



Technical Assistance
for Local Planning
HOUSING



Affirmatively Furthering Fair Housing: Data Deep Dive

Assessment of Fair Housing
Guidance, and Segregation and
Land Use Strategies Discussion

Housing Element Webinar Series

July 13, 2021

Agenda

1. Welcome & Introductions
2. Why Fair Housing?
3. Segregation and Land Use 101
4. Breakout Room Activity
5. Assessment of Fair Housing Deep Dive(Q/A)
6. Upcoming AFFH Products

Housing Element Webinar Series

ON THE BOOKS

July 27 Integrating Resilience into your Housing Element Update

LATER THIS YEAR

Meeting Strategies and Tactics

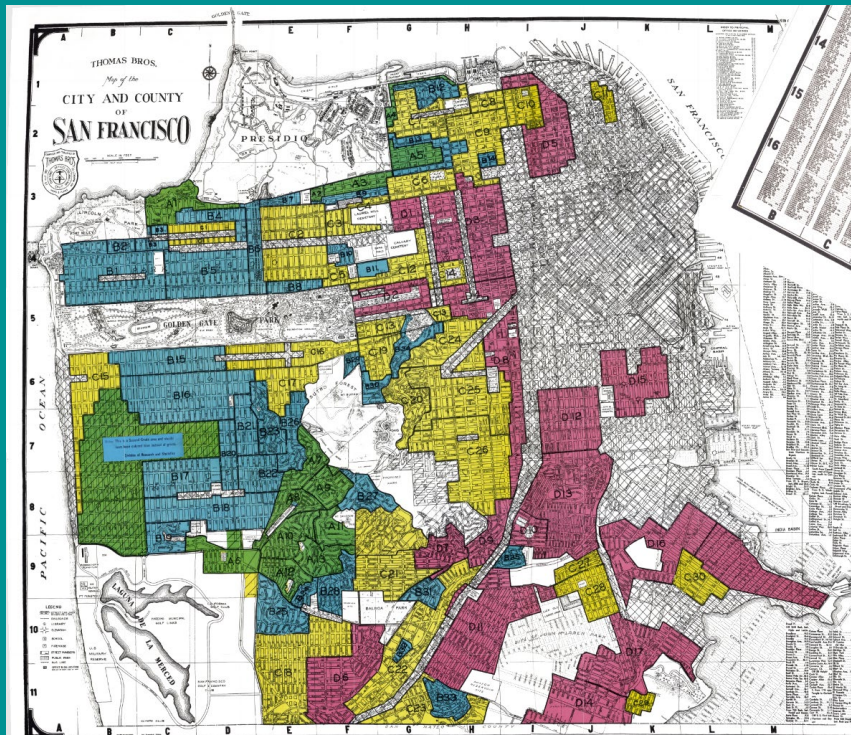
Tips for Certifiable Success

AFFH Policies and Actions

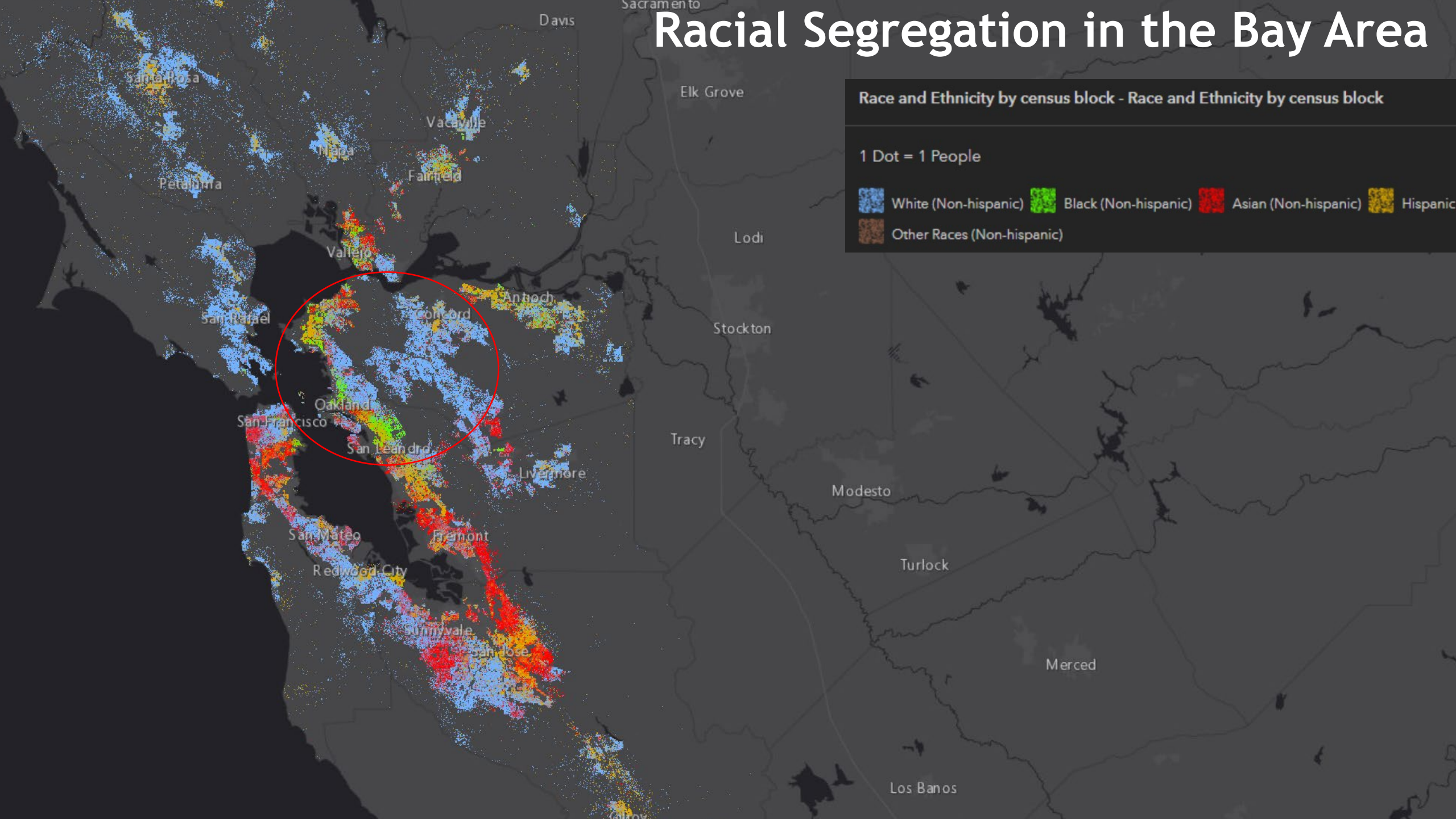
Why Fair Housing?

The Fair Housing Act (of 1968)

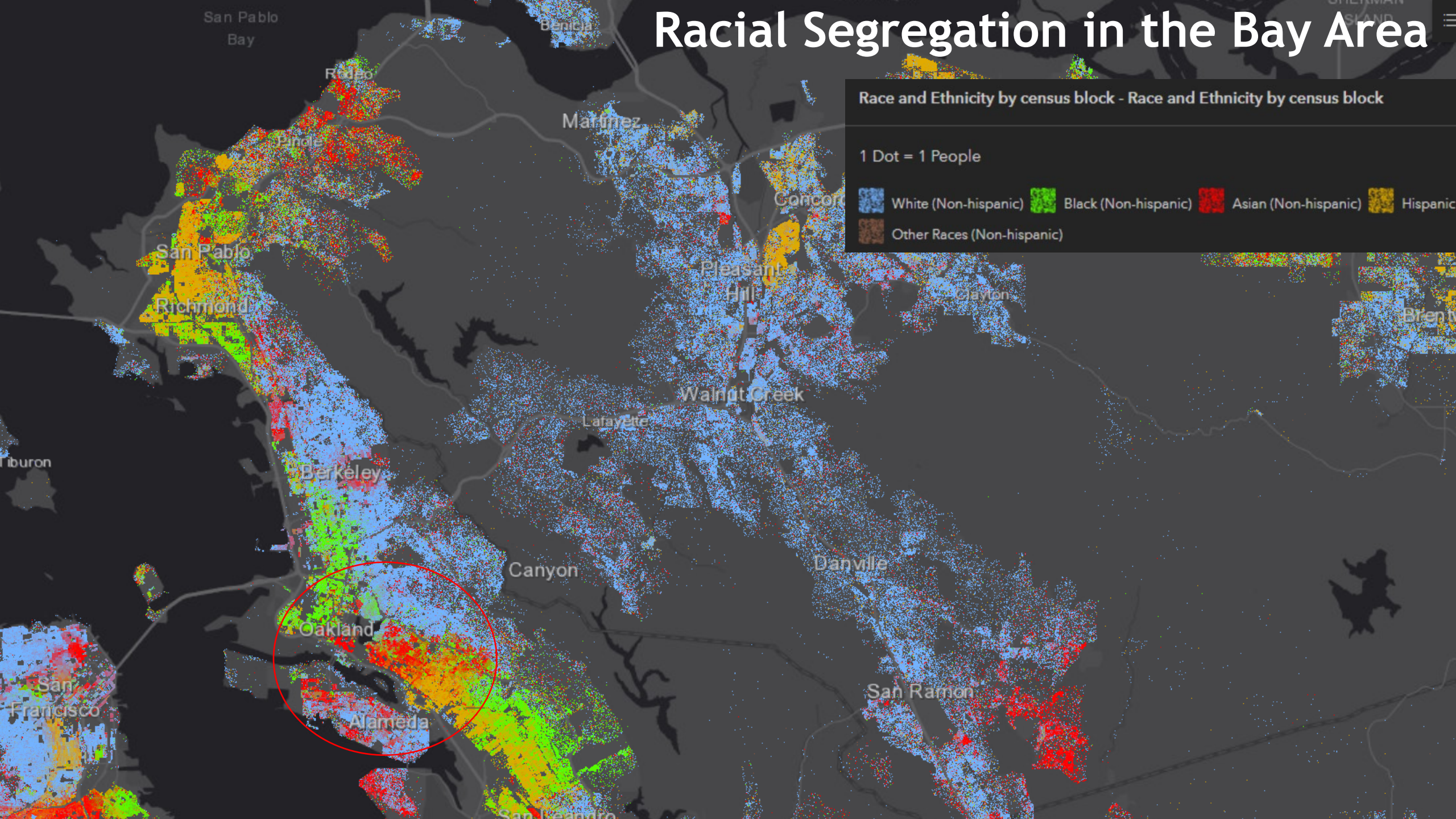
“Prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status.”



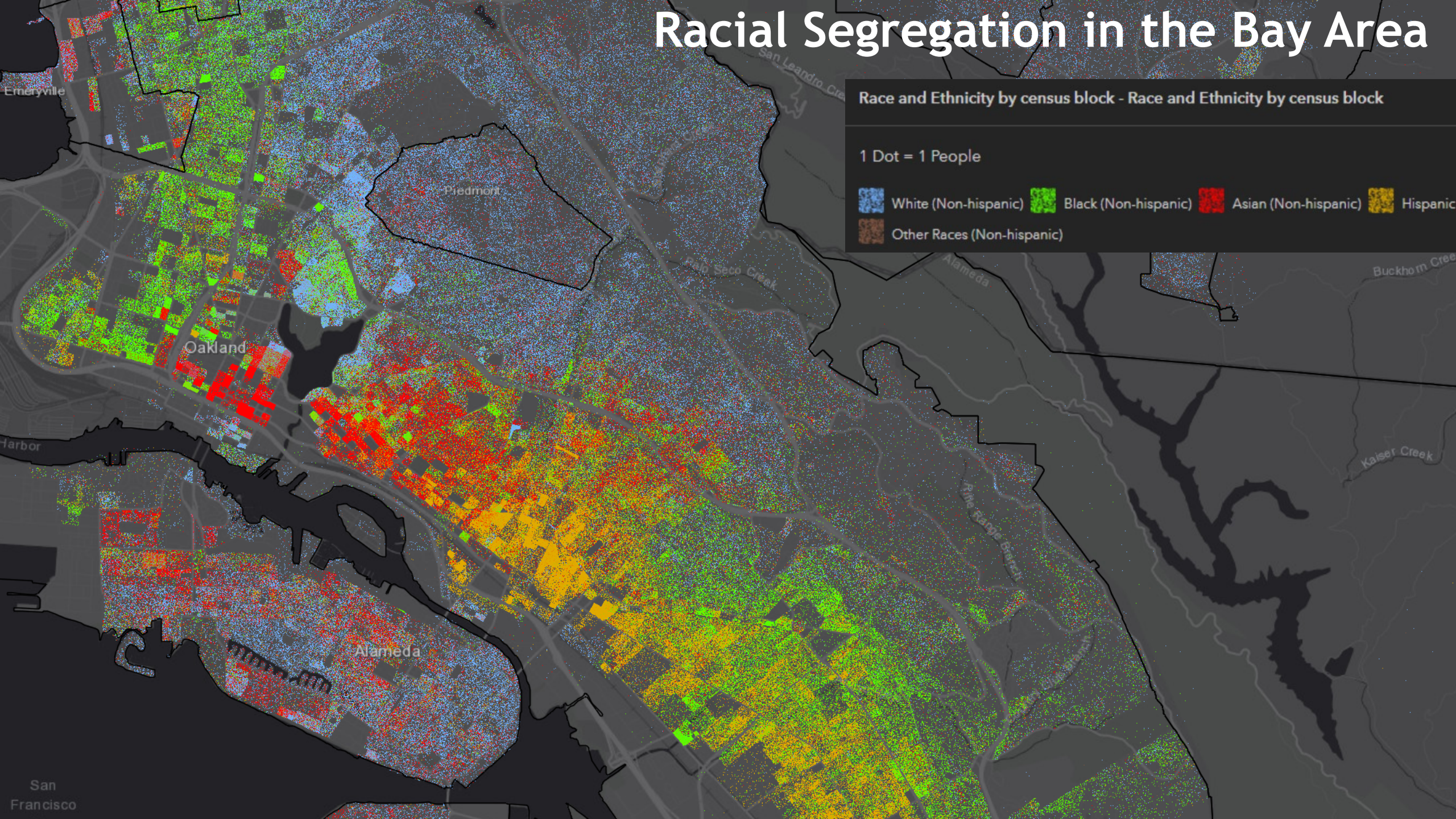
Racial Segregation in the Bay Area



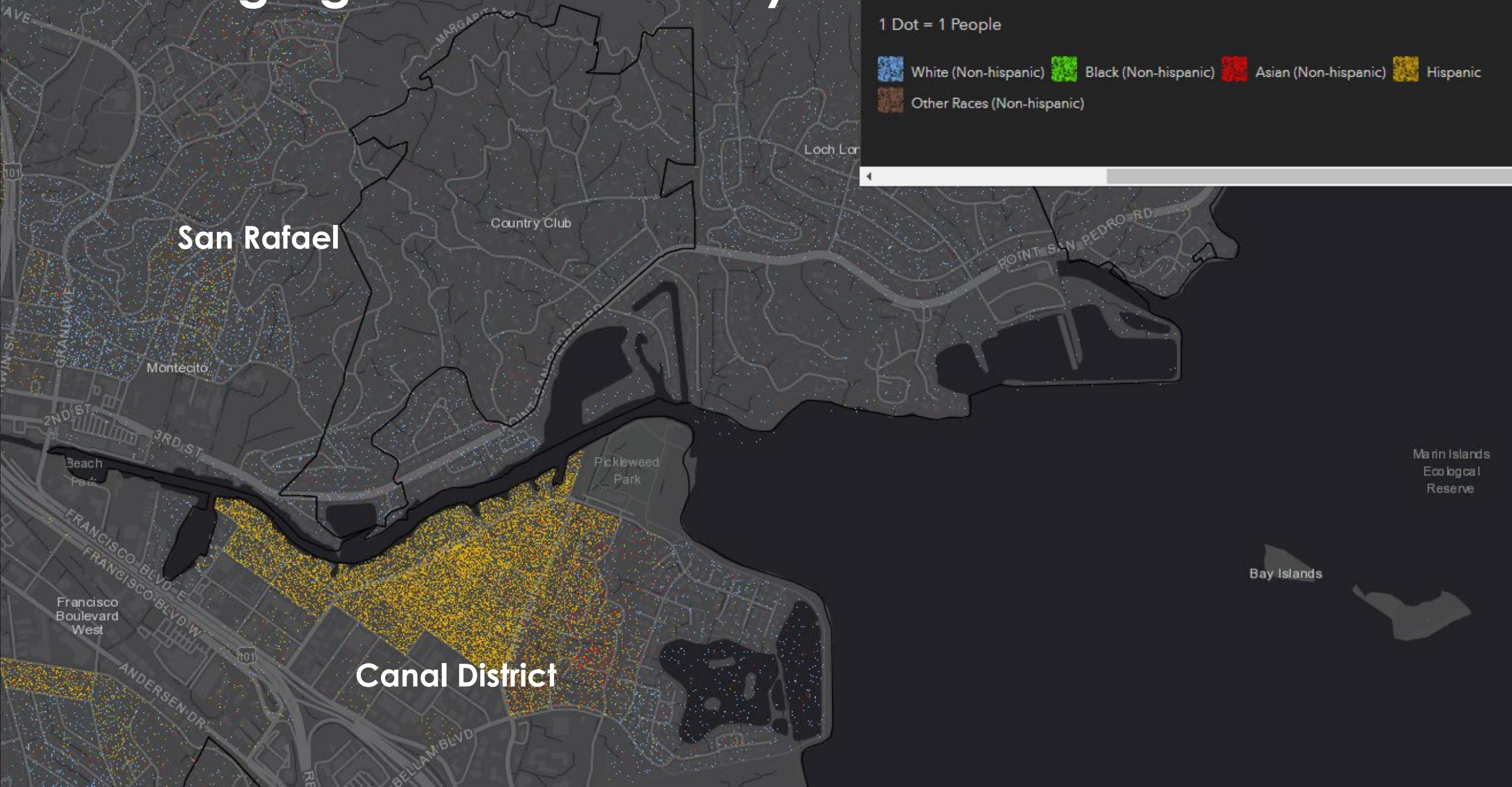
Racial Segregation in the Bay Area



Racial Segregation in the Bay Area



Racial Segregation Within a City



Land Use Segregation Within a City

Race and Ethnicity by census block - Race and Ethnicity by census block

1 Dot = 1 People

- White (Non-hispanic)
- Black (Non-hispanic)
- Asian (Non-hispanic)
- Hispanic
- Other Races (Non-hispanic)



San Rafael

Canal District



Marin Islands Ecological Reserve

Marin Islands



Federal
2015 HUD AFFH Rule

California
AB 686 Legislation

What is Affirmatively Furthering Fair Housing?

Assembly Bill 686 (2018) defines Affirmatively Furthering Fair Housing (AFFH) as:

“taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.

The goals of AFFH are to:

- Address significant disparities in housing needs and in access to opportunity
- Replace segregated living patterns with truly integrated and balanced living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity, and
- Foster and maintain compliance with civil rights and fair housing laws.

AB 686: New Housing Element Requirements



Outreach



Assessment of Fair Housing



ID and Prioritize Contributing Factors



Sites Inventory



Goals, Policies & Actions

AB 686: New Housing Element Requirements



Outreach



Assessment of Fair Housing



ID and Prioritize Contributing Factors



Sites Inventory



Goals, Policies & Actions

ABAG Housing TA Support



Assessment of Fair Housing

- Fair Housing Outreach and Enforcement Capacity
- Segregation and Integration Patterns and Trends
- Racially & Ethnically Concentrated Areas of Poverty (R/ECAP)
- Disparities in Access to Opportunity
- Disproportionate Housing Needs, Including Displacement-Risk

ABAG Housing TA Support



Assessment of Fair Housing

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ABAG Housing TA Support



Assessment of Fair Housing

- Segregation and Integration Patterns and Trends
 - 1) Race/ethnicity,
 - 2) Persons with disabilities,
 - 3) Familial status, and
 - 4) Income

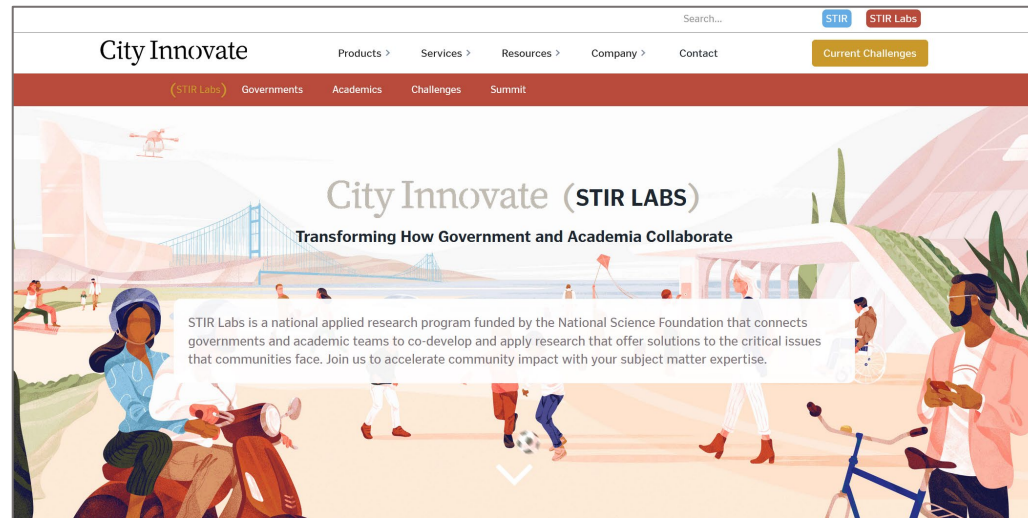
	City		County		Region	
	2010	2019	2010	2019	2010	2019
White					42%	39%
Black					6%	6%
Latinx					24%	24%
Asian or Pacific Islander					24%	27%
Mixed/Other					4%	5%

ABAG Housing TA Support



Assessment of Fair Housing

STIR Labs Research Partnership: *Measuring Racial and Socio-Economic Housing Inequality*



University Project Partners



Jessica Trounstine Ph.D,
Professor of Political
Science, UC Merced



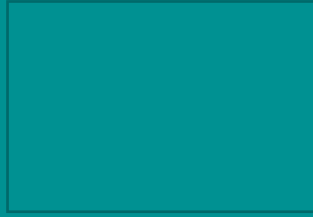
Eddie Lucero, Graduate
Researcher, UC Merced



Lindsay Sanchez, Undergraduate
Researcher, UC Merced



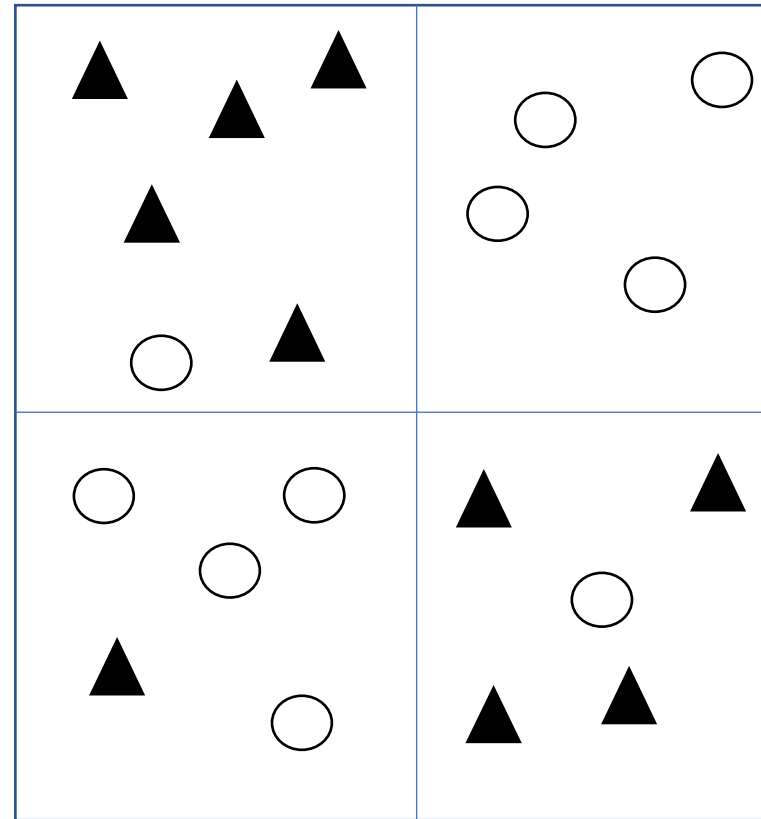
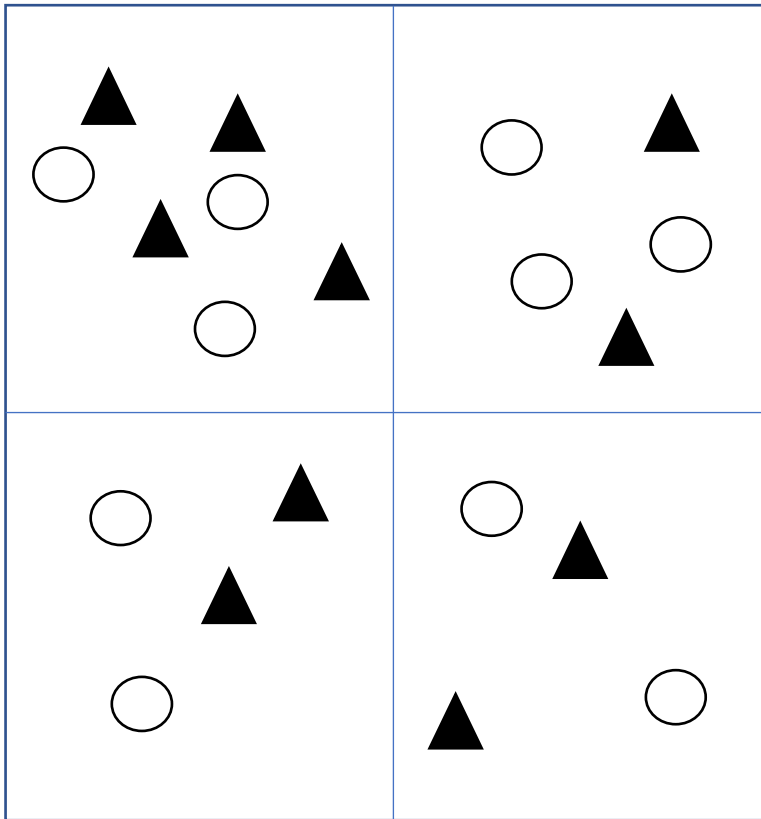
Ricardo Robles, Graduate
Researcher, UC Merced



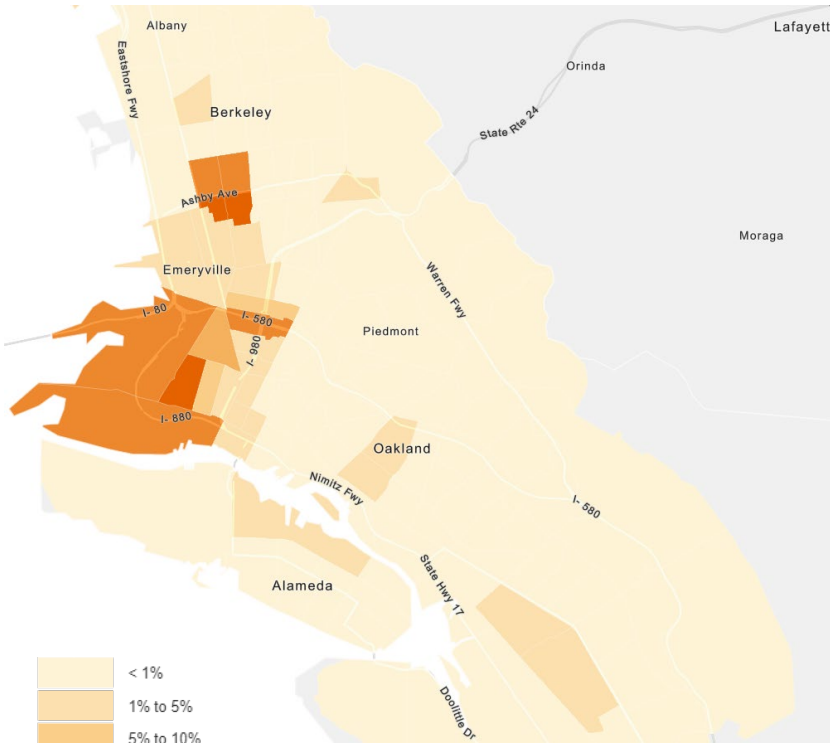
Segregation and Land Use 101

Segregation Defined

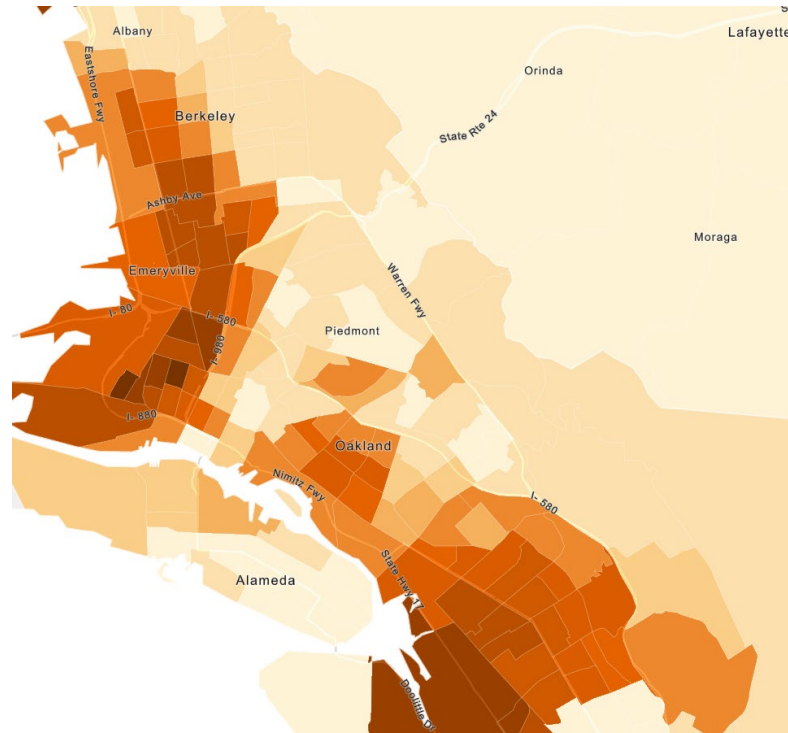
- Separation by race or class into different geographic communities



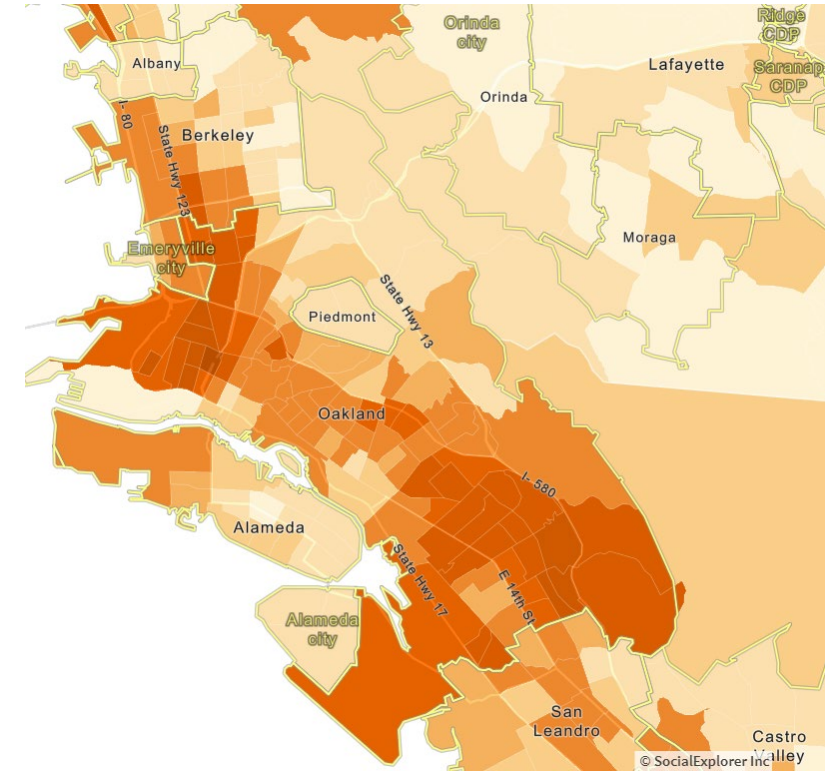
Segregation Changed Over Time



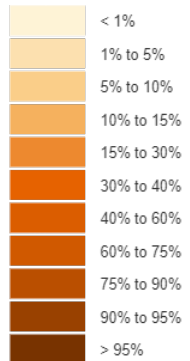
1940



1970

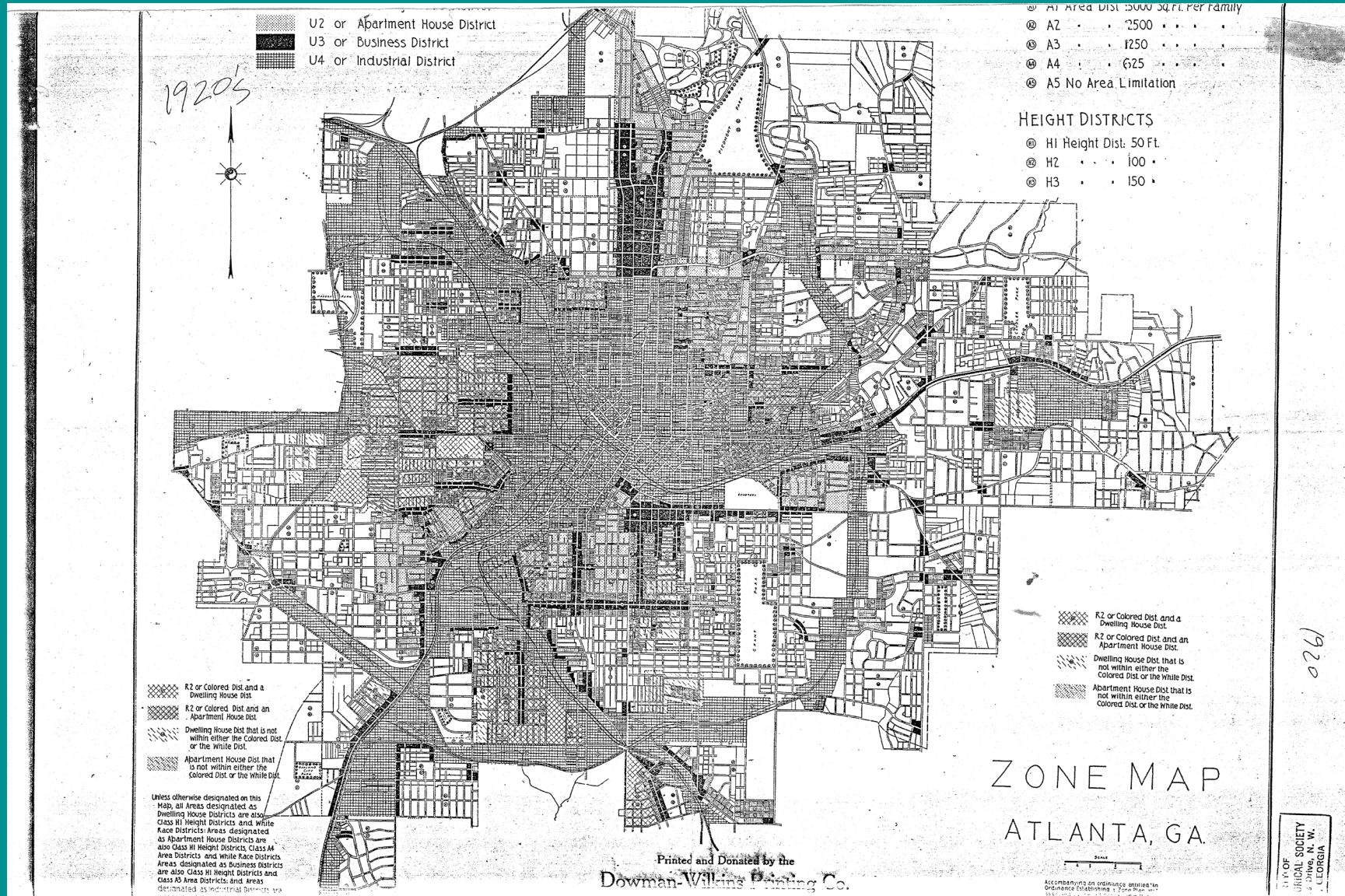


2010



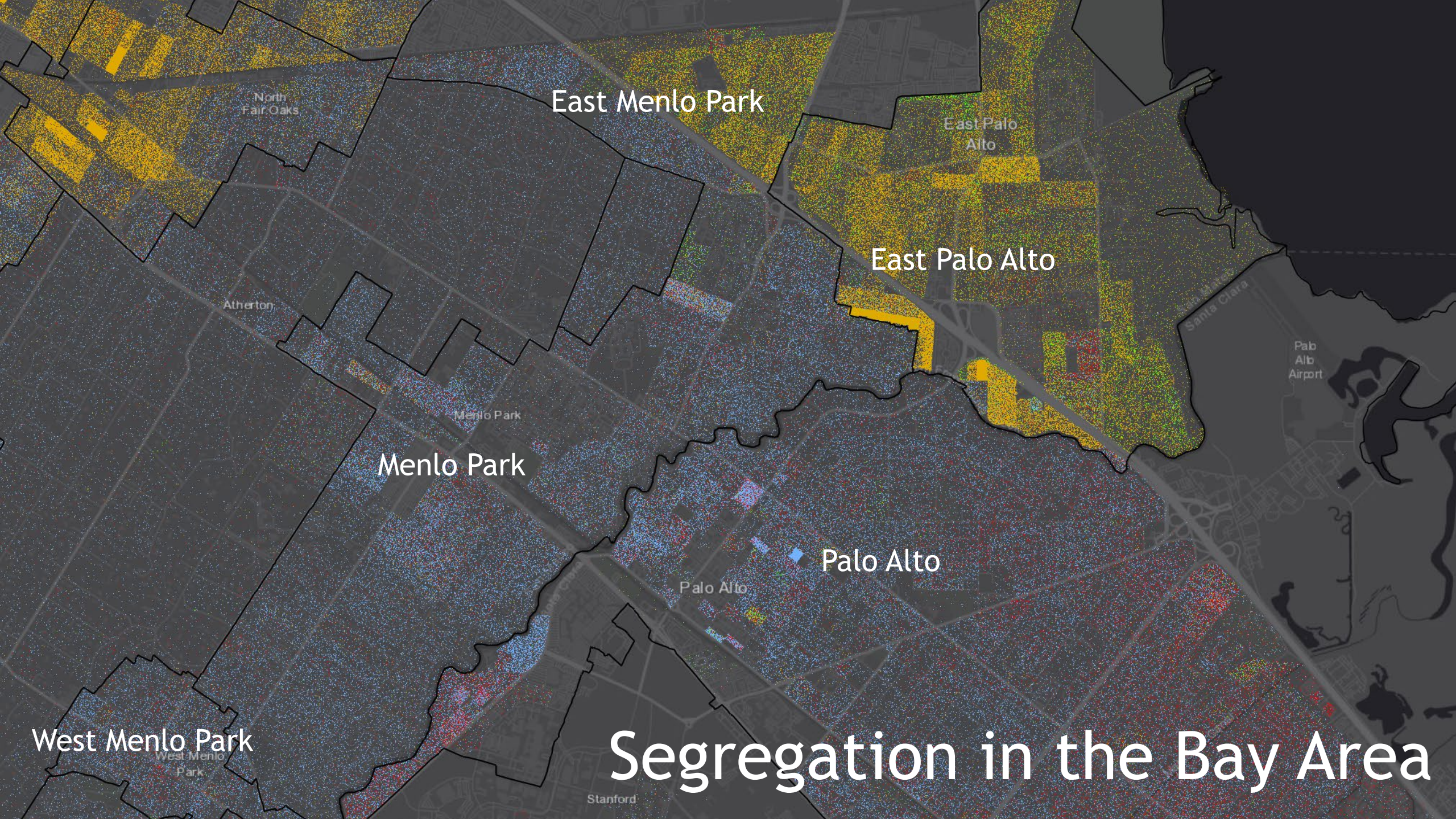
% Black Population by Census Tract

Land Use Regulation → Segregation



Land Use Regulation → Segregation





North Fair Oaks

East Menlo Park

East Palo Alto

Atherton

East Palo Alto

San Mateo
Santa Clara

Palo Alto
Airport

Menlo Park

Menlo Park

Palo Alto

Palo Alto

West Menlo Park

West Menlo Park

Stanford

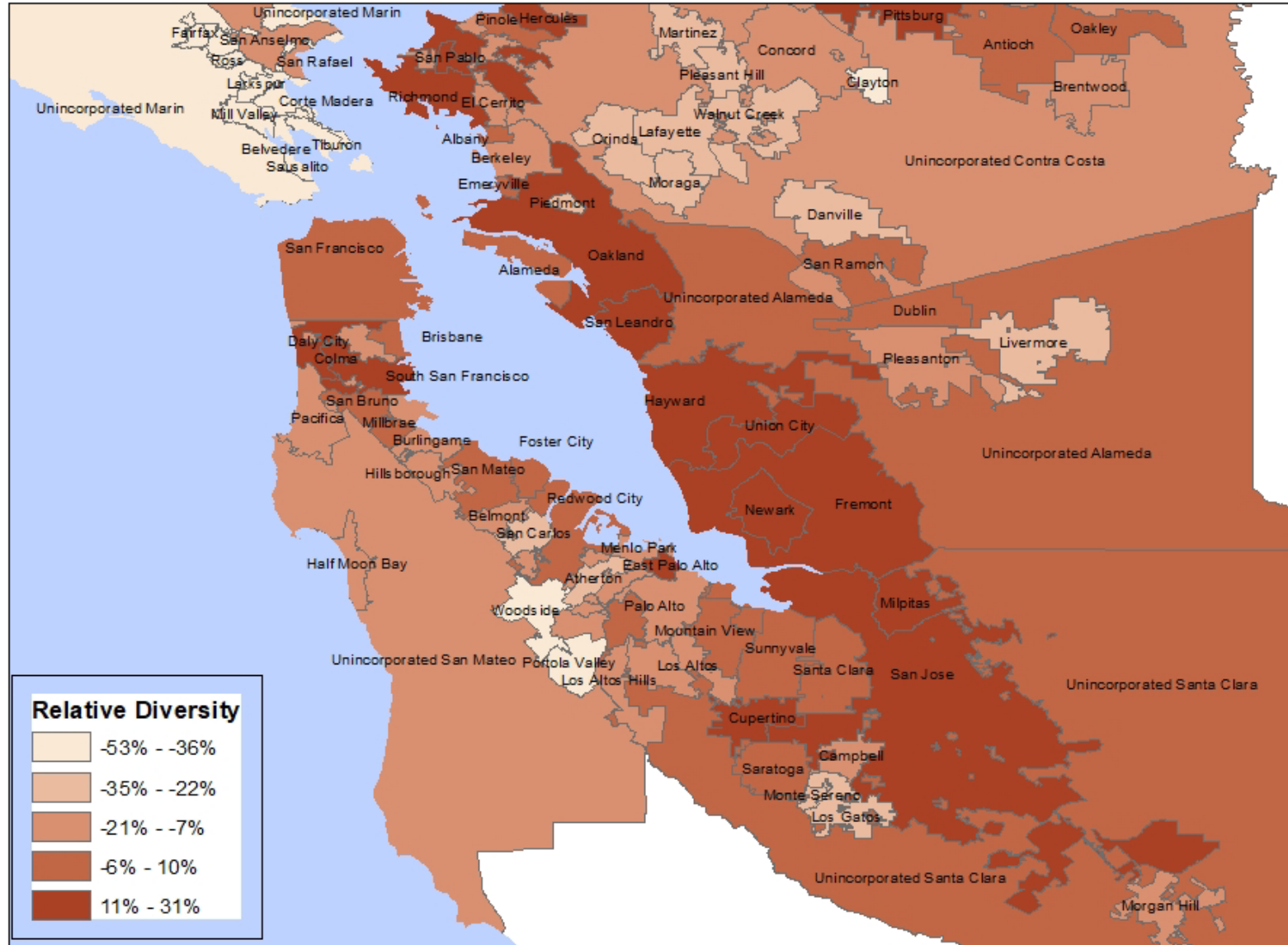
Segregation in the Bay Area

Measuring Segregation Within Cities

	Dissimilarity Black/White	Dissimilarity Latino/White	Theil's H Multiracial
Menlo Park	0.63	0.63	0.18
East Palo Alto	0.31	0.29	0.03
Palo Alto	0.24	0.20	0.03
Atherton	0.16	0.09	0.01
Bay Area Total	0.34	0.23	0.09

Segregation Measured at the Census Tract Level in 2019

Relative Difference = Between City Segregation



Land Use Regulation Effects on Between-City Segregation



Land Use Regulations Associated with Higher Relative Diversity in the Bay Area

- Zoned density/acre
- Flexible parking requirements
- High Floor Area Ratios
- Low minimum lot sizes
- Low front yard set-backs
- High multifamily height limits
- By-right development for townhouses
- Low political opposition to development

Land Use Regulations NOT Associated with Higher Relative Diversity in the Bay Area

- Share of parcels zoned multifamily
- ADUs
- Overall availability of by-right development
- Impact fees
- Inclusionary zoning
- Form based code
- Housing overlays

Discussion and Q/A

- Please type your questions into the chat

Breakout Room Discussion: (30 min)

- 1) Have you briefed your Council on AFFH? If so, tell us about it.
- 2) Let's talk Outreach: Who should you be reaching out to?

Assessment of Fair Housing: Deep Dive Edition

ABAG Housing TA Support



Assessment of Fair Housing

- Fair Housing Outreach and Enforcement Capacity
- Segregation and Integration Patterns and Trends
- Racially & Ethnically Concentrated Areas of Poverty (R/ECAP)
- Disparities in Access to Opportunity
- **Disproportionate Housing Needs, Including Displacement-Risk**

ABAG Housing TA Support



Assessment of Fair Housing

- **Disproportionate Housing Needs & Displacement-Risk**
 - Sample Data Points:
 - Cost Burden (Overpayment)
 - Overcrowding
 - Substandard Housing
 - Homelessness
 - Displacement
 - Housing Development At-Risk of Conversion

ABAG AFFH Data Checklist

(coming soon)



Assessment of Fair Housing

	A	B	C	D	E	F
1	Key considerations for AFH analysis:	*Compare conditions at the local level to the broader region (either the county as a whole or the 9-county Bay Area) *For localities near county borders, trends and patterns across county boundaries should be addressed. *For looking at differences within a city, use data at the block group level where possible. If block group data is unavailable, use the most granular data possible, such as the census tract level. *Compare patterns over time using the most recent 5-year American Community Survey data and the most recent 10-year census data, and can go even further back to examine longer term trends if desired.				
2	AFH Component	Data Point or Analysis	Page in HCD Guidance	Source for Data Point	Additional Data Sources	Other Factors to Consider
74	Disproportionate Housing Needs, Including Displacement	Cost burden and severe cost burden for both owners and renters. Identifying the protected groups (e.g., race/ethnicity, familial status, persons with disabilities and income) that experience higher rates of housing cost burden.	39	ABAG Housing Needs Data Packet Tables "OVER-05: Cost Burden by Income Level", "OVER-06: Cost Burden by Tenure", "OVER-07: Cost Burden Severity", "OVER-08: Cost Burden by Race", "OVER-09: Cost Burden by Household Size"		
75		Overcrowding and severe overcrowding for both owners and renters. Identifying the protected groups (e.g., race/ethnicity, familial status, persons with disabilities and income) that experience higher rates of overcrowding.	39	ABAG Housing Needs Data Packets "OVER-01: Overcrowding by Tenure and Severity", "OVER-02: Overcrowding Severity", "OVER-03: Overcrowding by Race", "OVER-04: Overcrowding by Income Level",		The analysis should address these factors for protected characteristics and at least race and ethnicity, familial status, persons with disabilities and incomes. The analysis may use data tables or maps and at least must compare the locality to the broader region and the sub-geographies within the locality.
77		Rates of homelessness. Identifying the protected groups (e.g., race/ethnicity, familial status, persons with disabilities and income) that experience higher rates of homelessness.	39	County-level data available in ABAG Housing Needs Data Packet Tables "HOMELS-01 Homelessness by Household Type and Shelter Status", "HOMELS-02: Racial Group Share of General and Homeless Populations"; "HOMELS-03: Latinx Share of General and Homeless Populations"; "HOMELS-04: Characteristics for the Population Experiencing Homelessness".	Need to supplement with jurisdiction-level data from Point-In Time Count or local service providers.	
78		Discuss the areas of a locality that experience the greatest disproportionate housing needs and any coincidence with protected groups.	40	AFFH Data Viewer; Local Jurisdiction		



ABAG Housing Needs Data Packet



Assessment of Fair Housing

- Disproportionate Housing Needs, Including Displacement- *Housing Needs Data Packets (HNDP)*

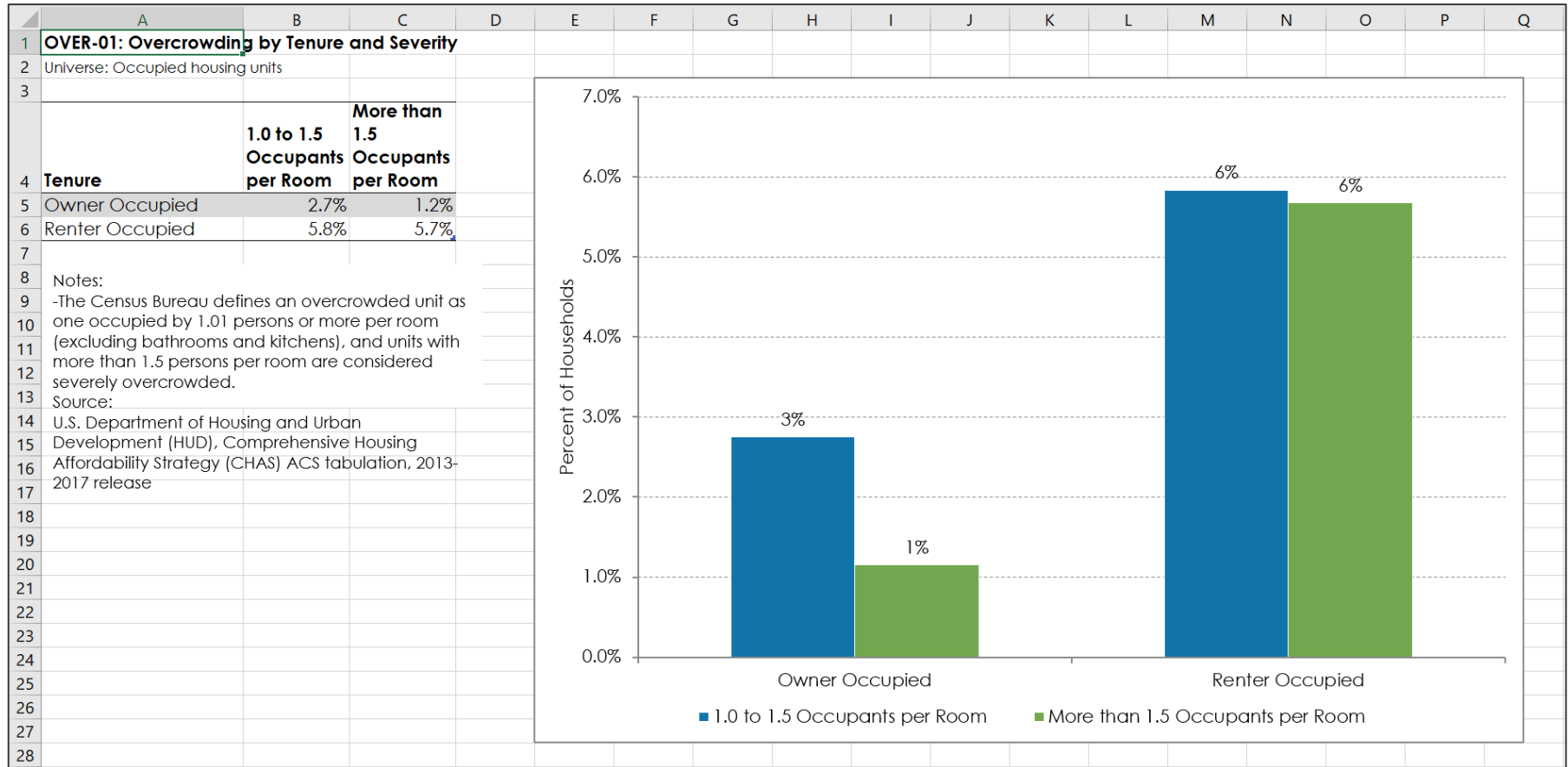
Table Number	Table Name	Table Source	HCD Building Blocks	HCD Compliance
36	HSG-02 Occupancy Status	U.S. Census Bureau, American Community Survey 5-Year: Housing Stock Characteristics	Housing Stock Characteristics	Not Required by HCD, but F
37	HSG-03 Vacant Units by Type	U.S. Census Bureau, American Community Survey 5-Year: Housing Stock Characteristics	Housing Stock Characteristics	Required by HCD
38	HSG-04 Housing Units by Year Structure Built	U.S. Census Bureau, American Community Survey 5-Year: Housing Stock Characteristics	Housing Stock Characteristics	Required by HCD
39	HSG-05 Housing Units by Number of Bedrooms	U.S. Census Bureau, American Community Survey 5-Year: Housing Stock Characteristics	Housing Stock Characteristics	Not Required by HCD, but F
40	HSG-06 Substandard Housing Issues	U.S. Census Bureau, American Community Survey 5-Year: Housing Stock Characteristics	Housing Stock Characteristics	Required by HCD
41	HSG-07 Home Values of Owner-Occupied Units	U.S. Census Bureau, American Community Survey 5-Year: Housing Stock Characteristics	Housing Stock Characteristics	Required by HCD
42	HSG-08 Zillow Home Value Index (ZHVI)	Zillow, Zillow Home Value Index (ZHVI)	Housing Stock Characteristics	Not Required by HCD, but F
43	HSG-09 Contract Rents for Renter-Occupied Units	U.S. Census Bureau, American Community Survey 5-Year: Housing Stock Characteristics	Housing Stock Characteristics	Required by HCD
44	HSG-10 Median Contract Rent	U.S. Census Bureau, American Community Survey 5-Year: Population, Employment, and Household Characteristics	Population, Employment, and Household Characteristics	Required by HCD
45	HSG-11 Permitted Housing, by Income Level	California Department of Housing and Community Dev: Housing Stock Characteristics	Housing Stock Characteristics	Required by HCD
46	RISK-01 Assisted Units at Risk of Conversion	California Housing Partnership, Preservation Database: Assisted Housing Developments at Risk of Conversion	Assisted Housing Developments at Risk of Conversion	Required by HCD
47	OVER-01 Overcrowding by Tenure and Severity	U.S. Department of Housing and Urban Development (Overpayment and Overcrowding	Overpayment and Overcrowding	Required by HCD
48	OVER-02 Overcrowding Severity	U.S. Department of Housing and Urban Development (Overpayment and Overcrowding	Overpayment and Overcrowding	Required by HCD
49	OVER-03 Overcrowding by Race	U.S. Census Bureau, American Community Survey 5-Year: Overpayment and Overcrowding	Overpayment and Overcrowding	Not Required by HCD, but F
50	OVER-04 Overcrowding by Income Level	U.S. Department of Housing and Urban Development (Overpayment and Overcrowding	Overpayment and Overcrowding	Recommended by HCD
51	OVER-05 Cost Burden by Income Level	U.S. Department of Housing and Urban Development (Overpayment and Overcrowding	Overpayment and Overcrowding	Required by HCD
52	OVER-06 Cost Burden by Tenure	U.S. Census Bureau, American Community Survey 5-Year: Overpayment and Overcrowding	Overpayment and Overcrowding	Required by HCD
53	OVER-07 Cost Burden Severity	U.S. Census Bureau, American Community Survey 5-Year: Overpayment and Overcrowding	Overpayment and Overcrowding	Required by HCD
54	OVER-08 Cost Burden by Race	U.S. Department of Housing and Urban Development (Overpayment and Overcrowding	Overpayment and Overcrowding	Recommended by HCD
55	OVER-09 Cost Burden by Household Size	U.S. Department of Housing and Urban Development (Overpayment and Overcrowding	Overpayment and Overcrowding	Recommended by HCD
56	FARM-01 Migrant Worker Student Population	California Department of Education, California Longitudinal: Farmworkers	Farmworkers	Required by HCD
57	FARM-02 Farm Operations and Farm Labor by County	U.S. Department of Agriculture, Census of Farmworker: Farmworkers	Farmworkers	Required by HCD
58	LGFEM-01 Household Size by Tenure	U.S. Census Bureau, American Community Survey 5-Year: Large Families and Female-Headed Households	Large Families and Female-Headed Households	Required by HCD
59	LGFEM-02 Households by Household Size	U.S. Census Bureau, American Community Survey 5-Year: Large Families and Female-Headed Households	Large Families and Female-Headed Households	Not Required by HCD, but F
60	LGFEM-03 Household Size by Household Income Level	U.S. Department of Housing and Urban Development (Large Families and Female-Headed Households	Large Families and Female-Headed Households	Required by HCD
61	LGFEM-04 Housing Tenure by Household Type	U.S. Census Bureau, American Community Survey 5-Year: Large Families and Female-Headed Households	Large Families and Female-Headed Households	Not Required by HCD, but F
62	LGFEM-05 Female-Headed Households by Poverty Status	U.S. Census Bureau, American Community Survey 5-Year: Large Families and Female-Headed Households	Large Families and Female-Headed Households	Required by HCD

Overcrowding By Tenure & Severity



Assessment of Fair Housing

- Disproportionate Housing Needs, Including Displacement- *Housing Needs Data Packets (HNDP)*

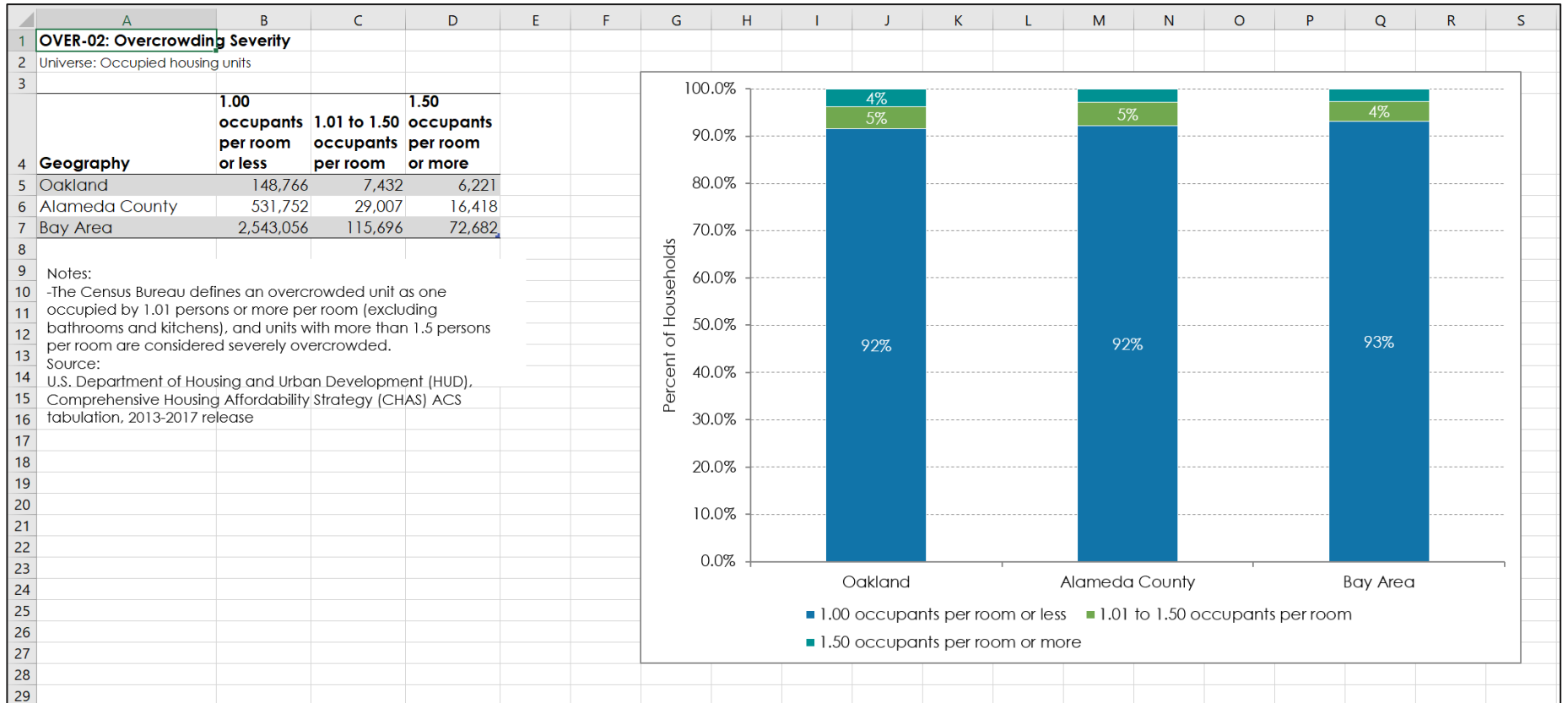


Overcrowding Regional Comparison



Assessment of Fair Housing

- Disproportionate Housing Needs, Including Displacement- *Housing Needs Data Packets (HNDP)*

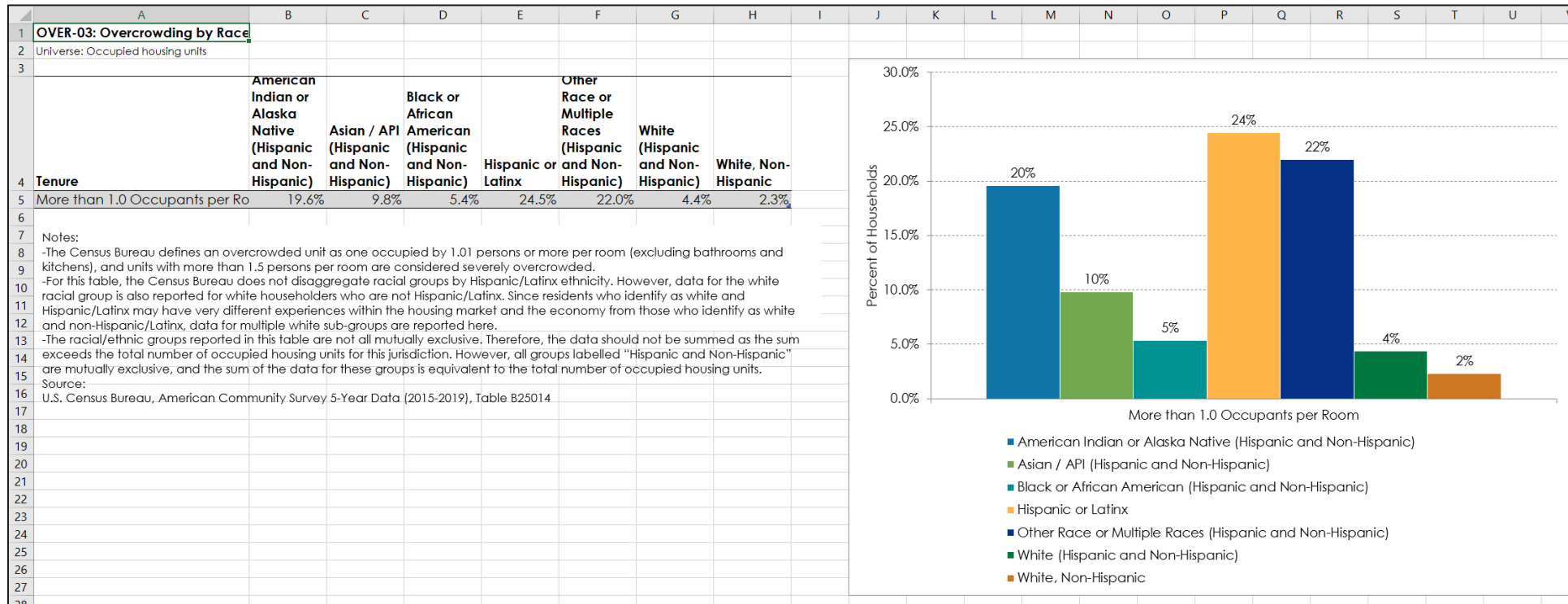




Assessment of Fair Housing

Overcrowding By Race

- Disproportionate Housing Needs, Including Displacement- *Housing Needs Data Packets (HNDP)*

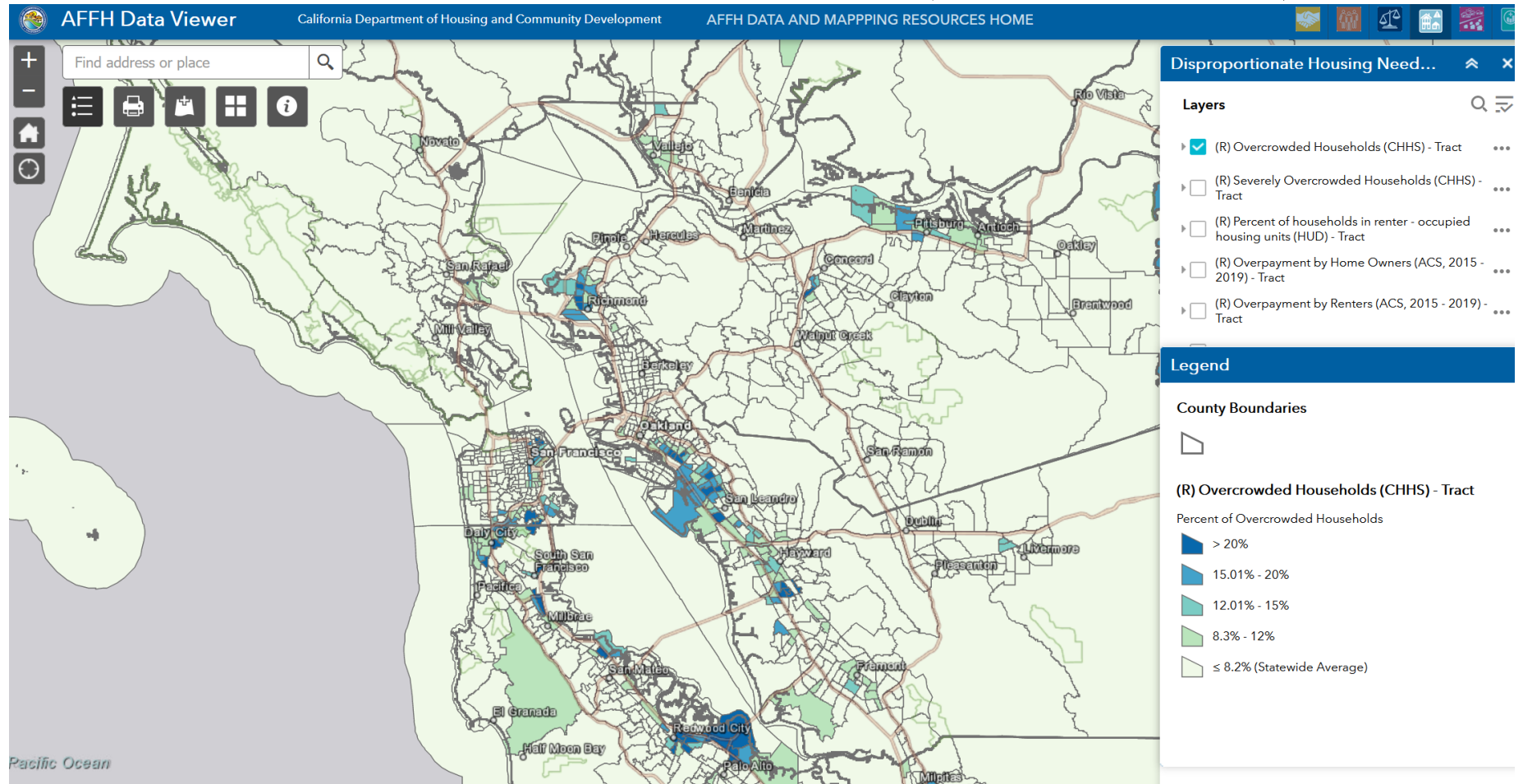


HCD AFFH Data Viewer

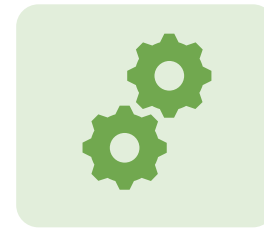


Assessment of Fair Housing

- Disproportionate Housing Needs, Including Displacement- *HCD Data Viewer (Overcrowding)*



ABAG Housing TA Support



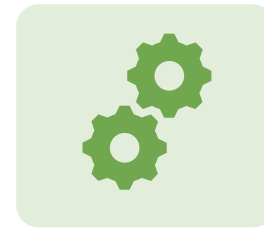
Upcoming AFFH Content

- Template staff report and presentation slides
- Data Checklist (draft)
- Leading with Equity Working Group
- Segregation and Land Use Reports
- AFFH messaging support
- Policy Guidance Toolkit

Q/A on the AFH Deep Dive

- Please type your questions into the chat

ABAG Housing TA Support



Relevant AFFH Links:

- HCD links
 - [AFFH Webpage](#)
 - [AFFH Data Viewer](#)
 - [AFFH Guidance Memo](#)
- ABAG TA links
 - [ABAG's Housing Technical Assistance website](#)
 - [Housing Element Completeness Checklist](#)
 - [Housing Needs Data Packets](#)
 - [STIR Labs: Segregation and Land Use Research](#)

Thank You.

housingTA@bayareametro.gov

