

Attachment: Regional Data Tools Overview

ABAG-MTC staff continue to hone the framework for a new Regional Housing Technical Assistance Program funded by REAP, focused on supporting local jurisdictions to adopt compliant Housing Elements to implement the 6th cycle of RHNA. Two key regional data tools already in development are Housing Needs Data Packets and a Housing Element Site Selection Tool, slated for release in the fall.

Staff welcomes feedback from prospective users of these regional data tools to improve their effectiveness in assisting with the Housing Element process. Should you have any questions or suggestions for the proposed tools, please contact Somaya Abdelgany, Associate Regional Housing Planner, at HousingTA@bayareametro.gov. Updates on these tools and other housing technical assistance will be available on ABAG's website at <https://abag.ca.gov/housing-technical-assistance-program>.

Housing Needs Data Packets

ABAG-MTC staff is generating data packets that will assist local planning staff with the completion of the Housing Element "Housing Needs" section. Prior to release in the fall, this tool will be reviewed by HCD to ensure that it meets minimum state requirements. The packets will illustrate relevant jurisdiction-level data through a series of tables and figures, accompanied by text to explain trends. The product will be computer-generated, and jurisdictions will be responsible for editing and expanding on the sample text.

Later this year, staff will also create county-level narrative templates for the "Housing Needs" section that will tell more of a story about key trends or topics (e.g. how do we meet the needs of seniors). This could include more detailed analysis of Affirmatively Furthering Fair Housing, resilience, and other topics of local interest.

Staff has compiled the following preliminary list of tables/figures to be included in the jurisdiction-level data packets:

Table/Figure	Category
Population Trend	Population, Employment, & Households
Population by Race	Population, Employment, & Households
Population by Race over time	Population, Employment, & Households
Current Population by Age and Sex	Population, Employment, & Households
Current Population by Age and Race	Population, Employment, & Households
Employment by Industry	Population, Employment, & Households
Employment by Occupation	Population, Employment, & Households
Farmworkers	Population, Employment, & Households
Housing Tenure	Population, Employment, & Households
Housing Tenure by Race	Population, Employment, & Households
Tenure By Age of Householder	Population, Employment, & Households
Housing Tenure by Duration	Population, Employment, & Households
Households by Household Size	Households - Specialized Needs
Female Headed Households	Households - Specialized Needs
Households by Poverty Status	Households - Specialized Needs
Households in Poverty by Race	Households - Specialized Needs

Elderly Households by Income and Tenure	Households - Specialized Needs
Elderly Households by Race	Households - Specialized Needs
People Experiencing Homelessness	People Experiencing Homelessness
People Experiencing Homelessness by Race	People Experiencing Homelessness
Disability by Type	People with Disabilities
Disability by Type - Seniors (65 and over)	People with Disabilities
Disability by Employment Status	People with Disabilities
Developmental Disabilities	People with Disabilities
Housing Type	Housing Stock
Housing Type Trend	Housing Stock
Detailed Vacancy	Housing Stock
Housing Units by Year Structure Built	Housing Stock
Substandard Housing	Housing Stock
Median Home Sales Price for Existing Homes	Housing Stock
Housing Permitting	Housing Stock
Crowding by Extent and Tenure	Overpayment and Overcrowding
Overcrowding by Race	Overpayment and Overcrowding
Cost Burden by Income	Overpayment and Overcrowding
Cost Burdened Households by Race	Overpayment and Overcrowding
Spending on Rent	Overpayment and Overcrowding
Spending on Rent by Income	Overpayment and Overcrowding
Household Income by (cash) Rent	Overpayment and Overcrowding
Monthly Owner Costs for Mortgage Holders	Overpayment and Overcrowding
Costs for Mortgage Holders by Income	Overpayment and Overcrowding
Household Income by Home Value (owned)	Overpayment and Overcrowding
Extremely Low Income Housing Needs	Overpayment and Overcrowding
Assisted Units at Risk of Conversion	Assisted Units at Risk of Conversion
HCD/TCAC Opportunity Map Category by Race	Access to Opportunity
Mortgage Applications by Race	Access to Opportunity
Rate of Mortgage Application Denial by Race	Access to Opportunity

Housing Element Site Selection Tool

To support local planning staff with completion of the Housing Element "Site Inventory and Analysis" section, ABAG-MTC staff is developing a web-based mapping tool to guide jurisdictions in identifying potential sites that align with state requirements as well as regional and local priorities. Local planning staff will have the opportunity to explore and provide feedback on a beta version of the tool in early fall. After incorporating feedback and developing improved features, ABAG-MTC will release a final version of the tool, which may continue to be refined per ongoing feedback. ABAG-MTC staff will work with HCD to ensure the tool meets legal requirements.

The beta version of the tool will allow users to view key criteria for each parcel within a given jurisdiction and to export that data directly into HCD's new "Site Inventory Form" with auto-populated sections for selected parcels. These data points include:

- Jurisdiction
- Site Address/Intersection
- 5 Digit ZIP Code
- Assessor Parcel Number

- General Plan Designation (Current)
- Zoning Designation (Current)
- Minimum Density Allowed (units/acre)
- Max Density Allowed (units/acre)
- Parcel Size (Gross Acres)
- Existing Use/Vacancy
- Whether it has access to existing or planned Infrastructure
- Whether it is Publicly-Owned and Entity Type if so
- Whether it was Identified in the Last Two Planning Cycle(s)
- HCD/TCAC Opportunity Map Categorization
- Environmental Constraints

Additionally, the beta version will screen all parcels within a given jurisdiction into the following categories to jumpstart the process of identifying sites that either meet HCD's minimum site inventory requirements or require further analysis or documentation:

- **Adequate Sites (Green):** Parcels that can accommodate RHNA at any income category, including low- and very low-income, without significant analysis or documentation required by HCD. This includes any parcel that:
 - Does not possess environmental constraints that inhibit housing development
 - Has access to existing or planned infrastructure, indicated by whether it is located in an Urbanized Area or covered by a Specific Plan
 - Is a vacant parcel with residential zoning or non-residential zoning that allows for residential development
 - Was not included in a jurisdiction's site inventory for either of the last two planning periods (4th or 5th Cycle Housing Elements)
 - Has a maximum allowable density that is within HCD's default densities
 - Has a parcel size between 0.5 acre and 10 acres
 - Is located in a high resource area based on HCD/TCAC Opportunity Maps
- **Potential Sites (Yellow):** Parcels that could potentially be used to accommodate RHNA, but require further analysis or documentation submitted to HCD in order to determine whether it is adequate and for which income category. This includes any parcel that:
 - Does not possess environmental constraints that are inhibitive to housing development
 - Has access to existing or planned infrastructure
 - Meets any one of the following conditions:
 - Is a non-vacant parcel with residential zoning or non-residential zoning that allows for residential development
 - Is a vacant parcel with non-residential zoning
 - Is a publicly-owned parcel
 - Was included in a jurisdiction's site inventory for either of the last two planning periods
 - Has a maximum allowable density that is not within HCD's default densities
 - Has a parcel size less than 0.5 acre or greater than 10 acres

- **Highly Constrained Sites (Red):** Parcels that will likely require significant mitigation and investment to accommodate RHNA at any income category. This includes any parcel that:
 - Does possess environmental constraints that are inhibitive to housing development
 - Does not have access to existing or planned infrastructure

After the beta version of the tool is released, ABAG-MTC staff will focus on incorporating feedback received and refining the tool further to assist jurisdictions with deeper analyses related to topics such as capacity calculations, non-vacant sites, rezoning, accessory dwelling units, Affirmatively Furthering Fair Housing, resilience, and GHG/VMT reduction.