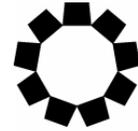


# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

## AGENDA

### REGIONAL PLANNING COMMITTEE

Wednesday, February 04, 2015, 12:00 PM-3:00 PM

Location:

Lawrence D. Dahms Auditorium

Joseph P. Bort MetroCenter

101 8<sup>th</sup> Street

Oakland, California

*The ABAG Regional Committee may act on any item on this agenda.*

*Agenda and attachments available at [abag.ca.gov](http://abag.ca.gov)*

*For information, contact Wally Charles, ABAG Planning and Research, at (510) 464 7993.*

#### 1. CALL TO ORDER / CONFIRM QUORUM

#### 2. PUBLIC COMMENT

Information

#### 3. APPROVAL OF SUMMARY MINUTES OF DECEMBER 03, 2014

ACTION

*Attachment: Summary Minutes December 03, 2014*

#### 4. ELECTION OF CHAIR AND VICE CHAIR FOR THE REGIONAL PLANNING COMMITTEE

ACTION

#### 5. ANNOUNCEMENTS

Information

**A. Committee Members**

**B. Staff Members**

#### 6. SESSION OVERVIEW

Information

Miriam Chion, ABAG Planning and Research Director

## 7. ENTITLEMENT EFFICIENCY

### ACTION

- Overview of Regional Strategies: ABAG Regional Planner Mark Shorett will provide an overview of the various efforts to address entitlement efficiency to support the development of Priority Development Areas in the region.
- State Initiatives: Chris Calfee will discuss current initiatives by the State Office of Planning and Research.
- Development and Planning Perspectives: A panel of planning directors and developers will provide input on the challenges and opportunities observed on the ground.

#### *Attachments:*

1. Attachment: *Advisory Memo on Application of CEQA Streamlining in PDAs*

## 8. HOUSING DATA RELEASE 2015

### Information

Gillian Adams, Senior Regional Planner and Regional Planner Pedro Galvao will describe the results of ABAG's ongoing housing research, including data on housing projects, policies and opportunity sites.

#### *Attachments:*

1. Attachment: *Administrative Draft of the 2007-2014 RHNA Performance Report*
2. Attachment: *2013 Housing Permit Data for Priority Development Areas*
3. Attachment: *Regional Housing Policies Summary*

## 9. ADJOURNMENT

Next meeting: Wednesday, April 01, 2015

Submitted:

A handwritten signature in black ink that reads "Miriam Chion". The signature is written in a cursive style with a long horizontal line underneath the name.

Miriam Chion  
Planning and Research Director

Date: 1/21/2015

# SUMMARY MINUTES (DRAFT)

ABAG Regional Planning Committee Meeting  
Wednesday, December 3, 2014  
Joseph P. Bort MetroCenter  
101 8<sup>th</sup> Street, Oakland, California

## 1. CALL TO ORDER AND CONFIRM QUORUM

Chair David Cortese, Supervisor, County of Santa Clara, called the meeting of the Regional Planning Committee of the Association of Bay Area Governments to order at 12:13 p.m.

A quorum of the Committee was not present.

### **Committee Members Present    Jurisdiction**

Susan Adams	Supervisor, County of Marin
Shiloh Ballard	Director, Housing and Community Development, Silicon Valley Leadership Group
Andy Barnes	Policy Chair, Urban Land Institute
Ronit Bryant	Councilmember, City of Mountain View
Paul Campos	Senior Vice President, Government Affairs, Building Industry of America, Bay Area
Tilly Chang	Executive Director, SFCTA
David Cortese (Chair)	Supervisor, County of Santa Clara
Pat Eklund	Councilmember, City of Novato
Martin Engelmann	Deputy Executive Director of Planning, CMA/CCTA
Pradeep Gupta	Councilmember, City of South San Francisco
Scott Haggerty	Supervisor, County of Alameda
Erin Hannigan	Supervisor, County of Solano
Pixie Hayward Schickele	California Teachers Association
John Holtzclaw	Sierra Club
Nancy Ianni	League of Women Voters of the Bay Area
Michael Lane	Policy Director, NPH of Northern California
Mark Luce	Supervisor, County of Napa
Jeremy Madsen	Greenbelt Alliance
Eric Mar	Supervisor, City and County of San Francisco
Nathan Miley	Supervisor, County of Alameda
Karen Mitchoff	Supervisor, County of Contra Costa
Anu Natarajan (Vice Chair)	Vice Mayor, City of Fremont

Julie Pierce (ABAG President)	Councilmember, City of Clayton
Laurel Prevetti	Assistant Town Manager, Town of Los Gatos
Harry T. Price	Mayor, City of Fairfield
David Rabbitt (Vice President)	Supervisor, County of Sonoma
Carlos Romero	Director, Urban Ecology
Mark Ross	Councilmember, City of Martinez
James Spring	Supervisor, County of Solano
Jill Techel	Mayor, City of Napa
Egon Terplan	Regional Planning Director, San Francisco Planning and Urban Research Assn
Dyan Whyte	Assistant Executive Officer, San Francisco Regional Waterboard

**Committee Members Absent    Jurisdiction**

Desley Brooks	Vice Mayor, City of Oakland
Julie Combs	Councilmember, City of Santa Rosa
Diane Dillon	Supervisor, County of Napa
Kristina Lawson	Mayor, City of Walnut Creek
Carol M. Severin	Associate Director, EBRPD, Board of Directors
Warren Slocum	Supervisor, County of San Mateo

**2. PUBLIC COMMENT**

Ken Bukowski commented on the availability of video recordings of regional agency meetings at [Regional-video.com](http://Regional-video.com)

There were no other public comments.

The Committee next took up Item 4.

**3. APPROVAL OF SUMMARY MINUTES OF OCTOBER 1, 2014**

Chair Cortese recognized a motion by Julie Pierce, ABAG President and Councilmember, City of Clayton, and a second by Karen Mitchoff, Supervisor, County of Contra Costa, to approve the summary minutes of the meeting on October 1, 2014.

There was no discussion.

The aye votes were: Adams, Ballard, Barnes, Bryant, Campos, Chang, Cortese, Eklund, Engelmann, Gupta, Haggerty, Hannigan, Hayward Schickele, Holtzclaw, Ianni, Lane, Luce, Madsen, Mar, Miley, Mitchoff, Natarajan, Pierce, Prevetti, Price, Rabbitt, Romero, Ross, Spring, Techel, Terplan, Whyte.

The nay votes were: None.

Abstentions were: None.

Absent were: Brooks, Combs, Dillon, Lawson, Severin.

The motion passed unanimously.

#### **4. ANNOUNCEMENTS**

##### **A. COMMITTEE MEMBERS**

Chair Cortese recognized Ronit Bryant, Councilmember, City of Mountain View, and Anu Natarajan, Vice Mayor, City of Fremont, for their service on the ABAG Regional Planning Committee.

There were no committee member announcements.

##### **B. STAFF MEMBERS**

There were no staff member announcements.

#### **5. SESSION OVERVIEW**

Miriam Chion, ABAG Planning and Research Director, provided a session overview and status on Plan Bay Area implementation, including the State of Region conference expected in February or March 2015; People, Places and Prosperity, Complete Communities in the Bay Area in the Summer; and the Regional Forecast at the end of the year.

A quorum of the Committee was present.

The Committee next took up Item 3.

#### **6. REGIONAL PLACEMAKING INITIATIVE WORKSHOP**

Miriam Chion introduced ABAG's regional place-making initiative which was followed by a panel discussion with Bay Area planners, developers and elected officials.

A video produced by students from San Francisco State University entitled, *Placemaking Examples in the Bay Area*, was shown.

Anu Natarajan, Vice Mayor, City of Fremont, reported on *Placemaking through Economic Development Lenses*.

Steve Dostart, President and Founder, Dostart Development Company, LLC, reported on *Places as Ecosystems*.

Gregory Tung, Co-founding Principal, Freedman, Tung and Sasaki, reported on *Intentionality*.

Fernando Marti, Co-Director, Council of Community Housing Organizations, reported on *Ownership of Places*.

Michael Rios, Associate Professor, Department of Environmental Design, University of California, Davis, reported on *Participation in the Construction of Places*.

Members participated in small group discussions at about 1:20 p.m.

Members reconvened at about 2:00 p.m.

David Rabbitt, ABAG Vice President and Supervisor, County of Sonoma, reported on *What Can you do for Placemaking?*

Chair Cortese recognized a motion by Natarajan, and a second by Susan Adams, Supervisor, County of Marin, to recommend that the Executive Board include placemaking as an element of Plan Bay Area 2017.

Members discussed the motion and a number of issues emerging from the day's activities. Members discussed elements of successful placemaking, such as the need for funding, resources and tools, as well as educating local planners about the benefits of this approach and identifying ways to implement high-quality plans already adopted.

Members sought clarification regarding the implications of including placemaking in Plan Bay Area 2017. Issues discussed included recognizing the uniqueness of placemaking in different communities, the need to avoid introducing additional regulations, and linking placemaking to Priority Development Areas.

ABAG staff identified several next steps for the placemaking effort, including a report-back about findings from the meeting, continued discussion about placemaking, and a staff memo highlighting approaches to successful placemaking in the Bay Area.

This discussion was followed by a vote on the motion.

The aye votes were: Adams, Ballard, Barnes, Bryant, Campos, Chang, Cortese, Engelmann, Gupta, Hannigan, Hayward Schickele, Holtzclaw, Ianni, Lane, Luce, Madsen, Mar, Miley, Mitchoff, Natarajan, Pierce, Prevetti, Price, Rabbitt, Romero, Ross, Spering, Techel, Terplan, Whyte.

The nay votes were: None.

Abstentions were: Eklund.

Absent were: Brooks, Combs, Dillon, Haggerty, Lawson, Severin.

The motion passed unanimously.

## **7. REGIONAL FORECAST OVERVIEW**

Cynthia Kroll, ABAG Economist, reported on ABAG's approach to developing an updated regional forecast for Plan Bay Area 2017, including a review of past forecasts; a description of the forecasting models; the forecasts' interactions with MTC's work leading to the regional transportation plan and land use forecast; and the regional level forecast of employment, population growth and housing and the land use projections. She described the population model, economic forecast, and housing forecast; the five-region model; outputs from the model; the housing forecast and measures; the geographic distribution model; the Technical Advisory Committee; and work schedule.

Members discussed the five-region model and inclusion of Marin County with San Francisco and San Mateo counties; the Department of Finance and ABAG projections; the process and selection of the models; population and housing forecasts and previous projections; additional tasks and schedule.

## **8. ADJOURNMENT**

Anu Natarajan, Vice Chair adjourned the meeting of the Regional Planning Committee at 3:20 p.m.

The next meeting of the Board will be on February 4, 2015.

Submitted:

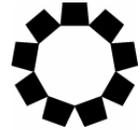
Miriam Chion, ABAG Planning and Research Director

Date Submitted: January 21, 2015

Approved: TBD

*For information or to review audio recordings of ABAG Regional Planning Committee meetings, contact Wally Charles, Administrative Secretary, Planning, at (510) 464 7993 or [WallyC@abag.ca.gov](mailto:WallyC@abag.ca.gov).*





Date: January 23, 2015  
To: Regional Planning Committee  
From: Miriam Chion, ABAG Planning & Research Director  
Subject: Overview Session February 4, 2015

Welcome to 2015, this should be a substantial year to discuss the various research and implementation efforts. We have several reports scheduled for release this year including the State of the Region Report, Housing and Community Risk Assessment, Placemaking in the Bay Area, among others. We will be reviewing new PDAs and PCAs by the summer and the regional forecast this fall.

The main focus of our December meeting was the Placemaking Initiative workshop, which was a lively session where we discussed the design of good places through community participation. The Committee approved the inclusion of placemaking in Plan Bay Area and requested staff to bring a report for discussion to the Executive Board. This report will include input from the Regional Planning Committee and local jurisdictions.

At the October meeting the Regional Planning Committee recommended that the ABAG Executive Board approve the Loma Prieta 25 Conference policies and the Priority Development Area (PDA) Criteria. At its January meeting, the Board approved the Loma Prieta policies. The Board requested additional information on the PDA transit criteria before approval. ABAG and MTC staff will make a presentation on the half-mile transit criteria at the Joint ABAG Administrative Committee/MTC Planning Committee in February. ABAG staff will bring the PDA Criteria back to the Board in March.

At our upcoming February meeting we will elect the vice-chair of our Regional Planning Committee. We thank Anu Natarajan for her work as vice-chair over the past year. Anu will continue to support our Committee as a representative of economic development stakeholders.

The topics for February are entitlement efficiency and housing data and research. The entitlement efficiency presentation and panel was prepared in response to the multiple challenges of getting projects built that have been mentioned by our local planning staff and directors and developers. ABAG staff in collaboration with the State Office of Planning and Research, planning directors, and developers will provide an overview of those challenges as well as potential opportunities to support entitlement efficiencies in the approval of PDA projects. The housing data and research presentation will cover the

various databases on housing projects and policies built developed based on information from local jurisdictions.

### **Ongoing efforts**

- The ***State of the Region*** report will be released at a conference at ABAG on March 6, 8 am to noon.
- The ABAG ***Growing Smarter Together Awards*** Program submittal deadline for 2015 is February 10. If your city, town or county has a program, project or elected official that demonstrates a significant commitment to the development of sustainable communities, please consider sending an application. ([http://www.abag.ca.gov/smarter/2015/call\\_for\\_entries.pdf](http://www.abag.ca.gov/smarter/2015/call_for_entries.pdf))
- ABAG is inviting local jurisdictions to participate in a ***Resilience Action Implementation project***. ABAG staff will assist with the development and implementation of resilience policies and actions at the local level (i.e. soft-story retrofit program, pre-disaster recovery ordinance). Please contact Danielle Hutchings Mieler (DanielleM@abag.ca.gov) if you are interested.
- We are receiving ***PDA and PCA revisions and designations*** until May 2015.



Date: February 4, 2015

To: Regional Planning Committee

From: Duane Bay, Assistant Planning and Research Director  
Mark Shorett, Regional Planner

Subject: Entitlement Efficiency for Land Used Approvals for Development Projects in  
Priority Development Areas

### **Executive Summary**

In a September 2013 report to the ABAG Executive Board, *Plan Bay Area Implementation Next Steps*, Priority Development Area (PDA) implementation was identified as one of four focus areas, along with housing production and affordability, economic development and open space and farmland preservation. In turn, ABAG's PDA implementation support would focus on strengthening subregional corridors, improving resilience to natural hazards, providing oversight and assistance to jurisdictions' OBAG PDA planning grant projects, and removing barriers to entitlement efficiency.

The memo framed the tasks related to entitlement efficiency as follows:

"Plan Bay Area set the stage for local jurisdictions to choose to increase the efficiency of the development process for transit-oriented projects consistent with the Plan and state legislation. California Senate Bills 375 and 226 allow jurisdictions to limit the level of environmental review required for projects that are consistent with a Sustainable Community Strategy (i.e., Plan Bay Area), meet specific density and transit proximity requirements, and are located in an area with an adopted programmatic Environmental Impact Report (EIR). Some eligible projects will not require additional CEQA analysis, while others can reduce the number of areas analyzed in an EIR and be subject to a more favorable standard of judicial review.

"ABAG will work with MTC to develop advisory guidelines that assist jurisdictions in determining whether a local programmatic EIR will support PDA projects in utilizing legislative incentives found in SB375 and other bills."

Today's session is a report-back on work in progress and proposed next steps. Regional Planner Mark Shorett will report our findings working with local jurisdictions over the last year and present a summary of the advisory memo on CEQA streamlining. Chris Calfee, Senior Counsel for the Governor's Office of Planning and Research, will report of the current status of streamlining guideline revision. A panel conversation will follow, in which developers and planners from Bay Area cities contextualize the entitlement efficiency issue with a discussion of the certainty/flexibility trade-off dilemma. RPC members will have ample opportunity to ask

questions and comment after the initial presentations, and again, to extend the panel conversation. The session will wrap up with solicitation of members' feedback on the proposed approach to expanding entitlement efficiency opportunity for PDAs.

### **Recommended Action**

ABAG staff requests that the Regional Planning Committee review and accept the proposed approach to providing technical assistance to jurisdictions that wish to increase entitlement efficiency in Priority Development Areas.

### **Background on Entitlement Efficiency**

Plan Bay Area sets a framework for what kind of growth we as a region need in order to achieve a sustainable future: primarily infill development in locally designated Priority Development Areas (PDAs) where local plans have been adopted following a robust community engagement process.

At its best a community process to adopt an area plan that has regulatory force (that is, a Specific Plan, Community Plan or Area Plan that is integrated into the local General Plan and Zoning Ordinance, not an *ad hoc* urban design exercise or developer-driven proposal) can be an opportunity to negotiate a community consensus on what will be built, how it can support community aspirations, who it will likely benefit and how. And the adopted plan enables development consistent with a clear, community-supported vision. At its worst the process can be divisive, expensive, inconclusive, and can fail to empower the community to articulate and achieve local aspirations.

The regional policy consensus, as expressed in Plan Bay Area, favors an approach in which: 1) public input and development standards of PDA Plans, including requisite environmental review, are as robust as reasonably possible; and 2) subsequent review of conforming projects is streamlined and transparent.

Discretionary review of proposed development projects with respect to use, form, adequacy of environmental impact study and mitigation, contributions for public works infrastructure and community benefits / social impact mitigations will tend to increase the public and private cost of the entitlement process as well as its duration, which consequently increases market-timing risks for developer and community alike. Market timing is critical for both developer and community to accomplish their respective financial and social objectives, and to realize together the built environment and resulting community vitality envisioned (and codified) in adopted plans.

*Entitlement efficiency* is an approach that provides local jurisdictions with regulatory methods to affect a suitable, locally determined balance between the opportunity for an envisioned built environment, once codified in publicly adopted plans and policies, to be developed expeditiously, and the opportunity for local government to apply discretion to accommodate ever dynamic market, political and pragmatic circumstances. Entitlement efficiency is an approach that says jurisdictions should have (a) the means and opportunity to understand and consider this crucial trade-off, as well as (b) effective, locally applicable regulatory tools to establish a

more streamlined approval process if they elect to do so, and (c) access to technical assistance to implement the degree and style of streamlining deemed locally appropriate.

Developers and the community may want relatively high certainty with respect to *use and form* of buildings. This could be accomplished with a form-based code and a ministerial (staff level) approval process. However, to some degree this will limit the community's ability to shape and refine the project, and will limit the developer's ability to respond to market conditions if adopted plans require uses or building types for which there is no current market.

Developers may also want relatively high certainty with respect to "*exactions*" for *community benefits* in order to "see if the project will pencil out" and to avoid project delay. If a set community benefits package (CBP) is in place—for example, local-source hiring, subsidized ground-floor retail for local small businesses, shuttle service, inclusionary housing and/or development impact fee, park in-lieu fees, school district impact fees—an informed buyer and seller of land to be developed will have to take these costs into account in determining the land value. But if the developer has already locked in the land cost, the developer will most likely want the flexibility to negotiate a CBP.

Effective tools exist to pursue aspects of entitlement efficiency mentioned above and ABAG will continue our efforts to bring viable options to jurisdictions' attention. *For 2015, ABAG's top workplan priorities related to entitlement efficiency are (1) to encourage and assist jurisdictions to adopt Specific Plans and (2) to enable and assist jurisdictions to fully utilize state-sanctioned CEQA streamlining.*

What ABAG staff has done to date, and plans to do in 2015 to help jurisdictions fully utilize streamlined environmental review for plan conformant projects is the focus of the rest of this memo and the study session today.

## **Entitlement Efficiency Opportunities and Trends**

During the past 10 years, the California legislature has changed state law in an effort to streamline the entitlement process for development projects that reduce Greenhouse Gas emissions, increase housing options and improve the cost-effectiveness of public infrastructure investments. Project eligibility criteria for these entitlement efficiency opportunities focus on transit proximity and consistency with locally adopted specific plans and regional Sustainable Communities Strategies such as Plan Bay Area.

Four pieces of recent legislation provide opportunities to simplify the entitlement process for transit-oriented infill development: Senate Bill (SB) 1196 (2006), SB 375 (2007), SB 226 (2011), and SB 743 (2013). The collective implications of these bills for PDA development are summarized below:

- Specific Plans Provide Strongest Framework for Entitlement Efficiency. As a result of SB 1196 and SB 743, under state law residential projects consistent with an adopted Specific Plan and Environmental Impact Report (EIR) are exempt from CEQA (i.e. no additional environmental review is necessary) unless they require major revisions to the

Plan's EIR.<sup>1</sup> An example of a project that requires major revisions to an EIR is a proposal to build more units than permitted in the Specific Plan and analyzed in its EIR. Office and mixed-use projects in areas with adopted Specific Plans are also exempt if they are within ½ mile of a transit station with service frequencies of 15 minutes or less during peak periods, are built to a floor area ratio of at least 0.75 and are consistent with a SCS (i.e. Plan Bay Area).<sup>2</sup>

- SB226 Provides Additional Options for Infill Projects in Areas without Specific Plans. While many Bay Area PDAs have adopted Specific Plans, others have less detailed plans in place such as Community Plans, Area Plans or detailed General Plan standards. For projects in these PDAs, SB 226 requires analysis only of *new* environmental impacts not: a) addressed in previous EIRs that cover the PDA's geographic area (e.g. General Plan or Community Plan); b) addressed by Uniformly Applicable Development Standards (UADS) applicable to projects in the PDA or larger areas of the jurisdiction. Projects without any new impacts are exempt from CEQA. Issues not addressed in an EIR or by UADS can be addressed through an abbreviated environmental document such as a negative declaration.
- Automobile Congestion-based Level of Service (LOS) Removed from CEQA. In addition to exempting many projects in PDAs from additional environmental review, SB743 requires that CEQA guidelines be modified to eliminate traditional Level of Service (LOS) standards measuring automobile traffic congestion as a potentially significant environmental impact. Consistent with the legislation, the state Office of Planning and Research released revised guidelines in 2014 and will be completing its full update for update in 2015.
- SB375 Includes Most Stringent Requirements for Achieving Entitlement Efficiency. In addition to introducing Sustainable Communities Strategies, SB 375 provides complete or partial CEQA exemptions to projects that are consistent with Plan Bay Area and meet extensive affordability, environmental sustainability, density, and project size standards. These standards are more stringent and applicable to a smaller range of projects than the legislation discussed above.

Consultation with Bay Area planners since the adoption of Plan Bay Area indicates that, in general, jurisdictions are hesitant to draw upon the entitlement efficiency opportunities created by recent legislation. The streamlining provisions included in the highest profile legislation, SB375, are considered too onerous. SB226 is generally viewed as the most user-friendly and strong interest exists in gaining clarity about, and potentially utilizing, SB743. In many jurisdictions seeking to draw upon SB226 and SB743 to streamline project review, however, legal counsel has cautioned planning staff against modifying an established environmental review process until the provisions in these bills have been more widely utilized and withstood legal scrutiny. Across the region, adjustments to transportation impact analysis requirements—

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<sup>1</sup> CA Government Code 65457

<sup>2</sup> CA CEQA Guidelines 15183.3

currently dominated by Level of Service (LOS) standards—are anticipated to potentially address what is often identified as a primary obstacle to infill development.

A handful of jurisdictions have drawn upon recent legislation to simplify the environmental review process. Berkeley, San Francisco and Oakland have utilized the provisions of SB226 to expedite projects consistent with adopted local plans, the SCS, and/or clear development standards. San Francisco has also utilized SB743. Other jurisdictions, such as Redwood City, have been successful in using detailed development standards in tandem with adopted plans to create development consistent with a community vision.

In response to interest from local planning staff and elected officials, ABAG prepared an advisory document for increasing entitlement efficiency for projects in PDAs. This document, included in the packet as Attachment 1, draws upon all recent legislation to provide a simple process for identifying the eligibility of projects for CEQA exemptions and other streamlining opportunities. The document also provides guidance on filing exemptions, including relevant citations from legislation and court decisions.

### **Today’s Workshop on the Certainty/Flexibility Dilemma in Practice**

The very premise that entitlement efficiency is desirable is sometimes called to question. Advocates for or against a particular proposed policy, plan or project may encourage or eschew more “certainty” or more “flexibility” depending on circumstance. A *favorable* requirement (e.g., upper or lower limit of some physical feature, fee waiver or exaction, degree of discretionary review) is considered a comfortable *certainty*, while an unfavorable requirement is considered and unreasonable *constraint*. A *welcome* ability to modify a requirement (i.e., negotiation, customization, community review) may be characterized as *flexibility*, but when *unwelcome* it is *ambiguity* at best and an invitation for back-room deal-cutting at worst.

Some streamlining measures, however, are not very controversial, for example: (a) transparency of the development approval process, (b) reduction of tax-payer supported staff time to administer the entitlement system through office automation or parallel human processing of multiple sub-permits (e.g., sewer, water, fire), (c) or semi-automation of first-drafts for mandatory responses to a last-minute deluge of semi-automatically generated public comments to a draft EIR.

Against this complex backdrop, it is ABAG’s policy perspective, based on general principles of local land control, fiscal prudence, bias toward actual implementation of locally adopted plans, and “complete communities” as the practical meaning of that phrase is refined over time, that:

- the State should provide jurisdictions with regulatory tools and options well-suited to implementation of State policy intent (e.g., GHG reduction, preservation of agricultural and open-space land, deconcentration of poverty, resource conservation, as codified in Housing Element law) in the context of local land use authority;
- local jurisdictions should know of, and know how to apply these tools and options to realize community aspirations reflected in locally adopted policies and plans;

- ABAG should, within locally adopted Priority Development Areas, promote and support enhancement of efficiency with respect to the determination of allowable use and acceptable form, the level of financial contribution to local infrastructure as well as ancillary community benefits, and the entitlement process itself;
- and therefore, that ABAG, as the regional Council of Governments, should diligently pursue these goals in order to the support local implementation efforts that can, in aggregate, result in sustainable and equitable regional growth.

In today's workshop, these issues will be framed and discussed by a panel of for-profit and non-profit developers and local planning directors. After the panel presentation, the Committee will be invited to join the conversation.

The purpose of the workshop is to provide context for some of the very technical aspects of entitlement efficiency presented earlier by ABAG and OPR staff, and context for the discussion of the proposed 2015 scope of work that will follow.

### **2015 Entitlement Efficiency Approach**

The proposed scope of work for ABAG staff during 2015 designed to support local jurisdictions' efforts to increase entitlement efficiency is as follows:

- A. Distribute Advisory Memo (See Attachment 1)
- B. Update and distribute Advisory Memo following finalization of BAAQMD guidelines and CEQA Guidelines, especially as related to new transportation analysis guidelines and use of Uniform Applicable Development Standards to address air quality requirements.
- C. In collaboration with California Office of Planning & Research, provide targeted technical assistance to "field test" full implementation of new streamlining measures in 6 to 12 volunteer pilot jurisdictions in order to demonstrate efficacy and/or identify opportunities for improvement.
- D. Facilitate forum or working group with local planners, developers and state policymakers to discuss opportunities to utilize streamlining legislation and tools (including lessons learned and successful approaches).
- E. Create a web-based tool to identify PDAs that have a high level of regulatory readiness. For example, this could be an added data element to the PDA Showcase or a map-based portal that identifies areas that meet transit service criteria and have adopted specific plans and programmatic EIRs

### **Committee Feedback**

ABAG Planning & Research staff invites RPC members to comment on the PDA entitlement efficiency workplan as presented. In particular, staff seeks input on the following questions:

- 1) How useful would it be to create a web-based tool to identify the degree of entitlement efficiency, by objective measures, in Specific Plan areas within PDAs?
- 2) How useful would it be for RPC to form a working group on entitlement efficiency?
- 3) If a working group is formed, what should its focus be (e.g., policy input, process improvement, publicizing and promoting most-effective practice)?

**Attachments**

1. Entitlement Efficiency Advisory for Priority Development Area





## Entitlement Efficiency Advisory for Priority Development Areas

### Introduction

This document outlines an approach to simplifying the process for entitling development projects in Priority Development Areas (PDAs) with adopted Specific Plans.<sup>1</sup> PDAs are the framework for implementing the land use strategy in Plan Bay Area, which meets the Greenhouse Gas emissions reduction target adopted for the San Francisco Bay Area's Sustainable Communities Strategy (SCS) by the California State Air Resources Board (ARB).<sup>2</sup> PDAs are places with frequent transit service identified by local jurisdictions for future housing and job growth. Each PDA was voluntarily nominated by a local jurisdiction and adopted by the ABAG Executive Board. Jurisdictions selected a Place Type for each PDA that provides a range of densities, building intensities, and land uses.<sup>3</sup> Development projects in PDAs included in Plan Bay Area are consistent with the Plan if they are within the range of densities and building intensities specified for the Place Type designated for each PDA.<sup>4</sup>

This advisory focuses on opportunities to reduce the time, cost and legal risk required to entitle these kinds of projects in PDAs with locally adopted land use plans that have undergone thorough environmental review and extensive community involvement.<sup>5</sup> Local jurisdictions will decide if and how they will apply the recommended practices according to local conditions. This is not an exhaustive discussion of entitlement efficiency opportunities. Additional resources are provided at the end of the document.

### Recommended Practice for Priority Development Area Entitlement Efficiency

To support the development of sustainable communities and achieve Greenhouse Gas emissions reduction targets, recently adopted state law provides an exemption from the requirements of CEQA for certain residential, commercial and mixed-use development projects in Priority Development Areas if they are consistent with an adopted Specific Plan and a Sustainable

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<sup>1</sup> Many Precise Plans, Master Plans, Village Plans and Area plans meet these standards, listed in California Government Code 65451 (<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65450-65457>)

<sup>2</sup> Plan Bay Area was accepted by the Air Res

<sup>3</sup> The Place Type of each PDA is listed in the Plan Bay Area Final Forecast of Jobs, Population and Housing: [http://onebayarea.org/pdf/final\\_supplemental\\_reports/FINAL\\_PBA\\_Forecast\\_of\\_Jobs\\_Population\\_and\\_Housing.pdf](http://onebayarea.org/pdf/final_supplemental_reports/FINAL_PBA_Forecast_of_Jobs_Population_and_Housing.pdf) The range of densities, intensities, and land uses for each place type is found on pp. 14-15 and 18-19 of the Station Area Planning Manual:

[http://www.mtc.ca.gov/planning/smart\\_growth/stations/Station\\_Area\\_Planning\\_Manual\\_Nov07.pdf](http://www.mtc.ca.gov/planning/smart_growth/stations/Station_Area_Planning_Manual_Nov07.pdf)

The station area total jobs and housing targets in the manual are not applicable.

<sup>4</sup> See note above regarding designated place types and criteria.

<sup>5</sup> *Concerned Dublin Citizens et al vs. City of Dublin et al*

Communities Strategy.<sup>6</sup> The required scope of environmental analysis is reduced for many PDA projects that are not fully exempted. Among recent legislation, SB743 provides an arguably less onerous process than SB375 for qualifying for CEQA exemptions by introducing simpler, less extensive criteria than the Transit Priority Project requirements. To avoid confusion, it is worth noting that the Transit Priority Project concept and associated criteria is not applicable to projects seeking the exemptions created by SB743.

The sections below recommend approaches for: simplifying the entitlement efficiency process for projects in PDAs with adopted Specific Plans; amending existing Specific Plans to simplify the project review process; and implications of pending changes to CEQA for new Specific Plans and future infill development projects.

### ***Recommended Approach: Projects in PDAs with Adopted Specific Plans***

#### **Step One: Review Project Eligibility for Exemption**

- Within a locally nominated Priority Development Area (PDA) included in Plan Bay Area
- Within an area with an adopted specific plan or equivalent for which an environmental impact report has been certified
- Consistent with specific plan regulations and policies (i.e. zoning, design standards, mitigations, etc)
- The project consists of residential, commercial or mixed uses
- For commercial or mixed-use projects: Minimum Floor Area Ratio (FAR) of 0.75
- Within ½ mile of transit service with peak service frequencies of 15 minutes or less (a Transit Priority Area)<sup>7, 8</sup>
- None of the following events have occurred:
  - The project creates a substantial new, or substantially worse, impact than what was predicted to occur as part of implementation of the Specific Plan buildout based on information not known (and not knowable) at the time.<sup>9</sup>
  - Substantial changes in the circumstances under which the project takes place since the certification of the Specific Plan EIR that will require major revisions in the EIR (e.g., a major earthquake has taken place) due to new or more severe

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<sup>6</sup> The residential exemption is found in CA Government Code Section 65457 (<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65450-65457>).

The office and mixed-use exemption is found in CA Public Resources Code Section 21155.4 (<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=prc&group=21001-22000&file=21155-21155.4>)

<sup>7</sup> This requirement does not apply if the project is 100% residential.

<sup>8</sup> *Transit Priority Areas* are distinct from *Transit Priority Projects*. Transit Priority Areas are geographic areas that meet specific transit service criteria. Transit Priority Projects, introduced through the provisions of SB375, are individual development projects that meet both transit service criteria *and* a more extensive set of requirements related to project size, environmental performance, affordability, and other factors. Projects seeking the exemption described in this advisory *do not* need to meet these more extensive Transit Priority Project requirements.

<sup>9</sup> Aesthetics and parking will not trigger new review if the project is on an infill site

significant impacts. *Implementation of the specific plan is not itself a substantial change.*

### Step Two: File Notice of Exemption

File notice of exemption indicating that the project is exempt from CEQA under Public Resources Code Section 21155.4 as a project that: a) is within a Transit Priority Area; b) implements and is consistent with a specific plan for which an EIR has been certified, and c) “is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy for which the State Air Resources Board has accepted a metropolitan planning organization’s determination that the sustainable communities strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.”<sup>10</sup>

### Projects Not Fully Exempt: Additional Entitlement Efficiency Opportunities

Projects that are within PDAs but do not meet all of the exemption criteria may still be eligible for limited environmental review, such as an infill EIR as described in Section 15183.3 of the State CEQA Guidelines. Use the checklist in State CEQA Streamlining for Infill Guidelines (Attachment B to this document) to identify the eligibility of a project for these provisions. Also use the checklist for projects in areas without adopted Specific Plans for which a plan (e.g. Community Plan or General Plan) and EIR has been adopted addressing development on individual parcels.

### ***Recommended Approach to New Specific Plans***

The design of Specific Plans and EIRs can heavily influence the entitlement process for future projects in the plan area. Specific Plans can increase the potential of projects to capitalize on entitlement efficiency opportunities by: a) addressing a full range of environmental issues; b) completing area-wide analyses to and avoid required future project-level analyses; c) providing flexibility in the permitted development capacity of individual parcels; d) adopting performance standards that can be met through multiple approaches (as opposed to less flexible mitigations); and e) creating a checklist for CEQA exemptions and streamlining.

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<sup>10</sup> Projects that are 100% residential and do not meet transit proximity requirement should file a notice of exemption indicating that the project is exempt from CEQA under Government Code 65457 as a residential project for which an EIR has been certified.

### *Recommended Amendments and Addenda to Adopted Specific Plans*

Many Specific Plans can be updated periodically by addenda and/or amendments addressing issues for which comprehensive policies may not have originally been developed. One example is a uniformly applicable development standard. These standards, adopted citywide, can be used to address complex challenges such as sea level rise or air quality issues related to proximate distance to major roadways.<sup>11</sup> The development standard can be presented to City Council in a staff report requesting: a) citywide adoption of the standard; and b) an addendum to the Specific Plan incorporating this standard. Addenda can also be adopted for individual projects to address specific issues while avoiding or minimizing additional environmental analysis; examples include voluntary measures such as installing air filters. Project applicants can qualify for an addendum if the project does not result in a new or worse significant adverse impact.

### *Implications of Pending Changes to CEQA for New Specific Plans and Infill Projects*

In addition to providing the exemptions discussed above, recently adopted legislation requires the state Office of Planning and Research (OPR) to update CEQA guidelines to modify the potential impacts EIRs for plans and projects in infill areas—excluding those fully exempted from CEQA—must address. This focuses on shifting transportation analysis from the existing Level of Service measure to a more multi-modal approach. When these changes are completed, ABAG will work with OPR and MTC to provide guidance to local jurisdictions.

## Resources

- **State CEQA Streamlining for Infill Guidelines Streamlining Guidelines**

- CEQA Guideline Section 15183.3 (included as Attachment A)  
*weblink:* [http://opr.ca.gov/s\\_sb226.php](http://opr.ca.gov/s_sb226.php)

- **CEQA Exemption Citations**

- Projects consistent with adopted specific plan, certified EIR, and Sustainable Communities Strategy (i.e. Plan Bay Area):  
California Public Resources Code Section 21155.4  
*weblink:* <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=prc&group=21001-22000&file=21155-21155.4>

*full text:*

(a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:

(1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.

(2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

(3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

(b) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

- Residential projects consistent with adopted Specific Plan and certified EIR, but not within ½ mile of transit with 15 minute peak headways:  
California Government Code 65457  
*weblink:* <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65450-65457>

*full text:*

(a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

(b) An action or proceeding alleging that a public agency has approved a project pursuant to a specific plan without having previously certified a supplemental environmental impact report for the specific plan, where required by subdivision (a), shall be commenced within 30 days of the public agency's decision to carry out or approve the project.

- **Specific Plan Definition and Guidance**

- Legal Requirement for Specific Plans (*projects in areas with differently titled plans meeting these criteria may be eligible for the same exemptions as those in specific plan areas*):

California Government Code 65451

Weblink: <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65450-65457>

- Office of Planning and Research Guide to Specific Plans (includes discussion of common challenges to meeting legal adequacy requirements):

Weblink: [http://ceres.ca.gov/planning/specific\\_plans/sp\\_part1.html](http://ceres.ca.gov/planning/specific_plans/sp_part1.html)

- **Key Entitlement Efficiency Legislation**

- Senate Bill 1196 (Section 18 established CEQA exemption for residential projects consistent with specific plans, amending Government Code Section 65457)

*weblink:*

[http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=200520060SB1196&search\\_keywords=](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200520060SB1196&search_keywords=)

- Senate Bill 743 (Section 6 established CEQA exemption for employment center and mixed-use projects consistent with a SCS and additional density and transit criteria, adding Public Resources Code Section 21155.4)  
weblink:  
[http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201320140SB743](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140SB743)
- Senate Bill 226 (established limited environmental review processes for infill projects consistent with a SCS and additional criteria related to environmental review, project size, density, transit service, and resource efficiency, making numerous amendments to the Public Resources and Government Codes)  
weblink:  
[http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201120120SB226&search\\_keywords=](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120SB226&search_keywords=)
- Senate Bill 375 (Sections 14 and 15 established CEQA exemptions or limited environmental review processes for projects consistent with a SCS and density, project size, transit service, affordability, open space and resource efficiency criteria, making numbers amendments to the Public Resources and Government Codes)  
weblink:  
[http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=200720080SB375&search\\_keywords=](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375&search_keywords=)

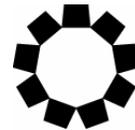
- **Legal decision upholding exemption from CEQA for residential project consistent with a specific plan**

- *City of Dublin vs Dublin Concerned Dublin Citizens*  
Weblink: <http://www.courts.ca.gov/opinions/nonpub/A135790.DOC>



# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: February 4, 2015

To: Regional Planning Committee

From: Gillian Adams, Senior Regional Planner  
Pedro Galvão, Regional Planner

Subject: Housing Data Release 2015

## **Summary**

From mid-2014 to early 2015, ABAG contacted the region's jurisdictions to track housing activities and policies. These efforts have resulted in four distinct work products that can be found in the attached documents and on our website <http://abag.ca.gov/planning/housing>:

1. A draft *2007-2014 Regional Housing Need Allocation (RHNA) Performance Report* which details the number of residential units for which building permits were issued by each jurisdiction in the Bay Area between 2007 and 2014 in fulfillment of their Regional Housing Need Allocation (Attachment 1).
2. A snapshot of residential development activity in 2013 detailing growth within and outside of Priority Development Areas (Attachment 2).
3. A regional housing policy database that tracks 30 housing policies and programs across jurisdictions (Attachment 3).
4. A regional inventory of housing sites identified in local jurisdictions' 2007-2014 Housing Elements.

Each data set is meant to be useful to diverse audiences including local planning staff as they update local plans and consider new housing policies to implement locally, for-profit and nonprofit housing developers as they seek to identify sites for future investments, and academic and nonprofit stakeholders seeking to study Bay Area housing trends.

Some highlights include:

- Between 2007 and 2014, the Bay Area permitted enough housing units to meet:
  - 49 percent of its overall housing need
  - 83 percent of its above-moderate-income housing need
  - 25 percent of its moderate-income need
  - 24 percent of its low-income need and
  - 27 percent of its very-low-income need.

- For the housing units permitted in 2013, 57 percent were located within PDAs and 29 percent outside of PDAs with the location of 14 percent of housing units – mostly single family homes – being unknown.
- The most commonly adopted local housing policies in order of frequency are mixed-use zoning, density bonus ordinances, reduced parking requirements, second unit ordinances, permit streamlining and inclusionary zoning.

These work products and the process of compiling them are described below.

### **1. Administrative Draft of 2007-2014 RHNA Performance Report**

At the end of each RHNA cycle ABAG has typically compiled a summary report for the region regarding residential permitting activity during the cycle. With the 2007-2014 RHNA period ending on June 30, 2014, ABAG contacted all of the region's 109 jurisdictions for data regarding their residential building permits issued by income level between January 2007 and June 30, 2014.

The data was compiled exclusively from data sources generated and verified by the jurisdictions. For most jurisdictions, ABAG obtained permitting numbers from Annual Housing Element Progress Reports (APRs) filed by jurisdictions with the California Department of Housing and Community Development (HCD). In certain instances, where APR data was not available, ABAG made use of the following data sources:

- Locally adopted and HCD-certified Housing Elements for the 2007-2014 RHNA period
- Locally compiled draft housing elements for the 2014-2022 RHNA period
- Permitting information sent to ABAG directly by local planning staff

Once ABAG compiled initial figures, the Draft RHNA Performance report was vetted with jurisdiction staff.<sup>1</sup>

#### ***Next Steps***

ABAG will offer jurisdictions a final opportunity to offer revisions to the Administrative Draft of the 2007-2014 RHNA Report between February 4<sup>th</sup> and March 4<sup>th</sup> at which point the data will be finalized.

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<sup>1</sup> ABAG staff contacted local jurisdictions by email and phone. We received no response from ten jurisdictions. The current data does not include information for four jurisdictions (noted with a zero and asterisk (0\*) in the table). An additional six jurisdictions had incomplete data sets as noted in the attached spreadsheet.

## **1. Residential Development in PDAs and Outside of PDAs in 2013**

ABAG surveyed the region's 75 jurisdictions with a locally-designated PDA in order to determine whether the units permitted in 2013 were located within or outside of a PDA.

This data was obtained primarily from APRs filed with HCD coupled with additional follow-up calls with relevant staff at each jurisdiction. ABAG was able to determine the location with respect to PDAs for 86 percent of the units permitted throughout the region.

The data collected by ABAG was provided to Congestion Management Agencies (CMAs) to help them compile their 2014 PDA Investment and Growth Strategy reports. Appendix B is the memo about the data that was sent to the CMAs.

### ***Next Steps***

ABAG will continue to compile location information for annual residential building permit activity from jurisdictions as well as improve location data to monitor ongoing PDA development levels.

## **2. Bay Area Housing Policy Database**

In order to better understand what housing policies currently exist throughout the Bay Area, ABAG contacted all of the region's jurisdictions to compile a regional housing policy database (Attachment 3). This database tracks thirty housing policies in six broad categories: market-rate housing production strategies, affordable housing production strategies, anti-displacement strategies, locally-funded affordable housing strategies, other locally-funded housing strategies, and by-right development strategies.

ABAG compiled an initial list of the most commonly implemented housing policies (in Attachment 3) through an assessment of each jurisdiction's 2007-2014 HCD-certified housing element. ABAG then generated a list with a "yes" or "no" to indicate whether a given jurisdiction had a certain policy in place. This initial list was shared with jurisdiction staff who was asked to verify the information. Revisions were then made according to locally-provided data.<sup>2</sup>

### ***Next Steps***

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<sup>2</sup> ABAG received relatively fewer responses to our request for local verification for this request than for our other data sets and, as a result, ABAG will continue to refine and verify this data.

In 2015, ABAG will work to develop the current database into one that provides greater detail about each local housing policy based on a set of key criteria currently being developed internally in consultation with academics and subject-matter experts.

### **3. Regional Housing Opportunity Sites Inventory**

Housing Element Law (Government Code Section 65583(a)(3)) requires jurisdictions to compile an inventory of land suitable for residential development to meet their jurisdiction's RHNA allocation for the planning period. For the first time, ABAG has compiled a regional inventory of sites suitable for housing development from local jurisdictions' adopted and certified 2007-2014 Housing Elements. This information has been made publicly available on ABAG's website and can be downloaded as GIS files.

#### ***Next Steps***

In 2015 ABAG will be updating its regional housing opportunity sites inventory with information from each jurisdiction's adopted and certified 2014-2022 Housing Element

#### **Recommended Action**

None. This is an informational item.

#### **Attachments**

- Attachment 1: Administrative Draft of the 2007-2014 RHNA Performance Report
- Attachment 2: Memo—Summary of ABAG Data Gathering Efforts for PDA Investment and Growth Strategies, September 5<sup>th</sup>, 2014
- Attachment 3: Regional Housing Policies Summary

## Administrative Draft 2007-2014 Bay Area RHNA Performance Report

The following is a summary of housing permits issued for all Bay Area jurisdictions for the period between 2007 and 2014. This data was compiled primarily from Annual Housing Element Progress Reports (APRs) filed by jurisdictions with the California Department of Housing and Community Development. In certain instances, where APR data was not available, ABAG made use of the following data sources (whose use is noted in the spreadsheet):

- Adopted and certified housing elements for the period between 2007 and 2014
- Draft housing elements for the period between 2014-2022
- Permitting information sent to ABAG directly by local planning staff

Bay Area	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Alameda	10,017	2,825	28%	7,616	1,773	23%	9,078	1,067	12%	18,226	11,833	65%	44,937	17,498	39%
Contra Costa	6,512	1,310	20%	4,325	1,093	25%	4,996	3,054	61%	11,239	9,387	84%	27,072	14,844	55%
Marin	1,095	232	21%	754	223	30%	977	211	22%	2,056	721	35%	4,882	1,387	28%
Napa	879	99	11%	574	50	9%	713	268	38%	1,539	891	58%	3,705	1,308	35%
San Francisco	6,589	3,771	57%	5,535	1,031	19%	6,754	1,075	16%	12,315	10,572	86%	31,193	16,449	53%
San Mateo	3,588	607	17%	2,581	633	25%	3,038	586	19%	6,531	4,464	68%	15,738	6,290	40%
Santa Clara	13,878	3,592	26%	9,567	2,584	27%	11,007	2,291	21%	25,886	30,913	119%	60,338	39,380	65%
Solano	3,038	259	9%	1,996	255	13%	2,308	639	28%	5,643	2,353	42%	12,985	3,506	27%
Sonoma	3,244	703	22%	2,154	726	34%	2,445	985	40%	5,807	2,828	49%	13,650	5,242	38%
<b>Bay Area Totals</b>	<b>48,840</b>	<b>13,398</b>	<b>27%</b>	<b>35,102</b>	<b>8,368</b>	<b>24%</b>	<b>41,316</b>	<b>10,176</b>	<b>25%</b>	<b>89,242</b>	<b>73,962</b>	<b>83%</b>	<b>214,500</b>	<b>105,904</b>	<b>49%</b>

## Administrative Draft 2007-2014 Bay Area RHNA Performance Report

ALAMEDA COUNTY	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Alameda	482	80	17%	329	2	1%	392	3	1%	843	40	5%	2,046	125	6%
Albany <sup>1</sup>	64	0	0%	43	6	14%	52	176	338%	117	13	11%	276	195	71%
Berkeley	328	72	22%	424	87	21%	549	19	3%	1,130	868	77%	2,431	1,046	43%
Dublin	1,092	189	17%	661	85	13%	653	44	7%	924	2,326	252%	3,330	2,644	79%
Emeryville	186	110	59%	174	3	2%	219	28	13%	558	588	105%	1,137	729	64%
Fremont	1,348	198	15%	887	54	6%	876	240	27%	1,269	1,924	152%	4,380	2,416	55%
Hayward	768	96	13%	483	0	0%	569	49	9%	1,573	1,572	100%	3,393	1,717	51%
Livermore	1,038	72	7%	660	49	7%	683	181	27%	1,013	557	55%	3,394	859	25%
Newark	257	0	0%	160	0	0%	155	0	0%	291	10	3%	863	10	1%
Oakland	1,900	1,257	66%	2,098	385	18%	3,142	22	1%	7,489	2,188	29%	14,629	3,852	26%
Piedmont	13	14	108%	10	2	20%	11	15	136%	6	8	133%	40	39	98%
Pleasanton	1,076	59	5%	728	29	4%	720	79	11%	753	794	105%	3,277	961	29%
San Leandro	368	195	53%	228	759	333%	277	19	7%	757	83	11%	1,630	1,056	65%
Union City	561	177	32%	391	50	13%	380	32	8%	612	690	113%	1,944	949	49%
Alameda County	536	306	57%	340	262	77%	400	160	40%	891	172	19%	2,167	900	42%
<b>County Totals</b>	<b>10,017</b>	<b>2,825</b>	<b>28%</b>	<b>7,616</b>	<b>1,773</b>	<b>23%</b>	<b>9,078</b>	<b>1,067</b>	<b>12%</b>	<b>18,226</b>	<b>11,833</b>	<b>65%</b>	<b>44,937</b>	<b>17,498</b>	<b>39%</b>

## Administrative Draft 2007-2014 Bay Area RHNA Performance Report

CONTRA COSTA COUNTY	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Antioch <sup>2</sup>	516	23	4%	339	84	25%	381	514	135%	1,046	325	31%	2,282	946	41%
Brentwood	717	191	27%	435	56	13%	480	170	35%	1,073	1,193	111%	2,705	1,610	60%
Clayton	49	0	0%	35	1	3%	33	2	6%	34	46	135%	151	49	32%
Concord	639	2	0%	426	0	0%	498	8	2%	1,480	216	15%	3,043	226	7%
Danville <sup>3</sup>	196	2	1%	130	82	63%	146	96	66%	111	235	212%	583	415	71%
El Cerrito	93	86	92%	59	38	64%	80	13	16%	199	157	79%	431	294	68%
Hercules <sup>4</sup>	143	0	0%	74	0	0%	73	0	0%	163	153	94%	453	153	34%
Lafayette <sup>3</sup>	113	47	42%	77	6	8%	80	11	14%	91	160	176%	361	224	62%
Martinez	261	48	18%	166	0	0%	179	3	2%	454	65	14%	1,060	116	11%
Moraga	73	0	0%	47	0	0%	52	0	0%	62	9	15%	234	9	4%
Oakley	219	242	111%	120	191	159%	88	874	993%	348	331	95%	775	1,638	211%
Orinda	70	72	103%	48	20	42%	55	8	15%	45	96	213%	218	196	90%
Pinole	83	2	2%	49	1	2%	48	10	21%	143	59	41%	323	72	22%
Pittsburg	322	79	25%	223	126	57%	296	450	152%	931	839	90%	1,772	1,494	84%
Pleasant Hill	160	8	5%	105	1	1%	106	4	4%	257	167	65%	628	180	29%
Richmond <sup>9</sup>	391	74	19%	339	153	45%	540	243	45%	1,556	752	48%	2,826	1,222	43%
San Pablo	22	0	0%	38	1	3%	60	3	5%	178	0	0%	298	4	1%
San Ramon	1,174	196	17%	715	255	36%	740	297	40%	834	2,031	244%	3,463	2,779	80%
Walnut Creek	456	150	33%	302	25	8%	374	18	5%	826	881	107%	1,958	1,074	55%
Contra Costa County	815	88	11%	598	53	9%	687	330	48%	1,408	1,672	119%	3,508	2,143	61%
<b>County Totals</b>	<b>6,512</b>	<b>1,310</b>	<b>20%</b>	<b>4,325</b>	<b>1,093</b>	<b>25%</b>	<b>4,996</b>	<b>3,054</b>	<b>61%</b>	<b>11,239</b>	<b>9,387</b>	<b>84%</b>	<b>27,072</b>	<b>14,844</b>	<b>55%</b>

## Administrative Draft 2007-2014 Bay Area RHNA Performance Report

	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
<b>MARIN COUNTY</b>															
Belvedere	5	2	40%	4	5	125%	4	2	50%	4	11	275%	17	20	118%
Corte Madera	68	64	94%	38	30	79%	46	4	9%	92	163	177%	244	261	107%
Fairfax	23	0	0%	12	0	0%	19	2	11%	54	6	11%	108	8	7%
Larkspur <sup>1</sup>	90	24	27%	55	8	15%	75	7	9%	162	41	25%	382	80	21%
Mill Valley	74	23	31%	54	50	93%	68	23	34%	96	67	70%	292	163	56%
Novato	275	71	26%	171	3	2%	221	117	53%	574	100	17%	1,241	291	23%
Ross	8	1	13%	6	3	50%	5	3	60%	8	1	13%	27	8	30%
San Anselmo <sup>5</sup>	26	0*	0%	19	0*	0%	21	0*	0%	47	0*	0%	113	0*	0%
San Rafael	262	31	12%	207	25	12%	288	0	0%	646	94	15%	1,403	150	11%
Sausalito	45	5	11%	30	12	40%	34	2	6%	56	20	36%	165	39	24%
Tiburon	36	0	0%	21	3	14%	27	0	0%	33	9	27%	117	12	10%
Marin County	183	11	6%	137	84	61%	169	51	30%	284	209	74%	773	355	46%
<b>County Totals</b>	<b>1,095</b>	<b>232</b>	<b>21%</b>	<b>754</b>	<b>223</b>	<b>30%</b>	<b>977</b>	<b>211</b>	<b>22%</b>	<b>2,056</b>	<b>721</b>	<b>35%</b>	<b>4,882</b>	<b>1,387</b>	<b>28%</b>

	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
<b>NAPA COUNTY</b>															
American Canyon	169	0	0%	116	0	0%	143	2	1%	300	86	29%	728	88	12%
Calistoga	17	14	82%	11	9	82%	18	2	11%	48	8	17%	94	33	35%
Napa	466	54	12%	295	13	4%	381	158	41%	882	466	53%	2,024	691	34%
St. Helena <sup>6</sup>	30	0	0%	21	0	0%	25	20	80%	45	9	20%	121	29	24%
Yountville <sup>3</sup>	16	20	125%	15	22	147%	16	12	75%	40	16	40%	87	70	80%
Napa County	181	11	6%	116	6	5%	130	74	57%	224	306	137%	651	397	61%
<b>County Totals</b>	<b>879</b>	<b>99</b>	<b>11%</b>	<b>574</b>	<b>50</b>	<b>9%</b>	<b>713</b>	<b>268</b>	<b>38%</b>	<b>1,539</b>	<b>891</b>	<b>58%</b>	<b>3,705</b>	<b>1,308</b>	<b>35%</b>

## Administrative Draft 2007-2014 Bay Area RHNA Performance Report

SAN FRANCISCO COUNTY	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
San Francisco <sup>7</sup>	6,589	3,771	57%	5,535	1,031	19%	6,754	1,075	16%	12,315	10,572	86%	31,193	16,449	53%
<b>County Totals</b>	<b>6,589</b>	<b>3,771</b>	<b>57%</b>	<b>5,535</b>	<b>1,031</b>	<b>19%</b>	<b>6,754</b>	<b>1,075</b>	<b>16%</b>	<b>12,315</b>	<b>10,572</b>	<b>86%</b>	<b>31,193</b>	<b>16,449</b>	<b>53%</b>

SAN MATEO COUNTY	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Atherton	19	14	74%	14	0	0%	16	0	0%	34	-13	-38%	83	1	1%
Belmont	91	0	0%	65	0	0%	77	4	5%	166	27	16%	399	31	8%
Brisbane <sup>7</sup>	91	0	0%	66	0	0%	77	4	5%	167	62	37%	401	66	16%
Burlingame	148	0	0%	107	0	0%	125	8	6%	270	69	26%	650	77	12%
Colma	15	0	0%	11	0	0%	13	0	0%	26	2	8%	65	2	3%
Daly City <sup>3</sup>	275	76	28%	198	51	26%	233	33	14%	501	375	75%	1,207	535	44%
East Palo Alto	144	0	0%	103	0	0%	122	0	0%	261	0	0%	630	0	0%
Foster City	111	15	14%	80	40	50%	94	5	5%	201	248	123%	486	308	63%
Half Moon Bay <sup>5</sup>	63	0*	0%	45	0*	0%	53	0*	0%	115	0*	0%	276	0*	0%
Hillsborough	20	66	330%	14	7	50%	17	8	47%	35	17	49%	86	98	114%
Menlo Park	226	6	3%	163	9	6%	192	24	13%	412	179	43%	993	218	22%
Millbrae	103	1	1%	74	2	3%	87	18	21%	188	407	216%	452	428	95%
Pacifica	63	5	8%	45	1	2%	53	44	83%	114	154	135%	275	204	74%
Portola Valley <sup>5</sup>	17	0*	0%	12	0*	0%	14	0*	0%	31	0*	0%	74	0*	0%
Redwood City	422	82	19%	304	82	27%	358	94	26%	772	1,316	170%	1,856	1,574	85%
San Bruno	222	3	1%	160	300	188%	188	281	149%	403	166	41%	973	750	77%
San Carlos	137	2	1%	98	5	5%	116	14	12%	248	117	47%	599	138	23%
San Mateo	695	163	23%	500	56	11%	589	35	6%	1,267	744	59%	3,051	998	33%
South San Francisco	373	108	29%	268	7	3%	315	8	3%	679	128	19%	1,635	251	15%
Woodside	10	4	40%	7	4	57%	8	5	63%	16	39	244%	41	52	127%
San Mateo County <sup>3</sup>	343	62	18%	247	69	28%	291	1	0%	625	427	68%	1,506	559	37%
<b>County Totals</b>	<b>3,588</b>	<b>607</b>	<b>17%</b>	<b>2,581</b>	<b>633</b>	<b>25%</b>	<b>3,038</b>	<b>586</b>	<b>19%</b>	<b>6,531</b>	<b>4,464</b>	<b>68%</b>	<b>15,738</b>	<b>6,290</b>	<b>40%</b>

## Administrative Draft 2007-2014 Bay Area RHNA Performance Report

SANTA CLARA COUNTY	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	of RHNA Met	RHNA	Permits Issued	of RHNA Met	RHNA	Permits Issued	of RHNA Met	RHNA	Permits Issued	of RHNA Met	RHNA	Permits Issued	of RHNA Met
Campbell	199	32	16%	122	300	246%	158	67	42%	413	149	36%	892	548	61%
Cupertino	341	38	11%	229	31	14%	243	58	24%	357	615	172%	1,170	742	63%
Gilroy	319	29	9%	217	67	31%	271	51	19%	808	1,044	129%	1,615	1,191	74%
Los Altos	98	22	22%	66	5	8%	79	11	14%	74	584	789%	317	622	196%
Los Altos Hills	27	25	93%	19	10	53%	22	5	23%	13	47	362%	81	87	107%
Los Gatos	154	0	0%	100	3	3%	122	4	3%	186	92	49%	562	99	18%
Milpitas	689	336	49%	421	109	26%	441	264	60%	936	5,601	598%	2,487	6,310	254%
Monte Sereno	13	6	46%	9	11	122%	11	3	27%	8	10	125%	41	30	73%
Morgan Hill	317	98	31%	249	100	40%	246	36	15%	500	1,027	205%	1,312	1,261	96%
Mountain View	571	211	37%	388	9	2%	488	4	1%	1,152	1,789	155%	2,599	2,013	77%
Palo Alto	690	156	23%	543	9	2%	641	125	20%	986	773	78%	2,860	1,063	37%
San Jose	7,751	1,774	23%	5,322	1,038	20%	6,198	144	2%	15,450	13,073	85%	34,721	16,029	46%
Santa Clara <sup>9</sup>	1,293	385	30%	914	83	9%	1,002	165	16%	2,664	3,941	148%	5,873	4,574	78%
Saratoga	90	0	0%	68	13	19%	77	5	6%	57	20	35%	292	38	13%
Sunnyvale	1,073	438	41%	708	400	56%	776	1,183	152%	1,869	1,773	95%	4,426	3,794	86%
Santa Clara County	253	42	17%	192	396	206%	232	166	72%	413	375	91%	1,090	979	90%
<b>County Totals</b>	<b>13,878</b>	<b>3,592</b>	<b>26%</b>	<b>9,567</b>	<b>2,584</b>	<b>27%</b>	<b>11,007</b>	<b>2,291</b>	<b>21%</b>	<b>25,886</b>	<b>30,913</b>	<b>119%</b>	<b>60,338</b>	<b>39,380</b>	<b>65%</b>

SOLANO COUNTY	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Benicia	147	0	0%	99	3	3%	108	0	0%	178	94	53%	532	97	18%
Dixon	197	117	59%	98	4	4%	123	2	2%	310	1	0%	728	124	17%
Fairfield	873	0	0%	562	0	0%	675	33	5%	1,686	1,210	72%	3,796	1,243	33%
Rio Vista <sup>5</sup>	213	0*	0%	176	0*	0%	207	0*	0%	623	0*	0%	1,219	0*	0%
Suisun City	173	112	65%	109	81	74%	94	21	22%	234	206	88%	610	420	69%
Vacaville	754	14	2%	468	150	32%	515	582	113%	1,164	644	55%	2,901	1,390	48%
Vallejo	655	16	2%	468	13	3%	568	0	0%	1,409	194	14%	3,100	223	7%
Solano County <sup>7,8,9</sup>	26	0	0%	16	4	25%	18	1	6%	39	4	10%	99	9	9%
<b>County Totals</b>	<b>3,038</b>	<b>259</b>	<b>9%</b>	<b>1,996</b>	<b>255</b>	<b>13%</b>	<b>2,308</b>	<b>639</b>	<b>28%</b>	<b>5,643</b>	<b>2,353</b>	<b>42%</b>	<b>12,985</b>	<b>3,506</b>	<b>27%</b>

## Administrative Draft 2007-2014 Bay Area RHNA Performance Report

SONOMA COUNTY	Very Low			Low			Moderate			Above Moderate			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Cloverdale	71	2	3%	61	1	2%	81	39	48%	204	0	0%	417	42	10%
Cotati	67	0	0%	36	2	6%	45	5	11%	109	7	6%	257	14	5%
Healdsburg	71	60	85%	48	23	48%	55	8	15%	157	82	52%	331	173	52%
Petaluma	522	136	26%	352	53	15%	370	28	8%	701	645	92%	1,945	862	44%
Rohnert Park <sup>4</sup>	371	24	6%	231	0	0%	273	1	0%	679	6	1%	1,554	31	2%
Santa Rosa	1,520	312	21%	996	391	39%	1,122	636	57%	2,896	959	33%	6,534	2,298	35%
Sebastopol	32	37	116%	28	62	221%	29	9	31%	87	35	40%	176	143	81%
Sonoma	73	40	55%	55	31	56%	69	24	35%	156	61	39%	353	156	44%
Windsor	198	52	26%	130	36	28%	137	27	20%	254	44	17%	719	159	22%
Sonoma County	319	40	13%	217	127	59%	264	208	79%	564	989	175%	1,364	1,364	100%
<b>County Totals</b>	<b>3,244</b>	<b>703</b>	<b>22%</b>	<b>2,154</b>	<b>726</b>	<b>34%</b>	<b>2,445</b>	<b>985</b>	<b>40%</b>	<b>5,807</b>	<b>2,828</b>	<b>49%</b>	<b>13,650</b>	<b>5,242</b>	<b>38%</b>

<sup>1</sup> No data available for permits issued in 2013.

<sup>2</sup> No data available for permits issued in 2011.

<sup>3</sup> Data provided by local staff. Building permits finalized.

<sup>4</sup> Data from 2007-2014 Housing Element.

<sup>5</sup> No data available for the jurisdiction.

<sup>6</sup> No data available for permits issued in 2011-2013.

<sup>7</sup> Data is for Certificates of Occupancy issued.

<sup>8</sup> Jurisdiction did not provide breakdown of low- and very low-income units; ABAG counted units as low-income.

<sup>9</sup> Data from 2014-2022 Housing Element.





TO: Bay Area CMA Executive Directors and Planning Directors      DATE: September 5, 2014

FR: Duane Bay, Assistant Planning Director, ABAG

RE: Summary of ABAG Data Gathering Efforts for PDA Investment and Growth Strategies

**Summary:**

In July of 2014 ABAG contacted the region’s 75 PDA jurisdictions to obtain housing policy data and 2013 housing permitting information. The purpose of this data collection effort was to gather information about the affordability levels and location of the housing permits issued in 2013 to aid CMAs in preparing their annual PDA Investment and Growth Strategy reports. ABAG staff examined the only two data sources which track housing permitting activity by income level – annual housing element progress reports to State HCD and local permitting data. In addition, ABAG tracked, and confirmed with local staff, thirty policy and program types, that represent the most prevalent and important strategies for fostering development of both market rate and affordable housing units.

**Bay Area Housing Permitting Activity 2013\***

County	VLI	LI	Mod	Above Mod	Total Units	In PDAs	Outside PDAs	Unknown
<b>Alameda County</b>	569	52	128	1914	2,663	62%	30%	8%
<b>Contra Costa County</b>	117	45	411	782	1,355	6%	40%	53%
<b>Marin County</b>	1	2	2	20	25	0%	0%	100%
<b>Napa County</b>	27	7	109	45	188	0%	94%	6%
<b>San Francisco County</b>	464	204	44	1787	2,499	92%	1%	7%
<b>San Mateo County</b>	60	82	65	1383	1,590	62%	25%	13%
<b>Santa Clara County</b>	296	257	441	5120	6,114	56%	31%	13%
<b>Solano County</b>	58	0	1	268	327	0%	85%	15%
<b>Sonoma County</b>	65	140	160	278	643	43%	56%	1%
<b>Bay Area Totals</b>	<b>1,657</b>	<b>789</b>	<b>1,361</b>	<b>11,597</b>	<b>15,404</b>	<b>57%</b>	<b>29%</b>	<b>14%</b>

\*Please note that due to rounding error not all percentages add up to 100%

**Key Findings:**

- In 2013 PDA jurisdictions issued 15,404 housing permits
- 57% or 8,753 housing units were permitted in PDAs
- 29% or 4,472 housing units were permitted outside of PDAs
- 14% or 2,179 housing units did not include enough location information to discern whether or not they were permitted within PDAs. In such cases, jurisdictions did not track location (either through addresses or assessor parcel numbers). Most such units (63%) were single family homes with a few multi-family properties.

**Affordability Levels:**

- 75% or 11,597 housing units permitted were affordable to above moderate-income households
- 9% or 1,361 housing units permitted were affordable to moderate-income households
- 5% or 789 housing units permitted were affordable to low-income households
- 11% or 1,657 housing units permitted were affordable to very low-income households

**Housing Policies:**

The five housing policies adopted most broadly in PDA jurisdictions are:

1. Density Bonus ordinances: 66 PDA jurisdictions (an additional 5 have one under consideration)
2. Mixed-use zoning: 64 PDA jurisdictions
3. Reduced parking requirements: 60 PDA jurisdictions
4. Inclusionary zoning ordinances: 57 PDA jurisdictions (1 jurisdiction has one under consideration)
5. Condominium Conversion ordinances: 55 PDA jurisdictions

**Next Steps:**

ABAG is working on the following tasks to be completed in the Fall 2014/Spring 2015:

- 2007-2014 RHNA progress report: ABAG will finish gathering housing permit data for all Bay Area jurisdictions to monitor progress towards meeting the region's 2007-2014 Regional Housing Need Allocation.
- Mapping Housing Element Opportunity sites: ABAG is in the process of mapping housing opportunity sites identified by Bay Area jurisdictions in their 2007-2014 Housing Elements (to be updated with 2015-2022 housing site information once those are completed). This information will be made publicly available online.
- Housing Policy Database: ABAG will develop the initial summary of housing policies into a more detailed database that will be shared online.

## Bay Area Housing Policies Summary, 2015

Source: ABAG Analysis, January 2015

### *Top 10 most commonly adopted housing policies and programs in the Bay Area:*

Rank	Policy	Number of Jurisdictions	Percent of All Jurisdictions
1	Mixed Use Zoning	95	87%
2	Density Bonus Ordinances	93	85%
3	Reduced Parking Requirements	78	72%
4	Has a Second Unit Ordinance?	77	71%
5	Streamlined Permitting Process	76	70%
6	Inclusionary/Below Market Rate Housing Policy	76	70%
7	Condominium Conversion Ordinance	73	67%
8	Homeowner Rehabilitation program	68	62%
9	In-Lieu Fees (Inclusionary Zoning)	64	59%
10	Reduced Fees or Waivers	60	55%

<b>Adopted Housing Policies or Programs as a Percentage of Jurisdictions per County</b>									
<b>Market Rate Housing Production Strategies</b>	<b>Alameda</b>	<b>Contra Costa</b>	<b>Marin</b>	<b>Napa</b>	<b>San Francisco</b>	<b>San Mateo</b>	<b>Santa Clara</b>	<b>Solano</b>	<b>Sonoma</b>
1. Reduced Parking Requirements	87%	85%	67%	67%	100%	62%	81%	38%	60%
2. Streamlined Permitting Process	93%	80%	67%	100%	100%	48%	56%	63%	70%
3. Graduated Density Bonus (parcel assembly)	27%	15%	0%	0%	100%	19%	31%	13%	0%
4. Form-based codes	33%	15%	0%	0%	100%	24%	13%	13%	30%
5. Mixed Use Zoning	93%	90%	83%	100%	100%	81%	81%	88%	90%
6. Housing Overlay Zone	13%	15%	33%	67%	0%	14%	13%	13%	10%
<b>Affordable Housing Production Strategies</b>	<b>Alameda</b>	<b>Contra Costa</b>	<b>Marin</b>	<b>Napa</b>	<b>San Francisco</b>	<b>San Mateo</b>	<b>Santa Clara</b>	<b>Solano</b>	<b>Sonoma</b>
7. Density Bonus Ordinances	87%	95%	75%	83%	100%	86%	88%	75%	80%
8. Inclusionary/Below Market Rate Housing Policy	73%	75%	58%	83%	100%	71%	69%	38%	80%
9. Condominium Conversion Ordinance	87%	70%	67%	67%	100%	57%	56%	50%	80%

<b>Anti-Displacement Strategies</b>	<b>Alameda</b>	<b>Contra Costa</b>	<b>Marin</b>	<b>Napa</b>	<b>San Francisco</b>	<b>San Mateo</b>	<b>Santa Clara</b>	<b>Solano</b>	<b>Sonoma</b>
10. Just Cause Evictions	27%	5%	0%	0%	100%	5%	0%	0%	0%
11. Rent Stabilization	20%	20%	0%	17%	100%	5%	25%	0%	30%
12. Acquisition/Rehabilitation/Conversion Program	60%	75%	17%	17%	100%	38%	69%	75%	20%
13. Preservation of Mobile Homes (Rent Stabilization ordinances)	40%	10%	17%	67%	0%	19%	50%	13%	80%
14. SRO Preservation Ordinances	13%	60%	8%	33%	100%	14%	19%	25%	30%
15. Homeowner Rehabilitation program	87%	55%	50%	50%	100%	76%	69%	50%	30%
16. Other Anti-Displacement Strategies	33%	20%	25%	0%	100%	33%	19%	25%	0%
<b>Local Affordable Housing Funding Strategies</b>	<b>Alameda</b>	<b>Contra Costa</b>	<b>Marin</b>	<b>Napa</b>	<b>San Francisco</b>	<b>San Mateo</b>	<b>Santa Clara</b>	<b>Solano</b>	<b>Sonoma</b>
17. Reduced Fees or Waivers	60%	65%	92%	67%	0%	43%	63%	25%	20%
18. General Fund Allocation Incl. former RDA "Boomerang" Funds	20%	15%	0%	0%	100%	14%	13%	13%	10%

<b>Local Affordable Housing Funding Strategies</b>	<b>Alameda</b>	<b>Contra Costa</b>	<b>Marin</b>	<b>Napa</b>	<b>San Francisco</b>	<b>San Mateo</b>	<b>Santa Clara</b>	<b>Solano</b>	<b>Sonoma</b>
19. In-Lieu Fees (Inclusionary Zoning)	80%	65%	42%	83%	100%	48%	56%	13%	80%
20. Housing Development Impact Fee	53%	45%	17%	33%	100%	29%	25%	0%	20%
21. Commercial Development Impact Fee	53%	35%	17%	67%	100%	10%	38%	0%	40%
22. Other taxes or fees dedicated to housing	27%	15%	8%	50%	100%	19%	19%	13%	10%
<b>Locally Funded Other Strategies</b>	<b>Alameda</b>	<b>Contra Costa</b>	<b>Marin</b>	<b>Napa</b>	<b>San Francisco</b>	<b>San Mateo</b>	<b>Santa Clara</b>	<b>Solano</b>	<b>Sonoma</b>
23. Locally Funded Homebuyer Assistance Programs	53%	65%	17%	33%	100%	24%	56%	50%	30%
24. Tenant-Based Assistance	47%	50%	8%	0%	0%	10%	50%	13%	0%
25. Home sharing programs	27%	15%	33%	0%	100%	76%	38%	0%	0%

<b>By Right Strategies</b>	<b>Alameda</b>	<b>Contra Costa</b>	<b>Marin</b>	<b>Napa</b>	<b>San Francisco</b>	<b>San Mateo</b>	<b>Santa Clara</b>	<b>Solano</b>	<b>Sonoma</b>
26. Jurisdictions with public housing units	40%	35%	25%	0%	100%	10%	13%	0%	10%
27. Jurisdictions with group homes	80%	55%	33%	50%	100%	57%	50%	25%	40%
28. Jurisdictions with second unit ordinances	87%	70%	83%	50%	100%	67%	81%	38%	60%
<b>By Right Strategies</b>	<b>Alameda</b>	<b>Contra Costa</b>	<b>Marin</b>	<b>Napa</b>	<b>San Francisco</b>	<b>San Mateo</b>	<b>Santa Clara</b>	<b>Solano</b>	<b>Sonoma</b>
29. Jurisdictions with emergency shelters	67%	30%	8%	0%	100%	33%	31%	13%	20%
30. Jurisdictions with Affordable Housing Complexes	87%	60%	33%	50%	100%	43%	63%	38%	50%

## Policy Definitions

### Market Rate Housing Production Strategies:

1. *Reduced Parking Requirements* Reduced parking requirements to facilitate housing development (market or affordable).
2. *Streamlined Permitting Process* One-stop permitting or priority processing for certain kinds of housing developments (market or affordable).
3. *Graduated Density Bonus (parcel assembly)* Under the same zoning designation allow greater density with greater lot size to facilitate parcel assembly
4. *Form-based codes* Zoning codes that specify development requirements to an extent that development proposal meeting the requirements can be speedily entitled without conditional use permitting
5. *Mixed Use Zoning* Allows for compatible non-residential use on a given parcel
6. *Housing Overlay Zone* Housing overlay zones describe areas where jurisdictions provide incentives for housing development on sites that are not zoned for residential use.

### Affordable Housing Production Strategies:

7. *Density Bonus Ordinances* A locally adopted density bonus ordinance that customizes state density bonus law to local priorities
8. *Inclusionary/Below Market Rate Housing Policy* When a jurisdiction requires a certain percentage of housing units in market-rate developments to be affordably priced to income-specified households

### Anti-Displacement Strategies:

9. *Condominium Conversion Ordinance* An ordinance that regulates conversion of apartment buildings into condominiums and generally provides tenant protections.
10. *Just Cause Evictions* An ordinance that allows evictions for legally delineated circumstances.
11. *Rent Stabilization* Ordinances that regulate the percentage of annual rent increases, but allow rent to be “reset” at market-rate upon vacancy.
12. *Rehabilitation Program* Programs to purchase, rehabilitate, and then convert properties from a past non-residential (or dilapidated residential) use to affordable (income-restricted) residential

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| 13. <i>Preservation of Mobile Homes (Rent Stabilization ordinances)</i> | Typically rent stabilization ordinances applicable to mobile homes to preserve a source of affordable housing.     |
| 14. <i>SRO Preservation Ordinances</i>                                  | Typically rent stabilization ordinances applicable to properties designated “single room occupancy.”               |
| 15. <i>Homeowner Rehabilitation program</i>                             | Grant or low-cost loan programs targeted to home owners to make either minor or major repairs to their properties. |
| 16. <i>Other Anti-Displacement Strategies</i>                           | Policies that discourage eviction or economic displacement of residents due to market pressures.                   |

**Local Affordable Housing Funding Strategies:**

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| 17. <i>Reduced Fees or Waivers</i>                                    | Reduced fees or permit waivers for affordable housing development.  |
| 18. <i>General Fund Allocation Incl. former RDA “Boomerang” Funds</i> | An allocation of local funds for affordable housing development and preservation, for instance residual RDA funds.                                  |
| 19. <i>In-Lieu Fees (Inclusionary Zoning)</i>                         | Fees charged to market rate developers “in-lieu” of the construction of income-restricted ownership or rental units in new developments.            |
| 20. <i>Housing Development Impact Fee</i>                             | A per square foot or per unit development fee levied on market rate residential development that is used to develop or preserve affordable housing. |
| 21. <i>Commercial Development Impact Fee</i>                          | A per square foot development fee levied on non-residential development that is used to develop or preserve affordable housing.                     |
| 22. <i>Other taxes or fees dedicated to housing</i>                   | A local tax or fee (not specified above) dedicated to affordable housing development or preservation.   |

**Locally Funded Other Strategies:**

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| 23. <i>Locally Funded Homebuyer Assistance Programs</i> | Locally-funded homebuyer assistance programs – typically down payment assistance for first time buyers.           |
| 24. <i>Tenant-Based Assistance</i>                      | Locally-funded monetary assistance to tenants on a one-time or ongoing basis.                                     |
| 25. <i>Home sharing programs</i>                        | Locally-funded programs that encourage homeowners with extra rooms to “share” or room with a pre-screened tenant. |

**By Right Strategies:**

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| 26. <i>Public Housing</i>               | Jurisdiction has public housing units                    |
| 27. <i>Group Homes</i>                  | Jurisdiction has group homes                             |
| 28. <i>Second Unit Ordinance</i>        | Jurisdiction has a second unit ordinance                 |
| 29. <i>Emergency Shelters</i>           | Jurisdiction has an emergency shelter or shelters        |
| 30. <i>Affordable Housing Complexes</i> | Jurisdiction has at least one affordable housing complex |