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Regional Data Tools for the Housing Element

PLANNING INNOVATIONS WEBINAR

OCTOBER 29, 2020

ABAG/MTC & HCD Presenters:

-Matt Maloney, ABAG/MTC Planning Director

-Sohab Mehmood, HCD TA Lead

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Agenda

I. Introduction
II. HCD Presentation on Housing Needs and Site Inventory Requirements
III. REAP-funded Regional Housing Technical Assistance Program
IV. Housing Needs Data Packets Preview
    - Q&A
    - Breakout Room Discussion
V. Housing Element Site Selection Tool Preview
    - Q&A
    - Breakout Room Activity
VI. Closing

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Housing Needs and Site Inventory Requirements

New Housing Elements Laws

SITES	CONSTRAINTS	HE COMPLIANCE	FAIR HOUSING	HOMELESSNESS	LAND USE	HOUSING NEEDS SECTION
AB 1397 (2017)	AB 879 (2017)	AB 101 (2019)	AB 686 (2018)	AB 2162 (2018)	SB 330 (2019)	AB 139 (2019)
SB 6 (2019)	AB 1483 (2019)	AB 72 (2017)		AB 101 (2019)	AB 671 (2019)	AB 686 (2018)
AB 1486 (2019)				AB 139 (2019)	AB 1763 (2019)	
AB 725 (2020)					No-net loss	
AB 686 (2018)						

AB 686 – Affirmatively Furthering Fair Housing

- Need to collect, include and analyze data around fair housing issues, fair housing enforcement, capacity of outreach, integration and segregation patterns, racially or ethnic concentrated areas of poverty, lack of access to opportunity and quality housing.
- Identify sites within the housing element that affirmatively further fair housing.
- Identify fair housing priorities and goals
- Identify metrics and milestones for determining progress towards fair housing results
- Develop strategies and actions to implement priorities and goals

Suggested Data Needs for AFFH

- Fair housing issues in the community
- Sites and their proximity to transit, jobs, schools, community facilities, etc.
- Racial and ethnic concentrated areas of poverty
- Segregation patterns
- To name a few…

Sites Inventory

LAW	GOAL	DATA NEEDS
Limitations around reusing sites that have been used in past planning periods such as By-right housing provision when reusing sites – AB 1397, 2017	Are we identifying sites that developers/builders are interested in? Do you have enough incentives	Sites used in previous planning periods and vacant or non-vacant
Increased scrutiny for using sites that are too small (1/2 acre) or too large (10 acres) – AB 1397, 2017	Are we identifying sites that have a realistic potential to develop for affordable housing? For example, can sites smaller than ½ acre accommodate affordable housing?	Parcel size, uses, history of completing affordable projects on small or large sites
Sites need to be identified throughout the community in a manner that affirmatively furthers fair housing – AB 686, 2017	Are you identifying sites in both areas of opportunity as well as concentrated areas of poverty and pairing it with policies such as place based strategies and anti-displacement policies?	Location of sites in relation to neighborhoods, amenities and resources such as jobs, schools, services, transit, etc.

How HCD can help

- Technical Assistance Plans for the ABAG region
  - Don't forget to fill out the ABAG - HCD TA Survey!
- Planning Grants
- Pre-approved data and other services in partnership with ABAG
- Building Blocks: A Comprehensive Housing Element Guide
- Single Points of Contact when developing your housing elements
  - Including pre-submittal consultant and review

REAP-funded Regional Housing Technical Assistance

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REAP Delivery Model

Regional Assistance

Work Groups

Peer Cohorts

Community Engagement

HCD SAFE HARBORS

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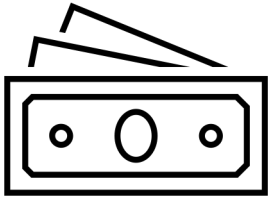
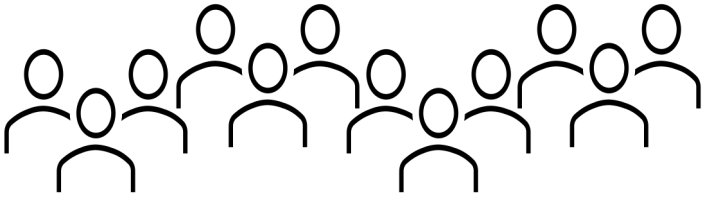
Local Allocations

Planning Collaboratives



COUNTIES

Regional Consulting Bench

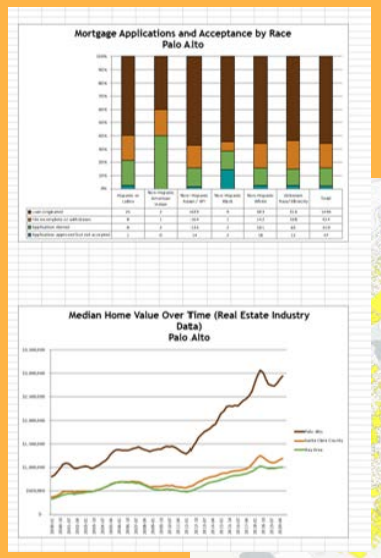


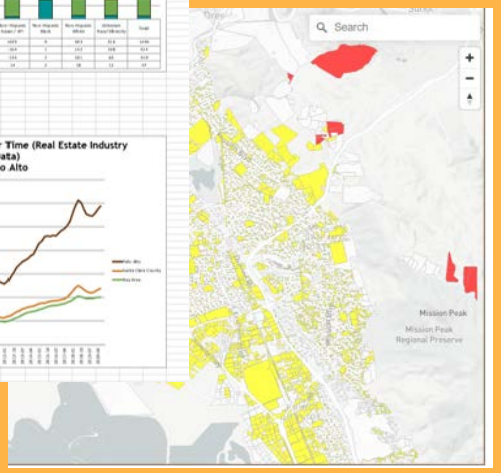
REGIONAL "VALUE ADD"

Produce common products like staff presentations of new laws <u>once</u> vs. <u>109 times</u>

Peer-to-Peer Collaboration & shared work product

Standardized Regional DataViz





HCD SAFE HARBORS

- Sites
- ADUs
- Data

Cost Savings on consulting & contract admin

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FREE UP LOCAL $ FOR LOCAL PRIORITIES!

Housing Needs Data Packets

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Housing Needs Data Packets

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- **Local Need:** Housing Element law requires Housing Needs Section that quantifies and analyzes jurisdiction's housing needs and resources available to address them

- **Project Objective:** data packets to assist local jurisdictions with identifying and illustrating their housing needs in a way that:
  - Meets minimum state requirements
  - Informs meaningful and equitable policies and programs

Project Deliverables

Fall 2020: Jurisdiction-level Data Packets

- Excel tables and figures with text explanations that can be placed in the Housing Needs Section
  - Minimum data required from HCD Building Blocks
  - Some data related to AFFH
  - Pre-reviewed by HCD for consistency with state requirements

Early 2021: County-level Narratives + AFFH Data Packets

- Narrative templates for Housing Needs Section that tell a story about key trends and model in-depth analysis around topics of local interest
- Additional data to meet AFFH requirements, pending guidance from HCD

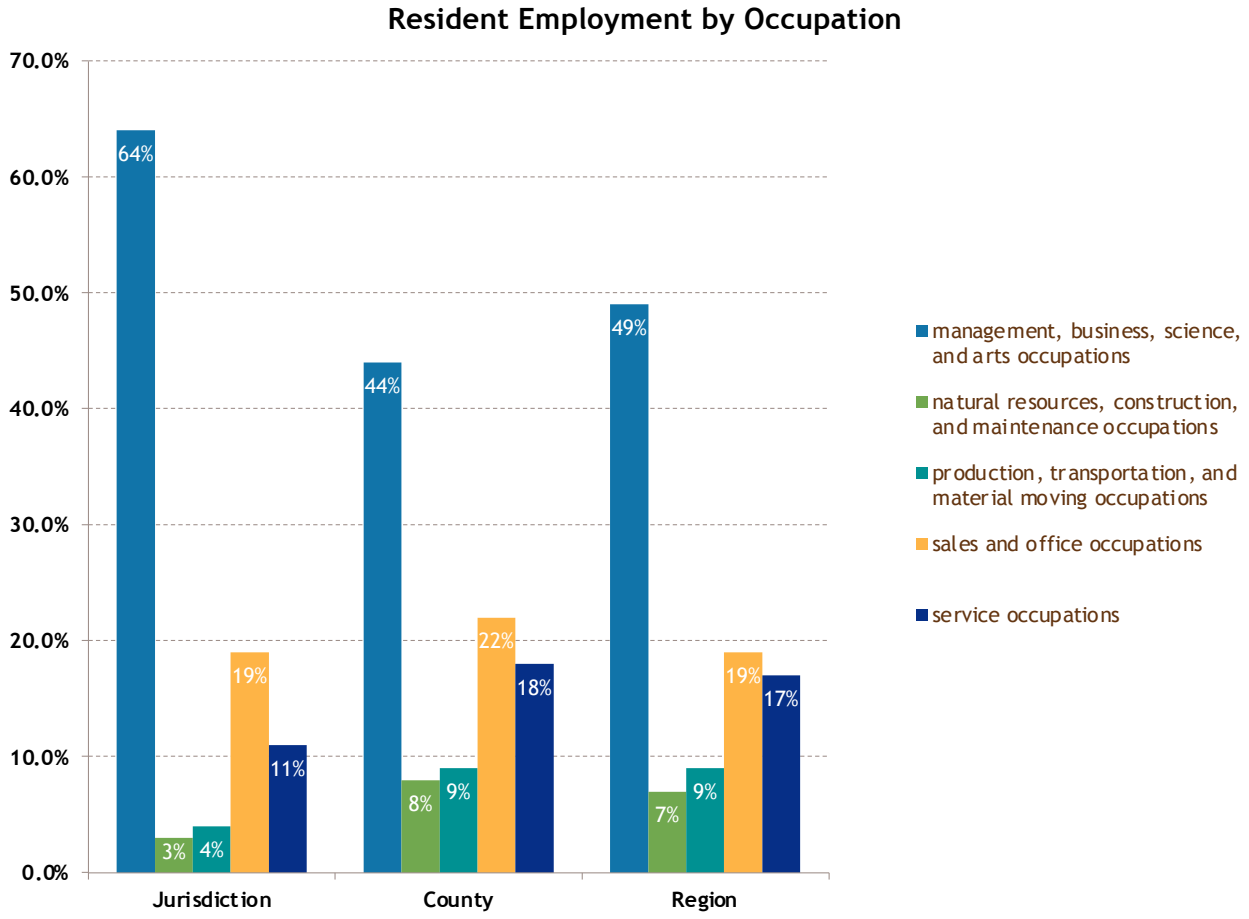
Data Categories Addressed

- Population, Employment, and Household Characteristics
- People Experiencing Homelessness
- People with Disabilities, Including Developmental Disabilities
- Large Families and Female-Headed Households
- Seniors
- Farmworkers
- Housing Stock Characteristics
- Overpayment and Overcrowding
- Extremely Low-Income Housing Needs
- Assisted Housing Developments at Risk of Conversion
- Projected Housing Needs - Regional Housing Needs Allocation*
- Affirmatively Furthering Fair Housing*

**Pending availability*

Data Packets Preview

Population, Employment, and Household Characteristics



Data Source: U.S. Census Bureau, American Community Survey 5-Year Data 2014-2018, C24010

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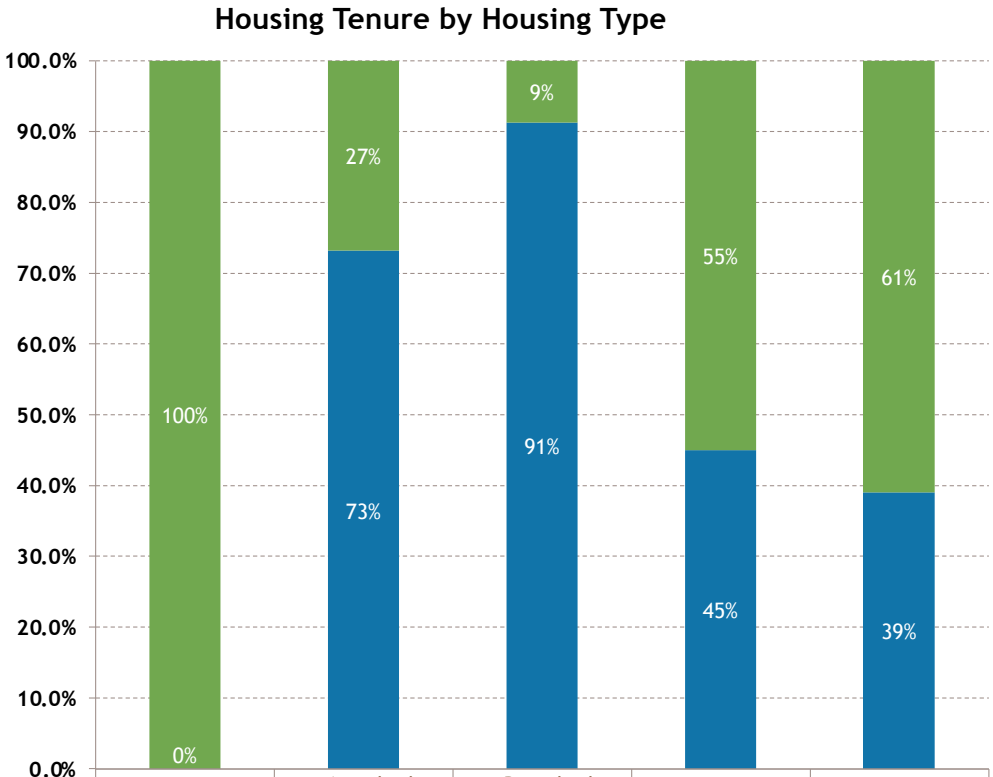
Data Packets Preview

Population, Employment, and Household Characteristics



	Boat, RV, Van, or Other	Attached Single-Family Homes	Detached Single-Family Homes	Mobile Homes	Units in Multi-Family Housing
Renter-Occupied	20	1,271	1,034	33	8,775
Owner-Occupied	-	3,469	10,856	27	5,620

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data 2014-2018, B25032

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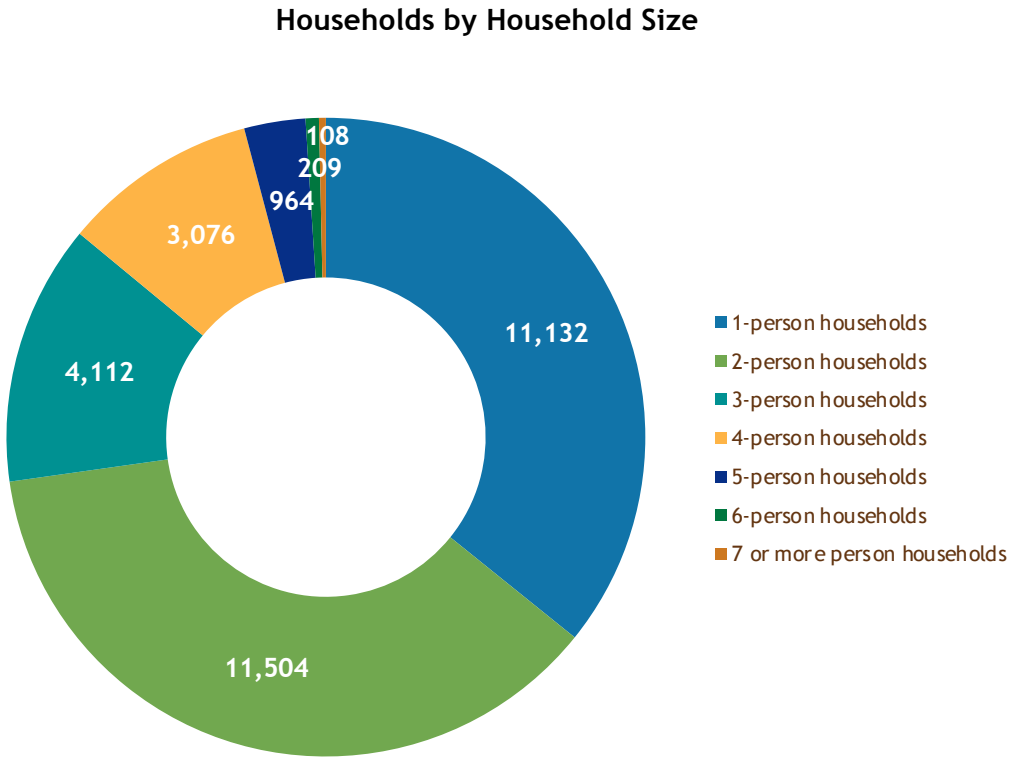
Data Packets Preview

Large Families and Female-Headed Households



Data Source: U.S. Census Bureau, American Community Survey 5-Year Data 2014-2018, B11016

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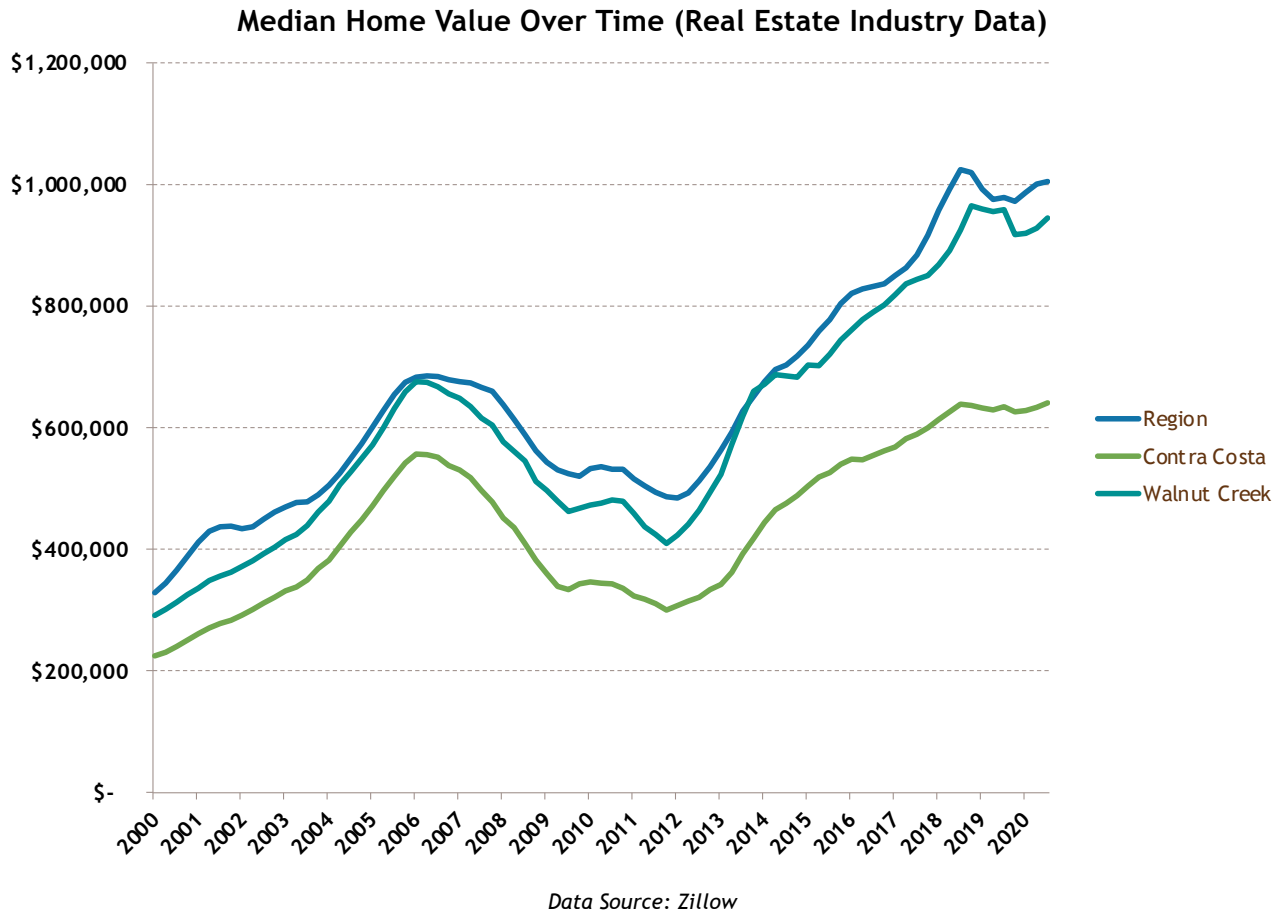
Data Packets Preview

Housing Stock Characteristics



Data Source: Zillow

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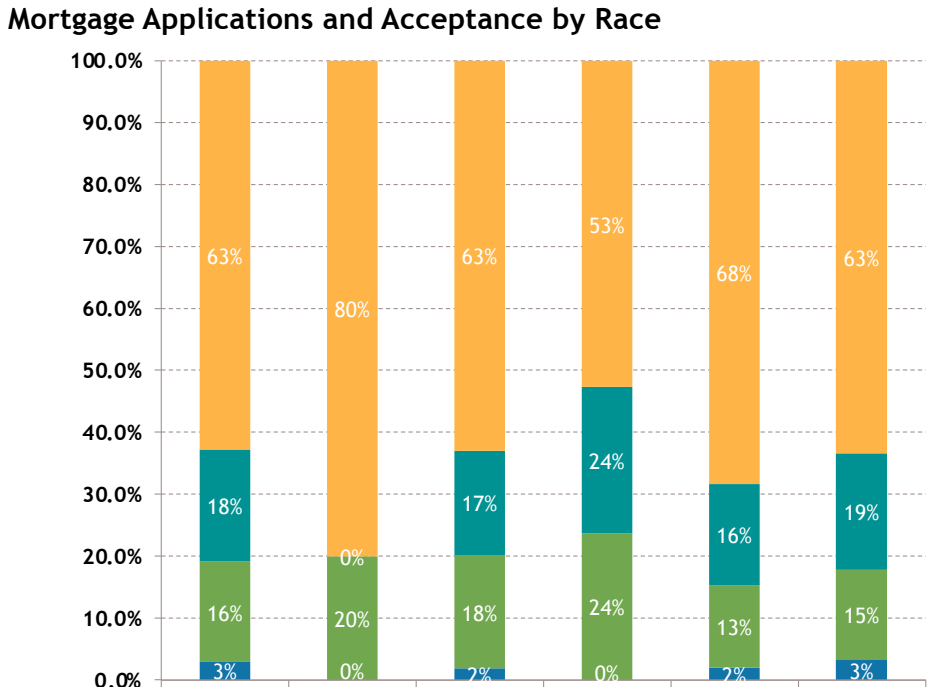
Data Packets Preview

Affirmatively Furthering Fair Housing



	Hispanic or Latinx	Non-Hispanic American Indian	Non-Hispanic Asian / API	Non-Hispanic Black	Non-Hispanic White	Unknown
Loan originated	108	4	336	20	1,467	547
File incomplete or withdrawn	31	-	90	9	350	162
Application denied	28	1	98	9	287	126
Application approved but not accepted	5	-	10	-	42	28

Data Source: Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files

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Questions?
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GREAT SANDWICHES
CINEQUEST
FILM FESTIVAL

Breakout Session #1 Discussion

1) Are there any suggestions for the jurisdiction-level housing needs data packets that were previewed?

2) What are the key housing need trends, including those related to AFFH, in your county?

3) What stories do you think need to be told about housing needs in your county?

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Housing Element Site Selection Tool

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Housing Element Site Selection Tool

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- **Local Need:** Housing Element law requires Site Inventory of land suitable and available for new housing to accommodate RHNA by income level

- **Project Objective:** web-based mapping tool to guide local jurisdictions in identifying potential sites that
  - Align with new state requirements
  - Support regional and local priorities

Project Deliverables

Fall 2020: BETA Testing Tool

- Screen sites based on HCD's minimum requirements
  - View key parcel characteristics
  - Identify parcels requiring rezoning or additional analysis
  - Update local parcel data
  - Auto-populate sections of HCD's new "Site Inventory Form"
  - Provide feedback

Early 2021: Interactive Online Tool

- Incorporate feedback and facilitate deeper analysis
  - Realistic capacity calculations
  - Affirmatively Furthering Fair Housing
  - Rezoning implications
  - Financial Feasibility
  - GHG/VMT reduction
  - Resilience

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Screening Criteria

ADEQUATE SITES: can be used to accommodate RHNA at any income category, including low and very low income

POTENTIAL SITES: could potentially accommodate RHNA, but will require rezoning or further analysis to determine whether it is adequate and for which income category

HIGHLY CONSTRAINED SITES: will likely require significant mitigation and investment to accommodate RHNA at any income category

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HCD Site Inventory Form

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Co	Assessor Parcel Number	Consolidated S	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity
Enter jurisdiction name in "Start Here" tab. The jurisdiction name will auto populate into Column A of Table A of the form.	*Enter the number and name of street, if available. Enter an intersection, if, and only if, a site address is not available. This information is necessary to locate some sites.*	*Enter the ZIP code. This information is necessary to locate some sites.*	*Enter the current available assessor parcel number (APN).*	*From the drop down list, select the same letter for parcels that will be consolidated into larger parcels.*	*Enter the current zoning designation.*	*Enter the maximum density allowed on each parcel expressed as units per acre. This is the density allowed after any zoning amendments are made.*	*Enter the size of the parcel in acres.*	*If the parcel is vacant, enter "Vacant". If the parcel is nonvacant, then include a description of the existing use(s). If the existing use includes residential units, enter the number of existing residential units after the existing use (e.g., "residential, 12" or "mixed-use, 6").*	*From the drop-down list, select whether the parcel is publicly owned, and, if so, the type of entity that owns the parcel.*	*From the drop-down list, if the parcel is identified to accommodate lower income housing needs, select whether the parcel was used in the last planning cycle, if vacant, or in the last two planning cycles, if nonvacant.*	*Enter estimate of the net number of lower income units that can be accommodated on each parcel (after any rezone program is completed). The estimate must include adjustments to reflect land use controls and site improvement requirements but may rely on established minimum density standards.*

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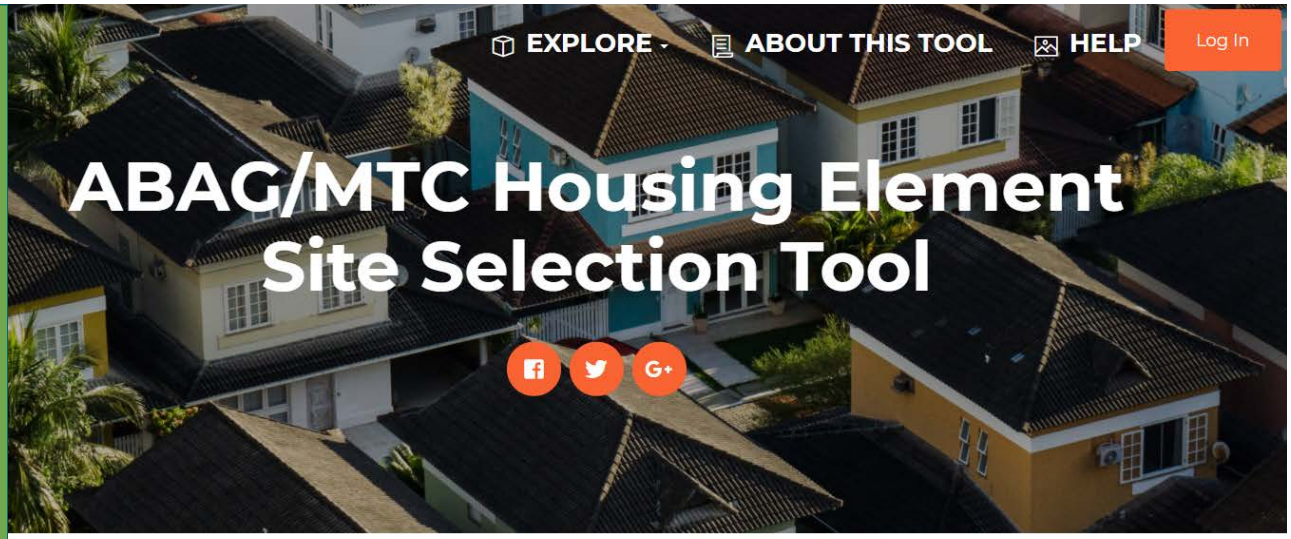
Application Demonstration



About This Tool

The Housing Element Site Selection (HESS) Tool is a web-based mapping tool developed by ABAG and MTC to guide Bay Area local jurisdictions in identifying potential sites for new housing that align with state Housing Element requirements and support regional and local priorities, including equity, growth, and climate goals.

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Questions?
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Breakout Session #2 Activity

1) What would you like to be able to do with this tool?

2) What functions should we prioritize as we refine the tool?

3) What parcel data points would be helpful to include?

4) Do you have thoughts on the screening criteria?

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Next Steps

- **Fall 2020:**
  - **Frequently Asked Questions:** email us at HousingTA@bayareametro.gov
  - **Jurisdiction-level Data Packets:** submission to HCD next week and release to jurisdictions upon completion of HCD review
  - **BETA Testing Tool:** email with account access instructions next week
  - **Next Planning Innovations on December 10th:** Housing Elements and SB743, what's the connection?

- **Early 2021:**
  - **County-level Narratives + AFFH Data Packets**
  - **Online Tool**
  - **Initiate County Collaboratives**

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Thank You.

HousingTA@bayareametro.gov