

Housing Element Update

City Council

Tuesday, January 26, 2021

5:30 pm



Goals For Tonight

- To explain the Regional Housing Needs Allocation RHNA Process
- To discuss the legal implications for noncompliance with Housing Element Law
- To ascertain if the City Council needs additional information about the Housing Element prior to a consultant contract being presented in March to being the process.

Housing Element Background

- 7 required elements or chapters to the General Plan
- Housing Elements is mandated to be updated every 5-8 years.

Housing Crisis

- 110,000 additional housing units need to be built every year-LAO
- Jobs to Housing Imbalance Ratio:
1: 3.54

State Strikes Back

SB 330	SB 35	AB 1763	AB 1485	AB 101
AB 1560	SB 744	AB 1197	AB 1482	AB 1110
SB 329	SB 18	SB 68	AB 881	SB 13
AB 587	AB 670	AB 671	AB 1486	SB 6
AB 1355				

RHNA Factors

- Objective 1: Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner.
- Objective 2: Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets.
- Objective 3: Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- Objective 4: Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category.
- Objective 5: Affirmatively furthering fair housing.

RHNA Factors-AB 1771/AB 686

2018 — AB 1771 (Bloom) and AB 686 (Santiago) strengthened the mandate for regions and local governments to combat discrimination, overcome historic patterns of segregation, and create equal access to opportunity through housing planning and decision-making, in other words, to “affirmatively further fair housing.

SB 828

- RHNA allocation proceeds in two steps
- In the first step, HCD determines housing need within each region
- That step is completed, and the time for ABAG to appeal HCD's determination is over
- Determination of regional need has increased this housing cycle over previous cycles because of SB 828, which changed the formula to determine need
- After HCD determines regional need, each COG then allocates units among jurisdictions within the region
- That process is ongoing, and will be completed by December 31, 2021

RHNA Factors-High Resource Area

TABLE 1: FACTORS SELECTED BY THE HMC FOR THE PROPOSED RHNA METHODOLOGY

Fair Housing and Equity Factor	
Access to High Opportunity Areas	
Impact	More housing units allocated to jurisdictions with the most access to opportunity.
Definition	The percentage of a jurisdiction’s households living in census tracts labelled High Resource or Highest Resource based on opportunity index scores.
Data source	HCD/TCAC 2020 Opportunity Maps ²
Jobs Factors	
Job Proximity – Auto	
Impact	More housing allocated to jurisdictions with easy access to region’s job centers.
Definition	Share of region’s total jobs that can be accessed from a jurisdiction by a 30-minute auto commute.
Data source	MTC, Travel Model One, Model Run 2015_06_002
Job Proximity – Transit	
Impact	More housing allocated to jurisdictions with easy access to region’s job centers.
Definition	Share of region’s total jobs that can be accessed from a jurisdiction by a 45-

Request for Proposal

Table 3-RFP Contract Process Timeline

RFP Released	December 17, 2021
Pre-Bid Conference Call	January 7, 2021 at 10AM
Posting of Answers from Pre-Bid Conference	January 14, 2021 at 10AM
Final Submittal	January 21, 2021 at 4PM
Consultant Interviews	February 4, 2021
City Council Authorization of Contract	March 9, 2021
Contract Execution/Kick Off Meeting	April 8, 2021

Regional Early Action Planning REAP Grant

Non-Competitive Grant

\$20,000 base allocation

- \$7 per RHNA housing unit

Plan Bay Area

- This long term, 30-year visioning exercise imagines what the Bay Area might look like if cities and the region made specific policy choices.
- The RHNA methodology must be “consistent” with Plan Bay Area.

Legal Implications for Non-Compliance

- Loss of state funding, including transportation dollars
- Legal action by the Attorney General
- Significant fines
- Loss of all local control-appointment of a local receiver

Questions ???