted housing units (up to 50% AMI) can charge up to \$1,275 per month in the San Francisco HUD Metro FMR Area in 2019. Further, a low-wage job that earns less than \$1,250 per month would require that job to pay less than a minimum wage salary. It is highly unlikely that Corte Madera has 1,615 jobs that pay less than the minimum wage. According to the California Economic Development Department, Occupational Employment Statistics, in 2014, all service sector jobs pay more than \$1,250 per month. In short, I do

believe the Federal data source is inaccurate, significantly so, and a new metric should be established based on local conditions to define jobs-housing fit.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

While I question the absolute number of "low wage" jobs that exist in Corte Madera, based on the definition of "low wage job" used above, there is no question that there is a great disparity between the number of housing units affordable to lower wage workers (based on paying 30-33% of income toward housing) in Corte Madera and the number of lower wage workers working in Corte Madera.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

This metric (not specifically the local jobs-housing fit ratio described above, but a general jobs-housing ratio) has been used in the past to provide justification for allowing housing development in certain areas of Town. Nonetheless, I do not agree that this metric, if it describes the ratio only for Corte Madera, should be used to inform Corte Madera policy. To effectively achieve any policy goals related to addressing the negative outcomes of local jobs-housing fit imbalance, a regional metric, that includes multiple surrounding jurisdictions, should be utilized, and regional strategy should be developed.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability		Constraint	The Town of Corte Madera encompasses approximately 4.5 sq. miles, however, approximately 1.25 sq. miles is submerged under bay waters and .67 miles is protected marshland, leaving a net land area of 2.55 miles, of which approximately half is within the FEMA 100 year flood zone, and the other half is in the Wildland-Urban Interface. The only remaining vacant parcels in Town are on steep hillsides

	Opportunity	Constraint	Explanation
Lands protected by federal or state programs			
County policies to preserve agricultural land		Constraint	
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	The most up to date sea level rise maps show that sea level rise poses a significant risk to vast areas of land in Corte Madera, including the most-likely sites available for redevelopment for housing. Without knowing whether potential mitigation measures can be funded or are feasible, the redevelopment of these sites presents a constraint to the availability of land for housing development. Similarly, increasing wildfire risks constrain the amount of housing development that can be developed in the Town's hillside areas due to the need to mitigate the public safety risks associated with narrow roads and impediments to evacuations during emergencies.
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land			
Availability of vacant land		Constraint	There are approximately 10 vacant parcels of land in Corte Madera, and with the exception of a 3 lot single-family subdivision, all located on steep hillsides, within existing single family very low density zones.
Financing/funding for affordable housing			
Weak market conditions	Opportunity		
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the

reasoning for your selection:

Corte Madera has excellent schools, recreation, and geographic location that makes the demand for housing in the community high. As a result, market rate residential projects have recently been developed (or are in construction) in conjunction with either deed-restricted affordable housing or accessory dwelling units that have diversified the Town's housing stock. There may be opportunities to utilize the high market demand to develop higher ratios of affordable housing. Currently, the Town's inclusionary housing requirement is 25%. If feasible sea level rise mitigation measures are identified, there are relatively large sites that could be available for mixed-use or infill housing projects.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The lack of Town owned land, the lack of vacant land, high construction costs, including availability of labor, and questions surrounding the impacts of sea level rise provide the greatest constraints to developing additional housing. The last sizable vacant residential vacant property has been approved for 24 units of housing and will be under construction shortly. There is some potential for the Town to develop a modest amount of housing on land it owns, but the vast majority of land is privately held and currently occupied with existing uses. The most likely sites available for redevelopment for housing are in the FEMA flood zone and despite the ability to meet FEMA requirements, long-term projections regarding sea level rise raise significant questions regarding the ability to mitigate potential impacts. It is unclear how the private real estate market will be affected during the 2020s.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Not aware of any specific agreements, but historic land use policies have directed transportation infrastructure and population growth to incorporated areas along Hwy. 101.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

Yes

Incorporated into inclusionary housing, ADU, and source of income policies. Considering as part of short term rental ordinance.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

News sources, broker reports, etc...

17. What are the current housing cost trends in your jurisdiction?

They have moderated slightly after several years of significant growth both for owners and renters.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local affordable housing development capacity
- Availability of land
- Community opposition
- Other (please explain below)

Corte Madera has met its RHNA goals for the 5th cycle housing element and expects to continue meeting its goals through the 8 year cycle. For the next cycle, assuming significantly higher numbers, the availability of land, in conjunction with zoning limitations (height) likely limit the ability to construct a substantial numbers of housing units. If zoning limitations have to be modified I would expect community opposition to be relatively strong.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

**Housing Units Needed to Meet
Demand**

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

We expect approximately 8-10 units to be lost due to expiration of deed restrictions. This is based on Marin Housing Authority records

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				
Displacement of residents due to increased rents or other economic pressures					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
- 53. Any further comments about anything in this survey?**

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Submission #57

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Cupertino

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Developers have not built a variety of housing for all income types throughout the City, despite entitlements.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction

- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	
Water capacity			
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		
Availability of parks		Constraint	
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Availability of schools

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Financing/funding for affordable housing

Availability of vacant land

Construction costs

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Opportunity sites for development occur along mass transit routes.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Lack of vacant land.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

Yes

The City is currently updating the 2015 Nexus Study.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other

Other

The City is currently updating the 2015 Nexus Study.

17. What are the current housing cost trends in your jurisdiction?

Housing costs continue to increase.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Results from the Santa Clara County Homeless Census and Comprehensive Report 2019 counted 159 individuals experiencing homelessness in the City of Cupertino, a 25% increase compared to the 127 individuals counted during the 2017 Census.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Community opposition
- Other (please explain below)

Developers have not built a variety of housing for all income types throughout the City, despite entitlements.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

1,000

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$100,000,000.00

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	De Anza College

26. What is the source for the data used to respond to the previous question?

According to a Fall 2018 survey of De Anza College students, 5 out of 10 students are housing insecure and 2 out of 10 students are homeless. Furthermore, the 2019 Census and Survey found that approximately 16% of homeless respondents were less than 24 years old.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

No, Developers have not built a variety of housing for all income types throughout the City, despite entitlements.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

City's Below Market Rate Housing Program

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

68% of existing Below Market Rate rental units are set to expire in 10 years.

City's Below Market Rate Housing Program

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?**35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?****36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:****FAIR HOUSING PLANNING AND DATA SOURCES****37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

- Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing

Analysis of Impediments to Fair Housing Choice Report Date

January 1, 2020

Assessment of Fair Housing Report Date

January 1, 2020

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://www.cupertino.org/our-city/departments/community-development/housing/community-development-block-grant-program>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations
- Local data sources (please describe below)

Local data sources

2019-2020 Countywide effort underway for the 2015-2020 Consolidated Plan and Affirmatively Furthering Fair Housing document.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings
- Public hearing
- Stakeholder consultation

Groups consulted:

Draft documents to be published on City's website in spring 2020 will contain an extensive list of organizations.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Yes, Draft documents to be published on City's website in spring 2020 will contain information.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Yes, Draft documents to be published on City's website in spring 2020 will contain information.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

The City hosted two regional CDBG forums in November and December 2019.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments				Yes	
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	
Displacement of low-income residents and/or residents of color	Yes			Yes	
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes			Yes	
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers				Yes	
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs				Yes	
Range of job opportunities available				Yes	
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

The availability of affordable units in a range of sizes (especially larger units).
Community opposition to proposed or existing developments.

Displacement of residents due to increased rents or other economic pressures.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

This information is contained in the Analysis of Impediments.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies	Yes		
Acquisition of unsubsidized properties with affordable rents	Yes		
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?
 Consider availability of land for development.
 Assist Cities in ensuring that entitled units are built.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission #118

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Danville

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

1. There was no information supplied for Danville regarding the jobs-housing fit ratio at the link provided in the survey.

2. It would be appropriate to still factor whether or not a jurisdiction is a net producer of housing (i.e., the "traditional jobs-housing balance metric") as opposed to solely considering the relationship balance between a jurisdiction's total number of low-wage jobs and the number of homes affordable to low-wage workers while determining the next RHNA assignments. Absent this, there would not appear to be a means to hold traditional high job producing jurisdictions accountable for any past or projected tendencies to add jobs without adding corresponding housing. As indicated in Danville's current Housing Element, Danville continues to be a net provider of housing compared to the other cities in the Tri-Valley Area. While total jobs

in the Tri-Valley Area have increased by more than 400% since 1980, and where total households in the area increased by a corresponding amount of only 250%, Danville continues to be a net provider of housing (i.e., Danville had, and continues to have, less jobs than employed residents).

3. Consideration of a jurisdiction's success in promoting the development of accessory dwelling units (ADUs) should be factored into the RHNA process - especially in light of new state housing legislation that arguably will create downward pressure on the market rental value of such units - i.e., making existing and future ADUs more affordable and thus all the more important to produce. Consideration should also be made to establish a size for ADUs, potentially by SMSA so the size is median income "sensitive", to allow ADUs to be considered "affordable by design". This would appear to be appropriate for reporting purposes for housing efforts during the current Housing Element Planning Period and to allow jurisdictions to extrapolate a reasonable trajectory of affordable by design ADUs into the next Housing Element Planning Period - in particular for forecasts of production of housing affordable for low income households. Considering median incomes for the Alameda County and Contra Costa County Area, it would appear to be warranted that ADUs of less than or equal 851 square feet be deemed affordable by design for low income households and that ADUs between 851 and 1,000 square feet be deemed affordable by design for moderate income households.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

The Town necessarily will need to await information from the 2020 Census to be ABLE to more accurately assess the level of balance between housing and jobs. Note is made that, beyond the subset of homes affordable to low-wage workers in Danville, Danville has been a net producer of housing for the sub region and region.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		

Opportunity	Constraint	Explanation
Land suitability	Constraint	As reflected in the Danville 2030 General Plan, Danville is approaching the status of a built-out community, having significantly added to the area devoted to residential land use and zoning designations since its incorporation and having provided for development of housing on such lands over the last 35 years. At this point, the amount of suitable land remaining available for urban development or for conversion to residential use; the availability of underutilized land; and the opportunities for infill development at increased residential densities has become a housing constraint.
Lands protected by federal or state programs		
County policies to preserve agricultural land		
Availability of schools		
Availability of parks	Opportunity	
Availability of public or social services		
Impact of climate change and natural hazards		
Construction costs		
Availability of construction workforce		
Availability of surplus public land		
Availability of vacant land	Constraint	See comment above pertaining to land suitability.
Financing/funding for affordable housing		
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees		
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Three issues were noted above as "opportunities".

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Two issues were noted above as "constraints".

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Changes to parking requirements for new residential and/or commercial construction
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Locally collected data (please describe below)

Locally collected data

Information obtained from residential developers and real estate professionals on the market value of ADUs.

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Census and ACS data

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)

- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			

Other

ANY ADDITIONAL FACTORS/COMMENTS

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
- 53. Any further comments about anything in this survey?**

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Submission #74

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Dublin

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The City believes that this data is not accurate, as we currently have 476 very low and 311 low rental units within Dublin, not 174 as reported via the link. Information available from the Housing Division's Homekeeper Program.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

The City believes that our job-housing fit ratio should be 6.7, based upon the accurate number of low cost rental units (as discussed in Question 1). Currently, the ratio is slightly imbalanced, but the City is in the process of using affordable housing funds and available land to increase the number of available low income units. Additionally, the City is one of the fastest growing communities in the Bay Area and numerous housing projects are in the pipeline.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

For our Eastern Extend Planning Area, our General Plan has an implementation policy to require developers to remain within the amount and distribution of commercial and employment-generating land uses depicted in the General Plan Land Use Map (see Figure 1-1) in order to maintain a reasonable balance between jobs and housing opportunities.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		Opportunity except for older part of Dublin (western Dublin and Camp Parks), according to Dublin San Ramon Services District.
Water capacity	Opportunity		Opportunity except for older part of Dublin (western Dublin and Camp Parks), according to Dublin San Ramon Services District.
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools		Constraint	Constraint as there is currently only one public high school in Dublin.
Availability of parks	Opportunity		Dublin currently features over 20 neighborhood and community parks, sports fields, and open space areas for hiking or biking.
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs			
Availability of construction workforce			
Availability of surplus public land			
Availability of vacant land		Constraint	The City is one of the fastest growing communities in the Bay Area. While there still is some available vacant land, the City will not be able to sustain its existing growth patterns.
Financing/funding for affordable housing			
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other	Opportunity		Pro-Development Jurisdiction. The City is generally pro-development and works closely with developers to process their applications.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1) Pro-development Jurisdiction, 2) Sewer capacity, and 3) Water capacity

Dublin has some of the best infrastructure in the Bay Area and the City Council is generally pro-development which serve as incentives for developers to construct housing in Dublin.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1) Availability of schools and 2) Availability of vacant land

There currently is only one high school, which leads to over enrollment, increased traffic, and increased greenhouse gas emissions. Schools are the top cited reason in opposition of an project. Vacant land is a constraint as it is rapidly increasing within Dublin.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The City adopted the Downtown Dublin Specific Plan, the Eastern Dublin Specific Plan, and the Dublin Transit Center Planned Development to permit development of jobs and housing near our two BART stations.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Opportunity that the City readily uses Planned Development zoning designations to allow flexibility with proposed land use.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

In 2000, the City established an Urban Limit Line within the Western Extended Planning Area to protect approximately 4.14 acres from development for 30 years. In 2014, the City adopted the Open Space Initiative, removing the 30 year sunset clause and establishing an additional Urban Limit Line along the eastern edge of the Eastern Extended Planning Area to protect approximately 3,828 acres. Additionally, the City and the Alameda County Surplus Property Authority have partnered on the development at the East Dublin/Pleasanton BART Station, referred to as the Dublin Transit Center.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction

- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The City's Affordable Housing Program addresses this by emphasizing very low, low, and moderate income categories; partner with other jurisdictions and nonprofit organizations to manage various housing programs, such as down payment assistance; and adopted an inclusionary housing ordinance where developers either build affordable units or contribute towards a housing fund.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Other publicly available data from a government source

Housing Cost Index

Locally collected data

Bay East Association of Realtors; California Association of Realtors

17. What are the current housing cost trends in your jurisdiction?

Cost of housing is increasing except high-end single-family residence costs are stabilizing (or slightly decreasing).

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Based upon Everyone Home, a quasi-public organization who conducted Point-In-Time counts, in 2019 the City had no sheltered and 8 unsheltered homeless individuals.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Availability of land
- Other (please explain below)

Other barriers to meeting RHNA goals are construction costs, implications of prevailing wages and union labor, availability of contractors, dissolution of Redevelopment Agencies, and lack of allowing time to see the impact of the extensive recent housing legislation.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Staff knowledge

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Other (please explain below)

The City does not have commercial farms.

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

Staff knowledge

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Yes, as the City does not have any post-secondary educational institutions

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

N/A

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

N/A

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

N/A

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

N/A

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES**37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

January 21, 2020

Please upload your most recently completed report:**Or provide a Web link/URL to the report**http://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_02_04_20/GENERAL%20ADMINISTRATION/Regular%20Calendar/CDA_290697**39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?**

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

The public housing authorities reached out to their resident advisory boards to engage residents and gather feedback.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Yes.
 Gender: 71% Female, 28% Male, 1% Trans/Non-Binary/Intersex
 Household Size: 19% 1-Person, 32% 2-People, 19% 3-People, 17% 4-People, 13% 5+ People
 Race: 43% White, 14% Black, 16% Hispanic, 17% Asian or Pacific Islander, 0% Native American, 10% Other
 Income: 4% >\$10,000; 10% \$10,000-24,999; 9% \$25,000-39,999; 10% \$40,00-54,999; 10% 55,000-69,999; 9% \$70,000-84,999; 9% \$85,000-99,999; 39% \$100,000+

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Use a range of outreach methods as part of our community engagement strategy designed for both a broad and diverse response, yet focusing on reaching target populations most impacted by fair housing issues.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Overall, resident participation in the survey and community engagement meetings was representative of the overall population, and target populations of racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. The people who attended the community engagement meetings were fairly representative of the overall population categories across the County, including persons with disabilities; however, attendance from those currently experiencing homelessness was low compared to the number estimated within the community. For the survey, respondents represented all age and race/ethnic categories; however, those under age of 18 and some races had a smaller representation based on County demographics. The races and ethnicities that were underrepresented include Asian or Pacific Islander and Hispanic. Per the survey results, 17 percent of respondents were Asian, and 16 percent were Hispanic. The percentage of Asian residents of the overall population in Alameda County is estimated to be higher at 28.9 percent and Pacific Islanders at .08 percent. The percentage of Hispanic residents of the overall population in the County is also estimated to be higher at 24 percent.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors? Not enough information readily available.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:
 See above.

49. How successful were these past actions in achieving these goals?
 Somewhat Successful

Describe reasons for success or lack thereof:
 Dublin is one of the fastest growing communities in the Bay Area and provides a variety of housing options for residents.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance	Yes		
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Promoting streamlined processing of ADUs	Yes	Yes	
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Excess housing units produced during previous RHNA cycles for particular income categories.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Access to jobs and transportation

53. Any further comments about anything in this survey?

No.

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Submission #76

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

El Cerrito

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The City currently has 280 existing affordable housing rental units.

A small portion of our portfolio serves extremely low income households which often provides rents below \$750 per month.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

Our community has low-income homeowners, generally seniors, who are rent burdened.

We have approved 90 affordable housing units as of January 30, 2020.

77 - very low and low

13 - moderate

And, in January 2019 we issued a Certificate of Occupancy for 62 affordable units for extremely low income seniors.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

23% of our housing stock are multi-family units constructed prior to 1980. The City is located near major transit & job centers.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Yes, we use the data in our Housing Element, Census, Affordable Housing Strategy, and other economic development & retail studies/research to inform our land use.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Living wage employment ordinances
- Our inclusionary program was adopted on June 14, 2018. We are also exploring funding for acquisition of NOAH units with non-prof

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	The sewer + capacity fees are constraints.
Water capacity	Opportunity	Constraint	Connection fees are a constraint; existing capacity is an opportunity.
Land suitability	Opportunity	Constraint	The City adopted the San Pablo Avenue Specific Plan in 2014. To date, the City has approved over 1,200 units. Although the Plan has been successful, there are limited sites that are suitable for future development. The City also has 2 BART stations that may be developed in the future. Small parcels constraint to assemble.
Lands protected by federal or state programs			Not Applicable
County policies to preserve agricultural land			Not Applicable

	Opportunity	Constraint	Explanation
Availability of schools	Opportunity	Constraint	New residential and commercial development is required to pay a Developer Fee to West Contra Costa Unified School District that is earmarked for the construction or reconstruction of school facilities to accommodate growth resulting from development. (As of 2019, the fee is \$5.05 per square foot for residential construction and \$0.61 per square foot for Commercial/Industrial/Exclusive Senior Housing.)
Availability of parks	Opportunity		The San Pablo Avenue Specific Plan requires new residential and commercial projects to provide new private, common and public open space. Projects that are 25,000 square feet or greater are required to provide 25 square feet per 1,000 square feet of a building. Developers have the option of applying to pay a fee in-lieu of the open space.
Availability of public or social services		Constraint	Given the City's population of 25,000, we are classified as urban county AKA non-entitlement jurisdiction. Therefore, we rely on County services and other non-profit affordable housing developers to provide services in the City limits.
Impact of climate change and natural hazards	Opportunity	Constraint	The City's Climate Action Plan assists the City Council and the community in determining the best avenues of action to reduce locally produced greenhouse gas (GHG) emissions and to create a safer and more sustainable El Cerrito. Some constraints are that areas of the City are designated as a high fire hazard and landslide zones.
Construction costs		Constraint	The City approved over 1,200 units through the San Pablo Avenue Specific Plan. However, given increased construction costs many developers are currently facing challenges to make sure their project still pencils with increased costs.
Availability of construction workforce		Constraint	Again, due to increased construction costs the area is also impacted.
Availability of surplus public land		Constraint	We are less than 4 square miles and do not have any surplus public land at this time. Again, this limits our abilities to continue production at the pace we are in this moment in time.
Availability of vacant land		Constraint	With our limited area, there isn't much vacant land available for development. So, many projects will likely be infill.
Financing/funding for affordable housing		Constraint	Contra Costa County does not have a dedicated affordable housing bond. Existing funding through the County HOME/CDBG is very limited, competitive and serves as gap financing. In addition, the City lost its local funding source as a result of redevelopment dissolution. However, the City Council adopted an Inclusionary Zoning Ordinance in 2018 and we expect to begin to collect in-lieu fees once projects pull their building permits.

	Opportunity	Constraint	Explanation
Weak market conditions	Opportunity	Constraint	Prior to the adoption of the San Pablo Avenue Specific Plan (our form based code), only 1 multi-family was constructed between 2007 - 2017. Obviously, the market has changed a lot since that time but rents have not kept pace with construction costs in El Cerrito.
Project Labor Agreements (i)			Not Applicable
Utility connection fees		Constraint	Added fees = more costs.
Other		Constraint	1. Lack of Contra Costa County Affordable Housing Bond to provide funds to non-profit developers to deliver more affordable units.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Infrastructure Financing (sewer, water, etc.) will assist constructing new projects

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Construction Costs
2. Availability of Vacant Land
2. Finance/funding for Affordable Housing

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

El Cerrito is a bedroom community with limited vacant land to develop commercial/industrial space although we do welcome new businesses/jobs.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

We do not have a dedicated job center but are located in close proximity to transit & jobs.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Urban Growth Boundary
Growth Management Element

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit

- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

1. The Affordable Housing Strategy (Strategy) was adopted by City Council in 2017. The goals of the Strategy set the framework over the next five years to ensure that the City advances policies and programs to produce, protect and preserve housing at all income levels. The Strategy was developed based upon an evaluation of the City's existing affordable housing programs and resources and it aimed to proactively identify programs and policies that could be advanced in the near- and medium-term to meet the City's housing goals, as articulated in the City's 2015 Housing Element and San Pablo Avenue Specific Plan.
2. The City Council adopted an Inclusionary Zoning Ordinance, as identified in the Affordable Housing Strategy, that took effect on June 14, 2018. It applies to all new development that did not already have completed applications by the effective date. The ordinance requires new market-rate residential projects to set aside between 10% - 12% of its units for low to moderate-income households or the option of paying an in-lieu fee to the City's Affordable Housing Trust Fund.
3. The City Council adopted a Rent Registry Ordinance in May 2019. The ordinance establishes an annual reporting requirement for property owners to submit rental data into a City database about rentals during the annual business license renewal process.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Per our Housing Element in 2014 there was an average of 2.36 per household.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)
- Locally collected data (please describe below)
- Other

Other publicly available data from a government source

HUD

CA HCD

Contra Costa Association of Realtors

Proprietary data sources

HdL

Locally collected data

City of El Cerrito: Rent Registry

Other

17. What are the current housing cost trends in your jurisdiction?

60% owners & 40% renters

Median sales price 2018 & 2019: Single-family = \$933,750

Median sales price 2018 & 2019: Townhouse-Condo = \$630,000

New MF Rental Rates: \$3.11 - \$3.75 per sf (As of Dec. 2019, Metro 510)

Existing MF Rental Rates: \$2.70 - \$2.79 per sf (As of Dec. 2019, CoStar)

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

The City participates in the County's annual Point In Time count given that we do not have a federal funding source.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

In our pipeline, there are currently 90 affordable units that have been approved.

We cannot project that information, but if we use our current RHNA allocation we estimate the following:

100 very-low and 63 low-income units.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$Unknown

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND**22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?**

No

23. What is the source for the data used for the previous response?**24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?****25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.**

Housing Units Needed to Meet Demand

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?
Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
Yes

30. If yes, how many units? What is the source of this data?
El Cerrito Royale Assisted Living = 31 units
El Cerrito Affordable Housing Strategy

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?
No

32. If yes, why? How many units will be lost? What is the source of this data?
Del Norte Place = 27 units
El Cerrito Affordable Housing Strategy

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?
No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?
No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident focus groups
- Open house community meetings
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

Affordable Housing Strategy, Technical Advisory Group
 Tenant Protections Task Force

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Our marketing platforms include:

City Manager Update

City-wide Newsletter (print and digital)

Social Media: Twitter, Facebook, Nextdoor

Flyers at City venues: recreation, recycling and senior centers, library, city hall, etc.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction

Segregated housing patterns or concentrated areas of poverty

Disparities in access to opportunity areas

Disparities in housing cost burdens and overcrowding

Describe how this factor contributes to fair housing issues in your jurisdiction

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures	Yes				
Displacement of low-income residents and/or residents of color	Yes				
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

We have up zoned through the San Pablo Ave Specific Plan
 We continue to support non-profit developers
 We adopted inclusionary zoning to create more units & to collect in-lieu fees

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation		Yes	
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance	Yes		
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
First source hiring ordinances			
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)	Yes		

Other

The City created 1 FTE (2018) position to implement the City's Affordable Housing Strategy.

ANY ADDITIONAL FACTORS/COMMENTS**51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**

The biggest challenges in our City in the next cycle will be the availability of land, const costs, and funding for affordable housing preservation and production.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Our recent performance and current pace of production is due to reasons stated above. However, it is not indicative of our future performance due to some of the factors listed below:

- Availability of land and land owners
- Feasibility
- Acres available
- Parcel size
- Typography

53. Any further comments about anything in this survey?

Consider designing a survey for cities with job centers and those without.

Thanks for asking!

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Submission #98

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Emeryville

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

We could add 26 new affordable family units at 3600 San Pablo Avenue.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Low-income housing is not equal to the jobs, but Emeryville's ratio is similar to other cities in the region.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

We have a high minimum wage requirement. Our regulations include inclusionary zoning for condos and a fee or in-lieu units for apartments, and an affordable housing requirement to receive a local development bonus. The City issues RFPs for development of affordable housing projects.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		Our schools are small and need more students.
Availability of parks		Constraint	
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce			
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Schools - There is school capacity.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Financing/funding for affordable housing - needed to build it.

Availability of vacant land - needed to build housing.

Construction costs - increase funding needs for affordable housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Constraints - Most of the land is already in high-value uses.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Constraints - Most of the land is already in high-value uses.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

None.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

That is why we have a tenant protection ordinance and efforts to develop affordable housing.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)

- Proprietary data sources (please specify below)
- Locally collected data (please describe below)

Other publicly available data from a government source

HUD, CHAS, ABAG

Proprietary data sources

Cassidy Turley, Data Quick

Locally collected data

City rental surveys

17. What are the current housing cost trends in your jurisdiction?

Going up.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

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19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Availability of land
- Other (please explain below)

Financing, staff resources.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

There are no farms in or near Emeryville.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

Emeryville has no university or community college. We have two vocational colleges.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Not applicable.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

Not applicable.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

Not applicable

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

Not applicable.

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

Not applicable.

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

Not applicable.

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

June 30, 2020

Please upload your most recently completed report:**Or provide a Web link/URL to the report**

<http://www.acgov.org/cda/hcd/documents/Draft-AI-Combined2019-10-24.pdf>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

Other (please describe below)

Other

No specific outreach was used by the City to encourage community participation in the Analysis of Impediments. Outreach methods were managed by Alameda County.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Yes, information related to participant demographics was collected by the consultant for all of Alameda County. Participant demographic information was not collected specific to Emeryville participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

The process to elicit community participation was managed by the County. The City did not have any goals related to the process.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

As a small jurisdiction, that is not an Entitlement Community, within a large County, the participation by the City in the Assessment of Impediments was minimal. The City did distribute the resident survey to the Housing Committee Members and at a local festival; however, going forward an outreach plan will be developed to solicit feedback from residents.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures	Yes	Yes	Yes	Yes	People who can't afford high rents are in older neighborhoods.
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes	Yes	People who can't afford rents are disproportionately black.
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing		Yes			We have been able to develop more affordable housing in the southeast.
The availability of affordable units in a range of sizes (especially larger units)	Yes	Yes	Yes	Yes	Older larger units in southeast accommodate low-income families.
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes	Yes	Yes		Transit-dependent people may live near BART and bus hub in southeast.
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Displacement of residents due to increased rents, displacement of low-income residents, availability of affordable units in a range of sizes. Bay area rent pressure and land costs are driving out low-income residents and limiting the size of housing units.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Affordable housing impact fee, land and loan for affordably family housing near transit, support for development of housing for people with AIDS and mentally disabled, developing senior housing on City land, foreclosure avoidance workshops, first time home buyer program.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

We have helped to create housing and get people into housing, but it falls short of the need.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance	Yes		
Affordable housing impact/linkage fee on new residential development	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

— ANY ADDITIONAL FACTORS/COMMENTS —

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Put affordable housing near transit, near jobs, and in high-resource areas.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Fairness across jurisdictions

53. Any further comments about anything in this survey?

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Submission #69

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Fairfield

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

No data at the provided link. (Empty)

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Rising rents, lower wage jobs.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

Not "data" per se. General policy to support affordable housing

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability	Opportunity		
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks	Opportunity		
Availability of public or social services		Constraint	
Impact of climate change and natural hazards			
Construction costs			
Availability of construction workforce		Constraint	
Availability of surplus public land	Opportunity	Constraint	Limited supply of land, but the city is marketing a collection of sites for housing.
Availability of vacant land	Opportunity		
Financing/funding for affordable housing		Constraint	
Weak market conditions		Constraint	Local markets support more expensive housing, both rental and ownership
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Funding for gap financing for workforce housing is the greatest need.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Market conditions emphasize more expensive housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Availability of vacant land is not necessarily directly tied to transit availability.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

See above.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

General Plan policies emphasize urban development in municipalities. County does not provide urban services (water and sewer).

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

This is a very general question! Of course this is an issue in any Housing Element update as well as overall city policies.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

See above.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data

- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

Periodic rent surveys of all apartment communities.

17. What are the current housing cost trends in your jurisdiction?

Rising faster than inflation.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

500 in Fairfield City.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

1000+

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Impossible to quantify up front as each project would require unique levels of financial assistance

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

The City does not quantify farmworker housing needs as a separate category.

23. What is the source for the data used for the previous response?

N/A

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Lack of gap financing for affordable housing development
- Local affordable housing development capacity

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

Not analyzed.

26. What is the source for the data used to respond to the previous question?

The City has not analyzed as a separation population the housing needs of Solano Community College students. Many of these students are older, non-traditional students with existing private housing.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

See above.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

January 10, 2020

Please upload your most recently completed report:[2020_analysis_of_impediments.pdf](#)**Or provide a Web link/URL to the report****39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?**

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

nonprofits, chambers of commerce, homeless service providers, public social services agencies, churches

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

See document

42. Please describe your goals for the process to elicit community participation for fair housing planning.

See document.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

See document.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes	Yes	Yes	Yes	
Foreclosure patterns	Yes	Yes	Yes	Yes	
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities			
Lack of regional cooperation			
Access to financial services	Yes		Strict mortgage lending requirements
Lending discrimination			
Location of employers			
Location of environmental health hazards, such as factories or agricultural production			
Availability, frequency, and reliability of public transit			
Access to healthcare facilities and medical services			
Access to grocery stores and healthy food options			
Location of proficient schools and school assignment policies			
Creation and retention of high-quality jobs	Yes	Yes	
Range of job opportunities available	Yes	Yes	Lack of high wage jobs. Poor connection between some local residents and available high wage jobs.
The impacts of natural hazards, such as wildfires			
CEQA and the land use entitlement process			
Private discrimination, such as residential real estate "steering" (i)			
Other (please describe)			

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Wages, access to private financial resources (mortgages).

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Financial resources or other programs to support the preservation of existing affordable housing

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

See document

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

See document.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance	Yes		
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

The reality that government policy and regulations and the availability of sites in themselves are NOT the primary barrier to providing less expensive housing. Market realities, including the likely forthcoming recession, are far more significant determinants.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission #51

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Foster City

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

Foster City has an affordable housing program, including:
276 very low income units (some of which are extremely low)
122 low income units
87 moderate income units.

While there aren't many extremely low-income units to match extremely low-wage jobs (\$1250/month or less), there are many other lower income units that are a good match for low-wage jobs.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Housing fit should not be just about a fit for extremely low wage jobs.

Census on the Map 2017 data for Foster City indicates 1,227 primary jobs earning \$1250/month or less; 6.4% of the primary jobs. The data used by MTC for 2015-2017 indicated 1,997 low wage jobs. Census on the Map 2017 data shows 80.5% of jobs in Foster City earn \$3,333/month or more.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents
- Limited supply of housing and site for new housing.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

When considering housing proposals, the fit of housing cost to local jobs is one of the considerations, especially the opportunity to reduce commute times.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- tax policies/incentives to provide ADUs

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity		Constraint	Water capacity is constrained for the Hetch Hetchy system. Water allocation by Hetch Hetchy to Foster City is limited.
Land suitability		Constraint	City is built out. There are currently no vacant housing sites. There are limited sites for redevelopment of existing uses, especially for housing.
Lands protected by federal or state programs		Constraint	Waterfront area is encumbered by public trust easements and/or owned by federal or state government.
County policies to preserve agricultural land			
Availability of schools			While a new elementary school is under construction, Foster City has only one middle school and no high school.
Availability of parks			

Opportunity	Constraint	Explanation
Availability of public or social services		
Impact of climate change and natural hazards		Foster City has approved a project to increase the height of the levee.
Construction costs	Constraint	Construction costs in the bay area are very high.
Availability of construction workforce	Constraint	This contributes to high construction cost.
Availability of surplus public land	Constraint	Caltrans has a storage yard on the south side of SR 92.
Availability of vacant land	Constraint	City is built out. here are no vacant housing sites.
Financing/funding for affordable housing	Constraint	Elimination of redevelopment agencies eliminated a major source of funding for affordable housing. Non-PDA cities have few sources of funding for affordable housing.
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees		
Other	Constraint	NIMBYs; high voltage transmission lines; there is no downtown core . Foster city is a bedroom community. Limited ways in and out of city and limited public transportation options.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

There are no opportunities under the City's control, but revised tax incentives and/or affordable housing funding would be the greatest opportunities.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Lack of available sites. All of the City's housing sites are currently developed and will necessitate redevelopment of the existing uses.
2. Lack of funding for affordable housing. Funding would enable development of additional affordable housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Although Foster City is fairly close to major transit hubs, such as Caltrain, it does not meet requirements for many grant funds that require a closer proximity and/or more frequent transit service.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Although Foster City is fairly close to major transit hubs, such as Caltrain, and has 2-3 major job centers, it does not meet requirements for many grant funds that require a closer proximity and/or more frequent transit service.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

San Mateo County has a long history of directing growth to the incorporated 101/Caltrain corridor.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan
- Foster City is investigating creation of a Transportation Management Agency. Also see: <http://connectfostercity.com/>

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

This was considered in preparation of the Housing Element, adoption of a 20% inclusionary requirement, and adoption of a commercial linkage fee.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Foster City's overcrowding rate is lower than the region's. Housing cost is the primary problem; overcrowding is a result.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

21 Elements, a County wide collaboration of local jurisdictions, collected local data for the jurisdictions in the County.

17. What are the current housing cost trends in your jurisdiction?

Housing cost has grown much faster than wages.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

The 2015 Housing Element estimates 1,662 new units could be provided on already developed apartment development sites.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Our Housing Element estimated a development cost of between \$350,000 and \$550,000 for 1 or 2 bedroom units, respectively in 2014

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections

HOUSING DEMAND**22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?**

No

23. What is the source for the data used for the previous response?

no farms nearby

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?**25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.**

**Housing Units Needed to Meet
Demand**

Private university

Housing Units Needed to Meet Demand

Campus of the California State University or the University of California

Community college

50

26. What is the source for the data used to respond to the previous question?

Guesstimate that of the 10,000 day, night and weekend students, at least 50 would utility affordable housing in Foster City if it were available.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Probably not. We do not have the data to estimate this.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

74 assisted affordable units will be lost in the Fosters Landing development between 2021-2023.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

Open house community meetings

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

no

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Provide background data for community discussion about housing issues and options going forward.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Existing residents are primarily focused on impacts to existing residents, especially traffic, infrastructure and overcrowding of schools. The people who tend to attend outreach efforts tend to represent only a portion of the community, such as long time home owners. It is more difficult to engage renters and other more transient populations. It is also very difficult to engage people who might want to be residents but have been excluded, primarily by the high cost of housing.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				there is significant opposition to any new housing
Displacement of residents due to increased rents or other economic pressures				Yes	high rents displaces low-income residents
Displacement of low-income residents and/or residents of color				Yes	high rents displaces low-income residents
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					affordable housing is disbursed
The availability of affordable units in a range of sizes (especially larger units)	Yes			Yes	there are a limited number of 3-bedroom affordable units
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
--	--	--	--	--

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Foster City does not have areas that are more prone to racial or economic exclusion. The City as a whole does not have enough affordable housing and therefore excludes many low-income households.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The City's goals, which has been implemented, has been to provide 20% inclusionary affordable housing in all new housing and the commercial linkage fee.

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

The City Council has maintained the 20% inclusionary requirement, even after redevelopment financing was removed. The City Council also supported two 100% affordable apartment developments for seniors. The City has also implemented a commercial linkage fee and has started collection of the funds to support future efforts.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			Yes
Housing counseling			Yes
Acquisition of affordable units with expiring subsidies			Yes
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing			Yes
Other (please describe below)		Yes	

Other

The City is considering a tenant protection policy for tenants that are at risk of displacement. Lack of funding in the primary impediment. The City is also considering raising the minimum wage above the state requirement. The City also participate in 21 Elements which is a county wide collaboration among all 21 jurisdictions to address housing needs. 21 Elements has provided assistance on a variety of housing topics, such as ordinance updates, the preparation of the Housing Element and other housing topics.

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Non-PDA jurisdictions that are relatively close to major transit, but not close enough to qualify for many grants (like AHSC) are not as able to find funding to support affordable housing. ABAG should also modify the RHNA methodology to credit jurisdictions that have historically produced housing, including affordable housing and also recognize transportation and infrastructure related constraints.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Local land use constraints should be considered. Please see above.

53. Any further comments about anything in this survey?

Public agencies are concerned about the relationship of RHNA to new or pending legislation related to housing. There is a lot of uncertainty about this because the language in these laws have been unclear. There must be a conversation about the nexus between the new bills and the HCD's goals for RHNA.

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Submission #132

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SURVEY RESPONDENT CONTACT INFORMATION

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Fremont

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The data is based on 2015-2017 data, but affordable housing production in Fremont has been particularly strong since 2015. 786 affordable units were permitted since 2015, which should influence the existing jobs-housing fit ratio.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents
- Cut-through traffic due to the jobs-housing imbalance on the peninsula/silicon valley and Fremont's location

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Single-room occupancy (SRO) preservation
- Increased funding for affordable housing
- Inclusionary zoning
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions		Constraint	
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Market conditions, lack of suitable vacant land, and construction costs

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Housing Element policies address issues related to rent burdened households.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Housing Element policies address issues related to overcrowded households.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

The 2019 Alameda County EveryOne Home Point-in-Time Count identified 608 homeless individuals in the City of Fremont.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

ACS, EDD

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Housing Units Needed to Meet Demand

Community college

Ohlone College has approximately 9,000 enrolled students, split between the Fremont campus and the Newark campus.

- 26. What is the source for the data used to respond to the previous question?**
- 27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?**
- 28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?**
- Population of senior residents
 - Population of residents with disabilities
 - High-income job growth
- 29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?**
- 30. If yes, how many units? What is the source of this data?**
- 31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?**
No
- 32. If yes, why? How many units will be lost? What is the source of this data?**
- 33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?**
No
- 34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?**
- 35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?**
No
- 36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:**

FAIR HOUSING PLANNING AND DATA SOURCES

- 37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**
Yes
- 38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?**
Assessment of Fair Housing
- Assessment of Fair Housing Report Date**
January 1, 2020
- Please upload your most recently completed report:**

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Local data sources (please describe below)

Local data sources

Data provided by Fremont Fair Housing (Local Fair Housing Provider)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Town hall
- Stakeholder consultation
- Other (please describe below)

Groups consulted:

Fremont Fair Housing (City of Fremont Fair Housing Service provider), City of Fremont Social Services Grant agencies, People seeking affordable housing

Other

City staff and community based organizations

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Yes, but at the County level not the City level. The Analysis of Impediment to Fair Housing (AI) was a Regional Analysis of the County of Alameda. See p. III-7 to III-10 of the Regional AI Report.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Each City within the County was given a goal of 160 survey responses. We received 538 responses, exceeded our goal by 378.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

We distributed the AI survey and community engagement meeting information very broadly: We distributed information to over 10,000 people that signed up on our affordable housing interest lists, all of the non-profit organizations that receive City funding, and City staff that work on housing, homeless, and/ or social issues.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	
Displacement of low-income residents and/or residents of color				Yes	
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of regional cooperation

Access to financial services

Lending discrimination

Location of employers

Yes

Location of environmental health hazards, such as factories or agricultural production

Availability, frequency, and reliability of public transit

Access to healthcare facilities and medical services

Access to grocery stores and healthy food options

Location of proficient schools and school assignment policies

Creation and retention of high-quality jobs

Range of job opportunities available

The impacts of natural hazards, such as wildfires

CEQA and the land use entitlement process

Private discrimination, such as residential real estate "steering" (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

High cost of housing in Fremont contributes to displacement of residents.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit

- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Inclusionary zoning or other programs to encourage mixed-income developments
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Continue to explore funding for affordable housing development. Continue to fund fair housing services. Provide fair housing education to landlords and tenants.

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation	Yes		
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			Yes
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing			
Other (please describe below)			

Other

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Jobs-housing balance

Limit use of voluntary designations (such as PDAs) in methodology.

53. Any further comments about anything in this survey?

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Submission #84

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Gilroy

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

Appears accurate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Gilroy does not have adequate higher-paying jobs, due to our location on the far periphery of Silicon Valley. Newer employers include two large distribution centers with limited new employees. Gilroy has a large retail presence, including the Gilroy premium outlets, which helps explain the number of low wage jobs.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Single-room occupancy (SRO) preservation
- Increased funding for affordable housing
- Inclusionary zoning
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability		Constraint	A recent voter initiative Urban Growth Boundary and onerous LAFCO restrictions on annexation limit land supply
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	Gilroy's low median income and resulting impact on the market feasibility of new housing is further impacted by high construction costs
Availability of construction workforce		Constraint	Strong competition for construction workforce impacts potential housing projects
Availability of surplus public land		Constraint	Very little available
Availability of vacant land		Constraint	UGB and LAFCO limits on annexation limit available vacant land supply

	Opportunity	Constraint	Explanation
Financing/funding for affordable housing	Opportunity		New state \$ sources and Santa Clara County Housing Bond provide funding opportunities
Weak market conditions		Constraint	Gilroy's low median income, distance from Silicon Valley job centers and very limited transit access impact market feasibility of new housing.
Project Labor Agreements (i)			
Utility connection fees			
Other		Constraint	Community resistance to increased high density residential development

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Sewer and water capacity are not constraints to future housing growth. Availability of good schools, parks, open space. Funding sources are available if the city and area developers pursue them.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Limited market interest in new high density residential development

UGB and LAFCO constraints on future annexation

Community resistance to increased high density development.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Existing Cal Train station is a transit rich location. Monterey Road qualifies as a high quality transit route,. Both provide opportunities based on new state housing law priority for transit-oriented housing. Community resistance to such development may impact city opportunities.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Gilroy is 30 miles from the southern edge of Silicon Valley.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Santa Clara County has long-standing agreement through the county and city General Plans that all new urban development shall occur within the Urban Service Areas of the cities.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Designating Priority Development Areas (PDAs)

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

American Community Survey or other Census Bureau data

17. What are the current housing cost trends in your jurisdiction?

Housing costs result in up to 30%+ of households in some areas deemed housing cost-burdened.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Gilroy has the highest homeless population of any city in Santa Clara County, after San Jose. Between 2015 and 2017 the homeless population in Gilroy increased from 439 to 722.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

400

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

Not available

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Local affordable housing development capacity
- Availability of land

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	Gavilan College - unknown

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?
No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?
No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

- Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing

Analysis of Impediments to Fair Housing Choice Report Date**Assessment of Fair Housing Report Date**

May 15, 2020

Please upload your most recently completed report:**Or provide a Web link/URL to the report**

Not available

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?**40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?**

- Resident survey
- Resident focus groups
- Open house community meetings
- Stakeholder consultation

Groups consulted:

Project Sentinel, Housing and Neighborhood Revitalization Committee Chair

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Yes

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Identify barriers to fair housing and solutions to them.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Extensive outreach for community survey and significant response received.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS**45. Which of the following factors contribute to fair housing issues in your jurisdiction?**

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments				Yes	high cost of housing limits access by low-income
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of regional cooperation

Access to financial services

Lending discrimination

Location of employers

Yes

Gilroy is distant from Silicon Valley employment centers

Location of environmental health hazards, such as factories or agricultural production

Availability, frequency, and reliability of public transit Yes

Yes

Very limited transit access in, to, from Gilroy

Access to healthcare facilities and medical services

Access to grocery stores and healthy food options

Location of proficient schools and school assignment policies

Creation and retention of high-quality jobs

Yes

Distance to available job centers

Range of job opportunities available

Yes

Distance to available job centers

The impacts of natural hazards, such as wildfires

CEQA and the land use entitlement process

Private discrimination, such as residential real estate "steering" (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

High cost of housing and limited high-quality wage jobs create barriers to improved housing opportunities

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for affordable housing development near transit
- Funding rehabilitation and accessibility improvements for low-income homeowners

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Utilize CDBG funds for limited housing rehabilitation, preserve BMR units

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

some low income units improved and others provided to other bmr residents

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Focus future housing growth in job centers, close to high quality transit.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Focus future housing growth in job centers, close to high quality transit.

53. Any further comments about anything in this survey?

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Submission #92

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SURVEY RESPONDENT CONTACT INFORMATION

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Hayward

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

There was no information for Hayward provided when I clicked on the link.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Hayward has relatively affordable housing compared to other jurisdictions in the Bay Area. In addition, we have a significant industrial sector which provides relatively well-paying jobs compared to jurisdictions

which mainly have service jobs. While housing costs are rising and people are being displaced, I believe that we are slightly imbalanced but not as severely imbalanced as other jurisdictions in the Bay Area.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

The City recently adopted Municipal Code updates to the Industrial District zoning district allowable uses to incentivize the creation of manufacturing, research and development, fabrication and other high wage jobs.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		The City has adequate sewer capacity to expand.
Water capacity	Opportunity		The City has adequate water capacity to expand unless there is a severe and extended draught.
Land suitability	Opportunity		The City of Hayward has land that is zoned for a variety of densities.
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		Hayward Unified School District has capacity to absorb additional students.
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	As construction costs rise, developers cannot make certain projects (i.e. high density) pencil in Hayward.
Availability of construction workforce			
Availability of surplus public land	Opportunity		

Opportunity	Constraint	Explanation
Availability of vacant land	Constraint	As land costs rise, developers cannot make certain development projects (i.e. high density) pencil.
Financing/funding for affordable housing		
Weak market conditions		
Project Labor Agreements (i)	Constraint	As labor costs rise, developers cannot make certain development projects pencil.
Utility connection fees	Constraint	Developers say that high impact fees are an issue for them however Hayward impact fees are the same or lower than surrounding jurisdictions.
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The most significant opportunity is the City's availability of land that is zoned for a variety of housing types. The city recently adopted the Downtown Specific Plan (near Downtown Hayward BART) which allows for very high density housing and we are in the midst of an update to the Mission Boulevard Form Based Code which allows for high density development along Mission Blvd corridor and around South Hayward BART.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The land, materials and labor costs are very high so it doesn't pencil for developers to build high density housing. Rather they end up building at the lower end of the high density category (townhomes) because they receive the greatest return on the investment.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

We have two BART stations in the jurisdiction and allow for very high density/intensity development in those areas however see comment 9 above about the high cost of land, materials and labor leading developers to build at a lower density because that will offer the greatest return on investment.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

We have mixed use areas where jobs/housing are allowed.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit

- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Provided data in Housing Element

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Provided data in Housing Element

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Proprietary data sources (please specify below)

Proprietary data sources

Rent Jungle; Submarket Trend report from REIS; Axiometrics

17. What are the current housing cost trends in your jurisdiction?

Housing costs are rising

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

According to the 2019 Point in Time Count, Hayward had 487 individuals which is up from 397 in 2017.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Community opposition
- Other (please explain below)

Hayward has over 3,700 units of approved/entitled housing however developers go through the entitlement/CEQA process and then find the construction costs have increased to the point where they cannot build and make an adequate profit.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Currently, 509 entitled units are actively applying for financing. The more financing available, the more affordable housing projects the City can attract. On several occasions, affordable housing developers have declined the opportunity to acquire land due to a lack of local funding available.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$54.5 million. This is in addition to the \$28.5 million the City has funded for the 3 affordable housing projects.

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other support (please describe below):

Other support

Plain language information on the Tenant Protection Act (AB 1482) for residents.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

290 households

23. What is the source for the data used for the previous response?

Housing Element; 2006-2010 ACS

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

We have Cal State East Bay campus and Chabot Community College within Hayward but we do not have a number of housing units needed to meet demand for the students that attend these institutions.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Unknown.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
Yes

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

January 1, 2020

Please upload your most recently completed report:

[20200110-regional-ai-final_rdd-compressed.pdf](#)

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Public hearing
- Stakeholder consultation

Groups consulted:

Racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency were chosen as a priority for engagement due to their historical lack of engagement in housing issues and because they are most likely to have disproportionate housing needs. Additionally, each participating jurisdiction created a list of expert and industry professionals or stakeholders that would be contacted for their feedback on fair housing issues, data, and solutions. Stakeholders represented a depth of professions, including housing organizations, homeless services, youth services, nonprofit social services, services for seniors, services for disabled persons, HIV/AIDS services, government, advocates, emergency services provider, educational organizations, and economic development organizations.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

See above.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

The goal for the process to elicit community participation for fair housing planning was to use a community engagement strategy aiming to result in a broad and diverse response, yet also focused on reaching target populations most impacted by fair housing issues.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:**DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS****45. Which of the following factors contribute to fair housing issues in your jurisdiction?**

**Limited
access to
housing in
your
jurisdiction**

**Segregated
housing
patterns or
concentrated
areas of
poverty**

**Disparities
in access to
opportunity
areas**

**Disparities in
housing cost
burdens and
overcrowding**

**Describe
how this
factor
contributes
to fair
housing
issues in
your
jurisdiction**

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes	Yes	Yes	Yes	Strong community opposition to proposed or existing developments can stall a project which can ultimately result in ending the project. Therefore, affordable units are not built.
Displacement of residents due to increased rents or other economic pressures	Yes	Yes	Yes	Yes	The result of displacement of residents causes segregated housing patterns or concentrated areas of poverty.
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes	Yes	The result of displacement of residents causes segregated housing patterns or concentrated areas of poverty.
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes	Yes	Yes		
The availability of affordable units in a range of sizes (especially larger units)	Yes	Yes	Yes		
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes	Yes	Yes		
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes	Yes	Yes		
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes				
Access to healthcare facilities and medical services					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to grocery stores and healthy food options		Yes	Yes		
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs	Yes		Yes		
Range of job opportunities available	Yes		Yes		
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Displacement of residents due to economic pressures is a significant factor that contribute to fair housing issues in the City of Hayward. The Bay Area region, including City of Hayward, is experiencing increased economic growth and a high demand for housing at a rapid rate in which the supply and rate of new housing can not accommodate. This growth is causing housing prices to rise, which then displaces low-income residents which low-income residents tend to also be minority residents. Furthermore, as housing costs rise throughout the Bay Area, housing production is not keeping up with demand due to rising construction costs. The growth of the region could lead to more displacement of minority residents and increased segregation unless actions are taken to encourage economic and racial/ethnic integration and diversity.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments

- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing a rent stabilization policy and staffing a rent stabilization board
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The City of Hayward has completed the tasks below in effort to overcome historical patterns of segregation or remove barriers to equal housing opportunity. The City continues to take a proactive approach to promote, encourage, and create diversity in equal housing opportunity.

- Update the Affordable Housing Ordinance provide onsite affordable housing in new developments or pay a fee that funds the development of affordable housing;
- Prioritize affordable housing projects for funding that target special needs populations, are located near public transit, and located near community resources/amenities ;
- Require that projects that receive funding to utilized affirmative fair marketing and housing first models for tenant selection if they include units for individuals experiencing homelessness;
- Amended the Residential Rent Stabilization Ordinance to extend eviction for cause protections to all Hayward residents and to provide rent increase protections to all units allowed under state law;
- Operate a rehab program;

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

The City of Hayward has been successful in completed the above stated goal and continues to work on additional measures. Hayward has developed a work plan to incentivize housing production and is in the beginning stages of the process. City Council acknowledges the desperate need for diverse type of housing and is in support of establishing policies and programs to incentivize housing production and have equal housing opportunity.

, we continue this work to incentivize housing production. in the beginning stages PROACTIVE As noted above, Hayward has over 3,700 units of approved/entitled housing however developers go through the entitlement/CEQA process and then find the construction costs have increased to the point where projects will not pencil so developers cannot finance the projects.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	Yes		
Rent review board and/or mediation	Yes		
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			Yes
First source hiring ordinances			
Living wage employment ordinances		Yes	
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents		Yes	
Dedicating surplus land for affordable housing		Yes	
Other (please describe below)			
Other			

— ANY ADDITIONAL FACTORS/COMMENTS —

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
- 53. Any further comments about anything in this survey?**

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Submission #55

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction
Hillsborough

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

Hillsborough is zoned entirely residential, meaning that we have very few jobs in town with a set place of employment. The City Hall/Corp Yard, Public & Private Schools and Country Club encompass all the job centers that we have. We also have people who come in to Town to work in home-related services such as landscaping, housekeeping, etc, but these are not set places of employment.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Hillsborough has approximately 270 ADUs within our jurisdiction, which is exceptional for a small community such as ours. While there is still an imbalance (there's not currently an ADU available for every low-wage worker who would like to live here) we're doing comparatively well in this arena and are on track to meet our current RHNA goals for Very Low and Low Income units.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity	Opportunity		
Land suitability	Opportunity	Constraint	Constraint: Out community is zoned entirely SFR and is very much built out. Opportunity: ADU/JADU development on existing SF parcels
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity	Constraint	Contstraint: Very full private schools, most at capacity Opportunity: Availability at public schools as parents move students to private
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	Much of the Town is in the Wildland Urban Interface Zone (WUI)
Construction costs		Constraint	This is everywhere in the Bay Area, Hillsborough is no exception
Availability of construction workforce		Constraint	This is everywhere in the Bay Area, Hillsborough is no exception

	Opportunity	Constraint	Explanation
Availability of surplus public land	Opportunity	Constraint	Constraint: We have extremely limited public land sites that are suitable for housing development Opportunity: There may be opportunity to sell smaller sites to adjacent property owners/other interested parties to create a funs for future housing development, should a site become available
Availability of vacant land		Constraint	Town is generally already fully built out.
Financing/funding for affordable housing		Constraint	This is everywhere in the Bay Area, Hillsborough is no exception
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Land Suitability: ADU/JADU development is really our best option for any future housing development. With the exception of a few parcels which remain vacant, the vast preponderance of sites in town are already developed (major constraint), leaving ADUs as the key means for the Town to produce future housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Land Suitability: With the exception of a few parcels which remain vacant, the vast preponderance of sites in town are already developed

Climate Change: Much of the Town is in the Wildland Urban Interface Zone (WUI) and is at increased risk for wildfire.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit

- Changes to parking requirements for new residential and/or commercial construction
- Implementing a Climate Action Plan
- Installation of EV chargers on Town Hall campus.

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Hillsborough does have residents who are "house-rich" yet cash poor. This is a situation which can especially impact seniors in our community.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)

Other publicly available data from a government source

Information 21 elements San Mateo County

17. What are the current housing cost trends in your jurisdiction?

Like much of the Bay Area, continued increases in rental and purchase prices

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Availability of land
- Community opposition
- Other (please explain below)

Just a note that Hillsborough is actually doing well in these categories for our current RHNA period, given the amount of ADU development we've seen and can still accommodate. Interestingly, given the vacant land constraints, we're actually struggling more in the Moderate and Above Moderate categories than Very Low and Low.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to

affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Open house community meetings
- Town hall
- Stakeholder consultation

Groups consulted:

School District, HIP Housing, Home For All San Mateo County

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

We are planning to begin our General Plan & Housing Element updates later this year, and will be working with the partner organizations listed above to reach members of our community who may be looking for housing opportunities in town, along with our current residents. This includes teachers & school staff, town employees, home-service workers, etc.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

We are just embarking on this process this year, so will have more to share as we move through the process.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes	Yes			While Hillsborough is not segregated within its limits, and there are not areas of poverty, segregation by wealth on a regional level is a concern
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					

**Limited
access to
housing in
your
jurisdiction**

**Segregated
housing
patterns or
concentrated
areas of
poverty**

**Disparities
in access to
opportunity
areas**

**Disparities in
housing cost
burdens and
overcrowding**

**Describe
how this
factor
contributes
to fair
housing
issues in
your
jurisdiction**

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Land Use: We are entirely zoned for single family residential use

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Streamlining entitlements processes and/or removing development fees for affordable housing construction

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest
-------------------	--	---

Rent stabilization/rent control

Rent review board and/or mediation

Mobile home rent control

Single-room occupancy (SRO) preservation

Condominium conversion regulations

Foreclosure assistance

**Affordable housing impact/linkage fee on new
residential development**

**Affordable housing impact/linkage fee on new
commercial development**

Inclusionary zoning

Community land trusts

First source hiring ordinances

Living wage employment ordinances

Promoting streamlined processing of ADUs Yes

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

We'd like the Committee to know that the Town is very much committed to doing our share to contribute. While it may come as a surprise to some, the Town is actually on track to current meet our RHNA allocation, specifically in the Very Low and Low categories. We would like to ask the committee to please consider our very real constraints in terms of available vacant land (very little), wildfire risk, and that we do not have commercial uses or large job centers within our jurisdiction. We are unique in this way, and so many of the standard methods to determine allocations might not be as effective as they are in communities with more typical land use patterns that include commercial uses. We're very much open for a discussion of how we can do our fair share while working within those constraints.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Availability of vacant land within various jurisdictions

How successful jurisdictions have been in previous cycles in meeting their mandated goals. Please don't penalize the good actors

53. Any further comments about anything in this survey?

Different communities have found success with different approaches; there's not a one-size-fits-all solution. We need communities of all types--we don't all need the same built form, the same density, the same types of land uses in order to contribute and do our part . It's okay for different communities to want to take different approaches, so long as they're finding success with the approach that works for them. For us, ADUs have proved extremely successful, for others another approach may work better. Please don't judge a book by it's cover.

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Submission #49

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Lafayette

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

1. We do not understand where this data comes from, so we cannot assess whether it is accurate or not.
2. It does not make sense to us why only lower-income households and lower wage jobs are analyzed, since the need for housing is across all income groups.
3. It does not make sense to us to compare jobs with units, since these are not one-to-one equivalencies. Why not use number of households versus number of units affordable to those households?
4. Further, the data should be split among owner and renter households.
5. ABAG projections show very little growth in population and jobs over the next decade, so how will that be accounted for in the RHNA allocation?
6. The most recent MSR by the Contra Costa County LAFCO shows that jobs per resident will decline to 2040, suggesting that more high-paying jobs, rather than units, are needed.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

3. Please briefly explain your reasoning for your response to the previous question

We cannot comment on this balance because of the aforementioned questions/concerns. However, we do know there is a need for more jobs TOTAL in Lafayette.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

No. We use the overall jobs-housing balance to inform policy decisions. That said, the question above presumes that only lower-income households have housing problems, which is inaccurate. According to ACS 2012-2016 data, 48% of households with one or more housing problems are households that are not lower-income.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Again, we do not understand the data source.

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		The City has more than adequate capacity to accommodate development.
Water capacity	Opportunity		The City has more than adequate capacity to accommodate development.
Land suitability		Constraint	The City is hampered by difficult topography and both seismic wildfire hazard areas. Therefore, much of the land available for housing is already built out.
Lands protected by federal or state programs			NA
County policies to preserve agricultural land			NA
Availability of schools		Constraint	Many schools in the area are at capacity.
Availability of parks		Constraint	We are currently below our GP target level of service of 5 acres per thousand residents.
Availability of public or social services		Constraint	The City is not an entitlement jurisdiction for federal funds; most public or social services are located elsewhere (such as Richmond and Walnut Creek) or are a County function.

Opportunity	Constraint	Explanation
Impact of climate change and natural hazards	Constraint	Steep slopes, landslide danger, earthquake faults and Very High Fire Hazard Severity Zones are all applicable to our city.
Construction costs	Constraint	Turner Center Report identifies high construction costs as a major cost constraint driving affordability. Local jurisdictions do not control these costs.
Availability of construction workforce	Constraint	See above. Aside from a shortage of construction workers, many of whom are helping rebuild places like Santa Rosa and Paradise, the costs of labor have risen significantly.
Availability of surplus public land	Constraint	Little to no surplus land exists in our city.
Availability of vacant land	Constraint	Little vacant land remains in our city.
Financing/funding for affordable housing	Constraint	Once Redevelopment was repealed, the City lost its only significant source of funding for affordable housing. In addition, it now takes seven or more funding sources to finance affordable housing. Development costs have been as high as \$900,000 per unit in the Bay Area.
Weak market conditions		NA
Project Labor Agreements (i)		NA
Utility connection fees	Constraint	Although it raises construction costs, fees do pay for infrastructure to support the new housing.
Other	Constraint	NIMBYism. Builders choosing to build fewer, larger units that are more lucrative rather than building to the maximum density permitted.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Only two are identified -- water and sewer capacity. Although not singled out above, recent laws regarding the required upzoning of BART sites will become a significant opportunity for the City, as it is a large site that could accommodate additional housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Aside from wildfire hazards, seismic activity, and topography constraints, the greatest constraints are all related to housing cost: the cost of construction, the unavailability of land, and the lack of financing for housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

These are not yes/no questions!

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Jurisdictions in Contra Costa County are signatories to an Urban Growth Boundary to prohibit sprawl and protect wildlands/topography.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The City routinely uses such data to inform the completion of the Housing Element.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

The City routinely uses such data to inform the completion of the Housing Element.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)
- Other

Other publicly available data from a government source

State Department of Finance data

Locally collected data

Building permit records

Other

17. What are the current housing cost trends in your jurisdiction?

Development cost and lack of financing remain the biggest impediments to providing housing at all income levels. That said, the rates of overcrowding and cost burden in Lafayette are substantially lower than in the region as a whole.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Homeless data collection is Countywide CoC function; while the City accepts data from the CoC and plans for homeless people living in Lafayette, the City itself does not conduct independent data collection.

In the most recent PIT count, there were only three persons identified in Lafayette as homeless (2019); in 2018, the number was 0. The City has identified, per State law, zoning areas where shelters and/or transitional housing can be built.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Other (please explain below)

Cost of development, specifically construction cost.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Approximately 400 units.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$200 million (\$500,000 per unit, perhaps more)

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				
Displacement of residents due to increased rents or other economic pressures	Yes				Possibly, but no data
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes				No financing available
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Availability, frequency, and reliability of public transit	Yes				The east side of Lafayette has no reliable transit, making it difficult for those without cars to live there
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs	Yes				The City needs more jobs of a high quality in order to reduce out-commutes
Range of job opportunities available	Yes				
The impacts of natural hazards, such as wildfires	Yes				Large portions of the City are unable to be built upon because of topography and/or natural hazards (earthquakes and wildfires)
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate “steering” (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

The availability of affordable units -- high construction costs and no financing available.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

These actions have been targeted to removing barriers to housing opportunity, but not specifically with a lens to overcome historical patterns of segregation, for which we have no data.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

The City can only make a small dent in the overall development landscape, as it has little impact on the overall cost to develop housing. Land prices, land availability, and construction costs all hamper the ability to provide for affordable housing. As noted above, the City continues to reduce costs and streamline activities to assist development, but it does so without a specific fair housing lens.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Overall jobs-housing balance, not limited to lower-income jobs. The City needs more high-quality/higher paying jobs so that residents do not need to commute outbound, thereby reducing greenhouse gas emissions. Consider also the fact that jurisdictions with difficult topography and natural hazards, such as Lafayette, cannot build housing in large parts of the community.

53. Any further comments about anything in this survey?

As noted at the beginning,

1. We do not understand where this data comes from, so we cannot assess whether it is accurate or not.
2. It does not make sense to us why only lower-income households and lower wage jobs are analyzed, since the need for housing is across all income groups.
3. It does not make sense to us to compare jobs with units, since these are not one-to-one equivalencies. Why not use number of households versus number of units affordable to those households?
4. Further, the data should be split among owner and renter households.
5. ABAG projections show very little growth in population and jobs over the next decade, so how will that be accounted for in the RHNA allocation?
6. The most recent MSR by the Contra Costa County LAFCO shows that jobs per resident will decline to 2040, suggesting that more high-paying jobs, rather than units, are needed.

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Los Altos Hills

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

ok with data

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

LAH is an entirely residential community with no commercial areas, so there are very few permanent low wage jobs within the Town (primarily services such as landscaping, cleaning services).

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Living wage employment ordinances

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			No sewer constraints to accommodate the level of density proscribed in the Town's General Plan.
Water capacity			No water constraints to accommodate the level of density proscribed in the Town's General Plan.
Land suitability		Constraint	Fully built-out community that is entirely zoned low density residential.
Lands protected by federal or state programs			n/a
County policies to preserve agricultural land			n/a
Availability of schools			No issues.
Availability of parks			Neither.
Availability of public or social services		Constraint	
Impact of climate change and natural hazards		Constraint	
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing			neither.
Weak market conditions		Constraint	This area does not have a weak market.
Project Labor Agreements (i)			n/a
Utility connection fees			neither.

Opportunity	Constraint	Explanation
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<p>Other</p> <p>8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection: We did not identify any of the above issues as opportunities.</p> <p>9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection: 1) Construction Costs; 2) Land Availability; 3) Land Suitability.</p> <p>10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure? No</p> <p>11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)? Yes LAH is in proximity to job centers but has a low density single-family zoning that limits affordable housing opportunities.</p> <p>12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county? no known agreements.</p> <p>13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?</p> <ul style="list-style-type: none"> • Energy efficiency standards in new construction or retrofits • Investment in pedestrian, bicycle, and active transportation infrastructure • Implementing a Climate Action Plan • Adopted reach codes that ban gas space and water heating in new construction. 		
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HOUSING AFFORDABILITY AND OVERCROWDING
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18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Not aware of any homeless population within the Town.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Gap financing is not a barrier to constructing more affordable housing in LAH.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

n/a

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

No farm land in or adjacent to LAH.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	Unknown
Campus of the California State University or the University of California	n/a
Community college	Unknown

26. What is the source for the data used to respond to the previous question?

No data source.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Foothill Community College is within LAH and Stanford University is directly adjacent to LAH, but the current housing demand for these institutions is not specifically known. The Town's Housing Element does identify a housing opportunity on the Foothill campus for students, teachers and employees, but specific data on housing demand is not known.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?**31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?**

No

32. If yes, why? How many units will be lost? What is the source of this data?**33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?**

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?**35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?**

n/a

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

n/a

FAIR HOUSING PLANNING AND DATA SOURCES**37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

no

42. Please describe your goals for the process to elicit community participation for fair housing planning.

We are encouraging the construction of ADUs throughout the community.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Community interest in constructing ADUs.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS**45. Which of the following factors contribute to fair housing issues in your jurisdiction?**

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes			Yes	
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	
Displacement of low-income residents and/or residents of color	Yes			Yes	
Displacement of residents due to natural hazards, such as wildfires					n/a

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes	Yes	Yes	Yes	
Occupancy standards that limit the number of people in a unit					n/a
Location of affordable housing	Yes	Yes	Yes	Yes	
The availability of affordable units in a range of sizes (especially larger units)	Yes	Yes	Yes	Yes	
Foreclosure patterns					very few, and not related to this topic.
Deteriorated or abandoned properties					n/a
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					no low income neighborhoods
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					no low income neighborhoods
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers				Yes	

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes		Yes		
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires	Yes		Yes		
CEQA and the land use entitlement process	Yes		Yes		
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

1) Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements; 2) Community opposition to proposed or existing developments; 3) The availability of affordable units in a range of sizes (especially larger units).

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Streamlining entitlements processes and/or removing development fees for affordable housing construction

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

LAH's Housing Element does not have any specifically stated goals related to overcome historical patterns of segregation or removing barriers to equal housing opportunity.

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes	Yes	
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

- Location and proximity of housing to BOTH jobs and transit infrastructure.
- Physical limitations to new housing development such as hillsides, sensitive habitat and fire hazard.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Location and proximity of housing to both jobs and transit infrastructure.

53. Any further comments about anything in this survey?

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Submission #73

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Los Gatos

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

In 2017, there were approximately 1,310 extremely low-income households, or 10.8 percent of Los Gatos's 12,110 total households.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

During the 2015-23 Housing Element period the Town has a goal of facilitating the production of at least 50 Extremely Low Income (ELI) units as a subset of the Very Low-Income category. Opportunities for ELI housing are the Southbay site, which is part of the Affordable Housing Overlay Zone (AHOZ) program, and the North 40 Specific Plan (former orchard land) area within which 13.5 acres has been rezoned to a minimum density of 20 units per acre.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Single-room occupancy (SRO) preservation
- Increased funding for affordable housing
- Inclusionary zoning
- Increased housing densities

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability		Constraint	
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks	Opportunity		
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	
Construction costs		Constraint	
Availability of construction workforce			
Availability of surplus public land	Opportunity		
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Given the amount of Town, Land Trust, and County open space areas, public open space is not a constraint for housing development. Public property, or vacant or under-utilized large commercial properties can also accommodate housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Land suitability; Impact of climate change and natural hazards: The non-hillside residential areas of the Town are largely built-out and the hillside and WUI areas are constrained by slopes, creeks, and vegetation which present potential natural hazards and with limited access.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Constraints: public transit is limited.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Constraints: residential areas near jobs are largely built-out.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Agreement with Santa Clara County requires annexation of any property located within the Town's Urban Service Area boundary that is either contiguous to a Town boundary or within 300 feet of a Town maintained roadway if a use is proposed to intensify; and 1987 Hillside Specific Plan created to address Town and Santa Clara County hillside development.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Town of Los Gatos 2012 Sustainability Plan provided baseline GHG inventory and 2020 emission forecasts

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

A majority of extremely low-, very low-, low; and moderate-income renters overpay for their housing in Los Gatos. The Rental Mediation and Dispute Ordinance establishes an annual limit on rent increases to five percent for complexes with three or more units.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

There are 30 overcrowded owner households and 85 overcrowded renter households in the Town.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Other

Other publicly available data from a government source

-Santa Clara County's Assessor's database

-See Town of Los Gatos 2040 General Plan Background Report Public Draft, March 2019, References 9.2:
<http://www.logatos2040.com/documents.html> and 2015-23 Housing Element

Background:<https://www.logatosca.gov/DocumentCenter/View/14791/2015-2023-Housing-Element-Appendices?bidId=>

Other

17. What are the current housing cost trends in your jurisdiction?

Los Gatos had a population of approximately 30,601 in 2018 according to the California Department of Finance (DOF). Over the last three decades, the population has grown very little and at a fairly steady pace. The population is also aging. The median age in Los Gatos is 45 years, while in 1970, the median age was 30 years. Los Gatos has a relatively low vacancy rate and median home sales prices remained some of the highest in Santa Clara County.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Los Gatos contributes funds to the Santa Clara County Continuum of Care program, which includes prevention services, permanent affordable housing, the provision of emergency shelters, and transitional and permanent housing. HomeSafe and Sobrato Living Center in Santa Clara provide housing opportunities for homeless persons in Los Gatos. The Town also financially supports the West Valley Community Services Comprehensive Emergency Assistance Program (CEAP) which provides several types of assistance to prevent homelessness and to find housing for the homeless.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local affordable housing development capacity
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing

- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

Farm workers are included as special needs households; however, as they make up less than one percent of the labor force in Los Gatos and work year-round in local industries, their housing needs are addressed through conventional affordable housing in the community. The Town's BMP Program application process offers a preference point for special needs households to assist them in qualifying for adequate housing.

23. What is the source for the data used for the previous response?

Town of Los Gatos 2040 General Plan Background Report Public Draft, March 2019

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Local affordable housing development capacity

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

None in the Town

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

NA

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

NA

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

NA

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Online forum
- Open house community meetings
- Public hearing
- Town hall
- Other (please describe below)

Other

Community participation has been encouraged in the current General Plan update process. A dedicated website is maintained at: <http://www.losgatos2040.com/>

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.

planning for increased housing needs

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes				
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes				
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
--	--	--	--	--	--

Range of job opportunities available

The impacts of natural hazards, such as wildfires Yes

CEQA and the land use entitlement process Yes

Private discrimination, such as residential real estate “steering” (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for the development of affordable housing on publicly-owned land
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

The Town has approximately 310 rental BMP units and approximately 54 for sale BMP units.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	Yes		
Rent review board and/or mediation	Yes		
Mobile home rent control	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
- 53. Any further comments about anything in this survey?**

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Submission #64

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Marin County (unincorporated)

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

Nothing included at the link above.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Marin County imports low wage service industry jobs and has very minimal housing that is affordable to these households. Most new development is large costume built single family homes that are not affordable to the local workforce.

Many high income residents of Marin commute to San Francisco, for higher wages.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Increased funding for affordable housing
- Community land trusts

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	
Water capacity		Constraint	
Land suitability		Constraint	Majority of land is zoned for single family homes.
Lands protected by federal or state programs		Constraint	Over 80% of Marin's land is preserved as parks, open space or agricultural land.
County policies to preserve agricultural land		Constraint	
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services	Opportunity		
Impact of climate change and natural hazards		Constraint	Some of the few multifamily zoned parcels are in areas impacted by flooding and sea level rise.
Construction costs		Constraint	High construction costs increase the costs of developing affordable workforce housing.
Availability of construction workforce		Constraint	Lack of housing affordable to local workforce leads to longer commutes, higher wages and increased costs and challenges in hiring
Availability of surplus public land		Constraint	Most public land is reserved as open space

Opportunity	Constraint	Explanation
Availability of vacant land	Constraint	
Financing/funding for affordable housing	Constraint	No dedicated local source of funding
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees	Constraint	Water connection fees have been a constraint for ADUs
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Marin County is an area of opportunity with ample access to parks, excellent schools and other amenities and services.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

No dedicated source of local funding for AH
 Limited vacant land
 Limited surplus public land

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

No agreements in place between cities, towns and the County. Although policies in the County's General Plan encourage growth to be directed toward cities and towns.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The County has adapted policies intended to preserve affordability and limit displacement, including Just Cause Policies, Mandatory Mediation of Rent Increases, focus on acquiring and preserving existing NOAHs.

**No data available at the link above.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

Landlord Rental Registry

17. What are the current housing cost trends in your jurisdiction?

High percentage of rent burdened households

Low income seniors living in larger homes

Decrease overall in homelessness, except for increased homelessness among families

Lack of affordable workforce housing

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Marin is focused on a housing first model rather than transitional housing.

The Marin County Department of Health and Human Services and its partners have housed 128 chronically homeless residents since October 2017. The 2019 point-in-time count found 257 people to be chronically homeless. Eighty-six were in an emergency shelter on the night of the Jan. 28 count, and 171 were unsheltered.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

378

Please provide an estimate for the amount of gap financing necessary to fund those projects:

15 million

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?
Yes

There are an estimated 1,072 agricultural workers impacted by the high cost of living, especially housing costs that are influenced by vacation rentals and high-end tourism.

23. What is the source for the data used for the previous response?

2012 USDA Census; UCCE Facts About Marin County Agriculture, July 2012
2012 American Community Survey, U.S. Census Bureau

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Lack of gap financing for affordable housing development
- Availability of land
- Other (please explain below)

Coastal Commission policies

Costs of developing septic systems

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

We do not have this information, although there is a community college and private four year college, and students are impacted by high housing costs.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

No. Lack of affordable rental housing.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents

- Population of residents with disabilities

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

One complex in the City of San Rafael, not unincorporated County

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

- Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing

Analysis of Impediments to Fair Housing Choice Report Date

January 30, 2020

Assessment of Fair Housing Report Date

Please upload your most recently completed report:

[attachment_1_-_2020_ai_final.pdf](#)

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

- Data collected by community-based organizations
- Local data sources (please describe below)

Local data sources

Landlord Registry

Local Surveys

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings
- Public hearing
- Stakeholder consultation

Groups consulted:

Aging and Adult Services

Behavioral Health

Children and Family Services

Community Health and Prevention

Employment and Training

Homeless Policy Steering Committee

Public Assistance

Veterans Services

West Marin Services

City of Novato

City of San Rafael

Elementary School Principals from S. Novato/Canal/M. City/W. Marin

Marin City Community Services District

Marin Housing Authority

Neighboring Jurisdictions

Alameda
Contra Costa
Sonoma
Napa
Oakland
Petaluma
Richmond
San Francisco
San Mateo
Santa Rosa
Santa Cruz

Adopt A Family
Canal Alliance
Center for Domestic Peace
Coastal Health Alliance
Community Action Marin
Extra Food
First 5
Homeward Bound of Marin
Marin Asian Advocacy Project
Marin Center for Independent Living
Marin Child Care Council
Marin City Community Development Corporation
Marin City Health and Wellness Center
Marin Community Clinics
Multicultural Center of Marin
North Marin Community Services
Operation Access
Parent Services Project
Ritter Center
RotaCare
San Geronimo Valley Community Center
SF-Marín Food Bank
Spahr Center
St. Vincent de Paul Society of Marin County
Side by Side(Sunny Hills Transition Age Youth)
West Marin Community Services

West Marin Senior Services
Whistlestop
Marin PTA
Bridge the Gap
San Rafael Preschool
Shoreline Acres
Marin City Parent Resource Center
Marin YMCA
FSACC
Marin Horizon School
NBCC
YWCA
MHA
Galilee
JFCS
AWD
BCLT
Covia
DST
MCIL
Shurig Center
FHANC
LAM
FACLC
CLAM
SGVAHA
Lifehouse

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Yes, more diverse than the population as a whole.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Engaging those least likely to apply
Included contact with over 2,700 individuals

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Dedicated staff and resources

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes	Yes	Yes	Yes	
Displacement of residents due to increased rents or other economic pressures	Yes	Yes	Yes	Yes	
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes	Yes	
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes	Yes	Yes	Yes	
Occupancy standards that limit the number of people in a unit					
Location of affordable housing		Yes	Yes		
The availability of affordable units in a range of sizes (especially larger units)	Yes	Yes	Yes	Yes	
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies		Yes	Yes		
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities			Yes	Yes	

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes	Yes	Yes	
Lack of regional cooperation	Yes			Yes
Access to financial services		Yes	Yes	
Lending discrimination		Yes		Yes
Location of employers		Yes	Yes	
Location of environmental health hazards, such as factories or agricultural production				
Availability, frequency, and reliability of public transit		Yes	Yes	
Access to healthcare facilities and medical services				
Access to grocery stores and healthy food options		Yes	Yes	
Location of proficient schools and school assignment policies		Yes	Yes	
Creation and retention of high-quality jobs			Yes	
Range of job opportunities available			Yes	
The impacts of natural hazards, such as wildfires	Yes			Yes
CEQA and the land use entitlement process	Yes	Yes	Yes	Yes
Private discrimination, such as residential real estate "steering" (i)	Yes	Yes	Yes	Yes
Other (please describe)				

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

1. The availability of affordable units in a range of sizes (especially larger units)
 2. Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities
 3. Private discrimination, community opposition
- These were identified in our robust community engagement process for the AI.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

While the County's 2020 AI meets HUD's requirements to conduct a fair housing analysis, the approach and perspective on how to conduct the analysis and the review of its fair housing policies and programs go beyond the mandates of HUD. This AI reflects an expanded community engagement process that included residents and communities who are not members of the protected classes, but who also face housing challenges. The voices and concerns of seniors, agricultural workers, families with children, youth and people experiencing homelessness were part of the process of developing recommendations which can impact their opportunities for fair housing choice for many as residents in Marin. In addition, the County not only reviewed and analyzed its efforts to affirmatively furthering fair housing, but went beyond the requirement to address illegal discrimination by recommending it continue to work with communities to identify resources to create affordable housing and homeownership , particularly for those who have been directly affected by historic housing inequities and discrimination.

49. How successful were these past actions in achieving these goals?

Somewhat Unsuccessful

Describe reasons for success or lack thereof:

Community opposition

Lack of resources dedicated to addressing equity issues

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts	Yes		
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies	Yes		
Acquisition of unsubsidized properties with affordable rents	Yes		
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Better way to establish affordability of ADUs

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Include existing need as well as future need.

53. Any further comments about anything in this survey?

ADUs are being used to satisfy RHNA but affordability is not well defined. A clear transparent and universal system of establishing and ensuring affordability is needed for ADUs.

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Submission #104

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[Resend e-mails](#)

SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Mill Valley

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

There should be a ratio related to only rental unit opportunities, which would make the data more relevant to low-wage and affordable household.

Home-ownership: large number of parcels that continue to remain in trusts, passed down from generation to generation. Large number of Service Providers (nannies, gardeners, construction workers). Large number of seniors occupying housing units. Low vacancy rates to actually find an affordable unit.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

The median single-family home sales price in Mill Valley is over \$1.5 million, requiring an annual income of \$289,000 to buy a house (on average). Based on US Census data, approximately 18% of California Households can afford a house in Marin County. Renting in Mill Valley is also expensive, with recent estimates requiring wages of \$49/hour or more (approximately \$102,000 annually) to afford a one-bedroom apartment.

Based on the US Census, the 2016 median household income in Mill Valley was \$149,336, meaning that over half the households in Mill Valley cannot afford a single-family home and just over half the households qualify to purchase a condominium in town. By way of example, of the 6,084 total Mill Valley Households: 21% have an annual income \$50,000, or less and 33% households are single income households living alone (many of which are seniors on a fixed income).

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

We use the impacts (identified above #4) as well as the housing costs vs. avg wage (discussed above in #3) as it provides more meaningful context than a ratio statement.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Community land trusts
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity	Constraint	
Water capacity			unknown, ask the municipal water district.
Land suitability		Constraint	Like most of the Bay Area, vacant land is vacant for a reason -- it is difficult and expensive to build on (mainly for slope or floodway reasons).
Lands protected by federal or state programs		Constraint	
County policies to preserve agricultural land		Constraint	

	Opportunity	Constraint	Explanation
Availability of schools	Opportunity	Constraint	School population continues to vary drastically over the years.
Availability of parks		Constraint	
Availability of public or social services		Constraint	
Impact of climate change and natural hazards		Constraint	The majority of land (over 75%) contained within either the High Fire Zone Area or the FEMA Floodplain.
Construction costs		Constraint	We approve many projects that end up not being built, or are built 10 years after the approval date.
Availability of construction workforce			
Availability of surplus public land	Opportunity		The majority of public land is less than 1 acre in size, so not an opportunity for leveraging an affordable housing project.
Availability of vacant land		Constraint	As mentioned above, vacant land is vacant for a reason. Typically on a steep hillside, has encroachments, is substandard in parcel size; zoned as open space; or is in a floodway.
Financing/funding for affordable housing		Constraint	
Weak market conditions	Opportunity		If there were weak market conditions, that would provide the opportunity to acquire and convert properties to deed restricted affordable units.
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Availability of public land (such as schools); tied with density bonus and funding for teacher housing.

Other not mentioned above: Dying commercial areas is an opportunity to create mixed use buildings.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Funding for affordable housing projects

construction costs

availability of vacant land

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The city is built out. Its main transit corridor (Miller, Camino Alto, East Blithedale) includes single family zoned parcels as well as mixed use zoned areas. There is approximately 2-3 vacant parcel available on this corridor, all other parcels have existing buildings on the property.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

see above.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Not sure, please contact the county of marin.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

See number 1

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

See county survey.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?
No

23. What is the source for the data used for the previous response?
Based on proximity of agricultural jobs.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

Yes, either with sea level rise/flooding occurrences or wild land fire.

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Local data sources (please describe below)

Local data sources

Marin County.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Other (please describe)				

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control		
Rent review board and/or mediation		
Mobile home rent control		
Single-room occupancy (SRO) preservation		
Condominium conversion regulations		
Foreclosure assistance		
Affordable housing impact/linkage fee on new residential development		
Affordable housing impact/linkage fee on new commercial development		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

— ANY ADDITIONAL FACTORS/COMMENTS —

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Consider credits for documented home share programs at the end of the RHNA reporting cycle, should the parcel contain a home share occupant over the entire RHNA housing cycle. There is a tremendous number of single-occupant homes, which could be targeted as housing opportunities that has not been explored. This is becoming of more interest with the high cost of housing, maintaining housing and also provides a social benefit for the aging population.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Consider zoning of land; number of vacant parcels; identify the number of parcels that are over an acre and land constraints (remove parcels in Very High Fire Severity Zone and FEMA Floodplain or floodway; parcels on roadways less than 20' wide; parcels over a certain slope percentage)

Incorporate assumptions in about ADUs and provide guidance on how ADUs can be distributed in each income category.

Include working from home / home based jobs

53. Any further comments about anything in this survey?

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Submission #117

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Millbrae

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

If anything, the J-H Fit ratio fails to account for the many day laborers, gardeners, housekeepers and nannies who work in Millbrae. As a result, the probability is high that the actual J-H Fit number would be higher than the stated 20.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	
Water capacity		Constraint	
Land suitability	Opportunity	Constraint	
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools		Constraint	
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees	Opportunity		
Other	Opportunity		Strong and in demand intermodal transit station and proximity to SFO.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Millbrae is a City at build-out with no vacant land remaining. What we do have is a strong demand for new housing development and a commercial spine running the length of the City. Urban developers are finding opportunities to redevelop some of these underutilized sites. So Land Suitability is an asset for Millbrae all along its commercial, El Camino Real, spine.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Minimal land availability, urban land prices and extremely high construction costs mean affordable housing is extremely expensive to build here. Given this combined with little to no affordable housing funds availability, Millbrae has no chance of meeting its RHNA numbers.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

See answer to 8, above.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

This is a constraint as we currently do not have any job centers to speak of. With a major intermodal transit center located in Millbrae, our hope is to find ways to create job centers to take advantage of this easy transit access.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Not aware of any agreements that pertain to the City of Millbrae.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

We are aware of the cost burden that many households increasingly face. As a result, we contract with a local nonprofit, HIP Housing, to provide service such as shared housing and self sufficiency program solutions.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)

Other publicly available data from a government source

17. What are the current housing cost trends in your jurisdiction?

Question not clear. Housing cost continues to escalate, as does the cost of construction.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Although Millbrae participates in the annual San Mateo County One Day Homeless Count and Survey, staff believes that the count of 9 homeless is significantly understated by the nightly influx of homeless when the last BART train of the night arrives at Millbrae's end of the line station and the homeless are required to disembark.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

N/A

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- High-income job growth
- Other (please explain below)

See answer to Question 18, above.

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development		Yes	
Affordable housing impact/linkage fee on new commercial development		Yes	
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances		Yes	
Promoting streamlined processing of ADUs		Yes	
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Millbrae is not a high tech (and high salaried) employment center such as the surrounding jurisdictions of Redwood City, San Mateo and South San Francisco. As such, we should not be penalized for job growth that exacerbates housing need currently occurring in these jurisdictions.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission #85

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Milpitas

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

Using \$1,250 as the monthly income for this test results in an annual income of less than \$15,000. The upper threshold for extremely low income in Santa Clara County is \$30,750 (HH of 1) and \$43,900 (HH of 4).

Why did ABAG/MTC choose to use such a low threshold for your low income definition? It seems like Tier 2 could also be considered “extremely low income” in the Bay Area.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

In Q4 2019, the median home price in Milpitas was \$1.02 M. In January 2020, the average effective rent in Milpitas was \$2,806. The Jobs to Employed Residents ratio for Milpitas is healthy but many low wage workers are not able to afford to live here and must commute from other places. Housing is costly because developable land is expensive and scarce and the cost of development in the Bay Area is high for several reasons. Rents are likely to continue outpacing low wage incomes forcing lower income people to crowd or commute longer distances.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents
- ABAG/MTC data indicates that Milpitas has an above average rate of over-crowding.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Increased funding for affordable housing
- Inclusionary zoning
- Economic development programs to encourage job growth
- Rent control could apply more broadly than it does under Costa Hawkins (vacancy control).

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services		Constraint	We need to make sure we are prepared with social services as new Permanent Supportive Housing comes online.
Impact of climate change and natural hazards			
Construction costs		Constraint	Costs are very high.

	Opportunity	Constraint	Explanation
Availability of construction workforce		Constraint	There are not enough experienced contractors which can slow down projects.
Availability of surplus public land	Opportunity		The City is exploring ways to use surplus land for affordable housing.
Availability of vacant land	Opportunity		The City is preparing to update two specific plan areas that have vacant and underutilized land.
Financing/funding for affordable housing			
Weak market conditions			
Project Labor Agreements (i)		Constraint	Triggering a project labor agreement can make preservation more difficult.
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Implementation of our newly revised inclusionary and commercial linkage programs is now underway. Together they will result in approximately 15% on-site affordable units. There may also be surplus land opportunities for future affordable housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Insufficient public services for supportive housing, high cost of construction, and shortage of experienced contractors continue to be issues.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

We are currently updating our General Plan and two Specific Plan Areas near rail transit. These updates look to increase capacity for dense housing near commercial uses, jobs, and high quality transit.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

The City is updating its General Plan and exploring ways to gradually add denser housing to existing commercial centers.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Not applicable, we do not have any County pockets in Milpitas.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development

- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Yes, in Milpitas approximately 42% of renters are cost burdened or severely cost burdened. While income is somewhat higher here, household size is also larger than the County and Regional average thus cost burden remains a concern.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Milpitas is predominantly a single family community. Low wage renters can't afford to rent a home on their own, so doubling up has become more common in recent years.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)

Proprietary data sources

CoStar.

17. What are the current housing cost trends in your jurisdiction?

From 2012-2017 the percentage of persons in poverty in Milpitas increased from 6.2% to 8.4%. The median gross rent increased from \$1,700 to \$2,100 (a 24% increase). The percentage change in gross rent as a percentage of household income increased by approximately 38% to 40% for all occupied units over the same period. According to CoStar, rents in Milpitas track closely with rents in San Jose Metro and the Bay Area. The average effective rent in the Milpitas submarket for a 2-bedroom apartment was nearly \$3,100 in January 2020.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

We collect data via the Santa Clara County biennial point in time homelessness census. In addition, our Police Department collects data on encampment locations.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Milpitas is currently updating its General Plan, Transit Area Specific Plan (TASP), and Midtown Specific Plan. Staff cannot accurately estimate the City's capacity for new housing until these updates are completed later this year. The City has approximately 338 affordable units in the pipeline (including anticipated inclusionary units) and continues to look for new gap financing sources.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

A 2019 study found that on-site compliance cost for rental apartments in Milpitas ranged from \$20.40-\$42.30/sq ft.

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?
No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?
Yes

32. If yes, why? How many units will be lost? What is the source of this data?

In 2019, the City worked to preserve 149 households using project based rental assistance vouchers for five additional years.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?
No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?
Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?
Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date
September 20, 2016

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<http://www.ci.milpitas.ca.gov/wp-content/uploads/2016/09/AI-MILPITAS-2016-FINAL.pdf>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)

- Data provided by HUD
- Data collected by community-based organizations
- Other (please describe below)

Other

PolicyLink Bay Area Equity Atlas. The City hired Project Sentinel to organize clinics and workshops for tenant/landlord issues and to convene a Tenant Protection Task Force.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

We learned we needed to offer more varied formats such as workshops and drop in clinics and also to prepare brochures and post more content on our webpage. We are testing the effectiveness of using social media to help stay connected with our constituents.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				Opposition to homeless shelters or permanent supportive housing.

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	Tenants have asked for more protections from evictions and rising rents.
Displacement of low-income residents and/or residents of color	Yes				
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes				
Occupancy standards that limit the number of people in a unit					
Location of affordable housing		Yes			
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes				
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs	Yes				
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)			Yes		Language access can be a barrier.

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Language access, lack of awareness of fair housing services, shortage of new affordable housing, and 30+ year old housing stock that is increasingly in need of rehabilitation.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Financial resources or other programs to support the preservation of existing affordable housing
- Implementing a rent stabilization policy and staffing a rent stabilization board
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

At present, Milpitas has no stated goals for addressing historic patterns of segregation. However, the City recently took action to preserve 149 project based housing vouchers in Sunnyhills, one of the nation's first integrated apartment complexes.

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			Yes
Rent review board and/or mediation	Yes		
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies		Yes	
Acquisition of unsubsidized properties with affordable rents	Yes		
Dedicating surplus land for affordable housing		Yes	
Other (please describe below)		Yes	
Other Just cause eviction.			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Encourage higher allocations of housing to cities with large jobs to employed resident ratios, not just proximity to transit. Consider ways to encourage housing production while avoiding or mitigating displacement. The RHNA process should lead to a net increase in affordable and "naturally affordable" housing stock.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Location of jobs, transit, and communities and housing stock at risk of displacement/redevelopment. RHNA should lead to a substantial net increase in affordable and "naturally affordable" housing together, not over 100% of market rate goals at the expense of affordable.

53. Any further comments about anything in this survey?

Find ways to link production goals with preservation goals. Make it easier for cities to receive RHNA credit for preservation as well as conversion of market rate to affordable.

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Submission #70

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Monte Sereno

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

The City of Monte Sereno is predominantly large lot single family detached homes. More recently there are ADU's being built which could provide affordable homes to low-wage workers but the City also does not have any commercial so many of the low wage workers would be service workers for residents.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

The City does not have any employers other than a public school, church, and city hall coupled with high cost housing.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Encouragement of ADUs and JADUs on residential parcels.

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		Capacity does not appear to be an issue
Water capacity	Opportunity		Capacity does not appear to be an issue. Water pressure in the hillsides may be more of an issue
Land suitability	Opportunity		There are some larger residential lots suitable for accessory dwelling units and junior accessory dwelling units without over crowding
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs			
Availability of construction workforce			
Availability of surplus public land			
Availability of vacant land		Constraint	the only vacant land is from a couple of underdeveloped parcels and fires that destroyed a home.
Financing/funding for affordable housing			
Weak market conditions			

Opportunity	Constraint	Explanation
-------------	------------	-------------

Project Labor Agreements (i)

Utility connection fees

Other

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

All of the three identified for the reasons in the comment box.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The City really does not have any vacant land other than a fire burned out property and a couple of under developed parcels.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

There is no public transportation in close proximity to the City's boundaries and the land along the major transportation roadways is already developed.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

There are no major job centers close to the City's boundaries.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

none

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

American Community Survey or other Census Bureau data

17. What are the current housing cost trends in your jurisdiction?

Generally holding steady and a very high price. Some drops, but with low inventory available and a wide range of homes and lot sizes the trends make appear volatile.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD’s new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Professional knowledge.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

n/a

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Open house community meetings

- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Main goal was to educate public on dif

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes				
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Range of job opportunities available				
The impacts of natural hazards, such as wildfires				
CEQA and the land use entitlement process				
Private discrimination, such as residential real estate “steering” (i)				
Other (please describe)				
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors? Community opposition, zoning regulations, availability of affordable units. Monte Sereno is predominantly a large lot single family community with zoning regulations to reflect this.</p>				

FAIR HOUSING GOALS AND ACTIONS			
47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?			
Land use changes to allow a greater variety of housing types			
48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:			
49. How successful were these past actions in achieving these goals?			
Somewhat Successful			
Describe reasons for success or lack thereof:			
50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?			
	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Historical presence of certain communities and the ability to accommodate additional development without wholesale change in land use.

Availability of land resources .

Topography of land resources and appropriateness for higher density development.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Land availability and location near job centers.

Availability of transit systems.

Topography of available land resources.

Environmental setting of land resources.

53. Any further comments about anything in this survey?

One size fits all is a challenge for some communities and a more regional approach and recognition of certain communities ability to address the housing crisis in a more suitable manner than other could support a more regional approach with smaller communities supporting housing through non production means.

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Submission #101

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Moraga

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

NA. Reviewed jobs-housing table provided.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

According to the 2015 Moraga Housing Element, lands costs are one of the greatest impediments to the production of affordable housing in Moraga. The cost of a development-ready lot is hard to estimate because so little land is available at any given time. In July 2014 there were three vacant residential parcels listed for

sale online in and around the town. This included one large (25acre) rural residential lot just outside of town limits listed for almost \$1.5million, or \$57,500 per acre, and two smaller (0.4acre) multifamily / mixed-use infill lots listed for \$749,000 each, or \$1,872,500 per acre. Additionally, the construction cost per square foot of such homes is typically \$200 to \$350. Because the home sizes are 3,000 to 4,500 square feet, these homes typically cost \$600,000 or more to build. This is evident in a 2013 statistic that measured the median home sale price for the Town of Moraga was \$912,500.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

NA

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability	Opportunity	Constraint	Do to the amount and topography of currently available land, land suitability is constrained. However, Moraga does include a PDA that is suitable for a variety of housing options.
Lands protected by federal or state programs	Opportunity		Other than Saint Mary's College, the Town Of Moraga's Open Space designations, and utility easements from utility companies, no other regulatory agencies hold major land entitlements in the Town of Moraga.
County policies to preserve agricultural land	Opportunity		Contra Costa County holds no agricultural land preserves within the Town of Moraga town limits.
Availability of schools	Opportunity		Moraga is home to highly ranked schools and provides excellent school options
Availability of parks			
Availability of public or social services			

Opportunity	Constraint	Explanation
Impact of climate change and natural hazards	Constraint	Parts of Moraga are located within high-severity fire hazard zones. This increases construction costs for housing.
Construction costs	Constraint	In July 2014 there were three vacant residential parcels listed for sale online in and around the town. This included one large (25acre) rural residential lot just outside of town limits listed for almost \$1.5million, or \$57,500 per acre, and two smaller (0.4acre) multifamily / mixed-use infill lots listed for \$749,000 each, or \$1,872,500 per acre. Additionally, the construction cost per square foot of such homes is typically \$200 to \$350. Because the home sizes are 3,000 to 4,500 square feet, these homes typically cost \$600,000 or more to build.
Availability of construction workforce	Constraint	The most common occupation of Moraga residents is in the management, business, science, and arts occupations (61.7percent)" -2015 Town of Moraga Housing Element
Availability of surplus public land		
Availability of vacant land	Constraint	Most vacant land is not zoned or suitable for residential purposes, especially for medium or higher density housing.
Financing/funding for affordable housing		
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees	Constraint	Utility connection fees for water, sewer, etc, are high, and are not within the control or jurisd
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Availability of land for housing that is not subject to agricultural or federal/state controls. Availability of land within the designated PDA that offers options for medium and higher density housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

High costs of construction, labor, and utility connections. Lands designated within severe fire hazard areas on local and state fire maps that increase construction costs for new housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Implementing the Moraga Center Specific Plan. The Moraga Center Specific Plan Implementation Project (MCSP-IP) is the state-required follow-up to the MCSP to develop zoning and development standards that implement the broader land use planning and policy framework established in the MCSP. The MCSP-IP has

been funded by grants from both Contra Costa Transportation Authority (CCTA) and the Metropolitan Transportation Commission (MTC). These programs are intended to help jurisdictions further the goals of the Priority Development Area (PDA) program, namely, to (i) support the development of more compact, transit-oriented, walkable, mixed use community centers that locate housing closer to shopping and employment, and (ii) increase the amount and diversity of available housing in the Bay Area region as a whole.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Implementing the Moraga Center Specific Plan. The Moraga Center Specific Plan Implementation Project (MCSP-IP) is the state-required follow-up to the MCSP to develop zoning and development standards that implement the broader land use planning and policy framework established in the MCSP. The MCSP-IP has been funded by grants from both Contra Costa Transportation Authority (CCTA) and the Metropolitan Transportation Commission (MTC). These programs are intended to help jurisdictions further the goals of the Priority Development Area (PDA) program, namely, to (i) support the development of more compact, transit-oriented, walkable, mixed use community centers that locate housing closer to shopping and employment, and (ii) increase the amount and diversity of available housing in the Bay Area region as a whole.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

NA

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

American Community Survey or other Census Bureau data

17. What are the current housing cost trends in your jurisdiction?

Increasing due to: According to the 2015 Moraga Housing Element, lands costs are one of the greatest impediments to the production of affordable housing in Moraga. The cost of a development-ready lot is hard to estimate because so little land is available at any given time. In July 2014 there were three vacant residential parcels listed for sale online in and around the town. This included one large (25acre) rural residential lot just outside of town limits listed for almost \$1.5million, or \$57,500 per acre, and two smaller (0.4acre) multifamily / mixed-use infill lots listed for \$749,000 each, or \$1,872,500 per acre. Additionally, the construction cost per square foot of such homes is typically \$200 to \$350. Because the home sizes are 3,000 to 4,500 square feet, these homes typically cost \$600,000 or more to build. This is evident in a 2013 statistic that measured the median home sale price for the Town of Moraga was \$912,500.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

NA

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Local affordable housing development capacity

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

NA

Please provide an estimate for the amount of gap financing necessary to fund those projects:

NA

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND**22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?**

No

NA

23. What is the source for the data used for the previous response?

NA

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Availability of land

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Housing Units Needed to Meet Demand

Private university

Saint Mary's College, 10-15

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

St. Mary's College

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

According to St. Mary's College, the college is about 200 housing units short of the demand for on-campus student housing, forcing these students to reside off campus.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

NA

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

NA

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

N/A

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

N/A

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident focus groups
- Open house community meetings
- Public hearing
- Stakeholder consultation

Groups consulted:

Moraga Housing Element community workshops and stakeholder meetings

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

NA

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Similar outreach efforts to community and stakeholder groups for next cycle Housing Element.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Received valuable input from community and stakeholders for inclusion in the Housing Element.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction

Segregated housing patterns or concentrated areas of poverty

Disparities in access to opportunity areas

Disparities in housing cost burdens and overcrowding

Describe how this factor contributes to fair housing issues in your jurisdiction

Community opposition to proposed or existing developments

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to financial services					
Lending discrimination					
Location of employers	Yes				Limited job options and employers within Moraga.
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes				Limited public transit options for access to jobs and services.
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					Construction cost for housing units is higher due to increased fire suppression standards.
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Limited public transit options limit access to jobs and services. Also, limited job options and employers within Moraga.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for affordable housing development near transit
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

NA

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

NA

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other NA			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?
Housing should be located within proximity to job centers to facilitate access to transit and employment opportunities.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?
See above comment.

53. Any further comments about anything in this survey?
NA

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Submission #119

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[Resend e-mails](#)

SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Morgan Hill

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

We do not have any alternative data

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

For every 8 low wage jobs there is only one low cost rental available, suggesting in imbalance and a lack of available low cost units. This data is consistent with our building permit information on types of housing product that is being built in Morgan Hill and the lack of rental property proposed.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Single-room occupancy (SRO) preservation
- Increased funding for affordable housing
- Inclusionary zoning

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	Sewer capacity is limited based on the size of the City's treatment facility. The City would have to expand the treatment facility and it would have to charge impact fees to do so, that is already the plan per our storm sanitary sewer master plan. Its moving target, but essentially 30 Million would be needed to meet our current projections.
Water capacity			water supply requires the need to drill new wells and build new water tanks (storage facilities that hold water)
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce			

Opportunity	Constraint	Explanation
Availability of surplus public land		
Availability of vacant land	Constraint	
Financing/funding for affordable housing	Constraint	
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees		
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The City has successfully received State funding via SB2 for the Form Based Code that will become the basis of the Specific Plan for Monterey Corridor. With further funding just announced, the City is eligible (by population) for an additional \$150,000 which we will use to finish the Specific Plan. What is still needed?? \$150,000 for the EIR preparation what would provide environmental clearance of the S. Plan. Why is this \$150,000 important? The completion of the EIR will lead to 500-700 new mixed income housing units!

8 Million in gap financing is needed for an affordable farmworker housing project on a city owned site

Once complete, development will not need to prepare individual environmental clearance for their projects. Monterey Corridor is the only operational bus transit corridor in the City, extending from Gilroy to San Jose (historic El Camino Real). Portions of the corridor are within ½ mile of Caltrain Station, although the City has only northbound service 3X in the early morning, and southbound service 3X in the evening from 5-7:00

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

--Funding for affordable housing is needed, gap financing is necessary to facilitate affordable projects
 --Access to available land, land may be appropriately zoned and a perfect site BUT we cannot force people to sell. There are only so many available and vacant parcels.
 --planning dollars are needed for technical assistance

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Our public transportation is concentrated near our downtown and there are very limited opportunities for redevelopment of parcels (small individual lots that would take time to assemble, resistance to growth from area residents) for more concentrated development of jobs and or housing

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

None

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing ordinance requiring all new development to be “all-electric”

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

rentometer

craigslist

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

114 Homeless in Morgan Hill according to the 2019 Biannual Homeless Count

Out of 14,516 Housing units Morgan Hill has:

Affordable Deed restricted rental units 1214

Affordable Deed Restricted ownership units 529

Mobile homes protected by ordinance 839

RV spaces that tend to serve as affordable 806, 300 children attending school in our district live in RVs permanently

Biannual Homeless Census Point In Time Count:

2013- 61 people

2015-81 people

2017-388 people

2019-114 people

Morgan Hill's Housing Strategy includes serving the homeless including but not limited to:

- New construction of very Low Income and mixed income units, we have 115 very low-income units to produce before Dec of 2022 in order to meet all of our existing RHNA categories, units are set aside to serve homeless
- Setting aside new and turnover units for the Homeless
- Safe Car park Homeless Program
- Cold Weather Inclement Weather Shelter

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Other (please explain below)

The lack of funding for affordable housing to meet our remaining goal of 115 very low income units is our greatest challenge. Each unit needs a substantial subsidy. Our Housing Program is small and is charged with new construction development, homeless programs, below market rate ownership programs, monitoring and compliance, legislation and policy. When RDA went away we went from 14 staff to 2.5 plus a few service providers to cover all things housing related. Smaller cities are fiscally challenged and usually very lean.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

300-500 affordable low and very low income units

Please provide an estimate for the amount of gap financing necessary to fund those projects:

8 Million annually could be coupled with other gap financing sources, county, local, vouchers, etc

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Other support (please describe below):

Other support

Morgan Hill is in need of funding to complete: Monterey Corridor Specific Plan EIR.

The City has successfully received State funding via SB2 for the Form Based Code that will become the basis of the Specific Plan for Monterey Corridor. With further funding just announced, the City is eligible (by population) for an additional \$150,000 which we will use to finish the Specific Plan. Still needed: \$150,000 for the EIR preparation what would provide environmental clearance of the S. Plan. Why is this \$150,000 important? The completion of the EIR will lead to 500-700 new mixed income housing units!

Once complete, development will not need to prepare individual environmental clearance for their projects. Monterey Corridor is the only operational bus transit corridor in the City, extending from Gilroy to San Jose (historic El Camino Real). Portions of the corridor are within ½ mile of Caltrain Station, although the City has only northbound service 3X in the early morning, and southbound service 3X in the evening from 5-7:00

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

This is specific to Santa Clara County. The City held a well attended meeting by local farmers. The County Planning Dept conducted a survey: Results- need to create approximately 1,400 additional seasonal housing units and 700 long term (permanent) housing units in South County (that included Morgan Hill and Gilroy)

Farmworker Housing Roundtable and Survey

On January 19, 2018, the County Administration, in coordination with staff from the Cities of Morgan Hill and Gilroy, hosted a roundtable discussion with several farm industry representatives to discuss farmworker housing needs in Santa Clara County. The Roundtable discussion focused on general farmworker housing trends within the County, and factors affecting labor contracting for farmworkers, and barriers and obstacles to farmworker housing development.

Subsequent to this Roundtable discussion, the Department distributed a survey to farm industry representatives, requesting feedback regarding the number of farmworkers employed (both seasonal and year around) within Santa Clara County and the need for additional farmworker housing units, including a preference of different housing types.

The results from the Roundtable discussion and subsequent survey underscored the acute need for development of additional farmworker housing units within the County to meet demand. The survey results represented feedback from 22 farmers, who collectively farm over 5,000 acres of land and represent the largest “growers” (i.e., farmers with row crop agriculture) in the County. Specifically, the survey feedback identified the need to create approximately 1,400 additional seasonal housing units and 700 long term (permanent) housing units to meet existing agricultural worker housing demand. With respect to housing types, the farming industry representatives indicated a desire to build multiple types of housing, including both onsite and offsite dormitory (farm labor camp) and family (single family dwelling) type housing units to meet both seasonal and year-round labor needs.

Both within the Roundtable discussion and in several subsequent individual meetings with farmers, many expressed an immediate interest in a streamlined permitting approach to construct up to six additional agricultural worker housing units on land owned or operated by the farmer.

Below is a link to the full agenda and report just in case you need it. Good luck!

<http://sccgov.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=9495&Inline=True>

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Lack of gap financing for affordable housing development
- Availability of land

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

Gavilan College

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

The City's policy for many years has been to support the rehabilitation and refinance of all affordable tax credit projects to facilitate preservation, quality projects, deeply subsidized units, and the extension of affordability covenants.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Open house community meetings
- Stakeholder consultation
- Other (please describe below)

Groups consulted:

Although the City of Morgan Hill does not directly receive HUD funding for CDBG or HOME, we indirectly benefit by being a part of the Urban County Joint Powers Agreement with the County of Santa Clara.

Low Income Apartment Complex Managers Phone Email

Skeels, Depot Commons, Crest Ave, & Sycamore Glen/Victoria Campozano (408)779-0900
Victoria.Campozano@edenhousing.org
Terracina Morgan Hill/Diane Sedlak (408)782-1034 terracinamorganhill1@usapropfund.com
San Pedro Gardens/Sandra Alcoba-Matos (925)848-5359 sandra.alcoba-matos@fpimgt.com
Roger Brown Roger-Brown@Hotmail.com
San Pedro Apartments/Regina Leachman - FPI Mgt (916)357-5300 ext 616 regina.leachman@fpimgt.com
Quail Ridge/Mike (408)779-9325 quailridge@ablproperties.com
Murphy Ranch/Sui Gonzalez (408)782-2084 murphyranch.cd@fpimgt.com
Cochrane Village/Monica Solano - EAH (408)778-7318 monica.solano@eahhousing.org
Crest Ave Apts. Resource Manager/Michelle Gonzalez michelleg@youthall.org
The Lodge & Huntington/Mary Langsdorf mary@communitydevpartners.com
The Lodge & Huntington/Lisa Chilton (408)465-2999 thehuntington.cd@fpimgt.com
K Paine kpaine@communitydevpartners.com
EAH Scattered Sites/Jesus Becerra - Resource Coordinator (408)217-0353 jesus.becerra@eahhousing.org
Jahern jahern4@pacbell.net
Murphy Ranch I&II- Michael Santero - Director of Asset Management (408)291-8650 ext 12
michaels@firsthousing.org
First Housing izaacs@firsthousing.org
EAH #5 cv-management@eahhousing.org
EAH #4 Leonardo.ochoa@eahhousing.org
Park Place/Astrid Arretz - Resource Manager (408) 779-4361 astrid.arretz@eahhousing.org
EAH #2 sandra.pina@eahhousing.org
Park Place/Julay Butler (408) 779-4361 julay.butler@eahhousing.org
E Paine epaine@communitydevpartners.com
Jasmine Square/Willows & Villa Ciolino/Debra Uribe (408) 779-1004 debora.uribe@edenhousing.org
Orchards Scattered Site & Bella Terra/Deanna Jarrett (408)269-8282 Deanna.jarrett@eahhousing.org
Morgan Hill Apartments/Celine Smith (831) 262-9122 celine.smith181@gmail.com
Horizons & The Crossings/Burnadette Canuela & Peggy Solis (408) 779-4013
horizons@buckinghampm.com
Nob Hill Morgan Hill/Ashok Chawathe (408) 972-5509 ashokchawathe@gmail.com
Cochrane Morgan Hill - Resource Coord./Adilene Sanchez (408) 766-3411
Adilene.Sanchez@eahhousing.org

A Collum acollum@occupancysolutions.com
 Royal Court Apartments/Elyse Benito (408)779-0182 elyse.benito@edenhousing.org

Market Rate Morgan Hill Apartment Managers
 Nob Hill Morgan Hill/Ashok Chawathe (408) 972-5509 ashokchawathe@gmail.com
 Berry Court Apts./Jaime Brooks (408) 612-4186 260berrycourt@gmail.com
 La Cross Village Apartments/Carolyn O'Connell (408) 779-6577 oconnell@lacrossevillage.com
 Morgan Hill Apartments/Celine Smith (831) 262-9122 celine.smith181@gmail.com
 Diamond Creek/Denise Cocio (669) 888-3595 diamondcreekvilla.cd@fpimgt.com
 Park Plaza Apartments/Gabriella Chavez (408) 201-4373 gabrielacbrowne@yahoo.com
 Vineyard Court Apartments/Janice Brown (408) 778-3237 jbrown@vineyardcourapt.com
 Las Casas de San Pedro/Corina Cardenas (408) 779-4465 lascasas1@verizon.net
 Monte Vista/Humera Farooqui (408) 779-8986 montevista@braddockandlogan.com
 Quail Ridge/Mike (408) 779-9325 quailridge@ablproperties.com
 Shadowbrook Gardens Apartments/Nancy Hofer (408)778-2504 seniorhomes@verizon.net

Faith Based Community

Anita Warner/Advent Lutheran Church (408) 779-3551 office@advent-lutheran.org
 Bridget Adams/ONE - A full Gospel Ministry (408) 763-9767 rbadams4@hotmail.com
 Community Christian Church (408)779-4914 info@community-christian.us
 David Whitaker/MH Bible Church (408) 779-5083 mhbc@mhbible.org
 E. Frank Riley/Morgan Hill Presbyterian Church (408) 779-2820 pastorfrank@mhpc.org
 Gary Palacios/Cathedral of Faith (408) 267-4691 gpalacios@cathedraloffaith.org
 Jeanette Thatcher/St Catherines (408) 427-6291 jlthatcher@charter.net
 jeanie clayton/ United Methodist Church (408)779-4044 mhunc@garlic.com
 Kyle Windsor/Community Christian (408) 779-4914 kyle@community-christian.us
 Manny Pereira/Trinity Bible Church (408) 762-5800 office@trinitybiblechurch.org
 Mike Burchfield/West Hills Community Church (408) 779-0697 info@westhills.org
 Pandit Ganesh Shasthry/Dhammakaya Meditation Center (408) 779-4270 srikalahatheeswara@yahoo.com
 Pastor Downing/Sovereign Grace Baptist Church (408) 778-5930 pastordowning@sbcsv.org
 Pastor Quijas/New Life Worship (408) 649-0201 fnkquijas@aol.com
 Patrick Flynn/Acts Revival Center (408) 509-0285 patrick.e.flynn@lmco.com
 St. John The Divine Episcopal Church (408) 779-9510 sjdivinemh@verizon.net
 Tom Bonacci/Interfaith Peace Project (925)325-0144 info@interfaithpeaceproject.org

Mobile Home/RV Community

Morgan Hill Apartments/Celine Smith (831) 262-9122 celine.smith181@gmail.com
 Parkway Lakes RV's/Debbie English (408) 214-6620 parkwaylakes@ccmproperties.com
 Maple Leaf RV Park/Deja Garcia (408) 776-1818 mapleleaf@garlic.com
 Windmill Mobile Home Estates/Elena Miles (408) 779-3355 emiles58@hotmail.com
 Morgan Hill RV Resort (Thousand Trails)/Kate Kinsey (408) 779-6396
 morganhill_mgr@equitylifestyle.com
 Hacienda Valley Mobile Home Estates/Nancy & Scott Redford (408) 779-4301 office@haciendavalley.com
 Acacia Mobile home Park/Richard (Rick) Putano (408) 612-6804 rjputano@garlic.com
 Madrone Mobile Home Park/Rosemarie Hernandez (408) 779-4666 mhpmanagermad@gmail.com
 Woodland Estates/Tchia Casselle (408) 779-8991 woodlandestates@verizon.net

Misc. School District, Non-Profits, etc.

"Focus" Safe Park Parking/Janessa Villareal (408)710-8855 janessasv@gmail.com
 South County Collaborative (408)776-6228 scc@santaclaracountycoc.org
 Morgan Hill Unified School District/Jessie Swift (408)201-6030 swiftj@mhusd.org
 Morgan Hill Unified School District/Julie Duran (408)201-6030 duranj@mhusd.org

Voices Charter School/Maria Solorzano (408)840-9838 msolorzano@voicescharterschool.com
 Charter School of Morgan Hill/Susan Pfefferlen (408)463-0618 spfefferlen@csmh.org
 Morgan Hill Chamber of Commerce/John Horner (408)779-9444 john@Morganhill.org
 Gilroy Unified School District/Jessica Arciga (669)205-4000 jessica.arciga@gilroyunified.org
 City of Morgan Hill - CAB Liason (Community Asset Builders)/Chris Ghione (408)782-9154
 chris.ghione@morganhill.ca.gov
 Loving and Learning Education Center (408)776-1196 info@learningandloving.org
 Community Solutions (408)779-2113 info@communitysolutions.org
 The Edward "Boss" Prado Foundation - Cecilia's Closet (408)778-7411 cecelia@edwardbossprado.org
 Rebekah Children's Services (408)846-2495 info@rcskids.org
 Discovery Counseling Center (408)778-5120 counselors@mydiscoverycc.com
 Salvation Army (408)278-2160 tic@usw.salvationarmy.org
 Abode Services (408)569-5974 sswamy@abodeservices.org
 Morgan Hill Senior Center (408)782-1284 debbie.vasquez@mhrc.com
 Gilroy Compassion Center (408)763-7120 gilroycompassioncenter@yahoo.com
 St. Joseph's Family Center - Gilroy (408)842-6662
 Midtown Family Services (408)642-5852 midtownfsscc@gmail.com
 Sourcewise (408)350-3200
 Project Sentinel (408)842-7740 info@housing.org
 Law Foundation of Silicon Valley (408)293-4790 NuemiG@lawfoundation.org
 Housing Trust Silicon Valley (408)436-3450 info@housingtrustsv.org
 HouseKeys (408)684-8712 programs@housekeys.org
 AAUW - American Association of University Women (408)779-5750 programs@aauwmh.org
 Catholic Charities - House Sharing Program (408)325-5100 ext 5377 alaines@catholiccharitiesscc.org
 El Toro Youth Center (408)660-0119 alban@bgclub.org
 YMCA Mt. Madonna (408)762-6000

South County Farmers
 Bill Chiala calchili@gmail.com
 Brent Mc Kinsey bmckinsey@missionranches.com
 Chris Borello chris@borellofamily.com
 Paul Mirassou btfarms08@gmail.com
 Pete Aiello pete@uesugifarms.com
 Rocke Garcia glenrockdevel@gmail.com
 Tim Chiala tim.chiala@gcfarms.com

Jim F. Aira does not have an email address and must be contacted by telephone at 408-842-7388 or by mail at 4385 Davidson Ave., Gilroy, CA 95020

Other

Regional meetings for the 2020 – 2025 Consolidated Plan will occur on the following dates:

2020 – 2025 Regional Consolidated Plan Meetings

Mon., Nov. 4, 2019

6:00 pm – 8:00 pm

City of Morgan Hill

Council Chambers

17555 Peak Avenue Ave.

Morgan Hill, CA95037 Thurs., Nov. 7, 2019

5:00 pm – 7:00 pm

City of Palo Alto

Comm. Meeting Room

250 Hamilton Avenue

Palo Alto, CA94301 Tues., Nov. 12, 2019

12:00 pm – 2:00 pm

City of Cupertino
 Community Hall
 10350 Torre Ave.
 Cupertino, CA95014 Wed., Nov. 20, 2019
 6:00 pm – 8:00 pm
 City of San Jose
 Roosevelt Comm. Center
 901 E. Santa Clara St.
 San Jose, CA95116

The Consolidated Plan survey is also available through December 15th, and it can be accessed here:

https://www.surveymonkey.com/r/SCC_REGIONALSURVEY

Con Plan and AFH Community Meetings by Date*

Jurisdiction Meeting Type(s) Date

Regional Meeting – Morgan Hill Con Plan Mon., 11/4 - HELD

Regional Meeting – Palo Alto Con Plan Thurs., 11/7 (5 – 7 p.m.)

Regional Meeting - Cupertino Con Plan Tues., 11/12 (12 – 2 p.m.)

San Jose City Meeting Con Plan Tues., 11/12 (6:30 p.m.)

San Jose City Meeting Con Plan / AFH Wed., 11/13 (6:30 p.m.)

Santa Clara Con Plan / AFH Thurs., 11/14 (City-led Con Plan 10:30 – 12 p.m., Con Plan - AFH evening, 6 – 7:30 p.m.)

San Jose Meeting AFH Saturday, 11/16 (10:00 a.m.)

San Jose Meeting Con Plan Tues., 11/19 (6:30 p.m.)

Regional Meeting – San Jose Con Plan Wed., 11/20 (6:30 p.m.)

Sunnyvale Con Plan (Pop Up) Thurs., 11/21 (No specific meeting, but MBI Tabling at Existing Housing Event, 6 – 7:30 p.m.)

Mountain View Con Plan / AFH Thurs., 12/5 (Time to be confirmed)

Cupertino AFH Tues., 12/10 (6 – 7:30 p.m.)

Gilroy Con Plan / AFH Wed., 12/11 (Evening time – to be confirmed)

Sunnyvale AFH Thurs., 12/12 (6 – 7:30 p.m. to be confirmed)

Palo Alto AFH Early or Mid-December

Urban County AFH Mid-December – Seeking Meeting in Campbell or Los Gatos

Housing Authority AFH January 2020

* Table may not include all additional community meetings requested by San Jose.

Good afternoon, Urban County City Representatives. This is a friendly reminder that the Urban County's Assessment of Fair Housing community meeting will be held at the Campbell Community Center on Wednesday, December 11th from 10 a.m. to noon. Please join us, and please continue to promote this meeting in your communities. More details about this meeting are in the attached flyer (called "AFH CP Meeting Flyer all dates Final"). We are also asking for your help in continuing to promote the Regional Needs Survey, and flyers in multiple languages are attached. The survey closes on December 20th.

Please post and share the attached flyers. Following is social media content that you can modify and use to promote meeting attendance and survey participation.

FACEBOOK

What do you think are the most important neighborhood and housing needs in your community, and how should federal funds be used to meet these needs? How can the County and local cities increase equal opportunity in housing? Join the Urban County conversation (focused on the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga and the unincorporated areas of the County):

Wednesday, Dec. 11, 2019, 10 a.m. – 12 p.m.
The Campbell Community Center – Orchard City Banquet Hall
1 W. Campbell Ave., Campbell, CA 95008

Other meetings are available in the cities of Cupertino, Gilroy, Mountain View, Palo Alto, San Jose, Santa Clara, and Sunnyvale. More details here: <https://tinyurl.com/afhconplan>

An online survey is also available in four languages: English, Spanish, Vietnamese, or Chinese. The survey is available through Dec. 20, 2019.

English: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY

Spanish: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL

Vietnamese: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET

Chinese: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

Thank you for your participation!

TWITTER

How should federal funds be spent to better your community, and how do we improve equal access to housing opportunities? @SCCgov and local cities want to hear your thoughts on neighborhood and housing needs. Attend a meeting or take the survey: <https://tinyurl.com/afhconplan>

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Staff is currently participating in the Fair Housing Advisory Committee for the Santa Clara County Regional Assessment of Fair Housing (AFH). The goal of this committee is to ensure that the AFH assessment and plan is responsive to community needs and can be effectively implemented. Morgan Hill Staff is working with Thomas Silverstein, a fair housing attorney at the national Lawyers' Committee for Civil Rights Under Law in Washington, D.C. and am serving as a consultant to Santa Clara County, the Santa Clara County Housing Authority, and the Cities of Morgan Hill, Cupertino, Gilroy, Mountain View, Palo Alto, San Jose, Santa Clara, and Sunnyvale as they prepare a Regional Assessment of Fair Housing (AFH). As a stakeholder we provide input and feedback on the AFH on a recurring basis over the duration of the drafting, revision, and public comment process. Several community meetings have been held to solicit feedback. A report is pending.

What is the AFH process? The U.S. Department of Housing and Urban Development (HUD) requires local governments that receive certain HUD grants (such as Community Development Block Grant funds) to conduct a comprehensive fair housing plan. The jurisdictions participating in the AFH have chosen to use a format – the AFH format – created by HUD through a 2015 rule in order to prepare their plan. When using that format, jurisdictions rely upon data and maps, policy analysis, local knowledge, and community participation to identify overarching fair housing issues (such as patterns of segregation or disproportionate rates of housing cost burden), their underlying causes, and potential solutions.

Thomas Silverstein (he/him/his)
Counsel, Fair Housing & Community Development Project
Lawyers' Committee for Civil Rights Under Law
1500 K Street NW, Suite 900
Washington, DC 20005

Phone: (202) 662-8316
 Fax: (202) 783-0857

A report will be provided in the Spring of 2020

43. How successful were you in achieving the goals described in the previous question?
 N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					Limited Public Transportation
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
CEQA and the land use entitlement process					CEQA can delay projects
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					Like every other city in SCC, I assume residents are displaced as a result of high rents and housing cost, we do not track this data

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Obviously high rents and housing costs are causing lower and middle income families to leave, however, we do not track this data locally.

South County has very limited public transportation

Seniors seem to be in even greater jeopardy as they face allowable rent increases, yet they have a fixed income. Even in the affordable apartment communities, they may get their rent raised a couple hundred dollars but they cannot afford that. Just because AMI in SCC may go up, it doesn't mean that there SSI goes up.

We are currently participating with the County of Santa Clara Office of Supportive Housing Fair Housing Assessment consultant who is conducting outreach in each of the 15 Cities in the County, that data will provide greater insight as to what is occurring. A report is expected in Spring of 2020

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land

- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The City has a proud history of affordable housing production. Coupled with nearly 40 years of support through the City's voter approved Residential Development Control System, the private development community and former Redevelopment Agency, this history has resulted in 1 out of every 8 housing units or 13% being income restricted in support of resident's affordable housing needs.

Morgan Hill has historically invested money into other successful housing programs as well, such as down payment assistance, rehabilitation programs, and preservation of existing affordable housing. The City has actively supported ownership and rental affordable housing production, and continues to produce affordable housing, by requiring all new housing neighborhoods to produce 15% Inclusionary affordable units and in the near future we may consider a higher percentage.

With every 1 in 8 units in the City deed restricted as affordable, the City also protects 840 lower and extremely low income mobile home spaces by Ordinance policy.

The community continues to create affordable housing which is inclusive, and socially responsible, making efforts for families, seniors, developmentally disabled, formerly homeless, and -forged through rich partnerships with non-profit housing providers, non-profit social service entities, the local development community, and the County of Santa Clara. As such, the shape of the housing program landscape includes converted motels, shared housing, family and senior, SRO's, transitional services, mobile homes, sweat equity units, ownership and rental.

Out of 14,516 Housing units Morgan Hill has:

Affordable Deed restricted rental units 1214

Affordable Deed Restricted ownership units 529

Mobile homes protected by ordinance 839

RV spaces that tend to serve as affordable 806, 300 children attending school in our district live in RVs permanently

Morgan Hill's Housing Strategy includes:

- New construction of very Low Income and mixed income units, we have 115 very low-income units to produce before Dec of 2022 in order to meet all of our existing RHNA categories
- Setting aside units for the Homeless
- Safe Car park Homeless Program
- Cold Weather Inclement Weather Shelter
- Inclusionary Housing Policy 15%
- Rapid Rehousing Rental Assistance Program
- Homeless Outreach Program
- Rehab grants for low income seniors
- Below Market Rate ownership program and resale of units

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

Strong leadership, carefully crafted policy, political will, community support and accountability for successful and healthy neighborhoods. If something doesn't work we fix it. Accountable staff and interdepartmental communication, being nimble enough to course correct. There is a need to be responsive to the community and at the same time move forward with the development of new housing

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation	Yes		
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)	Yes		

Other

ANY ADDITIONAL FACTORS/COMMENTS**51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**

Carryovers and past production should be accounted for. If a City over produces in a category in one cycle, we should be able to carry it over. Likewise, if we underproduce that should also be carried over.

Jobs/housing balance by city NOT just by county, there is significant differences within the Cities of Santa Clara County

Recognition that not all transit is equal – having a station does NOT equal service, that is a problem.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

A cities proximity to ACTIVE transportation, not just a bus line but is there active transportation?

Does a City have the land capacity to accommodate the number of units?

What is the City's track record on producing affordable housing?

Do smaller cities have less fiscal resiliency than larger cities to produce high numbers?

What are the infrastructure challenges faced by smaller cities and do they have the sewer and water capacity?

53. Any further comments about anything in this survey?

What is the benchmark for how Cities measure themselves against other cities? Should we consider that a certain percentage of our entire housing stock be affordable?

[Previous submission](#) [Next submission](#)

[Home](#) » [Local Jurisdiction Survey on Housing Factors and Fair Housing](#) » [Webform results](#)

Submission #65

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[Resend e-mails](#)

SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Mountain View

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

\$15,000 per year is too low a threshold for jobs in this analysis. People making that amount are likely working less than part time and most are probably receiving income from other sources, such as social security, other jobs, student loans, other household workers, etc. The threshold should be \$40 or \$50,000 per year.

Likewise, \$750/month is too low a threshold for the unit rent. \$1500 makes more sense (30% of 1.5 earners per unit @ \$40k/year).

Rents that people are paying may not reflect the rents of available units, based on Rent Stabilization Ordinances in major cities like SF and Mountain View. If a city has an imbalance (ie, low wage workers are

looking for housing within that jurisdiction) the rents they will have to pay will be higher than the stabilized rents of existing residents.

LODES data occasionally under-counts Mountain View jobs relative to the ACS. We recommend using ACS for both data points. Table S0804 includes earnings for workplace geography. The data for each of the 3 years is as follows:

2017 - 8066

2016 - 7798

2015 - 7308

Average = 7724

New Ratio = 7.11

It should be noted that jurisdictions are not islands (except Alameda...). A more-meaningful number should incorporate the jobs-housing balance within a jurisdiction's "reasonable commute shed". A simple example follows, but there are many other ways to do this.

Example:

$$(CJ-CU)/(CJ+CU) + \text{AVG}[(CJ/RJ), (CU/RU)]*(RJ-RU)/(RJ+RU)$$

CJ = City Low-Wage Jobs

CU = City Low Cost Units

RJ = Low-Wage Jobs within 10 miles of City

RU = Low Cost Units within 10 miles of City

[Note: You may need LODES to calculate this...]

Explanation:

First term is the imbalance within the City (more jobs > 0, more units < 0)

Second term is the imbalance in the local commute shed, with a scalar based on the jurisdiction's size (a large jurisdiction has a larger impact on the local imbalance)

These are added--larger numbers show a greater need for affordable housing. For example, if a high-jobs city is in a low-jobs region, there is less need to add housing than a high-jobs city in a high-jobs region.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Mountain View's employment growth, both high wage and low wage jobs, have accelerated much more rapidly than the production of homes to house these employees. This is largely due to the successful growth of local companies, but it is also partly due to previous land use decisions that allowed manufacturing, office, and commercial uses in large areas of the City, without a balanced amount of new residential uses.

However, the passage of the CSFRA (rent-control) measure in 2016 has capped rent increases for existing apartment buildings, which provides a large measure of relief as compared to some of our neighboring jurisdictions.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents
- Displacement of low-wage populations, ie, gentrification

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Mountain View policy makers have been aware of the jobs/housing imbalance in our City for a number of years. The City has referenced several different data sources on jobs/housing within our community over time, including ABAG data; local employer data; EDD information; and other sources. This information has informed recent policy documents, such as major Precise Plans in the City.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability	Opportunity	Constraint	There are areas that can accommodate additional housing. However, some of these areas are constrained by factors such as environmental contamination and less than ideal proximity to freeways and sources of air pollution.
Lands protected by federal or state programs			
County policies to preserve agricultural land		Constraint	In keeping with broader County and regional goals, preserving land for agricultural uses may have an effect on housing in the region overall, but still has other important benefits to the region.
Availability of schools	Opportunity	Constraint	Our local schools have capacity issues that limit their ability to accommodate additional students. However, there is an opportunity for new development to help fund improvements in local school facility and infrastructure.
Availability of parks	Opportunity	Constraint	The City has areas that are deficient in parks, per our City's Parks and Open Space Plan. New development creates opportunities to help fund additional park areas within the City, but the escalating cost of land increases the burden of those fees.
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	Several recent City studies have clearly indicated that rising residential construction costs are a very serious constraint to residential development feasibility.

	Opportunity	Constraint	Explanation
Availability of construction workforce		Constraint	One reason for the high costs of construction is the lack of available trained workforce.
Availability of surplus public land	Opportunity	Constraint	The City owns several public parking lots where future housing could be located. However, these parcels are limited in number and size, and would also need to replace the important parking areas for our downtown area.
Availability of vacant land		Constraint	There is virtually no vacant land available in the City.
Financing/funding for affordable housing	Opportunity	Constraint	The City has fee programs and affordable housing requirements for new development. However, the amount of subsidies needed to finance affordable housing remains significant.
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other	Opportunity	Constraint	In general, residential development fees (especially park fees) have increased substantially and create a constraint on new housing development. However, the City is looking for new ways to partner with developers to make private open space available to the public in exchange for park fee credit.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Availability of surplus public land - the City has several parcels (surface parking lots) that could be redeveloped into new housing
 Land suitability - we have large office/industrial park areas that can accommodate additional housing
 Financing - the City has been able to successfully secure funding and develop new affordable housing in recent years, and should be able to continue that trend with new policies and fees in place, and a committed local community and policy makers.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Schools - the pressure on local school capacity from new residential development has continued to increase, and strains our local school facilities
 Land and Construction costs - the high cost of land and construction costs have made new residential development infeasible in many locations and for many product types
 Lack of funding for affordable and middle-income housing - the availability of tools and funding far exceeds the need. In particular, there is no funding mechanism at this time to subsidize the development of middle-income housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

(question / answers not clear)

The City has opportunities to encourage more jobs and housing near public transportation and existing transportation infrastructure. This is being done or is planned primarily in our North Bayshore, East Whisman, and El Camino Real areas.

Near Downtown, which has the City's best transit connectivity, new development is constrained by small parcels and community concern about the loss of historic character.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

The City has rezoned significant job centers in North Bayshore and East Whisman, including policies to encourage and incentivize new housing. However, land is limited and as these areas get developed, the City will have a challenge in finding new sites.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

LAFCO policies and procedures discourage new urbanization outside existing urban service areas.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The City is updating its Consolidated Plan. As part of the Con Plan, it identifies the disparate impact of housing and severe cost housing burdens in the City. Based on the identified disparate impacts, the City can prioritize its federal funding.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

The City is updating its Consolidated Plan. As part of the Con Plan, it identifies which types of households are most susceptible to overcrowded living conditions. Based on the identified impacts, the City can review how to best provide the appropriate housing to those households.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)

Other publicly available data from a government source

Comprehensive Housing Affordability Strategy (CHAS) data. This data is based on ACS data.

17. What are the current housing cost trends in your jurisdiction?

Housing prices and rental rates have been steadily increasing for the past few years. Housing prices have leveled while rental rates have continued to increase. Vacancy rates for both ownership and rental units remain well below 5%. The City has a rent-control measure since 2016 that has capped rents, which has eased the burden to some extent.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

The Santa Clara County 2019 Point in Time Census and Survey identified 606 sheltered and unsheltered persons. This is a 46% increase from 2017.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

NOT QUITE SURE WHAT TO SAY. IF WE HAD THE FINANCING, WE COULD PROBABLY BUILD OUR RHNA REQUIREMENT OF 899 VLI AND LI UNITS.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

224,750,000 (899 units x \$250k per unit)

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other technical assistance (please describe below):

Other technical assistance

Guidance on housing legislation implementation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

There are no agricultural uses or farms within our City or in nearby jurisdictions.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Other (please explain below)

n/a

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	minimal (several in nearby jurisdictions)
Campus of the California State University or the University of California	none nearby
Community college	minimal (Foothill College is in adjacent jurisdiction)

26. What is the source for the data used to respond to the previous question?

n/a

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

n/a

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

n/a

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

n/a

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=21497>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings
- Stakeholder consultation

Groups consulted:

Local non profit organizations that serve Mountain View. Local stakeholders in the community.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

To get the greatest cross-section of participants possible.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

There was great outreach but not everyone responded or chose to participate.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	Increased rents and new development have displaced residents from naturally affordable units
Displacement of low-income residents and/or residents of color	Yes			Yes	see previous
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements		Yes			The city's single family areas are mostly separate from, and wealthier than, the city's multifamily areas
Occupancy standards that limit the number of people in a unit					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of affordable housing	Yes				There are a limited number of affordable housing developments
The availability of affordable units in a range of sizes (especially larger units)	Yes			Yes	Lower-cost and rental units tend to be studios and one-bedrooms.
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation	Yes				Adjacent jurisdictions continue to add jobs without a commensurate increase in housing, adding to the local burden
Access to financial services					
Lending discrimination					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of employers	Yes				The City is in a high-employment area, leading to high housing costs and lack of affordable housing
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Lack of housing for all income levels (no housing for "missing middle")

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Providing financial support or other resources for low-income homebuyers
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Implementing a rent stabilization policy and staffing a rent stabilization board
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The City is preparing their Affirmative Furthering Fair Housing Plan to reach out to historically under-represented groups. The Plan will set out action items to proactively tackle these issues.

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	Yes		
Rent review board and/or mediation	Yes		
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			Yes
First source hiring ordinances			
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Consideration of ABAG's role as a regional governance entity to potentially restrict or condition new office development throughout the region.

Cities should receive extra credit or credit towards low/moderate income housing for developing market rate multifamily development (especially rental), which may have a higher potential than single family projects to become affordable in the future.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Production - 'underperforming' cities -- however defined -- should be compelled to produce more housing during this next cycle. Conversely, cities that have produced housing beyond their RHNA allocations should be recognized for this in the next RHNA cycle

Job growth (or jobs/housing fit) - cities with high amounts of jobs should be required to produce more housing

Social justice/gentrification/loss of diversity - social policies and requirements should be put in place to lessen the rapid gentrification and loss of diversity throughout the region

53. Any further comments about anything in this survey?

Keep the survey shorter.

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Napa

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

OK as is.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

The Bay Area Council Economic Institute (BACEI) recently completed a study for City of Napa which documenting that the City has fewer outbound commuters than surrounding jurisdictions, which makes the case for "imbalanced" not "very imbalanced." The BACEI study also noted that most outbound commuters

are higher income people headed to high paying jobs in the surrounding Bay Area. The public perception in Napa is that jobs-housing is very imbalanced because (as also documented in the BACEI report) 39% of residents are cost-burdened based on the federal definition.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

BACEI's work informed our city's Economic Development Strategy. An earlier BAE study commissioned by the City evaluated the challenges associated with attracting a hotel labor pool within the high-cost housing market in the Napa region and the wider Bay Area region, as well as the extent to which the housing market in Napa and the surrounding area may be able to absorb the new employee households that the new hotels will generate.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Increased funding for affordable housing
- Community land trusts
- Economic development programs to encourage job growth
- Increasing community acceptance of aff. housing would help; ability to construct housing on govt. owned land (State, County, et

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		Napa Sanitation District is proactive in evaluating and improving the sewer system that supports our city.
Water capacity	Opportunity	Constraint	City Water maintains adequate capacity to serve within the City limits and surrounding areas as well with a mixture of local water from two reservoirs and water from the State water project. The 2014 earthquake revealed that the system is susceptible to natural disasters.
Land suitability	Opportunity	Constraint	We have limited amounts of vacant land within City limits to develop additional housing. Most areas surrounding the City are prime ag land.
Lands protected by federal or state programs		Constraint	The State owns a lot of under-utilized land in Napa County and Napa City that present an opportunity for future housing development.

	Opportunity	Constraint	Explanation
County policies to preserve agricultural land	Opportunity	Constraint	Most of Napa County is prime agricultural land and the City is limited by an urban growth boundary to ensure that high value agriculture is preserved and that new housing and development goes into urbanized areas only.
Availability of schools	Opportunity		School enrollment is declining. We need more kids!
Availability of parks	Opportunity	Constraint	We have ample parkland and parks to serve existing and future residents. We are in the process of evaluating how to improve access to the City's park system and how to upgrade existing neighborhood parks. We also need some community-wide facilities such as aquatics, indoor sports, etc.
Availability of public or social services	Opportunity		Napa County provides a full suite of services to support City residents. The City is financially stable and provides excellent services to residents.
Impact of climate change and natural hazards	Opportunity	Constraint	Napa is geographically isolated enough that it might be good place to employ new technologies (such as alternative energy, microgrids, fuel cells) to increase resiliency. Climate change could greatly affect the region's ag industry. Napa has had more than the usual amount of natural disasters including massive floods, earthquakes, and fire storms.
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land	Opportunity		There is a lot of what appears to be surplus land. We hope to study this topic with the City's SB2 grant funds to figure out which State, County, and City owned sites might be helpful during the 6th housing cycle.
Availability of vacant land		Constraint	We don't have a lot of vacant land and are constrained by the urban growth boundary. The boundary is not particularly arbitrary as it is designed to preserve high value agriculture land.
Financing/funding for affordable housing	Opportunity	Constraint	The voters approved an additional 1% TOT that goes to affordable housing development. We have a hard time competing for certain State funds due to the City's minimal transportation infrastructure.
Weak market conditions		Constraint	In 2019, we completed a study with help from BAE to look at imposing an inclusionary housing program. The study documented that any kind of housing involving a concrete podium does not pencil in Napa due to construction costs, land costs, and housing prices.
Project Labor Agreements (i)			
Utility connection fees			
Other		Constraint	Napa is geographically isolated from the Bay Area in that it is within a rural county with poor, congested road access and limited public transportation.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

- 1) Opportunity to develop surplus public land - We have a lot of this kind of land and see it as a broad opportunity to plan and construct housing. Will be studying this with SB2 grant funds soon.
- 2) Resiliency strategies focused in the City would help protect existing and new housing from natural disasters and power-shut offs.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

- 1) Napa's geographic isolation makes it hard to get goods, jobs, and people to work at jobs.
- 2) Availability of vacant land is an issue. Most of the remaining sites are difficult. West Napa, which has some of the opportunity sites, is affected by a recently identified earthquake fault (West Napa) that will affect future development.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

We have limited public transportation due to Napa's development pattern including mostly low density neighborhoods. Existing roadway infrastructure is congested and has little opportunity for improvement given spatial constraints.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

As described above, a 2019 study by BAE revealed that high density residential or residential mixed use development is not financially feasible in downtown Napa, which is a major job center. Other areas with a density of jobs (such as south Napa, in the Napa industrial park) are affected by ALUC regulations and residential development opportunities are limited.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Napa Pipe agreement - Says City of Napa will accept 80% of the County of Napa's RHNA in the 6th cycle provided that the County funds affordable housing development within City limits.

Implements Measure P, a voter approved initiative that concentrates new development in cities to preserve Napa County's agricultural areas.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- The 2012 Downtown Napa Specific Plan included land use & parking changes. Current 2040 GP update will do more!

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Yes. In consideration of this factor, we have prioritized/streamlined the approval process for affordable housing projects, partnered with affordable housing developers to add to the City's inventory of units, actively sought out new funding sources to develop housing, implemented a home sharing program, and implementing a program where the City provides a 0% interest forgivable loan to fund deed-restricted Junior Accessory Dwelling Units.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

We prioritize local funding for projects that include units for larger households. We actively work to increase the supply of affordable housing.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)
- Locally collected data (please describe below)

Proprietary data sources

Policy Map, Go Section 8, MLS; we are working on a contract with MySidewalk to further augment our data sources.

Locally collected data

Rent survey, 1st time homebuyer data

17. What are the current housing cost trends in your jurisdiction?

Costs are increasing but at a slower rate than the urban Bay Area.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

2019 Point in Time Count: 323 individuals

Our City prioritizes permanent supporting housing over transitional housing consistent with HUD national best practices.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Other (please explain below)

High construction costs post-firestorms and high cost of land; there are no easy sites left. While we have some zoning code updates to complete once the comprehensive General Plan update is complete (spring 2021), we implement State Density Bonus Law which provides plenty of flexibility for development standards.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Unknown. The lack of financing for housing that is affordable to up to 120% of median is an issue. Our city has a demonstrated need for workforce housing.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Unknown. In general, more funding for housing 61 to 120% AMI.

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

Estimated 1,478 farmworker households in Napa County who would have difficulty finding local housing.

23. What is the source for the data used for the previous response?

2006-2010 American Community Survey; 2012 Farmworker Housing Needs Assessment (Napa County)

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Lack of gap financing for affordable housing development
- Availability of land

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	221 student housing units

26. What is the source for the data used to respond to the previous question?

Napa Valley College web site: <http://www.napavalley.edu/President/Pages/Housing.aspx>

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

No. As demonstrated by Napa Valley Community College, the area would benefit from 221 housing units by 2033.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

Yes

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

Anecdotal data-- there are at least a dozen single family residences, and a few multifamily properties, that were badly damaged during the 2014 earthquake and have not been rebuilt. These homes remain boarded up and unoccupied.

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

No

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

Anecdotally, these boarded up housing units were all market-rate and not in great condition pre-quake.

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

January 21, 2020

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://www.cityofnapa.org/DocumentCenter/View/6146/2019-Analysis-of-Impediments-to-Fair-Housing-Choice->

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations
- Local data sources (please describe below)
- Other (please describe below)

Local data sources

Rental vacancy survey, inventory of affordable housing

Other

Community surveys and engagement

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Open house community meetings
- Stakeholder consultation

Groups consulted:

Fair Housing Napa Valley

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Participation from a broad representation of the community.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

The survey received a lot of responses including a good number from Spanish speaking community members.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes	Yes	
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties	Yes				Poorly maintained rental properties do not provide quality living environments and are often occupied by lower income residents.
Lack of community revitalization strategies					

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of regional cooperation

Access to financial services

Lending discrimination

Location of employers

Location of environmental health hazards, such as factories or agricultural production

Availability, frequency, and reliability of public transit

Access to healthcare facilities and medical services

Access to grocery stores and healthy food options

Location of proficient schools and school assignment policies

Creation and retention of high-quality jobs

Range of job opportunities available

The impacts of natural hazards, such as wildfires

CEQA and the land use entitlement process

Private discrimination, such as residential real estate "steering" (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

The issues that most affect housing availability are community opposition, residents displaced by rising housing prices, and the availability of land to construct new housing.

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Financial resources or other programs to support the preservation of existing affordable housing

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Seek funding for various types of housing development; explore zoning designations that promote additional housing of all types; support homebuyer education; expand distribution of housing via land use changes; contract with local service providers for fair housing services; continue outreach to Latino community.

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

Sought and received support for new local housing funding sources (additional transient occupancy tax dedicated to affordable housing development). Amended local ADU ordinance ahead of State law changes to streamline ADU approvals. Streamlined approval process for affordable housing.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning			Yes
Community land trusts		Yes	
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			Yes
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			Yes
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)	Yes		
Other			
Mobile home park programs; home-sharing program.			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Please understand that Napa County is a rural county. There is a shared ethos between jurisdictions within the County that protecting prime agriculture land is paramount, and that new development belongs in cities not in the county. The City of Napa is pretty much surrounded by prime farmland/ag land, densely wooded areas, and a major newly identified fault zone (West Napa) which generally limits future development areas to those within the City's existing boundary.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

That Napa is an isolated county compared to the other counties in the 9 county region. It is difficult to get here via roadways (roads are densely congested, rural or both). Due to lack of concentrated population density, our transit system is not robust and it seems very unlikely that this will change in the next eight to 20 years. Despite these challenges, City of Napa is deeply committed to producing affordable housing and housing across all income levels as demonstrating by our housing production numbers.

53. Any further comments about anything in this survey?

There are four key documents that have informed the City staff's thinking as it relates to completing this survey: BACEI report, Inclusionary Housing work completed by BAE Urban Economics, the hotel study, and the General Plan Existing Conditions report. If any of these documents would be helpful, we would be happy to share them.

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Submission #89

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Novato

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The federal data for Novato is not accurate since the data does not account for the significant number of affordable, for-sale residences in the community. As such, Novato likely shows a higher rate of home ownership for low- and moderate-income households.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Novato likely has an imbalance between low-wage jobs and affordable housing units, just not to the extent portrayed by federal data when accounting for the significant number of affordable, for-sale residences in the community.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

The imbalance of low-wage workers to affordable homes has not been studied in Novato.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity	Constraint	Novato Sanitary District's treatment plant system has sufficient capacity to service Novato based on the local General Plan. However, connecting infrastructure, such as pipe lines and pump stations, require upgrades based on new development. Upgrades are a cost to new housing development.
Water capacity	Opportunity	Constraint	North Marin Water District has sufficient contracted water supply to support development anticipated in Novato's General Plan. However, facility connection upgrades and main extensions are necessary to serve new development. Upgrades are a cost to new housing development.
Land suitability		Constraint	Novato has a variety of natural physical constraints to new housing development, including steep topography, wetlands, waterways, and oak woodlands. Vacant land that is available for development is largely constrained by the items above, which limits development capacity based on safety (access, wildland fire, landslides, etc.) and environmental concerns.
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		Novato Unified School District has sufficient capacity to serve the population anticipated in Novato's General Plan.
Availability of parks	Opportunity		Novato has sufficient parkland to serve the population anticipated in Novato's General Plan.

	Opportunity	Constraint	Explanation
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	Novato is subject to a variety of natural hazards, including flooding, landslides, liquefaction, and wildland fire which constrain and/or complicate the development of housing. Novato has lowland areas subject to inundation by sea level rise, which is likely to impact infrastructure such as drainage outfalls.
Construction costs		Constraint	Novato, similar to many jurisdictions in California, is subject to construction costs that often only financially justify construction of market rate dwellings.
Availability of construction workforce		Constraint	Novato is subject to the availability of construction personnel, which, on a statewide basis, is reported to be insufficient to meet demand.
Availability of surplus public land		Constraint	Novato does not have a significant inventory of surplus lands suitable for housing development.
Availability of vacant land		Constraint	Novato is a community nearing build-out and does not have significant tracts of vacant, unconstrained land available for housing development.
Financing/funding for affordable housing		Constraint	The elimination of redevelopment in California largely extinguished local funding for affordable housing. As a result, Novato's ability to provide financial support to affordable housing has dwindled since 2011.
Weak market conditions			
Project Labor Agreements (i)	Opportunity	Constraint	PLAs offer union job opportunities. However, such agreements are viewed by the development community as a cost constraint.
Utility connection fees	Opportunity	Constraint	Utility connection fees support the improvement of local infrastructure. The development community views such fees as a cost constraint.
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

None of the opportunities noted above would have significant influence developing additional housing in Novato. Developing additional housing in Novato is primarily reliant on "land suitability," "vacant land availability," and "construction costs," none of which represent an opportunity in Novato.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Land Suitability.
Availability of Vacant Land.
Construction Costs.

The small amount of vacant land available for development in Novato is often heavily constrained by steep topography, wetlands, waterways, and oak woodlands and subject to commensurate safety issues. These

constraints not only limit housing opportunities from a physical perspective, but also drive higher construction costs (e.g., retaining walls, complicated foundations), greater uncertainty due to potential environmental impacts, and limit the ability to achieve unit counts that are financially feasible for the development community.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Novato does not have a substantial amount of undeveloped, residential zoned land near public transportation and existing transportation infrastructure. New construction near such features would involve demolition and/or modification of existing structures (e.g., office buildings), which in turn increase construction costs and depresses residual land values.

Novato is not anticipated to realize significant job growth in the future. This is generally indicative of jobs shifting from suburban communities to urban areas.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Novato offers opportunities for mixed-use development in its downtown. However, the costs of construction and weak retail and office market in Novato have made such projects infeasible to finance.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Novato has a voter approved urban growth boundary (UGB). The UGB orients Novato's growth to remain within its corporate limits.

Novato is not subject to any agreement with the County of Marin or other jurisdiction regarding where growth should occur.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

Yes

Novato has considered the impact of high housing costs and responded in 2007 by adopting an inclusionary affordable housing ordinance to require the construction of low, very low, and moderate income housing units. In addition, Novato used its former Redevelopment Agency to realize the construction of several hundred affordable, for-sale housing units, and provided funding to increase the affordability of various non-profit rental housing projects. Novato's current housing element includes policies supporting continued efforts to increase affordability and reduce rent burden.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Novato's 2015-2023 Housing Element addresses overcrowding. The Housing Element focuses on supporting the creation of new housing opportunities to assist in reducing overcrowding.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Other publicly available data from a government source

California Department of Finance

ABAG

Locally collected data

Marin Economic Forum

17. What are the current housing cost trends in your jurisdiction?

The median price of market rate units and sales have slightly declined.

Rental pricing is shown to have slightly declined from a peak in mid-2019.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Novato does not directly collect data on homelessness within Novato. However, Novato utilizes data collected through the Marin County Homeless Point-in-Time Count and Survey. Novato also works closely with a number of local non-profits assisting homeless persons, which provide city staff with observations about trends in homelessness and transitional housing needs in the community.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Other (please explain below)

Novato maintains an inclusionary affordable housing ordinance. Many developers opt to permit for-sale affordable units that are subject to pricing in the low and moderate income categories. Staff has been advised

that developers are not able to finance rentals (apartments) in Marin generally and providing very-low income for-sale units is not financially feasible due to land and construction costs.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Novato does not have an estimate of how many units could be built were more gap funds available.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other technical assistance (please describe below):

Other technical assistance

Regional and state agencies need to expedite technical assistance given the pace and breadth of new housing legislation. The 2019 housing bills have left agencies scrambling to comply with poorly drafted legislation that became effective on January 1 all the while waiting HCD to fulfill their assigned role to provide technical assistance.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?
No

23. What is the source for the data used for the previous response?

Novato has two parcels zoned for agricultural use, one of which is a small vineyard and the other a city-owned property that is not actively farmed. The size of the small, family operated vineyard does not indicate the need for housing farm workers.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Other (please explain below)

Novato does not have demand for farmworker housing.

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	None
Campus of the California State University or the University of California	None

Housing Units Needed to Meet Demand

Community college

Unknown

26. What is the source for the data used to respond to the previous question?

College of Marin has not shared statistics regarding the housing needs of its faculty and students.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Unknown. College of Marin has not shared statistics regarding the housing needs of its faculty and students.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Novato utilizes Spanish language literature to announce public hearings, workshops, and other community events addressing housing, such as updating Novato's General Plan. The goal of this outreach was to engage residents that might not otherwise participate in the planning process due to a language barrier.

Novato also uses targeted outreach to garner participation by Latino residents and senior citizens, including contacting senior and Latino service organizations.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Novato's efforts have been somewhat successful from the perspective that more advocates and members of the senior community have attended public planning events. Data was not collected regarding the participation of Latino residents. However, Spanish language interpreters hired by the City were observed to be conversing with meeting attendees, presumably members of the local Latino community.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments				
Displacement of residents due to increased rents or other economic pressures				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>N/A</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)

- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Novato’s housing goals include providing for a variety of housing opportunities for all economic segments of the community through new construction and maintenance of existing housing for an economically and socially diverse population, while preserving the character of the community. Low and moderate income housing of all types are given special consideration.

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

Novato's inclusionary zoning ordinance has proven effective at obtaining affordable housing units. In addition, Novato requires affordable housing agreements that include non-discrimination clauses to provide equal housing opportunity.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)	Yes		
Other			
Novato has routinely purchased foreclosed affordable units at auction to retain the units in the communities stock of affordable, ownership housing units.			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

RHNA methodology should be more considerate of job creation to avoid assigning units to low job creating jurisdictions that should otherwise be assigned to communities with greater levels of job creation. Many communities in the Bay Area have incentivized job creation for years at the expense of local housing, thereby offloading housing demand on other communities.

RHNA methodology must factor for physical land constraints. Many communities have physical constraints that complicate the ability to meet RHNA . RHNA appears to ignore such constraints.

RHNA needs to factor for units approved, but un-built in jurisdictions. Many communities are approving housing projects to meet RHNA allocations only to see these project go unconstructed due to private financing issues.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Projected job creation.

Projected population growth based on job creation.

Land suitability.

Land availability.

Construction costs.

Land values.

53. Any further comments about anything in this survey?

The survey should have defined or qualified many of the terms used here in. For example, question No. 4 does not describe what is considered a "long commute" or "high rate."

Question 45 was poorly formatted and presumes there are fair housing issues in a given community.

Raising the issue of housing equity with local jurisdictions is premature given that many agencies have yet to begin working on the upcoming housing element cycle and lack relevant data to support informed responses.

Generally, the survey was leading and presented subjective response options.

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Submission #79

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Oakley

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Based on the number of low wage jobs identified in the table for Question 1, there is an imbalance units affordable to those persons that have those low wage jobs.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

Long commutes to jobs outside of the jurisdiction

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Most recently the City Council approved an approximately 2 million square foot logistics center that will bring higher paying jobs to attempt to further balance the jobs to housing ratio in the City.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- First source hiring ordinances
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity	Constraint	The sewer utility is handled by a special district.
Water capacity	Opportunity	Constraint	The water utility is handled by a special district.
Land suitability	Opportunity		
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity	Constraint	There are a number of available school sites in Oakley but the funding for the schools to be constructed is not available.
Availability of parks	Opportunity		
Availability of public or social services	Opportunity	Constraint	
Impact of climate change and natural hazards			
Construction costs			
Availability of construction workforce			
Availability of surplus public land		Constraint	The City does not have an abundance of surplus land.
Availability of vacant land	Opportunity		
Financing/funding for affordable housing			
Weak market conditions			
Project Labor Agreements (i)		Constraint	PLA's make development almost impossible in today's market.

Opportunity	Constraint	Explanation
Utility connection fees	Constraint	As indicated in #1, the City does not have control over the rates charged by the water and sewer special districts.

Other

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Availability of vacant land and suitability of land. The City has a lot of vacant or underutilized parcels that could be developed with affordable housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Not having control of water and sewer is a challenge as developers have to navigate multiple special districts for approvals and permits, while their fees and connection charges are set by their respective Boards.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

There is land available near existing and planned transit infrastructure, although the land has fragmented ownership or in some cases the sites are challenged with uniquely shaped lots or lack of infrastructure.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

The largest constraint in this area is the land around the areas dedicated to provide job centers is not zoned for residential uses.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Urban Limit Line requires us to build within the limits of that boundary but I am not aware of any other agreements between the County and Oakley.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Oakley has some of the most attainable housing in the County and the issue is really bringing jobs out to far east County to correct the long standing jobs-housing imbalance.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

As stated in #14, the attainability of our housing directly influences the "overcrowded" households and by a Population we are lower than the region.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

They are pretty stable. You can still find a home in Oakley in the \$400,000's for new construction and sometimes less for existing stock. As with every City in the Bay Area, housing costs continue to rise and we continue to see an influx of new residents from central and west County.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

That is hard to know. Oakley has a large number of vineyards that are actively farmed. I am sure there are plenty of farm workers that come in to Oakley to work but do not live here.

23. What is the source for the data used for the previous response?

n/a

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Other (please explain below)

We have an Ordinance that allows for farm worker housing, but have never received a request or application to provide farm worker housing.

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

n/a

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

We do not have any post-secondary educational institutions in the City.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?**31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?**

No

32. If yes, why? How many units will be lost? What is the source of this data?**33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?**

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?**35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?**

No

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

n/a

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction

Segregated housing patterns or concentrated areas of poverty

Disparities in access to opportunity areas

Disparities in housing cost burdens and overcrowding

Describe how this factor contributes to fair housing issues in your jurisdiction

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments		Yes			
Displacement of residents due to increased rents or other economic pressures	Yes				
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing on publicly-owned land
- Providing financial support or other resources for low-income homebuyers
- Streamlining entitlements processes and/or removing development fees for affordable housing construction

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

ABAG should strongly consider past production of RHNA units along with locating the housing near jobs and transit.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?**53. Any further comments about anything in this survey?**

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Submission #44

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Orinda

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The data looks accurate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

The biggest employer in Orinda is the Orinda Union and Acalanes Union school districts. The City of Orinda is one of the next biggest employers. Generally speaking these employers offer moderate income

employment, but the workers cannot generally afford to live in Orinda. The number of low-wage jobs in Orinda is relatively low, as indicated in the jobs-fit ratio.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	Parts of Orinda are on septic.
Water capacity	Opportunity		
Land suitability		Constraint	Most remaining vacant land in Orinda is either dedicated open space or constrained by very steep topography.
Lands protected by federal or state programs		Constraint	
County policies to preserve agricultural land		Constraint	
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services		Constraint	
Impact of climate change and natural hazards		Constraint	The 2017 sinkhole on Miner Road is an example of a natural hazard caused by an extreme weather event.
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions	Opportunity		The demand for real estate is strong, resulting in higher housing costs but also more demand for new housing.
Project Labor Agreements (i)		Constraint	

	Opportunity	Constraint	Explanation
Utility connection fees		Constraint	
Other		Constraint	Low maximum residential densities allowed in the Downtown Commercial District.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Schools, market conditions and availability of parks are some of the biggest opportunities. Orinda's excellent public schools are one of the main reasons families move to Orinda. The City's park facilities, access to open space, and park programming are another major draw. Market conditions create demand for housing and support high construction costs (but make affordability more difficult to achieve without subsidy).

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Financing/funding for affordable housing, availability of construction workforce, and existing low maximum residential density of 10 du/ac in our downtown commercial district are the biggest constraints. The City does not have enough large projects to raise in-lieu fee funding for affordable housing projects, and the City has a poor tax base. Similar to other Bay Area communities, an extremely tight construction labor market is also a major constraint. The residential densities allowed in our downtown area are being looked at as part of the Downtown Orinda Precise Plan with a goal of potentially creating new mixed use/residential multifamily demand.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Orinda's 1,700-space BART parking lot, located in the middle of Highway 24, is owned by Caltrans and crisscrossed by high voltage power distribution lines. Within a half mile of the BART station, much of the land is steep hillside areas located outside the city limits and urban limit line, or steep hillsides developed with single family lots. The opportunity lies within the commercial districts where, as previously mentioned, existing allowable densities are low.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Same constraints as listed for question #10.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Designating Priority Development Areas (PDAs)

- The land use changes are under consideration through our Downtown Precise Plan process.

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Our adopted housing element has policies intended to create new market rate and affordable housing stock.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

Increase of 3.4% forecast over the next year.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Unknown.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other technical assistance (please describe below):

- Other support (please describe below):

Other technical assistance

Objective design criteria in single family districts.

Other support

Pre-approved ADU designs.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Orinda is not near farmland (other than ranching uses on some public lands).

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

Orinda does not contain any colleges or universities. There is negligible demand for housing of St. Mary's college students (a private university located in an adjacent jurisdiction that houses most of its own students).

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

N/A.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

No.

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

During the last Housing Element adoption process, residents, businesses and property owners were consulted.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes				
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes				
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies	Yes				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers	Yes				
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					

Limited access to housing in your jurisdiction

Segregated housing patterns or concentrated areas of poverty

Disparities in access to opportunity areas

Disparities in housing cost burdens and overcrowding

Describe how this factor contributes to fair housing issues in your jurisdiction

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Community opposition, land use and zoning laws, and lack of revitalization strategies.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Through adoption of the Fifth Cycle Housing Element, Orinda facilitated equal housing opportunities and removed barriers to affordable housing within our community. More recently, streamlined ADU regulations have resulted in the production of moderate-income ADUs.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

Successes include the 66-unit Monteverde low and very low-income Senior Housing project, constructed on public land, and the 8 affordable purchase units incorporated into the Orinda Grove housing project located within a half mile of the BART station.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			Yes
Affordable housing impact/linkage fee on new commercial development			Yes
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Availability of developable vacant land is a major constraint in Orinda. It would be nice to see RHNA numbers which acknowledge that problem.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

RHNA should factor in a community's existing allowable densities; proximity to transit; and availability of developable vacant land.

53. Any further comments about anything in this survey?

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Submission #99

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Pacifica

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction

- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

We have used similar data when considering local rent stabilization (ultimately did not pass).

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability		Constraint	Coastal Zone and voter adopted ordinance that require voter approval for projects that include residential units.
Lands protected by federal or state programs	Opportunity		
County policies to preserve agricultural land	Opportunity		
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services	Opportunity		
Impact of climate change and natural hazards		Constraint	
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions	Opportunity		
Project Labor Agreements (i)		Constraint	
Utility connection fees		Constraint	
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?
Yes

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?
Yes

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?
No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?
Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Deteriorated or abandoned properties				
Lack of community revitalization strategies				
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities				
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities				
Lack of regional cooperation				
Access to financial services				
Lending discrimination				
Location of employers				
Location of environmental health hazards, such as factories or agricultural production				
Availability, frequency, and reliability of public transit				
Access to healthcare facilities and medical services				
Access to grocery stores and healthy food options				
Location of proficient schools and school assignment policies				
Creation and retention of high-quality jobs				
Range of job opportunities available				
The impacts of natural hazards, such as wildfires				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for affordable housing development near transit
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?
Somewhat Unsuccessful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			Yes
Affordable housing impact/linkage fee on new commercial development			Yes
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Piedmont

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The statistic of 428 jobs is accurate. Piedmont has very little commercial development and existing jobs in Piedmont are primarily employees of the Piedmont Unified School District and City. Piedmont Unified School District is the largest employer. However, the number of low-income housing units is miscalculated. The City has more than 10 low-income housing units. The 2013 ACS estimated that there were 370 Piedmont households (about 10% of the City's total) with incomes below \$65,000 a year. At last count, there were approximately 398 accessory dwelling units in Piedmont. Due to their size, age of construction, and location on properties, more than 1/3 of the ADUs are rented at rates estimated to be affordable to low-income households. There are approximately 70 apartments in Piedmont dating from before the 1970s. Staff estimates that most of them are rented at rates affordable to low-income households due to their age, tenure

of residents, and the lack of amenities usually included with newer apartment buildings. Since 2007, the City has tracked an additional 40 new low income housing units in its annual progress reports to HCD.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

Piedmont is surrounded on all sides by urban development. There is no undeveloped land that can be annexed and developed into - all development is infill. The Piedmont Housing Element relies on accessory dwelling units (ADUs and JADUs) for the creation of housing affordable to households with a range of incomes. Changes to State laws, particularly in 2017 and 2019, have undermined the City's ability to require deed-restrictions limiting the rents of these ADUs. These recent changes will create imbalances in the City's ability to create new housing in pace with the demand for affordable housing.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Consideration in development of Housing Element.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts
- State laws regarding ADUs should make provisions for rent-restrictions to low income households.

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability		Constraint	There are very few undeveloped or under-developed lots. Good programs to encourage ADUs create new housing units on existing developed lots. Hillside land is costly to build on and hazardous.
Lands protected by federal or state programs			
County policies to preserve agricultural land			

Opportunity	Constraint	Explanation
Availability of schools		
Availability of parks		
Availability of public or social services	Constraint	No church or social services organization has approached the City regarding housing programs.
Impact of climate change and natural hazards		
Construction costs	Constraint	Construction costs are very high.
Availability of construction workforce		
Availability of surplus public land	Constraint	There is no surplus land. Piedmont has, per capita, less park land and open space than many of its neighbors.
Availability of vacant land	Constraint	There are very few undeveloped or under-developed lots. Programs to encourage ADUs and JADUs create new housing units on existing developed lots.
Financing/funding for affordable housing	Constraint	Land cost is very high. Construction of dwellings on hillside land is costly and hazardous.
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees		
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The greatest opportunity for developing additional housing in Piedmont is the opportunity to create both incentives for the construction of rent-restricted low-income ADUs and JADUs and opportunities to create financing for seniors to construct ADUs and JADUs on their property. According to the Piedmont housing element, there are 15 households in Piedmont with Supplemental Security Income (SSI), and 874 households receiving Social Security Income. The 2013 ACS estimated that there were 370 Piedmont households (about 10% of the City's total) with incomes below \$65,000 a year. This was the approximate threshold for the HUD definition of "low income" in 2013. About 56% of these households are headed by senior citizens. In fact, the Census indicated that 81% of Piedmont households with incomes of \$35,000 or less were headed by seniors (78 out of 96 households). Many low-income residents and seniors find it difficult to obtain construction loans. Incentives for ADUs and JADUs could create hundreds of new housing units and additional sources of income for low-income homeowners. The next housing element will explore new programs for incentives and financing for ADUs and JADUs.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Availability of vacant land,
 Availability of surplus public land,
 Financing/funding for affordable housing

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

There is very limited available land for commercial development in Piedmont. One available site near a major transportation and transit corridor was previously a gas station and has a private covenant prohibiting redevelopment. Legislators could examine the appropriateness of covenants such as this, particularly if the covenants create barriers for affordable housing development.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

All of Piedmont is located close to transit and there is an existing AC Transit hub in the Civic Center, as well as casual carpool pick-up. Both are well-used. New ADUs and JADUs will be able to take full advantage of transit to travel to job centers, as well as jobs in Piedmont.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

None

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan
- 100% renewable energy CCA, REACH codes to electrify existing buildings and new ADUs, and public EV chargers pilot program.

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Consideration in development of housing element.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Consideration in development of housing element.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)
- Locally collected data (please describe below)

Other publicly available data from a government source

Rental licenses/business licenses and County assessor parcel information

Proprietary data sources

Host Compliance, used to monitor short-term rentals. Short-term rentals have the potential to reduce the limited affordable rental housing in the region.

Locally collected data

Annual rental certification letter from property owners with rent-restricted ADUs.

17. What are the current housing cost trends in your jurisdiction?

Trends in housing costs and rents are similar to those in neighboring Oakland and Berkeley

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

According to point in time surveys coordinated in part through EveryOne Home, Piedmont had no individual experiencing homelessness in 2017 or 2019. The State should consider allocating funding for programs to end homelessness and create new transitional housing on a per capita basis relative to overall population. Piedmont is ineligible for some existing funding due to results of the point-in-time surveys, but will be required to meet RHNA requirements for new housing for residents earning extremely low incomes.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Other (please explain below)

ADUs and JADUs are very popular and accepted in Piedmont. Piedmont received an APA award for its innovative program to reduce parking requirements and increase size limitations in return for deed restrictions limiting rents to low and very-low income levels. Changes in state laws in 2017 and 2019 undermined this program. Piedmont seniors and low-income residents face challenges obtaining financing for construction of new ADUs and JADUs. Each ADU or JADU costs approximately \$50,000 to \$100,000 to build, making them a cost-effective method to create new affordable housing.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Based on construction estimates provided on Piedmont building permits, each ADU or JADU costs approximately \$50,000 to \$100,000 to build, making them a cost-effective method to create new affordable housing. If seniors and low-income residents were provided with low-interest loans, approximately 189 new rent-restricted affordable ADUs and JADUs could be constructed in the next 10 years.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$9.5 million

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other support (please describe below):

Other support

1. Financing for construction of ADUs and JADUs for low-income property owners and tenants.
2. Technical assistance for inclusionary housing unit requirements in new private multi-family development.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- Population of residents with disabilities

- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

- Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing

Analysis of Impediments to Fair Housing Choice Report Date

Assessment of Fair Housing Report Date

Please upload your most recently completed report:

Or provide a Web link/URL to the report

Under development with Urban County TAC and Alameda County HCD

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations
- Other (please describe below)

Other

AIFHC is under development with Urban County TAC and Alameda County HCD. Assessment of Fair Housing completed by Urban County TAC and Alameda County HCD in the past.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings
- Public hearing
- Stakeholder consultation
- Other (please describe below)

Groups consulted:

Staff presentations at meetings of diverse community groups, compiling email lists and website updates, as well as posts to social media platforms, such as Nextdoor and Facebook.

Other

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Even in a community such as Piedmont with a very engaged constituency and active community organizations, it is important to do the work to encourage participation from everyone who could be impacted by a City decision or policy. City staff proactively communicates through in-person phone calls and presentations at meetings of diverse community organizations, regular press releases to a range of different news outlets, public surveys, and a social media presence. Staff stays in communication with every Piedmont resident who contacts the City on particular issues through email lists and phone calls. This approach is being used for preparation for the next housing element and fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
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Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments				
Displacement of residents due to increased rents or other economic pressures				
Displacement of low-income residents and/or residents of color				
Displacement of residents due to natural hazards, such as wildfires				
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements				
Occupancy standards that limit the number of people in a unit				
Location of affordable housing				
The availability of affordable units in a range of sizes (especially larger units)				
Foreclosure patterns				
Deteriorated or abandoned properties				
Lack of community revitalization strategies				
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
The impacts of natural hazards, such as wildfires					Hillside development is costly and associated with landslides and fire risks. The less hilly parts of Piedmont are more densely developed, close to transit, and more affordable.
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					
The impacts of natural hazards is a contributor to the issues identified in the UC Berkeley map. Hillside development is costly and associated with natural hazards such as landslides and wild fire. As shown in the UC Berkeley map, the less hilly parts of Piedmont have smaller lots, more dense development, greater inventory of units, more opportunity, better access to transit, and more affordability.					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Improving access to high quality education opportunities for vulnerable students, particularly students of color

- Other (please explain below)

In 2016, Alameda County residents voted in favor of Measure A1 bond which will raise \$580 million for affordable housing in Alameda County. Tax payers in Piedmont will contribute approximately \$17 million over the life of the bond. The bulk of the funding for new affordable housing will be for multi-family housing and mixed-use housing near transit centers, such as BART and where large tracts of land are still available. The City of Piedmont plans to use a smaller percentage of the funding (\$2 million) to create incentives and low-interest loans for low-income ADUs and JADUs. A range of new housing choices, including affordable ADUs and JADUs, will offer opportunities to new residents of all backgrounds and in all parts of Piedmont.

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

The residents of the City of Piedmont are already diverse and welcome new residents of all backgrounds. The City's goal to overcome historical patterns of segregation is to provide housing opportunities to new residents of all backgrounds and income levels so that Piedmont can remain a strong community that celebrates its diversity.

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)	Yes		

Other

City staff are in discussions with Alameda County HCD to create zoning changes for a pilot program to provide low-interest loans to homeowners who build ADUs and JADUs that have rent restrictions making them affordable to low-income tenants.

ANY ADDITIONAL FACTORS/COMMENTS**51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**

Private covenants that make some under-utilized land ineligible for redevelopment into affordable housing.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?**53. Any further comments about anything in this survey?**

The table formatting for question #45 made the question impossible to answer.

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Submission #88

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Pittsburg

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The number of low-wage rental units reported by MTC seems to be low compared to the number of low wage jobs. There are factors impacting that number that may not be accurately reported, such as the high prevalence of multi-generational housing (mostly owner-occupied units) which serve a large number of very-low income people, plus there are quite a few affordable units that are either pending or have been entitled and are fully funded, but have not been built yet. Historically the City of Pittsburg has been a bedroom community to nearby larger job centers and the city has a reported jobs-housing imbalance, with too many residential units and not enough jobs in town to serve the population.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

See response to #1 above.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

Long commutes to jobs outside of the jurisdiction

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

The city's General Plan identified a jobs-housing imbalance with too many residential units and not enough jobs, so policy decisions have been made with that imbalance in mind, not a "jobs-housing fit" imbalance.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Single-room occupancy (SRO) preservation
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			N/A
Water capacity			N/A
Land suitability	Opportunity		Land in Pittsburg is generally cheaper than in areas closer to major job centers and we have good transit options available.
Lands protected by federal or state programs			N/A
County policies to preserve agricultural land			N/A
Availability of schools			N/A
Availability of parks			N/A
Availability of public or social services			N/A
Impact of climate change and natural hazards			N/A
Construction costs		Constraint	Construction costs are high around the entire bay area.
Availability of construction workforce			N/A - many construction workers are local; however, construction costs are still high
Availability of surplus public land	Opportunity		Several parcels available near transit

	Opportunity	Constraint	Explanation
Availability of vacant land	Opportunity		Several parcels available near transit
Financing/funding for affordable housing	Opportunity		New state funding for mixed-income projects has been beneficial
Weak market conditions			N/A
Project Labor Agreements (i)		Constraint	Potentially increases construction costs??
Utility connection fees		Constraint	Fees make development more expensive
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Availability of vacant land near transit
2. Availability of new state funding sources for affordable housing

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Construction costs are high for high density, low income projects

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

There seems to be more interest from developers in building housing near transit. The City would like to see more job opportunities near transit to bring more balance to the current jobs-housing imbalance and also better balance out the regional transit system (BART) so we don't create more capacity problems for the trains during peak commute hours

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

There are no significant job centers in Pittsburg that are suitable for new adjacent housing (which would serve the job center).

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Urban Limit Line

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction

- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- The City is trying to increase local employment opportunities (but this is ongoing) and we have a Climate Action Plan pending.

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Addressed in the Housing Element.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Addressed in the Housing Element.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)

Other publicly available data from a government source

RealQuest; East Bay Association of Realtors

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Yes, but most recent data (from the Housing Element) is from 2013 and is likely outdated. As of 2013, there were 110 unsheltered persons in Pittsburg.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Other (please explain below)

The City of Pittsburg is on track to meet and/or exceed its current RHNA allocation for low & moderate units. There appears to be a lack of funding sources available to meet the very-low income category allocation.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

N/A - this does not appear to be a not barrier for proposed or entitled projects.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

N/A

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to

affirmatively further fair housing?

Financing for new construction of affordable housing

HOUSING DEMAND**22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?**

No

According to the 2010 census there are 145 Pittsburg residents who work in farming, fishing or forestry occupations. This is not a significant sector in Pittsburg that is in need of housing.

23. What is the source for the data used for the previous response?

2010 Census

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?**25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.**

	Housing Units Needed to Meet Demand
Private university	N/A
Campus of the California State University or the University of California	N/A
Community college	There is a need, but I don't have data

26. What is the source for the data used to respond to the previous question?**27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?****28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?****29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?**

No

30. If yes, how many units? What is the source of this data?**31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?**

No

32. If yes, why? How many units will be lost? What is the source of this data?**33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?**

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

N/A

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

No we don't anticipate this.

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES**37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

June 11, 2019

Please upload your most recently completed report:**Or provide a Web link/URL to the report**

<http://www.ci.pittsburg.ca.us/Modules/ShowDocument.aspx?documentid=11608>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Local data sources (please describe below)
- Other (please describe below)

Local data sources

San Francisco-Oakland-Fremont, CA Metropolitan Statistical Area, America Communities Project, <https://s4.ad.brown.edu/projects/diversity/segregation2010/msa.aspx?metroid=41860>.

San Francisco-Oakland-Fremont, CA Metropolitan Statistical Area, America Communities Project, <https://s4.ad.brown.edu/projects/diversity/segregation2010/msa.aspx?metroid=41860>.

Other

CA Department of Education

1997/98 from U.S. Department of Education, National Center of Education Statistics, Common Core of Data (CCD), "Local Education Agency (School District) Universe Survey Membership Data"; 2017/18 from CA Department of Education.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Town hall
- Stakeholder consultation

Groups consulted:

Bridge Housing
 Contra Costa Interfaith Housing
 National Housing Law Project
 Contra Costa Association of Realtors
 Bay Area Legal Aid
 East Bay Housing Organization
 Public Interest Law Project
 ECHO Fair Housing
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 Raise the Roof Coalition
 Contra Cota Senior Legal Services
 NAMI of Contra Costa County
 Non-Profit Housing Association of Northern California
 Shelter, Inc.
 Greenbelt Alliance
 Eden Housing
 Rainbow Community Center
 Housing and Economic Rights Advocates (HERA)
 Bay Area Metro (ABAG and MTC)
 NAACP Richmond, CA Branch
 Communities for a Better Environment
 Ensuring Opportunity
 Contra Costa Health Services
 Contra Costa County Health, Housing, and Homeless Services
 Contra Costa Sustainability Coordinator
 Contra Costa Department of Conservation and Development
 Contra Costa Alcohol and Other

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Only the city where participant resides was asked.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Community participation is critical to ensuring that the Analysis of Impediments reflects community conditions, and that the goals and strategies to address fair housing issues are both targeted and feasible.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

The final Analysis of Impediments also reflects two rounds of community meetings, each round held at three separate locations across the county. In June 2018, three community meetings were held in the eastern, central, and western regions of Contra Costa County as part of the first phase of public meetings for the AI process. These meetings were located at Richmond City Hall, Concord City Hall, and Antioch City Hall. Attendees at each meeting learned about the Analysis of Impediments process and shared their experiences with fair housing issues. The meetings provided important insights into the problems that communities in Contra Costa County face with fair housing. The primary concern residents expressed at all three community meetings is a lack of affordability in Contra Costa and the Bay Area. Residents spoke about the negative financial and social impact of high housing costs as well as displacement due to the lack of affordable housing. In all three meetings, numerous residents voiced concerns about problems with transportation including high commuting costs and inadequate transit service. Economic development concerns were also raised in all of the meetings.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes	Yes	Yes	Yes	Community opposition to affordable housing is a significant contributing factor to segregation in the Region and parts of Contra Costa County. California in general, and Contra Costa County in particular, have a strong Not In My Back Yard (NIMBY) movement.
Displacement of residents due to increased rents or other economic pressures		Yes		Yes	In Contra Costa County, people in the Western portion of the County worry about Alameda and San Francisco County residents moving in and driving up housing costs.
Displacement of low-income residents and/or residents of color		Yes		Yes	In Contra Costa County, people in the Western portion of the County worry about Alameda and San Francisco County residents moving in and driving up housing costs.
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Occupancy standards that limit the number of people in a unit				
Location of affordable housing	Yes			<p>NIMBY sentiment often reflects a desire to preserve the quaint, semi-rural character of an area and protect against overcrowding, traffic, and the obstruction of views.⁹ In some cases, it can also indicate thinly-veiled racism under the guise of “preserving neighborhood character”; in other cases, even when not rooted in racism, it may have the same effect of exclusion. In California, NIMBYism is most often driven by a fear that increased housing construction will lower the values of existing homes.¹⁰ The problem is so extreme in California, that even renters feel the localized effects. These fluctuations in home value can lead to massive displacement (compounded by the already extreme market rent prices in the Bay Area), and even homelessness</p>
The availability of affordable units in a range of sizes (especially larger units)			Yes	
Foreclosure patterns				

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Deteriorated or abandoned properties				
Lack of community revitalization strategies				
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities				
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities				
Lack of regional cooperation				
Access to financial services				

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lending discrimination			Yes	Lending discrimination is a major contributing factor to segregation. When minorities are unable to obtain loans, they are far more likely to be relegated to certain areas of the community. The applications for Blacks and Hispanics (or Latinos) are uniformly denied at higher rates than those of Whites or Asians. Lending discrimination directly contributes to economic segregation, which prevents minorities from living in thriving areas and instead relegates them to struggling neighborhoods
Location of employers				
Location of environmental health hazards, such as factories or agricultural production				
Availability, frequency, and reliability of public transit				
Access to healthcare facilities and medical services				
Access to grocery stores and healthy food options				

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of proficient schools and school assignment policies				
Creation and retention of high-quality jobs		Yes	Yes	Minimum wage jobs doesn't allow families to keep up with the constant increase in housing costs.
Range of job opportunities available		Yes	Yes	Minimum wage jobs doesn't allow families to keep up with the constant increase in housing costs.
The impacts of natural hazards, such as wildfires				
CEQA and the land use entitlement process				
Private discrimination, such as residential real estate "steering" (i)				
Other (please describe)				
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>Community opposition to affordable housing is a significant contributing factor to segregation in the Region and parts of Contra Costa County.</p> <p>Lending discrimination is a contributing factor to disproportionate housing needs, as class groups who struggle to obtain access to loans are more likely to experience housing problems such as cost burdens, overcrowding, and substandard housing, and to be renters rather than homeowners.</p> <p>Disparities in access to employment opportunities.</p>				

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Increase available financial resources for affordable housing in order to better fund efforts to foster stable residential integration and increased access to opportunity.

Provide for the production of additional affordable housing through market incentives and improvements.

Increase residential racial and ethnic integration by increasing the supply of affordable housing for families in high opportunity areas.

Increase the supply of permanent supportive housing for people with disabilities and services for people with disabilities.

Reduce housing discrimination and discriminatory barriers to residential mobility.

Address barriers to mobility for families and individuals in publicly-supported housing, including Housing Choice Voucher participants.

Address barriers to mobility for families and individuals in publicly-supported housing, including Housing Choice Voucher participants.

Increase access to opportunity through targeted public investments and efforts to increase economic mobility within Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs).

Increase and stabilize access to proficient schools.

Increase coordination of housing and environmental health planning to support access to healthy homes and neighborhoods.

Increase coordination of housing and environmental health planning to support access to healthy homes and neighborhoods.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

Various affordable housing developments have been constructed in the city and a Veterans housing development will be begin construction in 2020.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Availability of jobs in each jurisdiction should be considered when deciding how many affordable units are needed. Each jurisdiction should be striving for a jobs-housing balance for quality of life.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Excess production in one category during one cycle should be allowed to carry over into the new cycle.

53. Any further comments about anything in this survey?

The "jobs-housing fit" data seems to only look at extremely and very low income populations, which does not give a full picture for RHNA allocation.

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Pleasanton

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The City has 1,073 Below Market Rate (BMR) units in its affordable housing inventory. Consequently, our estimate for jobs-housing fit ratio is 10.1 (1,073 units and 10,617 jobs) compared to the survey's 28.54. Due to the high housing cost in Pleasanton, and the Bay Area as whole, it is not reasonable to use the low cost rental housing threshold of \$749 per month, particularly when the average rent in Pleasanton is \$more 2,000 per month.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

More than $\frac{3}{4}$ (22,670) of the 29,000 housing units in Pleasanton are single-family homes that are owner-occupied. Only about 20% (6,163) of the City's housing stock are rental housing units. As stated earlier, only 17% (1,073 unit) of these rental housing units are Below Market Rate (BMR) units available for low-wage workers.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS**7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?**

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity		Constraint	
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools		Constraint	
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:**9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the**

reasoning for your selection:

Availability (and cost) of land, construction costs, and lack of funding are tremendous constraints in the creation of housing. The City is primarily built out with very little vacant land. The high costs of construction makes development of affordable housing very difficult based on the high subsidy and financing needs for each unit.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The City has two BART stations which provide an opportunity for locating jobs and housing near transit. However, the two stations are located in proximity to one another, with the rest of the City poorly served by other forms of transit, meaning that most households remain auto dependent, with the addition of jobs and housing creating additional congestion on local streets. And, while there are some opportunities for infill of surface parking lots and older shopping centers, the viability of sites for redevelopment can be challenging given existing uses, construction costs, land costs and other factors. (For example, the City re-zoned and entitled a high-density housing project, which has not proceeded). In addition, there is an ACE train station located near downtown Pleasanton – ACE provides low-frequency commuter rail service and is poorly suited to provide daily transportation for residents or workers; the ACE station is located within an area with numerous historic resources, replacement or redevelopment of which presents a significant constraint.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

None

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

American Community Survey or other Census Bureau data

17. What are the current housing cost trends in your jurisdiction?

Costs appear to be increasing, consistent with most other Bay Area jurisdictions

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Pleasanton participates and relies in Alameda County's Bi-Annual Point-In-Time Count.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Other (please describe)				

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Rent stabilization/rent control	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent review board and/or mediation			
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?
 Availability of land; construction costs and market feasibility; quality of transit, and proportion of city within radius of high frequency rail and bus (low quality/infrequent service should not be considered transit-rich); natural hazards

52. What criteria or factors do you think are most important to consider in the RHNA methodology?
 Availability of land; transit proximity (high quality/high frequency transit only); market feasibility

53. Any further comments about anything in this survey?

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Submission #80

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction
Redwood City

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

We cannot verify that this is accurate information as the City does not have access to the appropriate data to measure this. The City has additional deed-restricted, affordable units however they don't meet the definition being used for "low cost rental unit" (i.e. \$749 per month rent rate criteria).

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Like many communities in the Bay Area, the City has seen a significant increase in rents over the past several years and we've heard reports of low-wage workers having to relocate outside of the Bay Area region.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

We work with the San Mateo County Home For All Initiative and they provided annual jobs to housing imbalance data for all the cities in the County. Note, this data represents all wage earners and housing types.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Single-room occupancy (SRO) preservation
- Increased funding for affordable housing
- Inclusionary zoning
- Living wage employment ordinances
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS**7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?**

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity	Opportunity		The City has water supply available through 2040. The City has a robust recycling water system that supports the additional water supply.
Land suitability	Opportunity	Constraint	The City is a built-out community and most sites would require redevelopment. However, the City has planned a community visioning process to further promote TOD.
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The three greatest opportunities in Redwood City would be the City has ample sewer/water capacity and is beginning a community visioning process to further promote TOD.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Cost of construction, construction workforce availability, and the lack of funding for affordable housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The City is beginning a community visioning process to further promote TOD.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

The City has an affordable housing impact fee on commercial development to increase affordable housing in the City. The City has adopted a retail action plan that recommends additional housing in the Downtown Core that are adjacent to job centers.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The City held a community engagement process in 2018 to assess the housing needs of the community and identified factors that contribute to high housing costs. This process reached over 2,000 residents.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)

Proprietary data sources

CoStar and local broker data (residential/commercial)

17. What are the current housing cost trends in your jurisdiction?

Housing costs have significantly increased over the past several years.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

<https://hsa.smcgov.org/sites/hsa.smcgov.org/files/2019%20One%20Day%20Homeless%20Count%20report.pdf>

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Other (please explain below)

High cost of land, high cost of construction and labor

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

We don't have this information at this time.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

N/A

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

N/A

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

We have several BMR ownership units with affordability restrictions that will expire.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Assessment of Fair Housing

Assessment of Fair Housing Report Date

November 30, 2017

Please upload your most recently completed report:

Or provide a Web link/URL to the report

https://housing.smcgov.org/sites/housing.smcgov.org/files/_SMC%20Regional%20AFH%20Final%20Report%2020171002.pdf

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings
- Public hearing
- Town hall
- Stakeholder consultation
- Other (please describe below)

Groups consulted:

AFT Local 1481

AFT Local 3267

Bay Area Legal Aide

Brilliant Corners

California Apartment Association Tri-County Division Center for Independence of Individuals with Disabilities Community

Legal Services of East Palo Alto Community Overcoming Relationship Abuse

El Comité de Vecinos
 Faith in Action
 Habitat for Humanity Greater San Francisco
 HELP
 HIP Housing
 Home and Hope
 Housing Leadership Council
 Legal Aid of San Mateo County
 Migrante-Northern San Mateo County
 National Hispanic Organization of Real Estate Associates National Housing Law Project
 North Fair Oaks
 Peninsula Conflict Resolution Center
 Project Sentinel
 Public Advocates
 Rebuilding Together Peninsula
 Samiritan House
 San Mateo County Union Community Alliance
 San Mateo County Health System
 Urban Habitat
 VA Palo Alto
 Woodland Park Communities
 Youth United for Community Action

Other

Rental Property Survey - The California Apartment Association's Tri-County Division developed and deployed a survey to rental property owners and managers in San Mateo County to support development of the AFH.

Community Engagement in a Box - BBC developed a Community Engagement in a Box tool for use by stakeholders to build capacity to engage their clients, consumers and coalition members in the AFH process through promoting and distributing the resident survey, facilitating AFH conversations and focus groups, sharing the AFFH-T maps and using all of the community engagement tools available to AFH participating jurisdictions. Interested stakeholders could request a Box which included printed surveys in each of the four languages; flyers promoting the online survey, a booklet of AFFH-T maps and instructions for interpreting the maps; and a community conversations discussion guide. BBC facilitated a webinar for participating stakeholders and mailed CE Boxes to 10 organizations.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

More than 4,000 residents participated in the AFH community engagement process (see Figure A-2 of the AFH for more detailed information). Some highlights of community engagement include participation by:

- More than 1,700 people of color;
- More than 300 people with limited English proficiency who participated in Spanish, Chinese or Tagalog;
- More than 900 households with incomes less than 30 percent of AMI;
- Nearly 570 large families;
- More than 647 households that include a member with a disability;
- More than 1,300 families with children under the age of 18; and
- More than 100 Section 8 voucher holders.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

N/A

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

N/A

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					Lack of support for housing; suburban scale communities resistant to added density; frustration with recent growth implications
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	Very low rental vacancies, growth employment, increasing rents
Displacement of low-income residents and/or residents of color	Yes			Yes	Very low rental vacancies, growth employment, increasing rents
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					Development barriers: high cost of land and construction,
The availability of affordable units in a range of sizes (especially larger units)	Yes				Housing is limited for large families
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities			Yes		
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation			Yes		Lack of private sector involvement to address housing needs
Access to financial services					
Lending discrimination					
Location of employers					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			Yes
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		Yes
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			Yes
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			

Other

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission #97

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Rohnert Park

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

Federal jobs number for the City = 3395.

Federal rental units for the City* = 455.

*This number neglects the five mobile home parks, which are all rent controlled. Three of the parks are

owned by non-profits as affordable housing. This amounts to another 700 units.
So the proper ratio for Rohnert Park is $3395/1155 = 2.93$.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Community land trusts
- Economic development programs to encourage job growth
- Subsidies for environmental mitigation costs so that jobs and housing can be developed inside of urban growth boundaries.

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability			Environmental mitigation costs
Lands protected by federal or state programs		Constraint	Environmental mitigation costs
County policies to preserve agricultural land		Constraint	Urban Growth Boundaries
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services		Constraint	Without redevelopment, we cannot fund the positions we used to fund.
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land	Opportunity		Constrained by Environmental mitigation costs
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees		Constraint	

	Opportunity	Constraint	Explanation
Other		Constraint	Environmental mitigation costs

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

All five of our opportunities represent a land use planning program intended to provide for growth. The City has invested in public services and made land available for housing and we are building a lot of housing right now.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Environmental mitigation costs, high cost of construction and unavailability of funding for affordable housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The City has done everything it can to zone for employment and housing near public transit, but the cost of construction has kept projects from moving forward. We've approved two priority development areas with over 2,000 units. One was approved 10 years ago, but developer never built. The other approved 1 year ago and no progress. Both have problems with high construction costs vs. low rents.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

No agreements. Each city has an urban growth boundary. County general plan favors city centered growth.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

According to the American Community Survey data in 2017, renters in the City pay an average of 38% of their monthly income toward rent. This is why we charge affordable housing fees for new commercial and residential development and require affordable housing in our Development Agreements.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Other publicly available data from a government source

Community Development Commission.

Locally collected data

Newspaper.

17. What are the current housing cost trends in your jurisdiction?

Housing costs have been increasing over the past decade, but has remained flat for the past year.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

The City has 130 individuals experiencing homelessness on any given night.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

500

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$150,000 per unit

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Other support (please describe below):

Other support

City Council is is opposed to the BAHFA effort. The council doesn't believe in local taxes for Bay Area to provide housing. The state should provide the funds. If BAHFA passes, majority of the funding will go to San Francisco and San Jose but come from our small cities. Funding should rather go to local jurisdictions to do their own financing, similar to how it worked when we had the redevelopment agency.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	13,000
Community college	500

26. What is the source for the data used to respond to the previous question?

Student and staff population for Sonoma State University located adjacent to Rohnert Park. Estimate of portion of Santa Rosa Junior College commuter students living in Rohnert Park.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

No, we think CSU should step up and meet the demand for housing its students. The total amount of unmet need is estimated at 2,000 units based on overcrowding, homeless students, and commuting students.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- Other (please explain below)

High housing costs with relatively low wages.

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

Forty units at one complex were lost. We tried to work with the owner and the county but were unable to preserve affordability. Data is from the City's housing element and regulatory agreements.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

We expect the loss of 93 assisted housing units in one complex in 2022.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

NA

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

NA

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

NA

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Local data sources (please describe below)

Local data sources

County of Sonoma.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

NA

42. Please describe your goals for the process to elicit community participation for fair housing planning.

NA

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

The City has fair housing goals in its housing element and coordinates with the County on fair housing issues.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures				Yes	
Displacement of low-income residents and/or residents of color				Yes	
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities		Yes			
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					

Limited access to housing in your jurisdiction

Segregated housing patterns or concentrated areas of poverty

Disparities in access to opportunity areas

Disparities in housing cost burdens and overcrowding

Describe how this factor contributes to fair housing issues in your jurisdiction

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

The City does not experience most of these issues.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Implementing a rent stabilization policy and staffing a rent stabilization board

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

As a relatively new family-focused city, Rohnert Park has developed without a strong pattern of segregation and equal housing issues.

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation	Yes		
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts	Yes		
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)	Yes		

Other

Acquisition of for-sale homes to make affordable to low and moderate-income households, in partnership with the local housing land trust.

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

1. Nearness to jobs: ensuring that affordability of housing stock matches the jobs available - particularly in low-wage professions
2. Current affordable housing stock
3. Comparison of market-rate rents to affordable rents - some jurisdictions have more available naturally affordable housing than others
4. Availability of funding to construct units - would like to see the return of the locally controlled share of the property tax, historically distributed through redevelopment agencies to fund affordable housing
5. Historic RHNA performance and housing construction - avoid penalizing jurisdictions that are performing at capacity

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

See above.

53. Any further comments about anything in this survey?

This survey is pretty focused on historic urban problems and takes a one-size-fits-all approach. Many of the questions do not apply to rural counties like ours.

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Submission #53

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Ross

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The numbers reported appear high. The Town of Ross is a built-out affluent community that has jobs without a set place of employment, such as gardeners, nannies, gig-workers. The Town's actual commercial zoned area for commercial uses are constrained and limited based on the built-environs,

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Due to the size of Ross (less than 1.5 square miles), the flood, fire, and steep hillsides that surround the Town, the established and built-environs, there is no reasonable and/or feasible land available for development.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?
No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Substantial redevelopment funding to encourage a thoughtful rehabilitation and new construction of existing buildings

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			N/A. ROSS VALLEY SANITARY DISTRICT TO PROVIDE INFORMATION
Water capacity			N/A. MARIN MUNI. WATER DISTRICT TO PROVIDE INFORMATION
Land suitability		Constraint	NO AVAILABLE LAND SUITABLE FOR DEVELOPMENT BASED ON FEMA FLOODPLAINS, HIGH FIRE DANGER, STEEP HILLSIDES, BUILT ENVIRONMENT, AVAILABLE LAND.
Lands protected by federal or state programs			N/A
County policies to preserve agricultural land			N/A
Availability of schools			N/A
Availability of parks			N/A
Availability of public or social services			N/A
Impact of climate change and natural hazards			N/A
Construction costs			N/A
Availability of construction workforce			N/A

Opportunity	Constraint	Explanation
Availability of surplus public land		N/A
Availability of vacant land	Constraint	THE IS LIMITED VACANT LAND SUITABLE FOR AFFORDABLE HOUSING DUE TO ENVIRONMENTAL CONSTRAINTS DESCRBED PREVIOUSLY
Financing/funding for affordable housing	Constraint	THE TOWN HAS A LIMITED GENERAL FUND TO INCENTIVIZE AFFORABLE HOUSING
Weak market conditions		N/A
Project Labor Agreements (i)	Constraint	PREVAILING WAGES IS EXPENSIVE
Utility connection fees		N/A
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

N/A

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

VACANT LANDS

VACANT LANDS SUITABLE FOR DEVELOPMENT

ENVIRONMENTAL CONTRAINTS (FLOODING, FIRE, STEEP SLOPES) AND BUILT ENVIRONS

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Changes to parking requirements for new residential and/or commercial construction
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)

Other publicly available data from a government source

DEPARTMENT OF FINANCE

17. What are the current housing cost trends in your jurisdiction?

COST TRENDS HAVE LEVELED OUT AND MEET THE CURRENT MARKET DEMANDS IN MARIN COUNTY

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

30-50 UNITS IN THE C-L ZONING DISTRICT. ANY POSSIBLE DEVELOPMENT WOULD NEED TO BALANCE HISTORIC PRESERVATION, AVAILABILITY OF PARKING, AND DESIRE BY PROPERTY OWNER. NO COMMERCIAL PROPERTY OWNER IN ANY OF THE TOWN'S COMMERCIAL ZONED PROPERTY HAS APPROACHED THE TOWN REQUESTING TO BUILD ANY HOUSING DEVELOPMENT.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

N/A

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	N/A
Campus of the California State University or the University of California	N/A
Community college	N/A

26. What is the source for the data used to respond to the previous question?

N/A

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

N/A

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

N/A

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

N/A

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

N/A

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

YES. THE TOWN OF ROSS HAS SEVERAL REPETATIVE LOSS PROPERTIES LOCATED WITHIN FLOODPLAINS ADJACENT TO CORTE MADERA CREEK. REFER TO THE MARIN COUNTY LOCAL HAZARD MITIGATION PLAN.

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

N/A

42. Please describe your goals for the process to elicit community participation for fair housing planning.

NO GOAL SETTING FOR THIS TOPIC HAS BEEN ESTABLISHED TO DATE.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

N/A

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					N/A

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to increased rents or other economic pressures					N/A
Displacement of low-income residents and/or residents of color					N/A
Displacement of residents due to natural hazards, such as wildfires					N/A
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					N/A
Occupancy standards that limit the number of people in a unit					N/A
Location of affordable housing					N/A
The availability of affordable units in a range of sizes (especially larger units)					N/A
Foreclosure patterns					N/A
Deteriorated or abandoned properties					N/A
Lack of community revitalization strategies					N/A
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					N/A
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					N/A
Lack of regional cooperation					N/A

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to financial services					N/A
Lending discrimination					N/A
Location of employers					N/A
Location of environmental health hazards, such as factories or agricultural production					N/A
Availability, frequency, and reliability of public transit					N/A
Access to healthcare facilities and medical services					N/A
Access to grocery stores and healthy food options					N/A
Location of proficient schools and school assignment policies					N/A
Creation and retention of high-quality jobs					N/A
Range of job opportunities available					N/A
The impacts of natural hazards, such as wildfires					N/A
CEQA and the land use entitlement process					N/A
Private discrimination, such as residential real estate "steering" (i)					N/A
Other (please describe)					N/A

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?
 THERE ARE NO LIMITING FACTORS OTHER THAN THERE IS NO SUITABLE LAND AVAILABLE FOR DEVELOPMENT AND THERE IS NO WILLINGNESS FROM PROPERTY OWNERS TO DEVELOP THE LAND.

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

N/A

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

N/A

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation	Yes		
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

— ANY ADDITIONAL FACTORS/COMMENTS —

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?
THERE IS NOT A ONE SIZE FITS ALL APPROACH. ABAG JUST CAN'T SOCIALLY ENGINEER HOUSING BY LOOKING JUST AT NUMBERS, FORCASTS, AND ALOGORYTHEMS. ABAG HAS TO LOOK AT EACH COMMUNITY AND ITS ENVIRONMENTAL CONSTRAINTS.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

ENVIRNMENTAL CONSTRAINTS SUCH AS FLOODING, FIRE DANGER, AND STEEP SLOPES,
AMOUNT OF COMMERCIAL LAND.

53. Any further comments about anything in this survey?

N/A

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Anselmo

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

I don't know if the data is accurate. We do not collect this data and I'm not aware of where the data comes from for the Town. It was not clear from the census site.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

The number of low wage jobs in the community is higher than the number of housing units affordable to low wage workers.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

It is considered when developing the General Plan Housing Element.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability		Constraint	The town only has fewer than 10 vacant lots (currently parking lots) large enough for multifamily development. Most vacant lots are very steep single family hillside sites. Land is very expensive and previously developed.
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	Most vacant residential lots are in hillside areas subject to wildfires or in high flood hazard areas and wildfire and flooding is expected to worsen with climate change.
Construction costs		Constraint	Residential construction costs are \$450 sq. ft. and some developers will not pursue approved projects due to construction costs.
Availability of construction workforce			

Opportunity	Constraint	Explanation
Availability of surplus public land	Constraint	The town has no surplus land.
Availability of vacant land	Constraint	Fewer than 10 lots available for multifamily projects.
Financing/funding for affordable housing	Constraint	The town does not usually qualify for any housing grant programs and has no source for funding affordable housing development yet. Since there is little development in Town, any impact fees are not expected to generate adequate funding to construct needed affordable housing.
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees		
Other	Constraint	Property owners satisfied with collecting rent from existing tenants. Tax regulations that do not make it attractive to redevelop sites.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Essentially no vacant land and very expensive previously developed sites are a constraint to multifamily housing development.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Sites previously developed and expensive - essentially no vacant land.

Town would like to provide more affordable housing for low wage earners within the Town, to reduce Vehicle Miles Traveled. Encouraging housing near transit might encourage affordable housing for workers that work outside of the jurisdiction in major job centers - reducing the number of units available for local workers.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Sites previously developed and expensive - essentially no vacant land.

Town has opportunities to develop some housing near our job centers if developers sought housing development projects in the Town.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

None

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Considered in housing element 2015-2023

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Considered in housing element 2015-2023

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

Craigslist ads for rentals.

Survey of second unit owners.

17. What are the current housing cost trends in your jurisdiction?

Similar to Bay Area.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

20

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Other (please explain below)

Very few multifamily housing projects are proposed in the Town even though all multifamily and commercial districts allow residential development and some single family areas have been rezoned to allow multifamily development. Projects that are proposed are small (less than 10 units). We have one "large" project under construction: a 16 unit apartment project that includes two affordable units.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction

if this financing was available?

No affordable housing projects have been proposed in many years.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD’s new pro-housing designation or other state regulation
- Other technical assistance (please describe below):
- Other support (please describe below):

Other technical assistance

Fund update of the Town Housing Element

Other support

Fund project plan/design work
Fund project management work

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	?
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

Unknown what the housing need is at this time. University of the Redlands only recently moved into the Town.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Unknown. We believe there is adequate on site housing for the campus since they are advertising campus units for rent to the public.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Online forum
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures	Yes				
Displacement of low-income residents and/or residents of color	Yes				
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes				
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate “steering” (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>Very expensive housing in the Town</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for affordable housing development near transit
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Streamlining entitlements processes and/or removing development fees for affordable housing construction

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

To consider allowing nonprofits to purchase and resell homes with ADUs as affordable housing in existing developed neighborhoods.

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

Have not considered the ordinance yet.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			Yes
Affordable housing impact/linkage fee on new commercial development			Yes
Inclusionary zoning			Yes
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)	Yes		
Other			
Follow state laws that require replacement housing, such as SB 330 and SB 35.			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Availability of land for development considering size of parcels, cost of land and if they are developed already (small expensive lots unlikely to be redeveloped).

Slope of parcels and landslide issues (consider slope stability maps)

Floodways

Wildland Urban Interface Areas

Areas with inadequate evacuation routes

Consider street width (streets with less than 12 feet of clearance not great place to develop additional housing)

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Household growth

Job growth

Available land for development (so units are actually built)

Availability of high quality transit to main job centers

53. Any further comments about anything in this survey?

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Submission #72

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Bruno

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Based on MTC's report, San Bruno provides a total of 69 affordable housing units, which seem low. Also, majority of San Bruno residents work outside City limit as San Bruno has been the bedroom community serving San Francisco and other peninsula cities. Most residents commute to other cities to work. Low-wage jobs also accounts a low number of overall jobs in the City.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- small number of low-wage jobs in comparison to overall jobs offered in San Bruno

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

In 2019, a draft Jobs/Housing balance study was commissioned to understand San Bruno's overall jobs/employed residents ratio. However, the report remains in draft and has not been released for public review. Based on a preliminary finding, San Bruno has a jobs/employed residents ratio of 0.76 in 2017, while San Mateo County's ratio is 0.99. The draft study is used to finalize City's Bayhill Specific Plan.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	City's overall utilities are undersized and require major upgrade for new development, which may impose substantial cost to the project
Water capacity		Constraint	City's overall utilities are undersized and require major upgrade for new development, which may impose substantial cost to the project
Land suitability		Constraint	Very little vacant land remain. Almost all parcels within City limits are built.
Lands protected by federal or state programs	Opportunity		Lands protected by Federal and State program are exempted from City's low-density ordinance which can foster denser development
County policies to preserve agricultural land			N/A
Availability of schools			Neither opportunity or constraint. Although enrollment to San Bruno schools have been declining, school's capacity for new students remain available.
Availability of parks	Opportunity		San Bruno has many City parks in addition to one large County park and many trails within City limits.
Availability of public or social services	Opportunity		San Bruno Caltrain and BART stations are excellent public services offered to nearby workers and residents. Also, City partners with many County social programs related to housing (HIP, HEART, HOPE)

	Opportunity	Constraint	Explanation
Impact of climate change and natural hazards		Constraint	There is an active landslide zone within the City limit and Crestmoor Canyon area has experienced repeated landslide hazards in the past. There is also large groves of Eucalyptustress in the hillside area that can potential pose fire hazards.
Construction costs		Constraint	City ordinance requires most projects to retain union workers which add to the overall construction cost.
Availability of construction workforce		Constraint	City ordinance requires most projects to retain union workers which add to the overall construction cost.
Availability of surplus public land		Constraint	Very little surplus public land left in San Bruno. City has 1 hotel site remaining at 380 and ECR. San Bruno School District recently sold Engvall school and will be initiating a RFP for Crestmoor school soon.
Availability of vacant land		Constraint	Mostly built, very little vacant land remaining.
Financing/funding for affordable housing		Constraint	Affordable housing program was recently approved by Council but need additional staff and support to fully implement and administer the program.
Weak market conditions	Opportunity		Properties in San Bruno are typically lower than other neighboring cites in the peninsula which attracts many development potentials.
Project Labor Agreements (i)		Constraint	City ordinance requires most projects to retain union workers which add to the overall construction cost.
Utility connection fees		Constraint	City's overall utilities are undersized and require major upgrade for new development, which may impose substantial cost to the project
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Weak market condition - low land cost which attracts development potential
 availability of public services - Caltrain and BART stations nearby, great TOD development potentials
 availability of parks - with many parts / trails amenities, San Bruno provides greater quality of life than neighboring cities.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Undersized utility, union workers ordinance requirement and lack of vacant land - all adds to additional construction cost and time

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

San Bruno strongly encourages development near Caltrain, BART and I-380. City's Transit Corridor Plan (TCP) and soon-to-be-adopted Bayhill Specific Plan (BSP) include higher density development and mandatory TDM measures.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Once adopted, the Bayhill Specific Plan will provide a high-tech office hub for YouTube, Walmart.com and other related office jobs. The BSP also includes a housing overlay in the specific plan area.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)

HOUSING AFFORDABILITY AND OVERCROWDING**14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?**

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other

Other

US Census, American Community Survey (ACS), ABAG, California DOF and California EDD

17. What are the current housing cost trends in your jurisdiction?

Property price has been increasing, but relatively affordable in comparison to other peninsula cities

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements

- Local affordable housing development capacity
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

N/A

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other technical assistance (please describe below):

Other technical assistance

Staff support to implement and administer City's affordable housing program

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

San Bruno 2015 Housing Element

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	N/A
Campus of the California State University or the University of California	N/A

Housing Units Needed to Meet Demand

Community college

unknown

26. What is the source for the data used to respond to the previous question?

San Bruno does not have any data to answer the previous question. However, there is a community college (Skyline College) within City limits and the College just recently entitled a total of 70 units (30 multi-family + 40 SFR) for faculty housing.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

N/A. San Bruno does not have any data to provide an answer to this question.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

N/A

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

Other (please describe below)

Other

Inform realtors, builder, and community at large through informational handout available at City Hall and City's Senior Center.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Continue to adhere to Federal and State fair housing laws

43. How successful were you in achieving the goals described in the previous question?

Somewhat Unsuccessful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Lack of housing staff and available resource

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes			Yes	large neighborhood opposition
Displacement of residents due to increased rents or other economic pressures	Yes			Yes	
Displacement of low-income residents and/or residents of color	Yes			Yes	

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes			Yes	3-story height limitation
Occupancy standards that limit the number of people in a unit	Yes			Yes	
Location of affordable housing	Yes			Yes	
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties				Yes	
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes			Yes	
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process	Yes				
Private discrimination, such as residential real estate "steering" (i)	Yes				
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					
community opposition and displacement of older residents to new generation					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)

- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

N/A

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	Yes		
Rent review board and/or mediation	Yes		
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts	Yes		
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			

Other

Many policies and programs are in partnership with San Mateo County Office of Housing

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

N/A

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission information

SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Francisco

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Compared to the region, we seem relatively balanced. However, clearly the need for affordable housing in San Francisco clearly outstrips supply, so we need to continue to add and implement preservation, protection and production strategies.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

We don't use the specific metric shown in number 1, but we have been directed to produce a "jobs-housing fit" report regularly. The ordinance creating this report directs the Planning Department to compare new housing units produced with types of jobs produced, to see if the wages of new jobs match the affordability levels of new housing units.

https://sfbos.org/sites/default/files/JobsHousingFitOrdinance_12.9.2019.pdf

<https://sfbos.org/sites/default/files/BLA.Jobs%20Housing.101619.pdf>

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Single-room occupancy (SRO) preservation
- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts
- First source hiring ordinances
- Living wage employment ordinances

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks	Opportunity		San Francisco is the only major city in the country where every resident is within a 15 minute walk of a park.

	Opportunity	Constraint	Explanation
Availability of public or social services	Opportunity		With an annual budget of \$12.3 billion, San Francisco offers a multitude of public and social services to its residents.
Impact of climate change and natural hazards		Constraint	San Francisco will face a major challenge dealing with rising sea levels, particularly given that much of the new large development opportunities are on the bayshore or on Treasure Island.
Construction costs		Constraint	Soaring construction costs have started to affect feasibility of all but the most high-end luxury projects. https://www.sfchronicle.com/bayarea/article/SF-is-one-of-the-most-expensive-places-in-the-14888205.php
Availability of construction workforce		Constraint	https://www.sfchronicle.com/bayarea/article/SF-is-one-of-the-most-expensive-places-in-the-14888205.php
Availability of surplus public land	Opportunity		The City has an existing policy prioritizing surplus public land for affordable housing, and has several projects in the works (on an MTA site, on a school district site, etc). https://sfplanning.org/public-land-housing https://www.spur.org/voter-guide/san-francisco-2019-11/prop-e-affordable-and-educator-housing
Availability of vacant land	Opportunity	Constraint	While there is no unincorporated, vacant land for San Francisco to expand into, there are many vacant and underdeveloped sites for infill development throughout the city, many of which are located on transit corridors in close proximity to schools and parks.
Financing/funding for affordable housing	Opportunity		https://sfplanning.org/housing-affordability-strategy
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Vacant Sites
Surplus Public Land for Housing
Financing for Affordable Housing

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Construction Costs
Availability of Labor
Climate Change

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

<https://www.sfchronicle.com/business/article/SF-economist-Prop-E-office-limits-would-slash-15007843.php>

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Tremendous public resistance to new housing.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Somewhat surprised that our housing burden is not as severe as the region's. Trying to reduce housing burden and increase general affordability of the housing stock is a major goal of the Planning Department's housing work.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Surprised also that our overcrowding is not as severe as the region's. Another primary goal of our housing work at the Planning Department is to expand the housing stock with units of all sizes and bedroom mixes, so that households have more choices and flexibility when their circumstances change.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data

- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

After several years of fast growth, rents and prices seem to be stabilizing.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

<https://sfgov.org/scorecards/safety-net/homeless-population>

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

<https://sfplanning.org/housing-affordability-strategy>

Please provide an estimate for the amount of gap financing necessary to fund those projects:

See HAS report

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

We don't know

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Probably not. Large institutions are required to complete an Institutional Master Plan (IMP) with the Planning Department, but these do not require institutions to estimate or meet the estimated need for housing they create.

<https://sfplanning.org/resource/institutional-master-plans>

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

https://www.sfdph.org/dph/hc/HCAgen/HCAgen2016/Feb%2016/Post-Acute%20Care%20Project%20Report_02.10.16.pdf

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

Will be examined in this report:

<https://sfplanning.org/project/health-care-services-master-plan-update-2019>

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES**37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date**Please upload your most recently completed report:****Or provide a Web link/URL to the report**

https://sfmohcd.org/sites/default/files/FileCenter/Documents/6333-SF%20AI_Final.pdf

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:**41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.**

Should be in the report linked to

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Should be in the report linked to

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

MOHCD (not the Planning Department) is responsible for undertaking this report, so I would not feel comfortable assessing the success or failure of the efforts.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes	Yes	Yes	Yes	
Displacement of residents due to increased rents or other economic pressures	Yes	Yes	Yes	Yes	
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes	Yes	
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes	Yes	Yes	Yes	
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes	Yes	Yes	Yes	
The availability of affordable units in a range of sizes (especially larger units)	Yes	Yes	Yes	Yes	
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes	Yes	Yes	Yes	

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes	Yes	Yes	Yes	
Lack of regional cooperation	Yes	Yes	Yes	Yes	
Access to financial services					
Lending discrimination	Yes	Yes	Yes	Yes	
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes	Yes	Yes	Yes	
Access to healthcare facilities and medical services	Yes	Yes	Yes	Yes	
Access to grocery stores and healthy food options	Yes	Yes	Yes	Yes	
Location of proficient schools and school assignment policies	Yes	Yes	Yes	Yes	
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process	Yes	Yes	Yes	Yes	
Private discrimination, such as residential real estate "steering" (i)	Yes	Yes	Yes	Yes	
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

Community opposition to proposed or existing developments
 Displacement of residents due to increased rents or other economic pressures

Lack of Affordable Housing

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing a rent stabilization policy and staffing a rent stabilization board
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Somewhat Unsuccessful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	Yes		
Rent review board and/or mediation	Yes		
Mobile home rent control			
Single-room occupancy (SRO) preservation	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts	Yes		
First source hiring ordinances	Yes		
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies	Yes		
Acquisition of unsubsidized properties with affordable rents	Yes		
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Location of high-wage jobs
Access to frequent transit

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Location of high-wage jobs
Access to frequent transit

53. Any further comments about anything in this survey?

The length of this survey makes it difficult to fill out. I would recommend focusing it by making some of the key questions required, and perhaps making less important ones optional.

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Submission #110

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Jose

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

As shown in the jobs-housing fit ratio referenced above, we are in need of at least 64,959 units for low-wage earners to meet the demand.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability	Opportunity		we understand land suitability to mean land that is zoned and has a general plan designation that allows for housing.
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		
Availability of parks	Opportunity	Constraint	This depends on the location of the proposed housing sites. Some areas of San Jose are park deficient.
Availability of public or social services	Opportunity	Constraint	While the City has reduced services to residents due to budget constraints, the County does provide social services.
Impact of climate change and natural hazards	Opportunity	Constraint	depending on where you want to build housing, it could be one or the other. for example we have sites that are in low VMT areas; we also have sites that are deemed hazardous due to seismic or geological activity.
Construction costs		Constraint	construction costs continue to rise.
Availability of construction workforce			
Availability of surplus public land	Opportunity		The County and Valley Transportation Authority own vacant and underutilized sites that they are considering for housing.
Availability of vacant land		Constraint	San Jose is mostly built out; most projects will be in-fill projects.
Financing/funding for affordable housing		Constraint	There is insufficient funding for affordable housing.

	Opportunity	Constraint	Explanation
Weak market conditions	Opportunity	Constraint	While the San Jose metro area is exhibiting a strong market, there are parts of San Jose where projects do not pencil due to expected low rents in those areas.
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The greatest opportunity we see is land suitability, i.e. sites that have a zoning and General Plan that allows high density residential. We have also completed several land use plans for Urban Village areas and continue to plan other growth areas--this provides more certainty for residential projects.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

We believe financing is the greatest constraint.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

We see opportunities in encouraging more jobs and housing near public transportation and existing transportation infrastructure. Many of the urban villages referenced above that we have planned or will plan soon, are near transit.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

We see opportunities in encouraging housing near job centers.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

The City and County have an agreement, adopted on 5/22/01, where the County agrees that inside City's sphere of influence but outside the San Jose urban service area boundary, County shall only approve development that is consistent with the adopted Santa Clara County general plan and implementing policies, ordinances and zoning existing on the date of this Agreement, in particular, the Land Use Plan Map showing Resource Conservation Areas and sections which provide that urban development will occur only with urban service areas and under City jurisdiction. The agreement also states that inside San Jose's urban service area boundary, County shall continue to apply its current ordinances that prevent the filing of applications for zone changes, use permits, cluster permits or architectural and site approval on any property that can be annexed to the City.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)

Proprietary data sources

CoStar

17. What are the current housing cost trends in your jurisdiction?

Costs continue to go up, year after year.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Agriculture is not a significant industry in our city.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?**25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.**

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

We do not have this information. However, this 2018 CSU report shows that approximately 10% of CSU students experienced homelessness at least once in the last 12 months: https://www2.calstate.edu/impact-of-the-csu/student-success/basic-needs-initiative/Documents/BasicNeedsStudy_phaseII_withAccessibilityComments.pdf

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

We don't know but it appears we are not, based on stories such as these that highlight SJSU student housing needs being unmet: <https://www.sanjoseinside.com/2019/10/02/despite-commitment-to-house-every-spartan-sjsu-turns-homeless-students-away/> and <https://www.kqed.org/news/11763861/san-jose-state-could-turn-this-building-into-housing-but-who-should-get-to-live-there>

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities
- High-income job growth
- Other (please explain below)

other dynamics that impact local demand are: 1. San Jose has a higher proportion of earners who fall in the mid to low wage group; 2. While the region is one of the more expensive places to live in, San Jose is relatively affordable in comparison, which increase demand for affordable housing.

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?**31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?**

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://www.sanjoseca.gov/home/showdocument?id=13869>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments				
Displacement of residents due to increased rents or other economic pressures				
Displacement of low-income residents and/or residents of color				
Displacement of residents due to natural hazards, such as wildfires				
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements				
Occupancy standards that limit the number of people in a unit				
Location of affordable housing				
The availability of affordable units in a range of sizes (especially larger units)				
Foreclosure patterns				
Deteriorated or abandoned properties				
Lack of community revitalization strategies				
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?
 We think ABAG should consider placing housing units in proximity to job centers and locations that have low VMT.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

We believe you should consider whether a community has high opportunity areas and that those communities should take on more housing. High opportunity areas can provide access to great schools, commutes and other improvements to the quality of life of residents.

53. Any further comments about anything in this survey?

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Submission #95

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Leandro

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Although the jobs-housing fit ratio is high for San Leandro, the City has historically had very low rents compared to the other jurisdictions in Alameda County (see City of Oakland Housing Element 2015-23 for regional comparison of median home sales prices, pg. 144-147). In recent years, as the jobs-housing fit ratio has become more imbalanced in the region, there is a spill-over affect where San Leandro rents are

progressively getting higher for buildings without the amenities that would typically demand higher rents. Prior to the adoption of AB 1482, there were calls for a San Leandro Tenant's Union. Additionally, in July 2019 the City of San Leandro adopted a Mobilehome Space Rent Stabilization Ordinance that addressed increasing rents in one sector of the existing housing stock.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Inclusionary zoning
- Mobilehome Space Rent Stabilization Ordinance, Tenant Relocation Ordinance, to a lesser extent Rent Review Program

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			There is a Sewer Master Plan update that began in 2013. I do not have more information on that planning process or the outcome wrt the City's sewer infrastructure capacity and future needs.
Water capacity			It is unclear if the City's Housing Element was reviewed by EBMUD but it is general knowledge that the district's water resource planning is consistent with ABAG RHNA planning.
Land suitability			The City of SL has a healthy opportunity site list. Construction costs and market rents have historically made housing construction in the City not as high a priority as other areas closer to lucrative job centers. What concerns me about recent changes to Housing Element law and the City of SL's unused opportunity sites from the last 2 RHNA cycles is the possibility of not being able to count those sites in upcoming RHNA cycles. What might help from a policy perspective is a deeper dive on constraints to development of those specific sites and how to make them more feasible to develop in future RHNA opportunity site listings. If the City is unable to re-list some of these locations as opportunity sites in the Housing Element, then there might be some concerns on this front.
Lands protected by federal or state programs			

Opportunity	Constraint	Explanation
County policies to preserve agricultural land		The urban growth boundary Measure D is present but a neutral constraint to development. It is an important control to sprawl development for the community.
Availability of schools		
Availability of parks		
Availability of public or social services		
Impact of climate change and natural hazards		
Construction costs	Constraint	
Availability of construction workforce		
Availability of surplus public land	Opportunity	There are a few former redevelopment sites that have not been developed but under long-term development agreements that might need to be reviewed given new state legislation.
Availability of vacant land	Opportunity	
Financing/funding for affordable housing	Constraint	The City has little of its own funding resources. Housing staff time is already constrained by existing portfolio. There is little political will to support staff to pursue any programming that would make it eligible to access additional funding from state for affordable housing production. This will be an ongoing issue. The admin overhead limitations on using Permanent Local Housing Allocation might make it hard to put to effective use.
Weak market conditions		
Project Labor Agreements (i)		
Utility connection fees		
Other	Constraint	Political will within City management to support the staffing needs necessary to manage existing portfolio let alone any future affordable housing program and resulting assets.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Funding for tenant protections, affordable housing construction and staffing to manage these programs over the long-term.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Opportunities: Bay Fair BART station is a huge opportunity site for either or both.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

None that I am aware of.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

San Leandro is a HUD CDBG entitlement jurisdiction and this analysis is required for all entitlement jurisdictions every 5 years during the Consolidated Planning process. Other than doing this analysis it is unclear what City leadership will do with respect to this data and the needs of Housing division to respond to the displacement crisis currently underway here in the City.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

See answer to #14 above. This is considered one of the 4 "housing problems" in HUD's CHAS data used in the 5 Year Con Plan process.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

Two recent studies by SL volunteer conducted in Fall 2019:

SFR sales price study using San Leandro Times weekly listing.

Rent Study conducted using snap shot data from Apartments.com, CraigsList, Trulia, CWP Property Management, SLPM Property Management, and Zillow.

City Economic Development staff has access to CoStar that I periodically use to monitor multi-family housing sales.

17. What are the current housing cost trends in your jurisdiction?

San Leandro has always had low median home sales prices and asking rents. Here's data from 5 Year Con Plan slide on this data (2015 compared to 2020-\$ amounts not adjusted):

San Leandro Median Rents:

- Studio -\$ 1,767 (In 2015 = \$1,033)
- 1-bedroom -\$ 1,869 (In 2015 = \$1,229)
- 2-bedroom -\$ 2,235 (In 2015 = \$1,375-1,619)
- 3-bedroom -\$3,052 (No data from 2015.)

Source: City of San Leandro Rent Study, Fall 2019

- San Leandro Median Home Sales Prices :
- Condo/Townhouse -\$440,000 (In 2015 = \$282,500)
- Single-Family -\$670,000 (In 2015 = 466,000)

Source: San Leandro Times, June – December 2019

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

This is handled through a different department in the City. Human Services Director was active to get accurate 2019 PIT count for the City which yielded a significant increase in homeless count over 2017. Their program to address this increase is not clear but I know that staff works diligently to do something?

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Interesting idea for analysis but I have no idea how one would be done. Please provide some guidance on this.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	n/a
Campus of the California State University or the University of California	n/a
Community college	n/a

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

BalCourt Plaza, 14822 East 14th Street, 40 housing units (former RDA asset; Reg Agmt Expired 2009)

Golden Gate Apartments, 9 housing units (former RDA asset; Reg Agmt Expired 2019)

Oakdale Heights Apts, 70 housing units (City BMR Agmt Expired 2008)

Parkside Commons, 900 143rd, 300 housing units (Mortgage Revenue Bonds; City Reg Agmt Release date April 1, 2011)

Summerhill Apartments, 15267 Hesperian Blvd, 102 housing units (City Reg Agmt Expired June 30, 2008)

Tan Apartments, 825 San Leandro Blvd, 7 housing units (former RDA asset; Reg Agmt Expired 2014)

Warren Manor Apartments, 111 Preda Street, 26 units (former RDA asset; Reg Agmt Expired 2015)

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

Carlton Plaza, 1000 East 14th Street, 140 housing units of which 31 are BMR units (State MFRB; conversion date 2027). The City does not regulated this property. Once the MFRB expires, it is unclear what can be done to continue the regulatory agreement on this property.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

January 10, 2020

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://www.sanleandro.org/civicax/filebank/blobdload.aspx?blobid=30990>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Data provided by HUD
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings
- Stakeholder consultation

Groups consulted:

See link to AI above, pages III-3 to III-6 for this detail.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Please see AI - I cannot transcribe this info.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Please see AI - I cannot transcribe this info.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Other (please describe)				
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?				

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for affordable housing development near transit
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation	Yes		
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

— ANY ADDITIONAL FACTORS/COMMENTS —

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission #75

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Mateo

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Economic projections identify a continued increase in low wage jobs. Creation of housing that is affordable to lower income households is challenging even though market rate housing production is steady.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents
- Residents who grew up in area are moving out of the area and leaving families behind. Overcrowding.

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

This is one of the factors that is being evaluated in the City's upcoming General Plan Update.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Single-room occupancy (SRO) preservation
- Increased funding for affordable housing
- Inclusionary zoning
- Living wage employment ordinances
- Commercial Linkage Fee, encourage ADU's, SRO creation, job training programs, home sharing, rental assistance,

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		Per San Mateo General Plan 2030 EIR
Water capacity	Opportunity		Per San Mateo General Plan 2030 EIR
Land suitability	Opportunity		Per San Mateo General Plan 2030 EIR Housing Element Adequate sites list
Lands protected by federal or state programs			N/A
County policies to preserve agricultural land			N/A
Availability of schools	Opportunity		capacity in the short term, but unknown through 2030-per recent School district enrollment studies
Availability of parks		Constraint	Per San Mateo General Plan 2030
Availability of public or social services		Constraint	Current needs exceed capacity of social services. Fire/Police services are adequate.
Impact of climate change and natural hazards		Constraint	Sea level rise east of HWY 101 FEMA flood zones Seasonal floods from creeks Urban fire zones Areas with steep slopes Air quality near freeways Earthquake Liquefaction zones
Construction costs		Constraint	High construction demand has created shortages of labor and materials.

	Opportunity	Constraint	Explanation
Availability of construction workforce		Constraint	High construction demand has created shortages of labor and materials.
Availability of surplus public land		Constraint	City has contributed 3 sites for housing, and no add'l sites available.
Availability of vacant land	Opportunity	Constraint	No vacant land, but underutilized site potential for redevelopment
Financing/funding for affordable housing		Constraint	Need exceeds available resources.
Weak market conditions	Opportunity		At this point demand for housing is attracting developers to build in San Mateo.
Project Labor Agreements (i)		Constraint	Contribute to increased development costs.
Utility connection fees			N/A
Other		Constraint	Traffic congestion Local voter initiative that limits height & density Historic buildings

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Strong housing market- attracts developers
 Sufficient water/sewer capacity through 2030
 Potential to develop underutilized sites

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Construction costs- affect all housing development from ADU's to large developments--shortage of construction labor is slowing down development and increasing costs
 Financing for affordable housing- we have site opportunities and we maximize existing funding resources, but it is not enough
 Local voter initiative to limit height and density- limits potential of existing sites

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Opportunities- Existing TOD zoning for areas along railroad/El Camino. There is potential to add more
 Constraints- Frequency of transit services needs improvement. Need better connections between systems.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Constraint- circulation impacts from lack of transit connections

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Long commutes create increased traffic for those who work here but cannot afford to live here. Employers have difficulty in attracting and retaining employees who cannot afford to live here. More families living on the edge financially-require more services for food, clothing, medical care.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Increased number of cars in neighborhoods
Some cases of deteriorated units,
Some cases of "slumlords" taking advantage of renters charging large amounts for unsafe/unpermitted units.
Impacts on school age children (lack of quiet place to study)

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

Asking market rents have increased steadily since 2010 , approximately 70% cumulative ,and ranging from 2-9% each year. It appears the market rent increases are slowing- the 2018 to 2019 increase was about 2%.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

74 homeless per 2019 One Day Count. The County Homeless Outreach Teams work with individual homeless persons to determine the housing plan that best fits each person. Since HUD no longer supports the transitional housing model, there are no plans to create more in the county. The focus is on short term assistance, and permanent supportive affordable housing.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

850

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$500 million

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	??

26. What is the source for the data used to respond to the previous question?

Unable to obtain this information from local community college.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Assessment of Fair Housing

Assessment of Fair Housing Report Date

November 30, 2017

Please upload your most recently completed report:

Or provide a Web link/URL to the report

https://www.cityofsanmateo.org/DocumentCenter/View/62529/_SMC-Regional-AFH-Final-Report-20171002?bidId=

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum

- Open house community meetings
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

City of San Mateo participated in a regional Assessment of Fair Housing along with other San Mateo County jurisdictions. County of San Mateo was the lead agency. Groups consulted included:

AFT Local 1481
 Migrante-Northern San Mateo County
 AFT Local 3267
 National Hispanic Organization of Real Estate Associates
 Bay Area Legal Aide
 National Housing Law Project
 Brilliant Corners
 North Fair Oaks
 California Apartment Association Tri-County Division
 Peninsula Conflict Resolution Center
 Center for Independence of Individuals with Disabilities
 Project Sentinel
 Community Legal Services of East Palo Alto
 Public Advocates
 Community Overcoming Relationship Abuse
 Rebuilding Together Peninsula
 El Comité de Vecinos
 Samiritan House
 Faith in Action San Mateo
 County Union Community Alliance
 Habitat for Humanity Greater San Francisco
 San Mateo County Health System
 HELP Urban Habitat
 HIP Housing
 VA Palo Alto
 Home and Hope
 Woodland Park Communities
 Housing Leadership Council
 Youth United for Community Action
 Legal Aid of San Mateo County

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

More than 4,000 residents participated in the AFH community engagement process. Some highlights of community engagement include participation by:

- More than 1,700 people of color;
- More than 300 people with limited English proficiency who participate in Spanish, Chinese, or Tagalog;
- More than 900 households with incomes less than 30 percent of AMI;
- Nearly 570 large families;
- More than 647 households that include a member with a disability;
- More than 1,300 families with children under the age of 18; and
- More than 100 Section 8 voucher holders.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

To reach as many community groups as possible, especially lower income households, those with special needs, and racial/ethnic minorities. Additional community engagement was added to the original schedule at the request of several stakeholders.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

4000 responses were collected. We provided a variety of ways to participate, including online surveys, community meetings and small group discussions.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				Community opposition can significantly increase the time to approve new housing projects.
Displacement of residents due to increased rents or other economic pressures	Yes	Yes		Yes	Informal info from Legal Aid Society suggests that families of color are more likely to be displaced due to economic pressures.
Displacement of low-income residents and/or residents of color	Yes			Yes	Informal info from Legal Aid Society suggests that families of color are more likely to be displaced in "no cause" evictions prior to passage of AB 1482. There are economic incentives for owners of older properties with lower rents to upgrade the units and increase the rents.

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to natural hazards, such as wildfires					Uncommon
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes				Voter initiative caps height and density throughout the city.
Occupancy standards that limit the number of people in a unit					N/A
Location of affordable housing					N/A although not enough affordable housing supply, the existing units are spread out around the City and usually close to transit.
The availability of affordable units in a range of sizes (especially larger units)	Yes	Yes		Yes	Lack of larger units has been identified as a need in the community.
Foreclosure patterns					Uncommon
Deteriorated or abandoned properties					N/A
Lack of community revitalization strategies					N/A
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					N/A
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					N/A

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of regional cooperation	Yes				Inconsistencies in local zoning policies may steer housing production to or away from certain jurisdictions.
Access to financial services					Unknown
Lending discrimination					Unknown
Location of employers	Yes			Yes	San Mateo is between 2 large employment centers that create pressures on existing housing inventory .
Location of environmental health hazards, such as factories or agricultural production					N/A
Availability, frequency, and reliability of public transit	Yes			Yes	Transit frequency is an issue as well as connectivity between systems. East/West transit is weak.
Access to healthcare facilities and medical services					Good availability of health care services.
Access to grocery stores and healthy food options	Yes				Most neighborhoods are served by grocery stores, but there are some gaps.
Location of proficient schools and school assignment policies					Unknown
Creation and retention of high-quality jobs					Employers note that high housing costs impact their ability to recruit and retain employees.

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Range of job opportunities available	Yes				Many local jobs do not pay enough to afford local housing prices.
The impacts of natural hazards, such as wildfires					Uncommon
CEQA and the land use entitlement process	Yes			Yes	Entitlement process can be lengthy-opponents may invoke CEQA challenges.
Private discrimination, such as residential real estate "steering" (i)					Unknown
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>Displacement of residents due to economic pressures Displacement of low income residents Community opposition to housing</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction

- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

City policy to include at least 25% 3 BR units in affordable housing project.

Transit Oriented Development zones along rail corridor.

City's affordable housing units are spread throughout the community

49. How successful were these past actions in achieving these goals?

Somewhat Unsuccessful

Describe reasons for success or lack thereof:

Despite numerous programs, the overall need well exceeds resources.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			Yes
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies	Yes		
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)	Yes		

Other

Relocation assistance for tenants displaced due to code enforcement actions, condo conversion, and demolition of housing units for redevelopment.

ANY ADDITIONAL FACTORS/COMMENTS**51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**

Displacement of existing "affordable" housing to create new housing.
Historic buildings and districts.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Focus on areas with significant commercial development/job creation.
Potential sites near existing and planned high frequency transit services.
Potential vacant or underutilized sites.

53. Any further comments about anything in this survey?

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Submission #45

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Mateo County (unincorporated)

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced

3. Please briefly explain your reasoning for your response to the previous question

HUD's Fair Market Rents for San Mateo County are:

Studio \$2,069

1 BR \$2,561

2 BR \$3,170

Median home price is \$1,415,00

Median condo price is \$872,500

Naturally affordable homes are being replaced and rehabilitated at market rate.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers

- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

We created the Jobs Housing Gap Taskforce to address this issue and continue to track the metric in our Home for All collaborative that grew out of the Taskforce

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts
- Living wage employment ordinances
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity		Constraint	Constraint on Coast
Land suitability		Constraint	Most of our land is conserved open space or agricultural
Lands protected by federal or state programs		Constraint	Most of our land is conserved open space or agricultural
County policies to preserve agricultural land		Constraint	Large portions of the south county are agricultural
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	A significant portion of our developed land is at risk due to sea level rise
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing	Opportunity		San Mateo County has invested \$154.7 million in local funds to support affordable housing creation and preservation since FY 2013
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other	Opportunity		Strong local collaboration among all 21 jurisdictions in San Mateo County to share best practices and expenses of land use planning and public outreach consultants

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Affordable housing developers are attracted to San Mateo County by the reliability of our Affordable Housing Fund, a consistent source of local investment, now in its 7th round, and by the culture of strong collaboration between local jurisdictions. For ten years now, 21 Elements, an APA award-winning joint planning collaborative has provided a high level of technical expertise to assist local planning staff in adopting pro-housing policies. Additionally, the APA award-winning Home for All initiative has regularly convened a diverse set of policymakers, employers, non-profits, developers, schools, hospitals, trade associations and more to build local support for increased housing.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Lack of developable land, high construction costs and lack of skilled construction workforce.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Lack of available land

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Lack of available land

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Conservation areas

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan
- Encourage ADUs

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

This was studied extensively in our 2017 San Mateo County Regional Assessment of Fair Housing

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Get Healthy San Mateo County has published Strategies for Building Healthy, Equitable Communities for 2015-2020 that address the impacts of overcrowded households.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)

Other publicly available data from a government source

Assessor's database

17. What are the current housing cost trends in your jurisdiction?

We recently conducted a second independent regional fair market rent study with San Francisco and Marin Counties that was accepted by HUD to adjust our fair market rents upwards because rents were rising faster than reflected in the ACS data. The HUD FMR for a two bedroom in these three counties was \$2,062 in 2015 and is currently \$3,170.

During that same time period, according to the San Mateo County Association of Realtors, the median sales price for single family homes in San Mateo County has always been above \$1M and has twice topped \$1.7M, though prices have declined in Q4 of 2019 and ended the year at \$1.28M. The median sales price for condos in San Mateo County during that same period has always been above \$600,000 and hit a new high of \$1.1M in December of 2019.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

We do collect data on homelessness, but it is based on their homeless status and need for services, but we do not collect data that is specifically tailored to prescribed intervention need, such as transitional housing. In our county, we have emergency shelters, rapid re-housing, and other permanent housing options. Our homeless point in time count for 2019, which was 1,512.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Availability of land
- Community opposition
- Other (please explain below)

Difficulty in providing rent subsidies and funding for services.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other support (please describe below):

Other support

Financing for creation of ADUs and JADUs (the former CalHFA Housing Enabled by Local Partnerships program would be a great model for this)

Grants for:

- rent subsidies and emergency rental assistance
- non-profit ADU One Stop Shops that help homeowners analyze feasibility, find financing, select builders, learn to be a landlord and lease their properties
- innovation such as incentives to ADU owners to provide public benefits such as accept voucher holders, formerly homeless individuals or public servants as tenants, or agree to keep rents affordable.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

Our 2016 Agricultural Workforce Housing Needs Assessment found an estimated unmet need for 1,020 to 1,140 housing units that would be affordable and suitable for agricultural workers and their households. That need may have been reduced somewhat by one of our largest agricultural employers going out of business. However, only a small handful of units have been produced since the report.

23. What is the source for the data used for the previous response?

Over 300 face-to-face interviews with farm workers in English and Spanish, plus interviews of farm owners.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Lack of gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities
- High-income job growth
- Other (please explain below)

Over 200,000 daily inbound commuters (workers who live outside of San Mateo County but have jobs in the County).

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

We know of about 140 lost in one complex. We were informed that they were converting to market rate.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

Market rate is so high it is inevitable. Don't know how many. No source to confirm.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?**35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?****36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:****FAIR HOUSING PLANNING AND DATA SOURCES****37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

- Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing

Analysis of Impediments to Fair Housing Choice Report Date

November 13, 2012

Assessment of Fair Housing Report Date

September 25, 2017

Please upload your most recently completed report:**Or provide a Web link/URL to the report**

https://housing.smcgov.org/sites/housing.smcgov.org/files/_SMC%20Regional%20AFH%20Final%20Report%2020171002.pdf

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Local data sources (please describe below)

Local data sources

Local study of fair market rents submitted to HUD that increased official FMRs

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

Residents were surveyed in English, Spanish, Chinese and Tagalog and participated in focus groups. Housing Voucher Applicants were engaged. CBOs were engaged including: Project Sentinel, Community Legal Services of East Palo Alto, Legal Aid of San Mateo County, Pilipino Bayanihan Resource Center, Faith in Action Bay Area, El Komite de Vecinos, NAACP,

AARP, African American and Tongan churches, the Daly City Cultural and Resource Fair and the North Fair Oaks Community Center. Additionally, trade associations were engaged, including the California Apartment Owner's Association and the San Mateo County Association of Realtors.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

4,066 community members were engaged including the following:

- Hispanic 708, Asian 474, Multiracial 180, Black 154, Pacific Islander 86, American Indian 57 and Asian Indian 48.
- Limited English proficiency: Spanish 255, Chinese 27, Tagalog 12
- Age ranges:
 - o 18-24: 107
 - o 25-34: 472
 - o 35-44: 676
 - o 45-54: 579
 - o 55-64: 504
 - o 65-74: 364
 - o 75+: 117
- Housing situations:
 - o Homeowners: 1735
 - o Renters: 1565
 - o Staying with family or friends: 471
 - o Without shelter/homeless: 68
 - o Staying in shelter/transitional housing: 45
 - o Staying in hotel/motel: 14
 - o Children under 18 in household: 1,306
 - o Household income up to 30% AMI: 922
 - o Disabled person in household: 647
 - o Large households (5+ persons): 569
 - o Section 8 voucher holders: 122

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Our goal was to collect as wide a range of input from as many residents as possible.

43. How successful were you in achieving the goals described in the previous question?

Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Our marketing efforts account for the success. We had input from over 4,000 residents. We understand that LA County had about 1/10th that result.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes	Yes	Yes	Yes	Community opposition on our Coast is significant, however, elsewhere it is not typically a problem

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to increased rents or other economic pressures	Yes	Yes	Yes	Yes	There is significant economic displacement occurring in the few low-income areas of our county
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes	Yes	There is significant displacement occurring in the few low-income areas of our county
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes	Yes	Yes	Yes	On our Coast there are limitations imposed by coastal regulations, agricultural districts and conserved land.
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes		Yes	Yes	Limited availability of affordable units in all sizes, especially large units.
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes	Yes	Yes	Yes	Transit is limited in lower density areas, including coast, hillside and agricultural districts
Access to healthcare facilities and medical services					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies	Yes	Yes	Yes	Yes	
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <ol style="list-style-type: none"> 1. Displacement of residents due to increased rents or other economic pressures 2. Displacement of low-income residents and/or residents of color 3. The availability of affordable units in a range of sizes (especially larger units) <p>I selected all three of these because prices are escalating so fast.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Primarily through financing the development of affordable housing throughout the county.

49. How successful were these past actions in achieving these goals?

Successful

Describe reasons for success or lack thereof:

Affordable housing opportunities are no longer confined to the low-income neighborhoods.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts	Yes		
First source hiring ordinances			Yes
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling			
Acquisition of affordable units with expiring subsidies	Yes		
Acquisition of unsubsidized properties with affordable rents	Yes		
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			

Other

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Rafael

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

- 1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.**
- 2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?**
Very imbalanced
- 3. Please briefly explain your reasoning for your response to the previous question**
Our Jobs to Housing Ratio is 6.3:1 which is driving by insufficient rental housing.
- 4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?**
 - Long commutes into the jurisdiction

- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Rent stabilization/rent control
- Increased funding for affordable housing
- Community land trusts

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		Our infrastructure is fairly built-out with few remaining greenfield development sites relative to more rural Marin County jurisdictions.
Water capacity	Opportunity		Our infrastructure is fairly built-out with few remaining greenfield development sites relative to more rural Marin County jurisdictions.
Land suitability		Constraint	Most parcels available for development are infill sites zoned for single family homes. Remaining greenfield sites are often hillside lots with significant slopes or are bay front land which would be very difficult to entitle for development.
Lands protected by federal or state programs		Constraint	Part of the City is along the Bay and other parts are protected open space.
County policies to preserve agricultural land		Constraint	Part of the City is along the Bay and other parts are protected open space.
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services	Opportunity		
Impact of climate change and natural hazards		Constraint	We are located along the bay and will be impacted by sea level rise. Additionally, most of the City is located in a WUI which will be impacted increasing threat of wildfires due to climate change.
Construction costs		Constraint	Like the rest of the region, construction costs and availability of construction crews are a major barrier to development and is a leading driver of why entitled projects are unable to begin construction.

	Opportunity	Constraint	Explanation
Availability of construction workforce		Constraint	Like the rest of the region, construction costs and availability of construction crews are a major barrier to development and is a leading driver of why entitled projects are unable to begin construction.
Availability of surplus public land		Constraint	We do not have significant surplus of public land suitable for development.
Availability of vacant land		Constraint	Most available parcels are infill.
Financing/funding for affordable housing		Constraint	The City maintains a small trust fund, but it cannot keep up with the rising costs of housing development.
Weak market conditions		Constraint	The perception that Marin County is difficult to develop in leads to a weak market relative to the rest of the Bay Area.
Project Labor Agreements (i)	Opportunity		We do not have project labor agreements.
Utility connection fees			Neither opportunity nor constraint.
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

- 1) Availability of Parks
- 2) Availability of Schools
- 2) Availability of Social Services

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

- 1) Financing/funding for affordable housing
- 2) Construction Costs
- 3) Availability of vacant land

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Opportunity. We have a large SMART train station nearby as well as being the main access point for the East Bay to the North Bay. We are currently underway on completing a Downtown Precise Plan.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Constraints. While San Rafael is a job center for Marin County, there is insufficient public transit access to San Francisco and the East Bay job centers. Due to this insufficient public transit access it is difficult to encourage housing density.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

We have currently rolled out a Housing Work plan outlining a series of housing policies to be implemented over the next 18 months aimed at addressing the challenges and impediments to housing development.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

We have currently rolled out a Housing Work plan outlining a series of housing policies to be implemented over the next 18 months aimed at addressing the challenges and impediments to housing development. Additionally we are doing looking into specific renter and tenant protections aimed at preventing displacement especially within our Opportunity Zone.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Other publicly available data from a government source

Assessors Parcel Data Set

Locally collected data

Community Surveys

Planning and Building Permit Information

17. What are the current housing cost trends in your jurisdiction?

Housing Costs have continued to rise at the rate rate as the rest of the small-mid sized bay area jurisdictions.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

255 total homeless count population from 2019 Marin County PITC: 94 Sheltered, 161 Unsheltered.

https://www.marinhhs.org/sites/default/files/files/servicepages/2019_07/2019hirdreport_marincounty_final.pdf

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Within the next 18 Months, there are approximately 150 units from a mix of new construction and acquisition/rehab for projects that are in the pipeline or have indicated interest in a potential project:

- 66 Senior Very Low (Gap ~\$33,250,000)
- 36 Permanent Supportive Housing (Gap ~\$4,000,000)
- 48 Misc Acquisition/Rehab (Gap ~12,750,000)

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$50,000,000

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

Farmworkers and Laborers, Crop Nursery- 100 individuals

Landscaping and Groundskeeping Workers- 1,270 individuals (Marin County)

23. What is the source for the data used for the previous response?

CA EDD- <https://www.labormarketinfo.edd.ca.gov/data/occupations-data.html>

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Lack of gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	528
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

2010 Census for Students in College/University in San Rafael

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

No, like the entire Bay Area, we have a high housing need with high cost burden and overcrowding. While much of our post-secondary education institutions provide on-campus housing many students seek non-campus housing.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

We have many developments where affordability restrictions are coming off or the costs of providing services are growing faster than revenues.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Publicly available datasets (e.g. data from the Census Bureau)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings
- Stakeholder consultation

Groups consulted:

- Community Based Organizations
- Chamber of Commerce
- HOAs
- Neighborhood Associations

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes	Yes	Yes	Yes	Changes to existing land-use and zoning codes historically have been strongly opposed. This opposition has the impact of perpetuating past fair housing issues. While community and council support is increasing, especially for developments related to increasing housing, there is still significant work that needs to be done.
Displacement of residents due to increased rents or other economic pressures	Yes	Yes	Yes	Yes	The majority of San Rafael rental housing is located within two census tracts. Furthermore these census tracts also house the highest densities of our communities of color and low-income residents. Changes to the rental market thus impact these areas disproportionately.

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes	Yes	The majority of San Rafael rental housing is located within two census tracts. Furthermore these census tracts also house the highest densities of our communities of color and low-income residents. Changes to the rental market thus impact these areas disproportionately.
Displacement of residents due to natural hazards, such as wildfires	Yes	Yes	Yes	Yes	The census tracts mentioned above are located along the bay and are severely at risk of sea level rise.
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes	Yes	Yes	Yes	Changes to existing land-use and zoning codes historically have been strongly opposed. This opposition has the impact of perpetuating past fair housing issues. While community and council support is increasing, especially for developments related to increasing housing, there is still significant work that needs to be done.
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Foreclosure patterns				
Deteriorated or abandoned properties				
Lack of community revitalization strategies				
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities				
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities				
Lack of regional cooperation				
Access to financial services				
Lending discrimination				
Location of employers				
Location of environmental health hazards, such as factories or agricultural production				
Availability, frequency, and reliability of public transit				
Access to healthcare facilities and medical services				
Access to grocery stores and healthy food options				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires	Yes	Yes	Yes	Yes	Changes to existing land-use and zoning codes historically have been strongly opposed. This opposition has the impact of perpetuating past fair housing issues. While community and council support is increasing, especially for developments related to increasing housing, there is still significant work that needs to be done.
CEQA and the land use entitlement process	Yes	Yes	Yes	Yes	Changes to existing land-use and zoning codes historically have been strongly opposed. This opposition has the impact of perpetuating past fair housing issues. While community and council support is increasing, especially for developments related to increasing housing, there is still significant work that needs to be done.

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
--	--	--	--	--

Private discrimination, such as residential real estate “steering” (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

- 1) Community opposition to proposed or existing developments
- 2) CEQA and the land use entitlement process
- 3) Displacement of residents due to increased rents or other economic pressures

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

We have a robust homeless services program led by our Director of Homeless Planning. Additionally, we have had an inclusionary housing ordinance on the books since 1980 requiring 20% of onsite units to be BMR.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation	Yes		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development		Yes	
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts		Yes	
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs		Yes	
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies		Yes	
Acquisition of unsubsidized properties with affordable rents		Yes	
Dedicating surplus land for affordable housing		Yes	
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Looking at the ability to reduce individual jurisdictions allocations for unallocated housing units for designated at the county-level to be used within the incorporated parts of the county. Unallocated housing units would incentivize jurisdiction to help each other develop housing between jurisdictions (i.e. property transfers between San Anselmo and San Rafael)

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Current Development Costs and their impact on feasibility of development
Natural Hazards (WUIs, Areas susceptible to Sea Level Rise, Steep Hillsides)

53. Any further comments about anything in this survey?

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Submission #67

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

San Ramon

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

The job-housing fit data for San Ramon (24.65) appears to be accurate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

The supply of low cost rental units does not appear to meet the demand by people in low wage jobs.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- First source hiring ordinances

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity		Constraint	
Land suitability	Opportunity		
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity	Constraint	
Availability of parks	Opportunity		
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees		Constraint	
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Land Suitability, Availability of School, and Availability of Parks

Housing development in San Ramon is an opportunity in the community as it can be located near existing job centers, transportation networks, and within an excellent school district and City/Regional park network.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Construction Costs, Availability of Vacant Land, and Financing/Funding for Affordable Housing

Constraints on housing are severely limited by these 3 issues due to the high costs of land and limited land supply.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

There are opportunities in that there may be capacity for redevelopment of land near existing transportation infrastructure, however, San Ramon does not have a major rail line which has been traditionally thought as required for higher density housing.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Opportunities are being reviewed with the Bishop Ranch City Center Mixed Use project for up to 4,500 housing units near existing jobs and transportation networks.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

Costs for housing continue to remain high for renters and owners due to limited supply and a high demand.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

If gap financing was available, all assigned RHNA affordable units could, in theory, be constructed.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Unknown.

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

N/A

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

N/A

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

N/A

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

Due to the end of terms in existing Affordable Housing Agreements, two (2) developments (36 units in Park Place and 15 units at Bollinger Crest Apartments) loss affordable housing units in the last 10 years.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

Based on existing Affordable Housing Agreements, two (2) developments in San Ramon will expire in the next 10 years with a significant number of affordable housing units (400 moderate-income units Mill Creek at Windemere and 250 moderate-income units at Canyon Oaks at Windemere).

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

N/A

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

N/A

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

N/A

42. Please describe your goals for the process to elicit community participation for fair housing planning.

San Ramon will comply with State law and complete all fair housing planning activities through the upcoming 6th Cycle Housing Element update process.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

N/A

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes			Yes	
Displacement of residents due to increased rents or other economic pressures				Yes	
Displacement of low-income residents and/or residents of color			Yes		
Displacement of residents due to natural hazards, such as wildfires					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements				Yes	
Occupancy standards that limit the number of people in a unit	Yes			Yes	
Location of affordable housing	Yes			Yes	
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation	Yes		Yes	Yes	
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Availability, frequency, and reliability of public transit	Yes			Yes	
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process	Yes				
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>Community Opposition to Proposed or Existing Developments; Lack of Regional Cooperation; and Availability, Frequency, and Reliability of Public Transit;</p> <p>Local opposition can be very strong to increased density of affordable housing, in part because of the lack of a regional public transit service into San Ramon. There is also a lack of regional cooperation in how to plan for fair housing issues.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)

- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

N/A

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

N/A

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

N/A

53. Any further comments about anything in this survey?

N/A

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Submission #114

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Santa Clara

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

We do not have separate data from that provided. However, both the conclusions and the implications of the linked data are very unclear. Presumably a low ratio is desirable, but areas generally perceived as similar (e.g., higher end communities, unincorporated county areas) appear at both ends of the spectrum.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Per the above data, this issue is defined based on housing available at rents significantly below market rate for the region. While relative to other Santa Clara County communities, the City of Santa Clara has produced a high share of market rate and moderate affordable housing, due to the impacts of the dissolution of redevelopment agencies, our recent production of low and very low units has been disrupted and the City has not been able to produce as much housing in the category needed to meet this criteria.

The standard uses for low cost rental housing (e.g. \$749 per month) is very limited as only studios at 30% AMI have rents that would qualify and generally this low of a rent is not considered necessary to support low-income wage earners who typically qualify as Low Income at 60% AMI.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

The jobs-housing ratio is discussed extensively in our General Plan and used as a key consideration in the development and implementation of the City's land use policies.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	The City depends in part upon San Jose for treatment capacity and while the City has been able to negotiate increased capacity for recent growth, capacity could become a constraint in the future.
Water capacity		Constraint	The City depends in part upon water supply provided from Hetch Hetchy and while the City has been able to negotiate increased supply for recent growth, supply could become a constraint in the future.
Land suitability		Constraint	Portions of Santa Clara are impacted by airport height restrictions and prevented from high density housing development.
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks		Constraint	The City has adopted a Parklands Dedication Ordinance to provide additional parklands as part of new land use entitlements, but this creates a cost to development that could slow new construction.
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	This is currently a big concern for the feasibility of new high density housing construction.

	Opportunity	Constraint	Explanation
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	The City is in the process of developing 100% affordable housing projects on City owned lands, but only a few more sites remain.
Availability of vacant land		Constraint	Santa Clara is built out and all new construction will be in the form of redevelopment and therefore must provide sufficient increase in value relative to current investments.
Financing/funding for affordable housing		Constraint	Low and Very Low Income Housing is the most critical need and also normally requires subsidy to implement.
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

N/A

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Increased access to funding - the City is actively seeking to support new affordable housing projects within Santa Clara but these normally require subsidy. With the loss of redevelopment, the City has fewer funds than would otherwise be available.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Strong market demand supports increased intensification near transit sites, but land supply is limited.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Through implementation of the City's General Plan we are adding capacity for over 30,000 housing units within proximity of the City's employment areas. As these are new neighborhoods, they need to include parks, libraries, community facilities and infrastructure improvements which take time to plan and money to implement. As these areas are generally removed from existing neighborhoods, there is generally community support for higher density housing there.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Our local LAFCO has established that development within existing Urban Service Areas does not require LAFCO review. All of our City is within its Urban Service Area and so LAFCO review is not a challenge.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits

- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The City has established the development of affordable housing as a priority through various actions (e.g., General Plan land use designations, adoption of an inclusionary ordinance and linkage fees).

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

This consideration is part of the City's support for new housing development.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

17. What are the current housing cost trends in your jurisdiction?

While construction costs continue to raise, for-sale and rental values are steady or experiencing decline (-5% in last year).

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

The City of Santa Clara participates in the Santa Clara County biennial point in time census

<https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Pages/HomelessnessCensusandSurvey.aspx>

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

We are currently producing 1,500-2,000 units of market rate multi-family rental/condo housing per year. With City investment we recently entered into agreement to convert a 150 unit market rate project into a 100% affordable project.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Approximately \$100,000/unit for moderate (e.g., 80-120% AMI) to \$200,000 per unit for lower income levels

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing

- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

We do not have any agricultural activity of significance with a proximity of our city.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	2,000
Campus of the California State University or the University of California	N/A
Community college	0 (Commuter only)

26. What is the source for the data used to respond to the previous question?

Communications with Santa Clara University

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

No, the University is looking for additional housing opportunities so that they can continue to increase their enrollment.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

N/A

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

The affordability restrictions for 2-3 projects are scheduled to expire in next 10 years, but the City will be working to extend those restrictions.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

N/A

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

No.

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

N/A

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

Santa Clara County is preparing and should be complete in next 2-3 months

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?**40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?****41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.**

Note this is being prepared by the County of Santa Clara for the County as a whole. Please refer to the County for answers to the questions in this section.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Note this is being prepared by the County of Santa Clara for the County as a whole. Please refer to the County for answers to the questions in this section.

43. How successful were you in achieving the goals described in the previous question?**44. Describe reasons for the success or lack of success of these community engagement efforts:**

Note this is being prepared by the County of Santa Clara for the County as a whole. Please refer to the County for answers to the questions in this section.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of proficient schools and school assignment policies				
Creation and retention of high-quality jobs				
Range of job opportunities available				
The impacts of natural hazards, such as wildfires				
CEQA and the land use entitlement process				
Private discrimination, such as residential real estate “steering” (i)				
Other (please describe)				
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?				
Note this is being prepared by the County of Santa Clara for the County as a whole. Please refer to the County for answers to the questions in this section.				

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Note this is being prepared by the County of Santa Clara for the County as a whole. Please refer to the County for answers to the questions in this section.

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

Note this is being prepared by the County of Santa Clara for the County as a whole. Please refer to the County for answers to the questions in this section.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control		
Rent review board and/or mediation		
Mobile home rent control		
Single-room occupancy (SRO) preservation		
Condominium conversion regulations		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

The RHNA Methodology should allow transfer of surplus production from one cycle to the next. Cities have limited resources (money and land) and the system should not discourage near-term production to preserve those resources to meet a future cycle need.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

- 1) Access to Jobs (land proximity / transit access)
- 2) Ability to provide community amenities and infrastructure (e.g., parks, libraries, community centers) and supporting land uses (access to retail, urban environments)
- 3) Prior RHNA surplus production should be allowed to carry over to the next cycle

53. Any further comments about anything in this survey?

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Submission #120

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Santa Clara County (unincorporated)

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

County unincorporated areas have very little commercial uses, with a sizable seasonal jobs in agriculture, our low-income jobs ratio may be skewing the jobs-housing balance.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

See comment in 1. We did a nexus study for Inclusionary Housing and Affordable Housing needs for unincorporated areas and Stanford that shows need for housing. Can provide study if needed.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction

- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents
- lack of Farmworker housing

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

The data was collected for the aforementioned nexus study and it has been used to review and recommended conditions of approval for the on-going negotiations with Stanford on a new General Use Permit.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts
- Living wage employment ordinances
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	As per County general plan, development in Unincorporated rural county required onsite septic systems, and connections to sewers systems are not encouraged (Primarily to discourage sprawl).
Water capacity		Constraint	Same as above, County requires wells for development in unincorporated rural county areas. That limits sprawl
Land suitability		Constraint	Most urban areas in county are built-up, therefore finding suitable land is limited. County is looking lands owned by county in cities as opportunities to build housing
Lands protected by federal or state programs			
County policies to preserve agricultural land	Opportunity		County policies to restrict development on Ag lands hopefully forces housing development near amenities and services
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	Increasing risks of flooding and fire will limit where housing could be built
Construction costs			
Availability of construction workforce			

	Opportunity	Constraint	Explanation
Availability of surplus public land	Opportunity		see previously answered question
Availability of vacant land		Constraint	see previously answered question
Financing/funding for affordable housing			
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The use of publicly owned land (particularly County owned in cities) are the top priority for the county administration for adding to the housing stock

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

the lack of sewer/water connections in rural county are a significant barrier to build farmworker housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Most unincorporated county areas have poor public transit access (with the exception of Stanford). The county has been advocating for a better Jobs housing balance with Stanford's new expansion plans.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

With the exception of Stanford, most jobs in unincorporated county are dispersed and/or are seasonal.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

County General Plan clearly identifies a policy for compact growth focused on development into incorporated area. The Plan also established a framework to manage land use in the South County - South County Joint Area Plan County has an agreement with San Jose regarding growth management

Overall CountyGP/LAFCO policies

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Specifically the County has looked at farmworker housing in relation to overcrowding through (a) an extensive public outreach and analysis of this issue through the Santa Clara Valley Agricultural Plan preparation process and a related January 19, 2018 Agricultural Employee Housing Roundtable, and (b) distributed farmworker housing needs surveys to farm industry representatives

16. What data sources does your jurisdiction use to examine local trends in housing costs?

Proprietary data sources (please specify below)

Proprietary data sources

Keyser Marston Stanford Specific Nexus Study (April 2018) and 2018 Stanford University GUP application.

17. What are the current housing cost trends in your jurisdiction?

Costs are increasing in General

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Data is collected by office of Supportive Housing covers the entire county therefore the data for unincorporated County is readily available at the time of submitting this survey. as of 2017 the count was 7394 individuals, with 1946 of those in shelters.

details:

<https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/EndingHomelessness2018.pdf>

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Data from Office of Supportive housing wasn't available at the time of submitting this survey

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Data from Office of Supportive housing wasn't available at the time of submitting this survey

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements

- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD’s new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

Approximately 1,400 seasonal housing units and 700 long-term housing units, both single-family and group housing, are needed to meet existing agricultural employee housing demand.

23. What is the source for the data used for the previous response?

The Planning Department (a) conducted extensive public outreach and analysis of this issue through the Santa Clara Valley Agricultural Plan preparation process and a related January 19, 2018 Agricultural Employee Housing Roundtable, (b) distributed farmworker housing needs surveys to farm industry representatives, and (c) evaluated related studies from nearby Counties.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Lack of gap financing for affordable housing development
- Availability of land
- Community opposition

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	2172
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

Keyser Marston Stanford Specific Nexus Study (April 2018) and 2018 Stanford University GUP application.

For Stanford University, the county conducted a nexus study that documented the need for 2,172 net new units for faculty and staff over the next 15 to 20 years based on the university's request to add 2.275 million net new square feet of academic & support space. The university was also proposing to provide up to 2,600 student "beds" to support this expansion. This project was withdrawn and not approved, but is likely representative of the future space needs of the university. These amount do not include the existing unmet demand created by the university.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Currently housing demand outstrips the supply within the county resulting in documented patterns of commuting from throughout the Bay Area to Stanford in particular but most likely to all of the post-secondary education institutions. This total unmet demand is unknown but the County is working to continue to evaluate housing availability and demand both within the Stanford Community Plan area and county-wide.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

Data isn't readily available

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

We general expect some losses in urban areas of unincorporated County, due to aging buildings, but there are no immediate numbers to report

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

Yes

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

Loma fire 2016. data isn't readily available

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

no

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

data not available

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Pages/home.aspx>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings

- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

not available

42. Please describe your goals for the process to elicit community participation for fair housing planning.

- 1) Get fair representation for different communities
- 2) Build trust relationships with community leadership
- 3) Encourage further participation by improving access to information

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments				Yes	
Displacement of residents due to increased rents or other economic pressures	Yes				
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit	Yes				
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate “steering”					
(i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of affordable housing on publicly-owned land
- Providing financial support or other resources for low-income homebuyers

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:**49. How successful were these past actions in achieving these goals?**

N/A

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			Yes
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Unincorporated County has a clear distinction between urban and rural areas. Our urban Areas are built out, and we trying to discourage development in rural areas as per our General Plan policies. In addition, the county is trying to preserve working farms, both as way to limit growth, and preserve abilities to sequester carbon. ABAG should consider these aspects in estimating housing allocations for unincorporated county.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Rural/Urban context,
consistency with County Growth policies,
Access to transit, services and utilities

53. Any further comments about anything in this survey?

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Submission #87

[Previous submission](#) [Next submission](#)

[Resend e-mails](#)

SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Santa Rosa

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

Recent RHNA factors map.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Difficulty for local employers to hire and/or retain workers

- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

When drafting long range plans, although this does not appear to be an issue.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability		Constraint	WUI, or other high fire areas; those areas rich in natural resources.
Lands protected by federal or state programs		Constraint	Wetlands, CTS habitat
County policies to preserve agricultural land		Constraint	
Availability of schools	Opportunity		
Availability of parks			
Availability of public or social services	Opportunity		
Impact of climate change and natural hazards		Constraint	
Construction costs		Constraint	Construction costs extremely high for return on investment; exacerbated post-Tubbs fire.
Availability of construction workforce		Constraint	Exacerbated post-Tubbs fire.
Availability of surplus public land	Opportunity		
Availability of vacant land	Opportunity		
Financing/funding for affordable housing		Constraint	
Weak market conditions		Constraint	
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Sewer and water capacity and other infrastructure within the City's PDAs are the great opportunities for additional housing to reduce costs and provide easier access to existing services and attractions.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Construction costs and natural hazards since return on investment is limited for this part of the bay area, and there is concern regarding new residential development in areas more prone to wildfire.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity

- Community opposition
- Other (please explain below)

Market constraints

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD’s new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?
Yes

Unknown.

23. What is the source for the data used for the previous response?
This is an assumption based on surrounding agricultural uses and Santa Rosa's close proximity.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

Yes

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

10/8/2017 - 3,043 housing units lost. To date, 2,323 units have been completed or are in the construction/permitting process.

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

No idea.

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

The City does not have this data.

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures	Yes				
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires	Yes				
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes				
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services Yes					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires Yes					
CEQA and the land use entitlement process					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?
 Location of natural hazards and resources including agricultural land, CTS and previous fire burn areas.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?
 Location of natural hazards including the WUI and past location of Tubbs fire, CTS habitat and other natural resources including ag land (and how those will impact the number of units that can be produced).

53. Any further comments about anything in this survey?

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Submission #63

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Saratoga

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

The number of Low Wage Jobs exceed the number of Low Cost Rental Units.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

Difficulty for local employers to hire and/or retain workers

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Saratoga has a considerably greater jobs-housing ratio imbalance when looking at the entire community. The community wide imbalance is resulting in significantly longer commutes to jobs outside of the City.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	
Water capacity			
Land suitability		Constraint	
Lands protected by federal or state programs			
County policies to preserve agricultural land	Opportunity		
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs			
Availability of construction workforce			
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The vacant land inventory in Saratoga is extremely small. New multi-family developments have only been proposed on existing commercial properties. The cost to subsidize market rate prices to be affordable is approximately \$1 million per unit.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The Valley Transportation Agency has reduced public transportation opportunities in Saratoga.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Saratoga is gradually losing our remaining small job centers within the City to new housing developments.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

A long standing development policy of Santa Clara County to direct growth to incorporated areas.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

The cost burden data shows that most households in Saratoga are paying 30% or less of their income towards housing costs.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

Costs have been stabilizing over the past year.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

That is hard to estimate given the small number of applications for multi-family developments.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

Financing for new construction of affordable housing

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

There are no working farms in or near the city.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of regional cooperation

Access to financial services

Lending discrimination

Location of employers

Location of environmental health hazards, such as factories or agricultural production

Availability, frequency, and reliability of public transit

Access to healthcare facilities and medical services

Access to grocery stores and healthy food options

Location of proficient schools and school assignment policies

Creation and retention of high-quality jobs

Range of job opportunities available

The impacts of natural hazards, such as wildfires

CEQA and the land use entitlement process

Private discrimination, such as residential real estate "steering" (i)

Other (please describe)

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

The RHNA methodology should give a greater weight to reducing vehicle miles traveled and greenhouse gas emissions by locating new housing growth near job centers and public transportation opportunities.

53. Any further comments about anything in this survey?

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Submission #50

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Sebastopol

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

When reviewing commercial projects (hotels, manufacturing uses, etc.) whether the jobs created can/will be staffed by local residents, and the pay range of those jobs is often a consideration. This is reflected in the public record of deliberations at both Planning Commission and City Council hearings for such projects.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	City contracts with Santa Rosa for sewer treatment; pipeline infrastructure is limited; not a constraint at this time, but an overall capacity constraint in the future.
Water capacity	Opportunity		Not a constraint at this time, but could be in future.
Land suitability	Opportunity	Constraint	We have some parcels suitable for housing development, but some areas where this could be possible are in the floodplain and have limited capacity due to hazards.
Lands protected by federal or state programs			
County policies to preserve agricultural land	Opportunity	Constraint	
Availability of schools	Opportunity		Schools have additional capacity; housing for younger families is needed.
Availability of parks			
Availability of public or social services		Constraint	As a rural town, we provide basic city services, but have limited social services (we do have a comm. health center, but just lost our hospital, have limited job training/education with no college, etc.).
Impact of climate change and natural hazards		Constraint	Floodplains and wildfires
Construction costs		Constraint	Currently an issue given rebuilding efforts in Sonoma County.
Availability of construction workforce		Constraint	Construction Costs, esp associated with the demand for construction workers, given the fire rebuilding efforts from the loss of over 5000 dwellings in the 2017 fires in Sonoma County.

	Opportunity	Constraint	Explanation
Availability of surplus public land		Constraint	No city-owned surplus land in city limits.
Availability of vacant land	Opportunity	Constraint	While we have some vacant parcels (id'ed in Housing Element), we have an urban growth boundary which limits sprawl/GHG and protects Agricultural areas, which limits potential growth.
Financing/funding for affordable housing		Constraint	"gap" financing, or ability to do PPP are limited due to lack of City funds and other funding availability that allows the City to leverage and work with developers.
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			Neither opportunity or constraint.
Other		Constraint	Overall construction costs given the fire rebuild in Sonoma County since the 2017 fires.

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Schools - our schools have capacity for growth (due to aging population) and would like more students.

Construction costs, and worker availability, given the fire rebuilding going on the last couple of next few years.

Financing assistance, if made available, could help the City (and it's non-profit partners) provide gap funding for affordable projects, and/or buy-down of units to increase affordability.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Construction recovery in Sonoma County and associated lack of const. workers and cost of construction. This has already dealt a blow to several projects that simply did not have the funding/financial viability with the increase in construction costs.

2. Rural town in a Rural/ag county - the city has limited social resources, transportation / transit infrastructure, and the UGB requirements to maintain Ag land outside of city limits.

3. Natural hazards -

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The public transit is limited to bus transit in the City (with limited headways). While we have a PDA and encourage jobs and housing in the PDA area, the areas for development of new jobs and housing is limited based on land availability and economic factors (ie would require redevelopment of parcels with existing structures, which is not economically feasible for most private land owners).

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

As a smaller town (2 sq miles), everything is fairly close together

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

We have Urban Growth Boundaries and community separators in place.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Inclusionary housing policies that require housing to be built (not just fee payment); moratorium/tight restrictions on full-time non-hosted vacation rentals to preserve existing housing for long-term residential use.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)

Other publicly available data from a government source

SCTA data

17. What are the current housing cost trends in your jurisdiction?

slow growth; except impacts from 2017 fires has put increased pressure on market (lowered vacancies, increased prices, etc.); this is slowing now

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

~70

City adopted a shelter crisis resolution in 2018 to be eligible for HEAP funding for two RV spaces as transitional housing at a site that already provides case management as part of the Continuum of Care.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Other (please explain below)

Construction costs / lack of construction workers

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

up to 10-20 units/year

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$450,000/unit

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Other support (please describe below):

Other support

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

The City has less than 6 acres of ag. land in the City limits, and 5 dedicated units for farmworker housing at the Burbank Housing Hollyhock site.

23. What is the source for the data used for the previous response?

Adopted Housing Element.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Housing Units Needed to Meet Demand

Community college

26. What is the source for the data used to respond to the previous question?

We do not have any of these institutions within our jurisdiction; the nearest campuses are within other cities in the county at least 5 miles away

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

n/a

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- Population of residents with disabilities

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

Most of our assisted housing developments are run by non-profits who are keeping them affordable due to their mission. However, the City is currently working to assess/track units with potential income limit expirations.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

There are 6-10 units in private developments we anticipate expiring in the next 10 years

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

No, however we have experienced increased demand in housing because of lost units in the surrounding communities (ie many displaced residents have relocated to Sebastopol) which has placed an additional demand/reduction in vacancy rates in the city.

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

n/a

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Local data sources (please describe below)

Local data sources

Sonoma County CDC is anticipating working on an assessment.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Open house community meetings
- Other (please describe below)

Other

Council Housing Subcommittee meetings focused on housing issues.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

n/a

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction

Segregated housing patterns or concentrated areas of poverty

Disparities in access to opportunity areas

Disparities in housing cost burdens and overcrowding

Describe how this factor contributes to fair housing issues in your jurisdiction

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes				
Displacement of residents due to increased rents or other economic pressures				Yes	
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires				Yes	increases in housing costs (rental and ownership) due to wildfires in other areas has had an impact on housing costs in the city
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit	Yes				
Access to healthcare facilities and medical services	Yes				no hospital/ER in the city any longer
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Private discrimination, such as residential real estate "steering" (i)				
Other (please describe)				
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?				
Costs and natural disasters are not controlable by regulation (other than floodplain and other development restrictions).				

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control		
Rent review board and/or mediation		
Mobile home rent control		
Single-room occupancy (SRO) preservation		
Condominium conversion regulations	Yes	

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning			
Community land trusts	Yes		
First source hiring ordinances			Yes
Living wage employment ordinances			Yes
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			Yes
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Jobs/housing balances and factors for jobs growth
 Transit relationship to housing
 Urban vs rural counties

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Jobs/housing balances and factors for jobs growth
 Transit relationship to housing

53. Any further comments about anything in this survey?

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Solano County (unincorporated)

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Balanced

3. Please briefly explain your reasoning for your response to the previous question

Seems to be within, or better than, the majority of Bay Area communities.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

Long commutes to jobs outside of the jurisdiction

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS**7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?**

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	Except in very limited areas, public sewer does not extend into the County. Most sites use septic systems.
Water capacity		Constraint	Except in limited areas, public water does not extend into the County. Most sites use wells.
Land suitability		Constraint	Sewer/water limitations; existence of prime ag land
Lands protected by federal or state programs			
County policies to preserve agricultural land		Constraint	County policies and voter approved ballot measure to restrict premature conversion of ag land.
Availability of schools		Constraint	Most schools are within city limits; very few opportunities in rural county
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs			
Availability of construction workforce			
Availability of surplus public land			
Availability of vacant land		Constraint	Limited areas that do contain city services are mostly built out with SFRs and duplexes
Financing/funding for affordable housing			
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the

reasoning for your selection:

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

1. Lack of urban services; most building sites use well/septic
2. County policies and voter approved initiative to prevent conversion of ag land, and to direct urban growth and densities to cities

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Constraint: Public transportation is generally within cities; County has no permitting authority in these areas. County jobs and housing are generally rural or ag related in nature.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Constraints: Job centers are within cities, not the unincorporated County; County jobs are mostly ag related and are not in areas that have sewer/water service available. Housing near job centers and transit falls generally within the authority of cities.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

County General Plan policies and voter approved initiative (Measure T, November 2008) which readopted and extended the 1994 Orderly Growth Initiative. These measures reaffirmed city-centered growth development strategies in the County. It also locked in the County's agricultural General Plan designations.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Designating Priority Conservation Areas (PCAs)
- Implementing a Climate Action Plan
- Policies and development strategies to encourage development within cities and closer to job center and transit opportunities.

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Other (please explain below)

Public sewer and water limitations. Most sites are rural or ag and utilize septic and wells. This restricts potential high density development.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?
No

Solano County is largely agricultural in nature. There is always a need for farm worker housing. However, there is no "unmet" need. As need arises from the farming community, they apply for permits to establish the necessary housing.

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

Yes

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

Other (please describe below)

Other

The Solano County Housing Authority uses publicly available datasets to analyze its applicants and participants to ensure they are reflective of community characteristics and also maintains logs of fair housing complaints they have assisted with. Voucher utilization is also analyzed using publicly available datasets to determine rates of utilization in areas of opportunity.

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
CEQA and the land use entitlement process				
Private discrimination, such as residential real estate "steering" (i)				
Other (please describe)				

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Funding rehabilitation and accessibility improvements for low-income homeowners

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

N/A

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control		
Rent review board and/or mediation		
Mobile home rent control		
Single-room occupancy (SRO) preservation		
Condominium conversion regulations		
Foreclosure assistance		
Affordable housing impact/linkage fee on new residential development		

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs			
Fair housing legal services		Yes	
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			
Other			

— ANY ADDITIONAL FACTORS/COMMENTS —

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

1. Agricultural land preservation; 2. Policies/ballot measure encouraging city centered growth patterns; 3. Lack of urban services in rural areas which prevent high density housing.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

1. Greater RHNA allocation in PDAs; 2. Greater RHNA allocation near transit (with or without a PDA); 3. Greater RHNA allocation near job centers (with or without a PDA).

53. Any further comments about anything in this survey?

[Previous submission](#) [Next submission](#)

Local Jurisdiction Survey on Housing Factors and Fair Housing

For RHNA Cycle 6, 2022-2030

SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction: City of Sonoma
Name(s) of Person(s) Filling Out Survey: [REDACTED]
Title(s): [REDACTED]
E-mail: [REDACTED] Phone: [REDACTED]

SECTION 1: QUESTIONS ABOUT HOUSING AND LAND USE

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

Please see the existing [jobs-housing fit ratio](#) for your jurisdiction.

Jobs-housing fit looks beyond the traditional jobs-housing balance metric to measure the relationship between a jurisdiction's total number of low-wage jobs and the number of homes affordable to low-wage workers.

Some factors that could make the reported jobs-housing fit ratio not reflective of local conditions in your jurisdiction are jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.) or high rates of homeownership for low-income households.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Very imbalanced Imbalanced Balanced Very balanced

3. Please briefly explain your reasoning for your response to the previous question:

It's a guess.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

Check all that apply:

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents
- Other (please explain below)

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes No

If yes, please explain:

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Check all that apply:

- Rent stabilization/rent control
- Single-room occupancy (SRO) preservation
- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts
- First source hiring ordinances
- Living wage employment ordinances
- Economic development programs to encourage job growth
- Other (please explain below)

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

Please see [Government Code Section 65584.04\(e\)\(2\)](#) for the definitions of the first four topics.

Check all that apply. You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction.

	Opportunity	Constraint	Explanation
Sewer capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	we don't supply it
Water capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	we don't supply it
Land suitability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	small area for city
Lands protected by federal or state programs	<input type="checkbox"/>	<input type="checkbox"/>	
County policies to preserve agricultural land	<input type="checkbox"/>	<input type="checkbox"/>	
Availability of schools	<input type="checkbox"/>	<input type="checkbox"/>	
Availability of parks	<input type="checkbox"/>	<input type="checkbox"/>	
Availability of public or social services	<input type="checkbox"/>	<input type="checkbox"/>	
Impact of climate change and natural hazards	<input type="checkbox"/>	<input type="checkbox"/>	
Construction costs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Availability of construction workforce	<input type="checkbox"/>	<input type="checkbox"/>	
Availability of surplus public land	<input type="checkbox"/>	<input type="checkbox"/>	
Availability of vacant land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	city is 2 sq. miles
Financing/funding for affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	
Weak market conditions	<input type="checkbox"/>	<input type="checkbox"/>	
Project Labor Agreements ¹	<input type="checkbox"/>	<input type="checkbox"/>	
Utility connection fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	high costs to county
Other	<input type="checkbox"/>	<input type="checkbox"/>	

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

¹ According to the UC Berkeley Labor Center, Project Labor Agreements are pre-hire labor agreements between construction unions, as a group, and representatives of an owner intending to build a project or set of related projects.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Costs - City does not provide sewer/water. High costs pass through

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes No

If yes, please explain.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including those that are not served by transit)?

Yes No

If yes, please explain.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

See [Government Code Section 65584.04\(e\)\(4\)](#) for detailed definition)

We have an UOB. No agreements pro se.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

Check all that apply:

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)

- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan
- Other

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Please see the **cost burden data** for the percentage of households in your jurisdiction currently paying more than 30% of their income toward housing costs.

- Yes No

If yes, please explain.

15. Has your jurisdiction considered what impacts overcrowding² has on residents in your jurisdiction?

Please see the **overcrowding rate** in your jurisdiction.

- Yes No

If yes, please explain.

² [Government Code Section 65584.01\(b\)\(1\)\(C\)\(i\)](#) defines an “overcrowded” household as a household with more than one resident per room in each room in a dwelling.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

Check all that apply:

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)

- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)

- Locally collected data (please describe below)

- Other

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

- Yes No

If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.

30-50.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply:

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition
- Other

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

California Assembly Bill 1487 (2019) established BAHFA, under shared governance of ABAG and MTC. This legislation authorizes BAHFA to place measures on the ballot within the nine-county Bay Area to fund affordable housing production, preservation of existing affordable housing, and tenant protections. BAHFA will be able to distribute this funding throughout the region as well as provide technical assistance to local jurisdictions.

Check all that apply:

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on land assembly
- Technical assistance on Affirmatively Furthering Fair Housing (AFFH) requirements
- Technical assistance on tenant protections
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation
- Other technical assistance (please describe):

- Other support (please describe):

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

- Yes No

If so, what is the total existing need for housing units for farmworkers in your jurisdiction, and what portion of this need is currently unmet?

No ag. in city but lands/wineries are nearby.

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Check all that apply:

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Lack of gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition
- Other

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Your response should include the housing needs for undergraduate students, graduate students, commuter students, staff, and faculty who are **not** living in group quarters.³

	Housing Units Needed to Meet Demand
Private university	<input style="width: 100%;" type="text"/>
Campus of the California State University or the University of California	<input style="width: 100%;" type="text"/>
Community college	<input style="width: 100%;" type="text"/>

³ The Census Bureau classifies all people not living in housing units (house, apartment, mobile home, rented rooms) as living in group quarters. Institutional group quarters include correctional facilities, nursing homes, and mental hospitals. Non-institutional group quarters include college dormitories, military barracks, group homes, missions, and shelters.

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Check all that apply:

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities
- High-income job growth
- Other (please explain below)

29. Has your jurisdiction experienced a loss of units in [assisted housing developments](#) in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

- Yes No

30. If yes, how many units? What is the source of this data?

Please explain:

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

- Yes No

32. If yes, why? How many units will be lost? What is the source of this data?

Please explain:

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

- Yes No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

Please explain:

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

SECTION 2: QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

As a result of recent legislation, RHNA and local Housing Elements are now required to “affirmatively further fair housing” [Government Code Section 65584(d)]. Per Government Code 65584(e), affirmatively furthering fair housing is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

To comply with this requirement, ABAG is collecting information on local jurisdictions’ fair housing issues as well as strategies and actions for achieving fair housing goals. In developing the fair housing questions, ABAG relied on guidance documents from the U.S. Department of Housing and Urban Development (HUD). While we recognize that not all jurisdictions have completed an Analysis of Impediments or Assessment of Fair Housing for HUD, we tried to include data and questions to help jurisdictions understand the analysis framework they will need to use to demonstrate that their Housing Element affirmatively furthers fair housing.

Using your jurisdiction’s Housing Element, Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, and/or other data sources, please answer the questions below to the best of your ability.

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD? Check all that apply:

- Analysis of Impediments to Fair Housing Choice Date: _____
- Assessment of Fair Housing Date: _____

Please upload your most recently completed report: _____

Or provide a URL to the report: _____

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues⁴ in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations
- Local data sources (please describe)

Other (please describe)

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

Check all that apply:

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings
- Public hearing
- Town hall
- Stakeholder consultation

Groups consulted:

Other (please describe)

⁴ HUD rule defines a "fair housing issue" as "a condition in a program participant's geographic area of analysis that restricts fair housing choice or access to opportunity, and includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing."

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

N/A Unsuccessful Somewhat Unsuccessful Somewhat Successful Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS








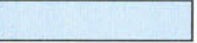


The following information can help contextualize your responses to the questions related to fair housing issues. Please see data specific to your jurisdiction on [concentrations of poverty](#), and race-based disparities in [access to opportunity](#), [housing cost burden](#), [overcrowding](#), and [segregated housing patterns](#).

The “segregated housing patterns” link opens a webpage created by the Othering and Belonging Institute at UC Berkeley. The webpage displays maps representing multiple metrics for measuring racial segregation. ABAG/MTC does not endorse a single methodology for analyzing segregation but hopes this external resource can assist jurisdictions with answering the survey questions on this topic.

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply (multiple fair housing issues can be checked for each contributing factor):

Contributing Factors	Fair Housing Issues				Describe how this factor contributes to fair housing issues in your jurisdiction
	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	
Community opposition to proposed or existing developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; background-color: #e1f5fe;"></div>
Displacement of residents due to increased rents or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div style="border: 1px solid black; height: 20px; background-color: #e1f5fe;"></div>

other economic pressures					
Displacement of low-income residents and/or residents of color	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Displacement of residents due to natural hazards, such as wildfires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Occupancy standards that limit the number of people in a unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The availability of affordable units in a range of sizes (especially larger units)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foreclosure patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Deteriorated or abandoned properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lack of community revitalization strategies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lack of private investments in low-income neighborhoods and/or communities of color, including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Lack of regional cooperation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Access to financial services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Lending discrimination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Location of employers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Location of environmental health hazards, such as factories or agricultural production	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Availability, frequency, and reliability of public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Access to healthcare facilities and medical services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Access to grocery stores and healthy food options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Location of proficient schools and school assignment policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Creation and retention of high-quality jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Range of job opportunities available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

The impacts of natural hazards, such as wildfires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
CEQA and the land use entitlement process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Private discrimination, such as residential real estate "steering" ⁵	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Other (please describe)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply:

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program

⁵ "Steering" is when prospective renters/buyers are guided to certain locations based on race or other characteristic protected by fair housing law.

- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing a rent stabilization policy and staffing a rent stabilization board
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color
- Improving access to high quality education opportunities for vulnerable students, particularly students of color
- Other

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

- N/A Unsuccessful Somewhat Unsuccessful Somewhat Successful Successful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rent review board and/or mediation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home rent control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-room occupancy (SRO) preservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium conversion regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foreclosure assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing impact/linkage fee on new residential development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing impact/linkage fee on new commercial development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusionary zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community land trusts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
First source hiring ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Living wage employment ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promoting streamlined processing of ADUs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair housing legal services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquisition of affordable units with expiring subsidies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquisition of unsubsidized properties with affordable rents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dedicating surplus land for affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please describe)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="border: 1px solid black; height: 20px; width: 100%; background-color: #e0f0ff;"></div>			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

THANK YOU!

Thank you for your time! The information you have provided is greatly appreciated and will be a tremendous help to both ABAG and the Housing Methodology Committee.

[Home](#) » [Local Jurisdiction Survey on Housing Factors and Fair Housing](#) » [Webform results](#)

Submission #111

[Previous submission](#) [Next submission](#)

[Resend e-mails](#)

SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Sonoma County (unincorporated)

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

We have more service and agricultural jobs that we have low-cost rental housing units. However, we've done a good job of providing farmworker housing for seasonal and year-round farmworkers in our agricultural areas.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

Difficulty for local employers to hire and/or retain workers

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Used to inform long-range policies

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts

- Living wage employment ordinances

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	Unincorporated county; notoriously difficult to site OWTS; very little land under public sewer; where sewer exists, capacity is very limited
Water capacity		Constraint	Majority of county is in low yield groundwater areas. Very little unincorporated land is on public water; where utilities exist, they are in need of expansions or upgrades to serve new development
Land suitability		Constraint	Majority of unincorporated county is very steep with very limited access and high or very high wildfire risk. Much of land in the valley floor is either in a flood zone or has endangered species/habitat.
Lands protected by federal or state programs		Constraint	Federal endangered species throughout the Santa Rosa Plan makes developing in this area very difficult and expensive
County policies to preserve agricultural land	Opportunity		County has strong UGBs around every city and Community Separators in place to protect rural lands at the urban interface through much of the county. Provides opportunities for high-density, city- and community-centered housing in urban areas near jobs and services.
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards		Constraint	Wildfires in 2017 and 2019 - majority of the county is in high or very high wildfire areas. Floods in 2 out of the last 3 years along Russian River and its tributaries & the Laguna de Santa Rosa. Seal Level Rise along the coast and bay, including threat to major transportation route (Hwy 37).
Construction costs		Constraint	Construction costs are about \$500/SF
Availability of construction workforce		Constraint	Construction workforce availability is severely limited due to ongoing rebuilding from the 2017 and 2019 wildfires
Availability of surplus public land			
Availability of vacant land			
Financing/funding for affordable housing		Constraint	There is not nearly enough funding available to assist producers of VLI and LI housing units.
Weak market conditions		Constraint	While costs per SF are through the roof, RTI is not strong enough to attract multi-family developers.
Project Labor Agreements (i)			
Utility connection fees		Constraint	
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

County policies to preserve agricultural lands, because they drive our city- and community-centered growth policies resulting in allowances for greater densities in urban areas near services, jobs and transit

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

lack of infrastructure (sewer/water)
 hazards
 land not suitable

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

County General Plan policies emphasize city-centered growth. We also have voter-approved UGBs adopted for all of our cities and voter-approved Community Separators around the cities.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Implementing a Climate Action Plan
- We have only 1 transit station in the unincorporated County and it is in an industrial area. Ridership is less than 3000 per da

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Housing affordability is an acute issue.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

many times, traditional measures of "overcrowding" unfairly stigmatize minority households where multi-generational living situations are the norm. This can be especially true with immigrant populations that have large families.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

\$500/SF

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

In 2019, the homeless census identified 2,951 people throughout the County and its cities, including 516 persons in the unincorporated county. This corresponds to a need for up to 500 transitional housing beds.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

500 units during cycle

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$200 million

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

We have done a good job housing farmworkers near their jobs, but could do 50% more. Housing for farmworker families (higher-density housing) needs to be located in urban areas near schools and services (cities and the few county unincorporated areas with public sewer and water).

23. What is the source for the data used for the previous response?

Experience with grape growers and agricultural industry. Consultation with California Human Development Corporation.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Lack of gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

Very little unincorporated county housing stock is used by SSU students, in large part because there are no unincorporated urban lands that allow apartments near the SSU campus. The University itself and the City of Rohnert park provide the majority of housing for SSU students.

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

need not applicable in unincorporated county

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

40 units, 2014 General Plan Housing Element

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

Yes

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

The unincorporated county lost 2,200 units in the Sonoma Complex Fires. 1,235 units have been rebuilt or are under construction as of 2/4/2020

In the 2019 Kincadee fire, the county lost 176 units. As of 2/4/2020, only 4 are in the process of being rebuilt.

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

No

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

About 120 of the units lost in 2017 were multi-family; 95 have been rebuilt (single project). The remainder of homes lost were single family

All units lost in 2019 were single family

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

- Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing

Analysis of Impediments to Fair Housing Choice Report Date

July 1, 2020

Assessment of Fair Housing Report Date

Please upload your most recently completed report:

[2019_ai_-_workplan08-30-2019final_revisedtimelines.pdf](#)

Or provide a Web link/URL to the report

file:///C:/Users/fgasser/Downloads/Sonoma%20County%20Regional%20AI_FINAL.pdf

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations
- Local data sources (please describe below)

Local data sources

- A Portrait of Sonoma County – Sonoma County Human Development Report 2014
- Bay Area Equity Atlas
- Presentation of and analysis of Fair Housing Data in the HUD Assessment Tool which was created for the Assessment of Fair Housing (now suspended by HUD but still applicable because of California's AFH requirement)
Link: <https://egis.hud.gov/affht/>
- Urban Displacement Project www.urbandisplacement.org
- Prosperity Now Scorecard: <https://scorecard.prosperitynow.org/> (available at the place level only, not census tract level)
- UC Davis Regional Opportunity Index <https://interact.regionalchange.ucdavis.edu/roi/index.html>
- CalEnviroScreen
- <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>
- Social Vulnerability Index
- California Healthy Places Index: <https://map.healthyplacesindex.org>
- https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html
- California Affordable Rental Housing Benefits Map: <https://chpc.net/affordable-housing-benefits-map/?view=38.565141,-122.80605,12&selected=property,143858&tract=ces>
- H + T Index <https://htaindex.cnt.org/>
- Segregation Maps: <https://haasinstitute.berkeley.edu/bay-area-more-segregated-now-1970-interactive-map-reveals>

- Eviction Map: <https://evictionlab.org/map/#/2016?geography=tracts&bounds=-122.873,37.978,-121.837,38.39&choropleth=pro&locations=06,-123.007,37.701%2B06097,-122.892,38.53>
- <https://censusreporter.org/>
- North Bay Jobs For Justice Report: The State of Working 2018: A Profile of Income and Racial Inequality, Poverty and Low-Wage Employment: <http://www.northbayjobswithjustice.org/reports.php>

Housing Authority Housing Choice Voucher Participants, Family Self-Sufficiency Participants, Project Based Voucher Participants, & Waitlist Data

Data from EDB, SCTA and SCOE on Access to Opportunity

Fair Housing Data from service providers: Fair Housing Advocates of Northern California, Legal Aid of Sonoma County, Petaluma People's Services Center

Data collected through Community Engagement conducted by Sonoma County Community Development Commission

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings
- Public hearing
- Stakeholder consultation

Groups consulted:

2019 COUNTYWIDE AFH
COMMUNITY ENGAGEMENT PLAN

Roles

- Community Engagement Coordination - Commission staff.
 - Completion of at least 9 stakeholder interviews - Commission staff (includes Felicity Gasser, Janelle Wetzstein, Holly Kelley, Hannah Euser) and possibly consultants Evette Minor, Denia Candela
- Stakeholder Interviews

- Stakeholder interviews will include at least the following:

- o A service provider for seniors - TBD
- o An interview with African American Community Leader or service provider
- o Three interviews with stakeholders in various Asian communities, potentially

Filipino Community of Sonoma County, Inc.

Redwood Empire Chinese Association

Wat Lao Saysettha of Santa Rosa

o One Native Hawaiian/Pacific Islander Interview

o One Native American Stakeholder Interview

o One disabled service provider interview, potentially:

DSLC

Independent Living

o One mental health service provider interview

- An individual facilitator known to be well equipped to do this work and with experience working with protected classes will be selected to conduct 9 focus groups.

o Consultants chosen after responses to informal bid requests reviewed: Evette Minor and Denia Candela

- The firm that responded to the RFP will be selected to complete a web-based survey in coordination with the Cities and County and with community partners.

o Chosen consultant: BBPR, Inc.

Focus Groups

Individual small contracts would be executed to fund 5-7 organizations/individuals to serve as focus group coordinators – with responsibility for recruiting participants, securing a meeting location, arranging for food, arranging for compensation for focus group participants and coordinating with the facilitator to craft a facilitation plan that will be appropriate for the specific population group participating.

- o List of potential focus group coordinators:

Population Group Focus Group Coordinator Focus Group Facilitator

1 Affordable Housing Tenants – Sebastopol SAHA Property Management Denia Candela

2 Affordable Housing Tenants – Windsor Burbank Housing Management Corporation Denia Candela

3 Affordable Housing Tenants – Petaluma (Brown Block Village – BHDC on North McDowell) Burbank Housing Management Corporation Denia Candela

4 Seniors - Wise & Wonderful (through Community Baptist Church) Evette Minor Evette Minor

5 Seniors – Burbank Housing and St. Leo's Denia Candela Denia Candela

- 6 Black and African-American – Genesis Church Evette Minor Evette Minor
 7 Native American Paul Stewart – Pomo Tribe Denia Candela
 8 Native American ? Evette Minor
 9 People with Physical Disabilities - DSLC Disability Service and Legal Center – Evette will reach out to Judy Evette Minor
 10 People with Mental Health Disabilities Living Bridges – Kalia Musseter (Felicity has confirmed that she is interested) Denia Candela
 11 Mobile Home Park Residents CDC staff working with president of Manufactured Home Owner’s association (he has said he would assist) Evette Minor

Housing Authority Tenants

Housing Authority tenants will be engaged as follows: Commission staff or consultants will interview each of the SCHA and SRHA advisory board members. Commission staff and consultants, Denia Candela and Evette Minor will prepare a survey mailer for all tenants to complete and mail back, or to take online.

Additional Latinx Community Engagement for AFH under Separate Contract

Note that under a separate contract, the following Community Engagement work is also being performed. Data from this engagement will be incorporated into the AFH.

• Five neighborhoods being canvassed:

- o Roseland
- o Fetters Springs/Agua Caliente West
- o Rohnert Park – A Section
- o Roseland Creek
- o Sheppard
- o Central Healdsburg

Latinx Stakeholder forums at the following locations:

- o North County (Corazon Healdsburg)- October 24th, 1:30 - 3:30 pm
- o Santa Rosa (La Plaza) - October 23rd, 1:30 - 3:30 pm
- o West County (Graton Day Labor Center) – (TBD)
- o Sonoma (La Luz) – (TBD)
- o South County – (TBD)

Focus Groups as follows:

Population Group Host

- 1 Latinx Youth VOICES
- 2 Latinx Families Healdsburg Parents Group
- 3 Latinx English Learners DELAC

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

We are in the process of conducting community engagement for the 2020 AFH, so do not have this data for the current plan.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Solicit views and recommendations from members of the community and other interested parties and incorporate them into decisions and outcomes in the AFH. Build and rebuild long-standing relationships with community members, in particular those who have been marginalized and/or excluded from participation in government.

43. How successful were you in achieving the goals described in the previous question?

N/A

44. Describe reasons for the success or lack of success of these community engagement efforts:

We are in the middle of our community engagement efforts and so far, our efforts are very successful. We have conducted neighborhood canvassing and focus group surveys.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					Currently conducting analysis of this.

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to increased rents or other economic pressures					Currently conducting analysis of this.
Displacement of low-income residents and/or residents of color					Currently conducting analysis of this.
Displacement of residents due to natural hazards, such as wildfires					Currently conducting analysis of this.
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					Currently conducting analysis of this.
Occupancy standards that limit the number of people in a unit					Currently conducting analysis of this.
Location of affordable housing					Currently conducting analysis of this.
The availability of affordable units in a range of sizes (especially larger units)					Currently conducting analysis of this.
Foreclosure patterns					Currently conducting analysis of this.
Deteriorated or abandoned properties					Currently conducting analysis of this.
Lack of community revitalization strategies					Currently conducting analysis of this.
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					Currently conducting analysis of this.
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					Currently conducting analysis of this.
Lack of regional cooperation					Currently conducting analysis of this.
Access to financial services					Currently conducting analysis of this.
Lending discrimination					Currently conducting analysis of this.
Location of employers					Currently conducting analysis of this.
Location of environmental health hazards, such as factories or agricultural production					Currently conducting analysis of this.
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>We are in the process of completing the 2020 Assessment of Fair Housing, and so have not completed an analysis of the above factors since 2012.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

1. Strengthen the capacity of a local fair housing organization to reduce discriminatory activities
2. Increase affordable, accessible housing in all areas of Sonoma County.
3. Improve transit options in Sonoma County
4. Improve and make more uniform fair housing information on jurisdictional websites

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

Providing ongoing funding for a fair housing service provider using CDBG funds.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			Yes
Single-room occupancy (SRO) preservation	Yes		
Condominium conversion regulations			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts	Yes		
First source hiring ordinances			
Living wage employment ordinances	Yes		
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling			
Acquisition of affordable units with expiring subsidies	Yes		
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing			Yes
Other (please describe below)			
Other			
Local rent control in effect only for mobile home parks. State rent control now applies countywide			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Protection of farmlands, open space

Market feasibility - units will not be built if the market will not support.

Underperformance - jurisdictions that have chronically underperformed in meeting a set % of the VLI, LI and Moderate RHNA allocations should receive a larger share

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

For overall RHNA distribution across jurisdictions: land suitability (no hazards, protect farmlands & sensitive environments); proximity to high-quality transit stops (NOTE that Sonoma's "train" carries less than 10% of the passengers carried by BART or Caltrain, with no potential for expansion of capacity); location of future jobs/job access; VMT; jobs/housing balance.

For distribution of a jurisdiction's overall RHNA across income categories: High resource areas (jurisdictions with best schools, etc. get more VLI and LI allocation) but only where those are correctly mapped; chronic underperformance; jobs-housing fit.

53. Any further comments about anything in this survey?

We need redevelopment back! \$\$\$\$\$\$ for infrastructure is CRITICALLY IMPORTANT if we are to build all of the housing that we need in the Bay Area.

Please bring data down to a jurisdictional level (as opposed to large census tracts) before using it to make RHNA assignments.

The North Bay counties seems to have serious data discrepancies, esp. as relates to high resource areas. Areas mapped for Sonoma county are either Farmlands under long-term protections, or are remote lands, very high wildfire risk, very poor access. Please fix data (Sonoma, Napa, Solano counties)

THANKS FOR ALL OF YOUR HARD WORK!!!

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Submission #130

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

South San Francisco

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction

- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

We are looking at displacement, jobs-housing imbalance as part of our new General Plan effort.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Living wage employment ordinances

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability	Opportunity		
Lands protected by federal or state programs	Opportunity		
County policies to preserve agricultural land	Opportunity		
Availability of schools	Opportunity		
Availability of parks		Constraint	
Availability of public or social services	Opportunity		
Impact of climate change and natural hazards		Constraint	Sea Level Rise near potential housing sites
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land		Constraint	
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions	Opportunity		
Project Labor Agreements (i)	Opportunity		
Utility connection fees	Opportunity		
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Suitable land and water and sewer capacity.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Construction costs and lack of vacant land. As well as funding for affordable housing.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

No

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

This can lead to displacement and over-crowded living conditions.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Illegal and substandard living conditions.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)

Other publicly available data from a government source

MTC/ABAG

17. What are the current housing cost trends in your jurisdiction?

The costs are increasing rapidly.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Each affordable unit would require a \$100-150K subsidy.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable

HOUSING DEMAND**22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?**

No

23. What is the source for the data used for the previous response?

The City does not have any agricultural land.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?**25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.**

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?
Yes

30. If yes, how many units? What is the source of this data?

Some for-sale BMR units were lost to foreclosure during the great recession.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

Potentially during/after a large earthquake.

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Assessment of Fair Housing

Assessment of Fair Housing Report Date

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://www.ssf.net/home/showdocument?id=1310>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

No

42. Please describe your goals for the process to elicit community participation for fair housing planning.**43. How successful were you in achieving the goals described in the previous question?****44. Describe reasons for the success or lack of success of these community engagement efforts:****DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS****45. Which of the following factors contribute to fair housing issues in your jurisdiction?**

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes	Yes	Yes	Yes	
Displacement of residents due to increased rents or other economic pressures	Yes	Yes	Yes	Yes	
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes	Yes	
Displacement of residents due to natural hazards, such as wildfires				Yes	

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes			Yes	
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes	Yes	Yes		
The availability of affordable units in a range of sizes (especially larger units)	Yes	Yes	Yes	Yes	
Foreclosure patterns				Yes	
Deteriorated or abandoned properties		Yes			
Lack of community revitalization strategies		Yes	Yes	Yes	
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities	Yes	Yes			
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation	Yes	Yes	Yes	Yes	
Access to financial services	Yes				
Lending discrimination					
Location of employers	Yes			Yes	
Location of environmental health hazards, such as factories or agricultural production					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Availability, frequency, and reliability of public transit	Yes		Yes		
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options		Yes	Yes		
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process	Yes	Yes	Yes	Yes	
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-

restricted affordable housing units

- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Moderately successful.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			Yes
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			Yes
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			Yes
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

- 51. Are there any other factors that you think ABAG should consider in the RHNA methodology?**
- 52. What criteria or factors do you think are most important to consider in the RHNA methodology?**
- 53. Any further comments about anything in this survey?**

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Submission #124

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Sunnyvale

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

With the escalated housing market prices in the entire bay area, I don't believe that the total number of low-wage jobs and the number of homes affordable to low-wage workers is an appropriate mechanism. Cities not providing enough moderate to market rate housing should be looked at closely also as so many are priced out even with decent incomes.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

I would rank between balance and imbalanced. The need for affordable housing will likely never be balanced anywhere for the lower income populations. As incomes rise, prices rise and the gap grows exponentially. Waiting lists in Sunnyvale and elsewhere in the Bay are 5+ years long, showing that there is an imbalance between supply and demand.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Our General Plan focuses on jobs-housing ratios and Council takes this into consideration when approving projects. Sunnyvale prioritizes affordable housing and is looking at creative approaches to increase density and increase both market rate and affordable housing.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Living wage employment ordinances

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity		Constraint	infrastructure expansion is extremely expensive and limited. some infrastructure updates are the responsibility of developers for certain projects.
Water capacity		Constraint	very limited, as most cities will agree. City plans for growth based on water availability. that amount likely cannot increase.
Land suitability		Constraint	almost zero vacant land. land costs are astronomical, large office developers pay cash well above market price and out-pay not only affordable housing developers but often market rate developers.
Lands protected by federal or state programs		Constraint	N/A
County policies to preserve agricultural land		Constraint	no agriculturally preserved land in sunnyvale
Availability of schools		Constraint	if capacity increased significantly, additional schools would be needed.

	Opportunity	Constraint	Explanation
Availability of parks	Opportunity		Sunnyvale has a sufficient amount of park land throughout town; however, if the population increases, more parks would be needed. Large developments typically provide their own open space or park dedication.
Availability of public or social services		Constraint	social service agencies are very limited in the City and County. Increases are needed.
Impact of climate change and natural hazards		Constraint	Portions of Sunnyvale are susceptible to sea level rise, fires, earthquakes.
Construction costs		Constraint	Rapidly increasing, record high construction costs.
Availability of construction workforce		Constraint	Construction workforce limited. Seeing less bids per project.
Availability of surplus public land		Constraint	no surplus land at this time
Availability of vacant land		Constraint	almost no vacant land in Sunnyvale
Financing/funding for affordable housing		Constraint	Never enough funding for affordable housing. Need long term funding opportunities not large company investment funds.
Weak market conditions	Opportunity		Sunnyvale market is not weak, if it was it would allow for properties to be purchased at below or at fair market value. Market is very high currently.
Project Labor Agreements (i)		Constraint	Would depend on agreement, and adding additional costs to developments.
Utility connection fees		Constraint	Developers will acknowledge that all fees increase housing prices.
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Very limited opportunities other than what the City is already focused on reviewing and studying in our specific plan areas, a variety of constraints exist.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Availability of land, construction costs, and affordable housing funding opportunity.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Same constraints as question 9. Existing transportation rarely gets employees where they need to go. Transportation needs to be prioritized at the same pace as housing, if not more so.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Same constraints as question 9.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

N/A

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

High cost burdens, and extremely high cost burdens, are pushing residents out of the City and employers are having more challenges maintaining workforce.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

rapid increases over past 5 years, mild recent stability in rental and sales markets however prices are still hovering at record highs. Cannot purchase single or multi family home under \$1.2 million, rents are roughly \$2000/studio, \$3000/1bd, 3500+/2bd, etc. Out of affordability range for any moderate or below.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

use biannual point in time count.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

land availability is still the #1 limiting factor. if land was available (or affordable for a non profit developer to purchase) than additional gap financing could potentially double the amount of units. financing MUST be long term though. bridge loans don't help.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

Very hard to predict, but estimated gaps on projects are roughly \$15-25 million. City funds cannot cover alone

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Other support (please describe below):

Other support

Funding is needed but funding sources need to be CAREFULLY identified and robust outreach to ALL cities must be included. Funds leaving Sunnyvale need to be returned to Sunnyvale developments. BAHFA was poorly presented to cities prior to its adopted legislation.

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	N/A
Campus of the California State University or the University of California	N/A

Housing Units Needed to Meet Demand

Community college

N/A

26. What is the source for the data used to respond to the previous question?

N/A

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

There is only a satellite community college location in Sunnyvale, it does not create significant demand for student housing and has not been discussed at length.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Population of senior residents
- Population of residents with disabilities
- High-income job growth

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

Do not have exact count at this time. Primarily our older BMR ownership homes from 1980s and 1990s are aging out of the restrictions. Some at risk affordable developments during this time were either preserved through renovation or purchase by other non profit developers.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

Inclusionary housing agreements expiring. Losing between 60-70 units. Housing Element data source.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

- Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing

Analysis of Impediments to Fair Housing Choice Report Date

May 15, 2010

Assessment of Fair Housing Report Date

May 15, 2020

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?blobid=25913>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings
- Public hearing
- Other (please describe below)

Other

All plans prepared on County wide basis through a Consultant - Consultant prepared a variety of stakeholder interviews but list not available at this time. Sunnyvale underway on Con Plan and AFH right now.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Do not believe that the consultant collected. SC County will know.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

See above. All outreach was consultant based for County wide. General goal is to capture participation from as many populations and groups and possible. In general, consultant had low turn out at outreach events in 2019.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Holiday season, community is inundated with meetings, lack of child care, confusion on the topic, poor outreach messages, timing not ideal for those with commutes, some facing fair housing challenges afraid to speak up or participate, etc.

HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments		Yes	Yes		Certain areas more vocal towards opposition. When multifamily backs to SFR neighborhoods.
Displacement of residents due to increased rents or other economic pressures	Yes				Increasing rents forces lower income populations out of region
Displacement of low-income residents and/or residents of color	Yes				Increasing rents forces lower income populations out of region
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes	Yes	Yes		Certain areas with low density zones do not accommodate affordable housing
Occupancy standards that limit the number of people in a unit					Sunnyvale uses occupancy standards as established by HUD

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of affordable housing	Yes		Yes		Only accommodated in higher density regions, very limited underutilized land
The availability of affordable units in a range of sizes (especially larger units)				Yes	Affordable units tend to be up to 3 bedrooms, so larger families or multi-generational households may have difficulties
Foreclosure patterns					N/A
Deteriorated or abandoned properties					N/A
Lack of community revitalization strategies					N/A
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					N/A
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					N/A
Lack of regional cooperation					N/A
Access to financial services					N/A
Lending discrimination					N/A

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of employers		Yes		Yes	Housing near large employers often more expensive
Location of environmental health hazards, such as factories or agricultural production		Yes			Northern Sunnyvale has more freeways and rail lines, multifamily zoning often found closer to those locations
Availability, frequency, and reliability of public transit		Yes			Limited reliable transit throughout. Main arteries successful but last mile still a reason those do not take public transit. Bus lines tend to cover large portion of City.
Access to healthcare facilities and medical services		Yes			Healthcare primarily located in southern Sunnyvale. Far distance for those living in northern portion who may not have access to a car.
Access to grocery stores and healthy food options			Yes		North Sunnyvale lacks grocery facilities.

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of proficient schools and school assignment policies		Yes	Yes	Yes	Housing near certain schools and in certain school districts significantly higher than other school districts
Creation and retention of high-quality jobs				Yes	Housing near large employers often more expensive. Creates traffic and commute burden on those living further from job centers
Range of job opportunities available	Yes			Yes	High income jobs more prevalent in Sunnyvale
The impacts of natural hazards, such as wildfires					Southern Sunnyvale closer to wildfire hazards but does not create segregation as majority is singly family homes. All hazardous for earthquakes.
CEQA and the land use entitlement process					Consistent throughout City.
Private discrimination, such as residential real estate "steering" (i)					N/A
Other (please describe)					

46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Inclusionary zoning or other programs to encourage mixed-income developments
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Sunnyvale focuses on equal housing opportunity, requires same amount of inclusionary housing throughout City. Promotes higher density along transit routes which is predominately in the northern portion of the City.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	Yes		
Rent review board and/or mediation	Yes		
Mobile home rent control			Yes
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
First source hiring ordinances			Yes
Living wage employment ordinances		Yes	
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling			
Acquisition of affordable units with expiring subsidies	Yes		
Acquisition of unsubsidized properties with affordable rents			Yes
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Look at the capacities of the cities. There is NO land. Sure all can up zone, but so much new development has occurred over the past ten to twenty years that the reality of redevelopment on those sites with the land prices these days is impossible. Listen to communities, listen to the cities, listen to the developers. Protect local control and all that cities have worked tirelessly on. Look at what cities are doing to increase housing stock and reward those. Sunnyvale is updating ALL our specific plans at once to try and accommodate new housing where we can, Be realistic in these numbers; we know there is a housing crisis but we are not going to be able to build our way out of it in the bay area in Cycle 6 - it takes time.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Existing improvement in permitting housing over the last two housing element cycles, funds that cities have awarded towards housing development, zoning changes they have made. If nearly 99% of cities are failing to meet their affordable housing RHNA, does one not think there is a larger problem behind this? Why punish cities by allocating MORE in a time where are desperately trying to build as much as we can.

53. Any further comments about anything in this survey?

Please engage in the cities as much as possible during this time - in person and online, with ample time to complete and schedule.

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Submission #68

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Tiburon

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

We have 104 very low income and 38 low income units and the Town owns 8 moderate income units in the Tiburon Marsh Condominium Project. There are a variety of rental only deed restrictions throughout Tiburon.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

See housing numbers

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Yes as part of the housing element

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

Increased funding for affordable housing

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			
Water capacity			
Land suitability		Constraint	
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce			
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing	Opportunity		
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Funding would be helpful for the construction of affordable housing and bring back redevelopment

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Tiburon is a peninsula, there is only one major road

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

16. What data sources does your jurisdiction use to examine local trends in housing costs?

American Community Survey or other Census Bureau data

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Other (please explain below)

funding for new construction

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

50 units

Please provide an estimate for the amount of gap financing necessary to fund those projects:

unknown

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

Financing for new construction of affordable housing

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

No agricultural zoning in the Town of Tiburon

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

N/A - none of these facilities exist in Town limits

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Outreach meetings as part of the general plan update

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments				
Displacement of residents due to increased rents or other economic pressures				
Displacement of low-income residents and/or residents of color				

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			

Other

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Our ferry dock is not a ferry terminal

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

Number of bedrooms in comparison to the number of jobs

53. Any further comments about anything in this survey?

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Submission #48

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Union City

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

It appears from the data provided that UC has more low wage jobs than affordable housing,

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

Long commutes to jobs outside of the jurisdiction

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

During the update of our General Plan (adopted December 2019), analysis was performed that show many folks have to leave the City to find work commensurate with their skill and education level.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS**7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?**

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		Adequate sewer capacity for anticipated 2040 growth
Water capacity	Opportunity		Adequate water capacity for anticipated 2040 growth
Land suitability		Constraint	Infill development can be subject to a variety of constraints.
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		The local school district has been closing schools due to a decrease in enrollment over the last several years.
Availability of parks	Opportunity		The majority of Union City neighborhoods are developed with parks. Additional regional open space opportunities (e.g. Dry Creek and Quarry Lakes Recreation Area are either within the City limits or nearby
Availability of public or social services	Opportunity		The City provides some social services and partners with other CBOs to provide services.
Impact of climate change and natural hazards			
Construction costs		Constraint	The City has a few projects that are not able to start due to rising construction costs.
Availability of construction workforce		Constraint	The City has a few projects that are not able to start due to rising construction costs.
Availability of surplus public land		Constraint	The City has limited land under contract to develop as affordable housing and jobs uses.
Availability of vacant land		Constraint	The City is primarily build out except for the Hillside area which is protected.

Opportunity	Constraint	Explanation
Financing/funding for affordable housing	Constraint	The City has limited funding to support the development of deed restricted affordable housing.
Weak market conditions		Although starting to slow down, I don't think the market is weak.
Project Labor Agreements (i)		My understanding was that the rising construction costs are beginning to mirror the costs of projects with PLAs
Utility connection fees		The City does not charge utility connection fees. These are charged by Special Districts.
Other		

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

- 1) Sewer capacity
- 2) Water capacity
- 3) School capacity

Capacity shortages can hinder growth.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

- 1) Availability of vacant land
- 2) Lack of money for affordable housing
- 3) Availability of workforce / high construction costs/

The three factors above present the greatest constraints to building additional housing / affordable housing within the City.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

The rate of development of jobs near public transportation has not kept pace with housing development.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

No

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

None

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development

- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Yes, the City established a citizen's advisory group and through that process established a Rent Review Ordinance and partners with the City of Fremont "Stay Housed" program that provides Stay Housed program which provides short term housing subsidies.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

Yes, the City has looked at this issue. One thing to note is that Union City is very diverse and staff has noted a trend of three generations of families living together, which can be typical for certain ethnicities.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

Union City participates in the Alameda County's Point in Time Count once every two years that tracks homelessness.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

Not sure.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to

affirmatively further fair housing?

- Financing for new construction of affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	n/a
Campus of the California State University or the University of California	n/a
Community college	n/a

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

n/a

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

January 28, 2020

Please upload your most recently completed report:

Or provide a Web link/URL to the report

<https://unioncity.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=2289&MeetingID=302>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Online forum
- Open house community meetings
- Public hearing

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Partner with Alameda County Housing and Community Development Department on outreach efforts.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

Some methods were better received than others.

HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					We have historically not had an issue with this within the City
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					The City has higher than average population per household numbers
Location of affordable housing					Majority of deed-restricted affordable housing in Union City is near BART area
The availability of affordable units in a range of sizes (especially larger units)					Union City needs more larger units that are deed-restricted affordable housing

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Foreclosure patterns					Not aware of a pattern
Deteriorated or abandoned properties					All neighborhoods within Union City have some delapidated properties.
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					The City strives to provide services to all of its neighborhoods.
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					The City has leveraged grant funding and General Funds to invest in low-income neighborhoods within the City.
Lack of regional cooperation					
Access to financial services					Union City is well served by financial institutions
Lending discrimination					Not directly aware of issues but noted in
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					Not generally an issue within the City
Availability, frequency, and reliability of public transit					Union City manages its own transit system which

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Access to healthcare facilities and medical services					Healthcare facilities are well distributed within the City and vicinity
Access to grocery stores and healthy food options					Not an issue generally for Union City
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					Union City has low and middle wage jobs in its industrial and commercial sector.
The impacts of natural hazards, such as wildfires					Majority of development occurs outside of natural hazard areas
CEQA and the land use entitlement process					Not typically an issue for the City
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>Not sure.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types

- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Not sure.

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	Yes		
Rent review board and/or mediation	Yes		
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing			
Other (please describe below)			

Other

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

- 1) Jobs / Housing Balance
- 2) High Resource Areas near Transit

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

- 1) Jobs / Housing Balance
- 2) High Resource Areas near transit.

53. Any further comments about anything in this survey?

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Submission #100

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Vacaville

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

The provided jobs-housing fit ration identifies a 5.34 ratio of low paying jobs to low cost rental units. Many low wage earners live in overcrowded living situations or live with family members.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

The local-jobs housing ratio is taken into account when attempting to recruit new businesses, and when evaluating development proposals.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Economic development programs to encourage job growth
- Funding for apartment construction

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		The City's wastewater treatment plant has capacity to accommodate the build out of the General Plan
Water capacity	Opportunity		The City has adequate water to accommodate the build out of the General Plan
Land suitability	Opportunity		The City has adequate land within it's sphere of influence to accommodate a large supply of housing
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools			
Availability of parks			
Availability of public or social services			
Impact of climate change and natural hazards			
Construction costs		Constraint	This is applicable to the entire region mainly as a result of reconstruction after devastating fires

	Opportunity	Constraint	Explanation
Availability of construction workforce		Constraint	This is applicable to the entire region mainly as a result of reconstruction after devastating fires
Availability of surplus public land		Constraint	The only surplus state land within the City is owned by the CDRC, and there's a long term agreement with the City to use is as a sports park. The City also have very little remaining land.
Availability of vacant land	Opportunity		The City has a large amount of vacant land within its sphere of influence
Financing/funding for affordable housing		Constraint	Following the elimination of RDA, the City has very little remaining resources for affordable housing
Weak market conditions		Constraint	With a shortage of workers, construction companies have chosen to build high density projects in the greater Bay Area for higher profit margins
Project Labor Agreements (i)			
Utility connection fees			
Other		Constraint	Litigious labor unions

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

The City has adequate flat land, sewer capacity, and water supply to accommodate housing development within its sphere of influence. Annexation of these lands would be required.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Builders are choosing to leverage their limited construction labor in areas that yield higher profit margins. In addition, the City has little to no resources left to help subsidize affordable housing projects.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

Large apartment developments are currently being constructed in the City's Allison Business Park Policy Plan PDA. These apartments are located within walking distance of the City's inter-modal station and ample shopping/restaurant area.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

The City is currently reviewing a development proposal to include a wide variety of housing types near the City's employment centers located within the City's business and industrial parks.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Solano County's voters adopted Measure A in 1984. The provisions of Measure A were extended with the adoption of the Orderly Growth Initiative, in 1994. The purpose of the initiative is to continue to ensure

protection of Solano County's agricultural and open space resources. Urban development is directed to incorporated cities.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

The City's Housing Element includes a housing policy encouraging the development of more three bedroom apartments.

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)
- Locally collected data (please describe below)

Locally collected data

We following home building websites for housing products and prices

17. What are the current housing cost trends in your jurisdiction?

The construction of detached single family homes around 2,500-2,700 square feet on smaller lots ranging from 3,500 to 4,500 square feet.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

The City participates in a countywide "point in time" homeless count that takes place every two years. The last count was conducted in May-June 2019. <http://www.housingfirstsolano.org/hic-pit-count.html>

Estimate of local homeless population is 80. Estimate of transitional housing need is 15-20.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition
- Other (please explain below)

High construction costs. High competition for state funding which often targets larger jurisdictions. Periodic threats to tax credit financing reduces credit value which lowers financing available. Need for multiple funding sources takes time to identify, apply, and acquire which greatly impacts how long it takes to actually get to construction. In ability to count acquisition and rehabilitation/preservation projects towards RHNA goals.

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

234 units

Please provide an estimate for the amount of gap financing necessary to fund those projects:

\$5,000,000

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Census information

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Housing Units Needed to Meet Demand

Campus of the California State University or the University of California

Community college

unknown

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

unknown

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

60 units. Source: City Records

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

Yes

32. If yes, why? How many units will be lost? What is the source of this data?

Regulatory Agreement with City expires May 2029. Unknown if private owner will re-instate regulatory restriction on rents. 52 units.

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

no

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

May 12, 2015

Please upload your most recently completed report:**Or provide a Web link/URL to the report**<https://www.ci.vacaville.ca.us/home/showdocument?id=5212>**39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?**

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Local data sources (please describe below)
- Other (please describe below)

Local data sources

Program specific software

Other

U.S. Census Data 2010

- Association of Bay Area Governments Projections 2009
- Consolidated Plan FY 2015-2020
- Consolidated Annual Performance & Evaluation Reports (FY 2010-2015)
- General Plan Housing Element (2015-2023)
- Vacaville Housing Authority Agency Plan (2015)
- Home Mortgage Disclosure Act
- US Census - 2009-2013 American Community Survey
- 226 Least Affordable Metro Areas (4th Quarter 2014)
- Zillow Median Home Price Data

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident focus groups
- Public hearing
- Stakeholder consultation

Groups consulted:

Resident Advisory Board, Senior Round Table, Youth Round Table

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

Did not collect demographic data in survey data

42. Please describe your goals for the process to elicit community participation for fair housing planning.

Gather information about impediments to fair housing and create strategy to address impediments identified.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

The information gathered and data analyzed identified impediments to fair housing and a strategy was created to address those impediments.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments	Yes	Yes			Neighborhood opposition
Displacement of residents due to increased rents or other economic pressures				Yes	Higher cost burden % in lower income households
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements		Yes			Limited multi-unit sites
Occupancy standards that limit the number of people in a unit					
Location of affordable housing		Yes	Yes		
The availability of affordable units in a range of sizes (especially larger units)					
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options			Yes		Food desert
Location of proficient schools and school assignment policies			Yes		Lowest Ranking elementary school
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					

Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Private discrimination, such as residential real estate "steering" (i)				
Other (please describe)				
46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?				
<p>Limited sites for multi-family residential projects. Affordable housing projects are concentrated in one area of the City. Neighborhood opposition to multi-family residential projects.</p>				

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Financial resources or other programs to support the preservation of existing affordable housing

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

Deconcentration of Section 8 Housing Choice Voucher program, Landlord Liaison, Fair Housing education, Housing Counseling Agency

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

Deconcentration of HCV program and affordable housing takes time. Projects are in the pipeline that are affordable and outside of areas of concentrated low income and minority households.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control	Yes		
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development			
Affordable housing impact/linkage fee on new commercial development			
Inclusionary zoning			
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			
Other			

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

Private market factors for housing construction by each jurisdiction. Realize that the issues faced by large urban areas are different that the issues faced by suburban areas.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

53. Any further comments about anything in this survey?

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Submission #91

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction
Walnut Creek

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

High housing costs have impacted every jurisdiction in the bay area. The rapid increase in rental rates have converted older "affordable" market rate units into units that are no longer affordable to lower income households. Balanced jobs-housing fit in hinges in part on the existence of some percentage of naturally affordable rental housing, rather than depending solely on affordable rent-regulated units. The number of

subsidized rent-regulated units are not sufficient to replace the lost affordability resulting from the insufficient supply of housing throughout the region. Additionally, in Walnut Creek a high percentage of the affordable housing is occupied by households with income not generated through the workforce

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

Yes

Staff reviews the data on the local jobs-housing fit ratio and it is considered when developing policy's that create or incentive affordable housing, such as our Inclusionary Ordinance, Density Bonus Ordinance, and Commercial Linkage Fee.

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Community land trusts
- incentives for affordable housing development, such as density bonus.

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity			Please contact the Central Contra Costa Sanitary District for information on sewer capacity.
Water capacity			Please contact the East Bay Municipal Utility District and the Contra Costa Water District for information on water capacity.
Land suitability	Opportunity	Constraint	Our city is built-out, but we are well served by BART.
Lands protected by federal or state programs			N/A
County policies to preserve agricultural land			N/A
Availability of schools			Please contact the Mt. Diablo Unified School District, Acalanes Union High School District, the Walnut Creek School District, the Lafayette School District, and the San Ramon Unified School District for information on school capacity.

	Opportunity	Constraint	Explanation
Availability of parks	Opportunity	Constraint	Walnut Creek has capacity in its park and open space areas to accommodate increased population, however this is tempered with the fact that our parks and open space are a regional draw that also serve other jurisdictions in the surrounding region.
Availability of public or social services	Opportunity		
Impact of climate change and natural hazards		Constraint	Large portions of Walnut Creek are bordered by high fire hazard areas.
Construction costs		Constraint	Construction costs continue to increase, potentially slowing development.
Availability of construction workforce		Constraint	Construction worker shortage continues to cause project delays and cost increases.
Availability of surplus public land		Constraint	The City has no surplus lands, and it is unknown if the independent districts (BART, EBMUD, etc.) have surplus lands.
Availability of vacant land		Constraint	Limited vacant land available - city is built out.
Financing/funding for affordable housing	Opportunity	Constraint	Walnut Creek has generated steady revenue through its Inclusionary and Commercial Linkage Fee programs, which has helped to build successful affordable projects; however, as developers begin to meet their obligations by providing affordable housing onsite, the City's revenues for subsidizing new projects is declining. Similarly, new State programs are a great opportunity; but has not yet made up for the loss of RDA set-aside for housing.
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees		Constraint	We have been informed by our customers that the utility and school districts charge high fees. Please confirm with the utility and school districts.
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Financial resources through new State programs
High opportunity area (access to schools, jobs, parks, etc.)

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Lack of resources
High cost of construction
Limited availability of vacant land

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

A large transit village project is currently underway near the Walnut Creek BART station, and two new specific plans in the core area have created opportunities to both encourage more jobs and housing near public transportation and existing transportation infrastructure. However the same constraints as noted above still exist, such as high cost of construction, labor shortage, etc. In addition, Walnut Creek also has a voter approved height initiative and occasional community opposition.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Same as above.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Contra Costa County and all of its cities have agreed to an urban limit line, as administered by the Contra Costa Transportation Authority.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Designating Priority Development Areas (PDAs)
- Designating Priority Conservation Areas (PCAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

Yes

Through many of our planning documents, we have considered and tried to mitigate the impacts of high housing costs and we are aware of the impact this is having on our residents. These impacts are considered and discussed in our Housing Element, Consolidated Plan, and Analysis of Impediments to Fair Housing; all of which include programs and policies to address it. Through our specific plan processes, we have considered the potential for displacement through the resulting redevelopment.

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

Yes

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Other publicly available data from a government source (please specify below)
- Online real estate databases (Zillow, Redfin, etc)
- Proprietary data sources (please specify below)
- Locally collected data (please describe below)
- Other

Other publicly available data from a government source

HUD Data Sets

Proprietary data sources

RealQuest data from Core Logic.

Locally collected data

Housing Unit production data

local surveys on housing, transportation, etc.

Other**17. What are the current housing cost trends in your jurisdiction?**

As throughout the region, we have seen displacement of lower income households. We have also seen an increase in the older (over 55) senior population, often resulting from rent increases.

We are also seeing an increase in residential density in the down town core area and near transit.

We are seeing an increase in construction of Accessory and Junior Dwelling Units.

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes

We collect data on homeless persons but not on the demand for transitional housing. We focus more on permanent rather than transitional housing; and then to some extent emergency shelters.

- 2019 PIT count found 98 unsheltered adults in Walnut Creek.

- The CORE Outreach Team had contacts with 136 unduplicated homeless individuals living on the streets in Walnut creek in the last program year.

- The local daytime homeless services center assisted 549 unique individuals in the last program year. Most were homeless, though some were at risk of homelessness.

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

If we had access to more funding for acquisition/predevelopment (more so than gap) we could start more affordable housing projects. But with increase 'gap' funding, we could help our affordable projects get built

more quickly. It's hard to quantify because it would be directly correlated to the amount of funding available.

Please provide an estimate for the amount of gap financing necessary to fund those projects:

We typically need between \$5-\$6 million to fund a project.

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Financing for the preservation of housing that is currently on the private market to make it permanently affordable
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

Census Data indicates an almost complete lack of agricultural jobs in Walnut Creek.

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents
- Population of residents with disabilities

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

Yes

30. If yes, how many units? What is the source of this data?

We lost 45 units when a MF housing bond was paid off early. Data source was direct knowledge.

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?**33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?**

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?**35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?****36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:****FAIR HOUSING PLANNING AND DATA SOURCES****37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?**

Yes

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Analysis of Impediments to Fair Housing Choice

Analysis of Impediments to Fair Housing Choice Report Date

May 2, 2019

Please upload your most recently completed report:**Or provide a Web link/URL to the report**

<https://www.walnut-creek.org/home/showdocument?id=20607>

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

- Publicly available datasets (e.g. data from the Census Bureau)
- Data provided by HUD
- Data collected by community-based organizations

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

- Resident survey
- Resident focus groups
- Open house community meetings
- Public hearing

- Stakeholder consultation

Groups consulted:

Tenant/Landlord Service Providers, Affordable Developers, Fair Housing Service Providers, Legal Aid, Lenders, etc.

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

The goal is to obtain the most accurate and current data available, and to effectively assess any barriers to fair housing in the community.

43. How successful were you in achieving the goals described in the previous question?

Somewhat Successful

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments			Yes	Yes	
Displacement of residents due to increased rents or other economic pressures	Yes	Yes	Yes	Yes	
Displacement of low-income residents and/or residents of color	Yes	Yes	Yes		
Displacement of residents due to natural hazards, such as wildfires					
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	Yes	Yes			

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Occupancy standards that limit the number of people in a unit					
Location of affordable housing					
The availability of affordable units in a range of sizes (especially larger units)	Yes		Yes		
Foreclosure patterns		Yes			
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services	Yes				
Lending discrimination			Yes		
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					
Availability, frequency, and reliability of public transit					
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process					
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>Displacement due to rent increases Financial resources Availability of units in a range of sizes.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income homebuyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Streamlining entitlements processes and/or removing development fees for affordable housing construction

- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

48. Briefly describe your jurisdiction’s goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

49. How successful were these past actions in achieving these goals?

Describe reasons for success or lack thereof:

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations	Yes		
Foreclosure assistance	Yes		
Affordable housing impact/linkage fee on new residential development	Yes		
Affordable housing impact/linkage fee on new commercial development	Yes		
Inclusionary zoning	Yes		
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes		
Fair housing legal services	Yes		
Housing counseling	Yes		
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing	Yes		
Other (please describe below)			

Other

Downpayment Assistance Programs
Outreach and Education

ANY ADDITIONAL FACTORS/COMMENTS

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

More housing need should be assigned to regions or subregions (i.e. by county or "the peninsula") that have created large amounts of new jobs without providing new housing.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

- increase in jobs and population growth
- transit and access to opportunities

53. Any further comments about anything in this survey?

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SURVEY RESPONDENT CONTACT INFORMATION

Jurisdiction

Windsor

Page Break

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. If you believe the information from federal data sources shown in the link below is not accurate, please report your own data in the box. Note your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate.

2. How would you rate the balance between low-wage jobs and the number of homes affordable to low-wage workers in your jurisdiction?

Imbalanced

3. Please briefly explain your reasoning for your response to the previous question

Windsor includes a variety of low-wage service type jobs (teachers, retail workers, etc.) and a low availability of low to moderate income housing available for those working in our community.

4. Which of the following impacts does the balance or imbalance of low-wage workers to homes affordable to low-wage workers have on your jurisdiction?

- Long commutes into the jurisdiction
- Long commutes to jobs outside of the jurisdiction
- Difficulty for local employers to hire and/or retain workers
- High rates of housing cost burden for residents

5. Does your jurisdiction use data on the local jobs-housing fit ratio to inform policy decisions?

No

6. If your jurisdiction experiences an imbalance in the jobs-housing fit for low-wage workers, which of the following policies, programs, or strategies would be most helpful for your jurisdiction to implement to help address this imbalance?

- Increased funding for affordable housing
- Inclusionary zoning
- Economic development programs to encourage job growth

HOUSING OPPORTUNITIES AND CONSTRAINTS

7. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

	Opportunity	Constraint	Explanation
Sewer capacity	Opportunity		
Water capacity	Opportunity		
Land suitability			
Lands protected by federal or state programs			
County policies to preserve agricultural land			
Availability of schools	Opportunity		
Availability of parks	Opportunity		
Availability of public or social services	Opportunity		
Impact of climate change and natural hazards			
Construction costs		Constraint	
Availability of construction workforce		Constraint	
Availability of surplus public land			
Availability of vacant land		Constraint	
Financing/funding for affordable housing		Constraint	
Weak market conditions			
Project Labor Agreements (i)			
Utility connection fees			
Other			

8. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

As identified in the recently adopted 2040 General Plan, Windsor has sufficient water and sewer capacity to meet the housing needs of the community. The Windsor schools are recognized as some of the top schools in the County, and community access to local and regional parks in and adjacent to Windsor make it a very desirable place to live.

9. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

Due to Windsor's location in Sonoma County and the impact of the 2017 wildfires, including the push to rebuild the 5,000 homes lost at that time, construction costs and the availability of construction workers is a huge obstacle not only in Windsor, but throughout the County. Availability of land is also an issue in Windsor; with much of the more easily developed properties already taken, and unlikely to redevelop in the near future, the remaining sites include constraints including biological and access issues.

10. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure?

Yes

This is not really a yes or no question. Opportunities in Windsor to encouraging more jobs and housing near public transportation and existing transportation infrastructure include the Town's supportive goals and policies within the 2040 General Plan and Downtown Specific Plan. Constraints include the limited amount of land available for new development in and around existing public transportation and associated infrastructure, and the willingness of developers to actually build once they have received their entitlement permits.

11. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including jobs that are not served by transit)?

Yes

Same as above, this is not really a yes or no question. Opportunities in Windsor to encouraging housing near job centers include the Town's supportive goals and policies within the 2040 General Plan. Constraints include the limited amount of land available for new development and the biological constraints on the land that is available, and the willingness of developers to actually build once they have received their entitlement permits.

12. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

Policies within Sonoma County's General Plan, as well as the Town of Windsor's newly adopted 2040 General Plan, direct growth toward incorporated areas, and specifically toward transit rich areas such as the designated Priority Development Areas.

13. The location and type of housing can play a key role in meeting state and regional targets to reduce greenhouse gas emissions. What land use policies or strategies has your jurisdiction implemented to minimize greenhouse gas emissions?

- Energy efficiency standards in new construction or retrofits
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Designating Priority Development Areas (PDAs)
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan

HOUSING AFFORDABILITY AND OVERCROWDING

14. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction?

No

15. Has your jurisdiction considered what impacts overcrowding has on residents in your jurisdiction?

No

16. What data sources does your jurisdiction use to examine local trends in housing costs?

- American Community Survey or other Census Bureau data
- Online real estate databases (Zillow, Redfin, etc)

17. What are the current housing cost trends in your jurisdiction?

18. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

19. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

- Local gap financing for affordable housing development
- Availability of land

20. If local gap financing is a barrier to constructing more affordable housing in your jurisdiction, what do you estimate is the number of affordable housing units that could be built in your jurisdiction if this financing was available?

unknown

Please provide an estimate for the amount of gap financing necessary to fund those projects:

unknown

21. What types of support would your jurisdiction like to see the Bay Area Housing Finance Authority (BAHFA) provide to help your jurisdiction meet its RHNA goals and comply with the requirement to affirmatively further fair housing?

- Financing for new construction of affordable housing
- Financing for the preservation of existing subsidized affordable housing
- Technical assistance to determine locations to site housing (e.g. feasibility studies)
- Technical assistance on outreach efforts related to housing element updates, particularly robust engagement with community organizations and residents most directly impacted by the housing crisis (people of color, low-income people, seniors, etc.)
- Technical assistance to pursue compliance with California HCD's new pro-housing designation or other state regulation

HOUSING DEMAND

22. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

23. What is the source for the data used for the previous response?

24. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

25. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below.

Housing Units Needed to Meet Demand

Private university

Campus of the California State University or the University of California

Community college

26. What is the source for the data used to respond to the previous question?

27. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

Sonoma State University is located in Rohnert Park and Santa Rosa Junior College is located in Santa Rosa, so student housing for post-secondary educational institutions has not been an issue in Windsor. Housing for our local elementary, middle school and high school teachers/workers is more of a concern.

28. Do any of the following dynamics in your jurisdiction impact the local demand for housing?

- Presence of jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.)
- Population of senior residents

29. Has your jurisdiction experienced a loss of units in assisted housing developments in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

No

30. If yes, how many units? What is the source of this data?

31. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

No

32. If yes, why? How many units will be lost? What is the source of this data?

33. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

No

34. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data?

35. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

36. If possible, please describe the housing tenure (rental vs. ownership) and affordability levels of units that have been lost during a state-declared emergency:

FAIR HOUSING PLANNING AND DATA SOURCES

37. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

No

38. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD?

Please upload your most recently completed report:

Or provide a Web link/URL to the report

39. Which of the following data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

40. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing?

41. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe the demographics of the participants.

42. Please describe your goals for the process to elicit community participation for fair housing planning.

43. How successful were you in achieving the goals described in the previous question?

44. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

45. Which of the following factors contribute to fair housing issues in your jurisdiction?

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition to proposed or existing developments					
Displacement of residents due to increased rents or other economic pressures					
Displacement of low-income residents and/or residents of color					
Displacement of residents due to natural hazards, such as wildfires					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements					
Occupancy standards that limit the number of people in a unit					
Location of affordable housing	Yes				
The availability of affordable units in a range of sizes (especially larger units)	Yes				
Foreclosure patterns					
Deteriorated or abandoned properties					
Lack of community revitalization strategies					
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities					
Lack of regional cooperation					
Access to financial services					
Lending discrimination					
Location of employers					
Location of environmental health hazards, such as factories or agricultural production					

	Limited access to housing in your jurisdiction	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Describe how this factor contributes to fair housing issues in your jurisdiction
Availability, frequency, and reliability of public transit	Yes				
Access to healthcare facilities and medical services					
Access to grocery stores and healthy food options					
Location of proficient schools and school assignment policies					
Creation and retention of high-quality jobs					
Range of job opportunities available					
The impacts of natural hazards, such as wildfires					
CEQA and the land use entitlement process	Yes		Yes		
Private discrimination, such as residential real estate "steering" (i)					
Other (please describe)					
<p>46. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?</p> <p>The biggest issue that Windsor has to housing in general is limited supply of large/higher-density housing sites and the current, somewhat lengthy, entitlement review process.</p>					

FAIR HOUSING GOALS AND ACTIONS

47. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

- Land use changes to allow a greater variety of housing types
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc)
- Support for the development of affordable housing on publicly-owned land

- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments

48. Briefly describe your jurisdiction's goals for past actions to overcome historical patterns of segregation or remove barriers to equal housing opportunity:

By including policies within the Town's General Plan to address, support and streamline housing development at all levels of affordability in all areas of the jurisdiction, focusing on encouraging a mix of housing types throughout the town.

49. How successful were these past actions in achieving these goals?

Somewhat Successful

Describe reasons for success or lack thereof:

The Town is starting to see proposed development of both market rate and affordable housing projects spread throughout the Town, with a number of market rate projects proposing inclusionary units as part of their developments.

50. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

	In Use	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control			
Rent review board and/or mediation			
Mobile home rent control			
Single-room occupancy (SRO) preservation			
Condominium conversion regulations			
Foreclosure assistance			
Affordable housing impact/linkage fee on new residential development	Yes	Yes	
Affordable housing impact/linkage fee on new commercial development		Yes	
Inclusionary zoning	Yes	Yes	
Community land trusts			
First source hiring ordinances			
Living wage employment ordinances			
Promoting streamlined processing of ADUs	Yes	Yes	
Fair housing legal services			
Housing counseling			
Acquisition of affordable units with expiring subsidies			
Acquisition of unsubsidized properties with affordable rents			
Dedicating surplus land for affordable housing		Yes	
Other (please describe below)			
Other			

— ANY ADDITIONAL FACTORS/COMMENTS —

51. Are there any other factors that you think ABAG should consider in the RHNA methodology?

ABAG needs to consider not only the size of jurisdictions and the apparent availability of developable land, but also the size and constraints of developable land in each jurisdiction. Windsor has a number of potential housing sites that are either undeveloped or under-developed; however, many, if not all, of the sites that are left have serious environmental constraints, such as wetlands, that will limit development, or make it cost-prohibitive due to the cost of mitigation. ABAG also needs to consider employment centers, and ensuring that jurisdictions with higher employment centers/job locations are given a higher share to ensure that housing, particularly workforce housing, is available close to those jobs, minimizing the need for long commutes.

52. What criteria or factors do you think are most important to consider in the RHNA methodology?

The location of housing to jobs, and the availability of land that it is actually buildable.

53. Any further comments about anything in this survey?

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