Regional Data Tools for the Housing Element

PLANNING INNOVATIONS WEBINAR
OCTOBER 29, 2020

ABAG/MTC & HCD Presenters:
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-Sohab Mehmood, HCD TA Lead
-Heather Peters, ABAG/MTC Principal Planner
-Somaya Abdelgany, ABAG/MTC Associate Planner
Agenda

I. Introduction

II. HCD Presentation on Housing Needs and Site Inventory Requirements

III. REAP-funded Regional Housing Technical Assistance Program

IV. Housing Needs Data Packets Preview
   • Q&A
   • Breakout Room Discussion

V. Housing Element Site Selection Tool Preview
   • Q&A
   • Breakout Room Activity

VI. Closing
Housing Needs and Site Inventory Requirements
# New Housing Elements Laws

<table>
<thead>
<tr>
<th>Sites</th>
<th>Constraints</th>
<th>HE Compliance</th>
<th>Fair Housing</th>
<th>Homelessness</th>
<th>Land Use</th>
<th>Housing Needs Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>AB 725 (2020)</td>
<td></td>
<td></td>
<td></td>
<td>No-net loss</td>
<td></td>
<td></td>
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<tr>
<td>AB 686 (2018)</td>
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AB 686 - Affirmatively Furthering Fair Housing

• Need to collect, include and analyze data around fair housing issues, fair housing enforcement, capacity of outreach, integration and segregation patterns, racially or ethnic concentrated areas of poverty, lack of access to opportunity and quality housing.

• Identify sites within the housing element that affirmatively further fair housing.

• Identify fair housing priorities and goals

• Identify metrics and milestones for determining progress towards fair housing results

• Develop strategies and actions to implement priorities and goals
Suggested Data Needs for AFFH

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

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

- Technical Assistance Plans for the ABAG region
  - Don’t forget to fill out the ABAG - HCD TA Survey!

- Planning Grants

- Pre-approved data and other services in partnership with ABAG

- Building Blocks: A Comprehensive Housing Element Guide

- Single Points of Contact when developing your housing elements
  - Including pre-submittal consultant and review
REAP-funded Regional Housing Technical Assistance
REAP Delivery Model

Regional Assistance

Regional Consulting Bench

Local Allocations

COUNTIES

Planning Collaboratives

Community Engagement

Peer Cohorts

Work Groups

HCD
SAFE
HARBORS

Technical Assistance
for Local Planning
HOUSING
REGIONAL “VALUE ADD”

- Produce common products like staff presentations of new laws once vs. 109 times
- Peer-to-Peer Collaboration & shared work product
- Standardized Regional DataViz

HCD SAFE HARBORS
- Sites
- ADUs
- Data

Cost Savings on consulting & contract admin

FREE UP LOCAL $ FOR LOCAL PRIORITIES!
Housing Needs Data Packets
Housing Needs Data Packets

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

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

Fall 2020: Jurisdiction-level Data Packets
- Excel tables and figures with text explanations that can be placed in the Housing Needs Section
  - Minimum data required from HCD Building Blocks
  - Some data related to AFFH
  - Pre-reviewed by HCD for consistency with state requirements

Early 2021: County-level Narratives + AFFH Data Packets
- Narrative templates for Housing Needs Section that tell a story about key trends and model in-depth analysis around topics of local interest
- Additional data to meet AFFH requirements, pending guidance from HCD
Data Categories Addressed

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

*Pending availability
Data Packets Preview
Population, Employment, and Household Characteristics

Resident Employment by Occupation

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data 2014-2018, C24010
## Housing Tenure by Housing Type

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Renter-Occupied</th>
<th>Owner-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boat, RV, Van, or Other</td>
<td>20</td>
<td>-</td>
</tr>
<tr>
<td>Attached Single-Family Homes</td>
<td>1,271</td>
<td>3,469</td>
</tr>
<tr>
<td>Detached Single-Family Homes</td>
<td>1,034</td>
<td>10,856</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>33</td>
<td>27</td>
</tr>
<tr>
<td>Units in Multi-Family Housing</td>
<td>8,775</td>
<td>5,620</td>
</tr>
</tbody>
</table>

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

Large Families and Female-Headed Households

Households by Household Size

- 1-person households: 11,132
- 2-person households: 964
- 3-person households: 209
- 4-person households: 108
- 5-person households: 4,112
- 6-person households: 3,076
- 7 or more person households: 11,504

Data Source: U.S. Census Bureau, American Community Survey 5-Year Data 2014-2018, B11016
Data Packets Preview
Housing Stock Characteristics

Median Home Value Over Time (Real Estate Industry Data)

Data Source: Zillow
**Data Packets Preview**

**Affirmatively Furthering Fair Housing**

### Mortgage Applications and Acceptance by Race

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

*Data Source: Federal Financial Institutions Examination Council’s (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files*
Questions?
1) Are there any suggestions for the jurisdiction-level housing needs data packets that were previewed?

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

3) What stories do you think need to be told about housing needs in your county?
Housing Element Site Selection Tool
• **Local Need:** Housing Element law requires Site Inventory of land suitable and available for new housing to accommodate RHNA by income level

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

Fall 2020: BETA Testing Tool
• Screen sites based on HCD’s minimum requirements
  • View key parcel characteristics
  • Identify parcels requiring rezoning or additional analysis
• Update local parcel data
• Auto-populate sections of HCD’s new “Site Inventory Form”
• Provide feedback

Early 2021: Interactive Online Tool
• Incorporate feedback and facilitate deeper analysis
  • Realistic capacity calculations
  • Affirmatively Furthering Fair Housing
  • Rezoning implications
  • Financial Feasibility
  • GHG/VMT reduction
  • Resilience
Screening Criteria

| Category                  | Description                                                                                                                                 |
|---------------------------|----------------------------------------------------------------.Popuprectory|
| **ADEQUATE SITES:**       | can be used to accommodate RHNA at any income category, including low and very low income |
| **POTENTIAL SITES:**     | could potentially accommodate RHNA, but will require rezoning or further analysis to determine whether it is adequate and for which income category |
| **HIGHLY CONSTRAINED SITES:** | will likely require significant mitigation and investment to accommodate RHNA at any income category |

Technical Assistance for Local Planning
HOUSING
### HCD Site Inventory Form

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
<th>I</th>
<th>J</th>
<th>K</th>
<th>L</th>
<th>M</th>
<th>N</th>
<th>O</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction Name</td>
<td>Site Address/Description</td>
<td>5 Digit Zip Code</td>
<td>Assessment Year Recorded</td>
<td>Census BLOCK</td>
<td>Census Tract</td>
<td>Planning District Current</td>
<td>Plan Area (in Acres)</td>
<td>Existing Low Income Housing</td>
<td>Public Access</td>
<td>Non-Market Access</td>
<td>Land Income Capacity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other notes and conditions important to site planning, such as the history of former uses or potential for contamination, should be included here. Site planning regulations and the history of development should be considered. The site plan is to be reviewed and approved by the appropriate local planning and zoning authorities.
Application Demonstration

ABAG/MTC Housing Element Site Selection Tool

About This Tool

The Housing Element Site Selection (HESS) Tool is a web-based mapping tool developed by ABAG and MTC to guide Bay Area local jurisdictions in identifying potential sites for new housing that align with state Housing Element requirements and support regional and local priorities, including equity, growth, and climate goals.
Questions?
Breakout Session #2 Activity

1) What would you like to be able to do with this tool?
2) What functions should we prioritize as we refine the tool?
3) What parcel data points would be helpful to include?
4) Do you have thoughts on the screening criteria?
Next Steps

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

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

HousingTA@bayareametro.gov