

REGIONAL HOUSING NEEDS ALLOCATION



Association of Bay Area Governments

DRAFT

Local Jurisdiction Survey on Housing Factors and Fair Housing

For RHNA Cycle 6, 2022-2030

Jurisdiction: _____

Name(s) of Person(s) Filling Out Survey: _____

Title(s): _____

E-mail: _____ Phone: _____

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. Recent legislation has updated some of the factors listed and added new factors. For the full list of factors currently required by statute, please refer to [Government Code Section 65584.04\(e\)](#).

Please review each question below and provide any information that may be relevant to the RHNA methodology.

Per Government Code Section 65584.04(g), there are several criteria that **cannot** be used to determine or reduce a jurisdiction's RHNA allocation:

1. Any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits issued by the jurisdiction
2. Prior underproduction of housing units as measured by the last RHNA cycle allocation
3. Stable population numbers in a jurisdiction during the previous RHNA cycle

Learn more about the overall RHNA process, and ABAG's role, at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

Thank you for your time! Please direct any questions or concerns to RHNA@bayareametro.gov.

SECTION 1: QUESTIONS ABOUT HOUSING AND LAND USE

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. Please see [resource] for the jobs-housing fit¹ ratio for your jurisdiction. Based on your knowledge of your jurisdiction, do you have reason to believe the federal data sources may not accurately account for the number of low-wage jobs and/or housing units affordable to low-income households in your community? If so, please report your own data below:

2. What impacts does the balance or imbalance of low-wage workers to affordable homes have on your jurisdiction?

3. Do you expect your jurisdiction's balance of low-wage workers to affordable homes to change by 2030? If so, why?

HOUSING OPPORTUNITIES AND CONSTRAINTS

4. Which of the following apply to your city or county as either an opportunity or a constraint for development of additional housing by 2030? Check all that apply.

	Opportunity	Constraint	Explanation
Sewer capacity	<input type="checkbox"/>	<input type="checkbox"/>	
Water capacity	<input type="checkbox"/>	<input type="checkbox"/>	
Land suitability	<input type="checkbox"/>	<input type="checkbox"/>	
Lands protected by federal or state programs	<input type="checkbox"/>	<input type="checkbox"/>	
County policies to preserve agricultural land	<input type="checkbox"/>	<input type="checkbox"/>	
Schools	<input type="checkbox"/>	<input type="checkbox"/>	
Parks	<input type="checkbox"/>	<input type="checkbox"/>	
Public services	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	

¹ Jobs-Housing Fit looks beyond the traditional jobs-housing balance metric to measure the balance between a jurisdiction's total number of low-wage workers and the number of homes affordable to them.

5. What obstacles does your jurisdiction face in encouraging growth that maximizes the use of public transportation and existing transportation infrastructure?

6. What agreements, if any, are in place between your county and the cities in your county that direct growth toward either the incorporated or unincorporated areas of the county?

HOUSING AFFORDABILITY AND OVERCROWDING

7. Please see [\[resource\]](#) for the percentage of households in your jurisdiction currently paying more than 30% and more than 50% of their income in rent, according to the 2018 American Community Survey. What impacts do high housing costs and the proportion of rent-burdened households have in your jurisdiction?

8. Please see [\[resource\]](#) for the rate of overcrowding in your jurisdiction. What impacts does overcrowding have in your jurisdiction? Do you expect this to change by 2030?

HOUSING DEMAND

9. What is the total need for farmworker housing in your jurisdiction?

10. Are you currently meeting that demand? If not, what is the total of unmet need?

11. Do you expect to be meeting the demand in 2030?

☐ Yes ☐ No ☐ N/A

Comments:

12. What are the total housing needs generated by a private university or a campus of the California State University or the University of California in your jurisdiction?

13. Are you currently meeting that demand? If not, what is the total of unmet need?

14. Do you expect to be meeting the demand in 2030?

☐ Yes ☐ No ☐ N/A

Comments:

15. Has your jurisdiction experienced a loss of units in [assisted housing developments](#) in the past 10 years?

☐ Yes ☐ No

16. If yes, how many units? Please explain:

17. Has your jurisdiction lost housing units due to an emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of today?

☐ Yes ☐ No

18. If yes, how many units? Please explain:

SECTION 2: QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

As required by law, ABAG is collecting information on local jurisdictions' fair housing issues as well as strategies and actions for achieving fair housing goals. Government Code Section 65584(d) mandates that the RHNA methodology affirmatively furthers fair housing², and your participation in this survey is crucial for developing a methodology that can help achieve this objective. Using your jurisdiction's Housing Element, Analysis of Impediments to Fair Housing Choice, Assessment of Fair Housing, and/or other data sources, please answer the questions below.

FAIR HOUSING PLANNING AND DATA SOURCES

19. Has your jurisdiction completed an Analysis of Impediments to Fair Housing Choice or Assessment of Fair Housing for the U.S. Department of Housing and Urban Development (HUD)?

- ☐ Analysis of Impediments
☐ Assessment of Fair Housing
☐ None

If yes, when was this report last submitted? _____

Please upload or provide a link to the document: _____

20. What data sources does your jurisdiction maintain or use to assess fair housing issues in the community?

21. Which of the following outreach activities has your jurisdiction used to encourage community participation in planning processes related to fair housing? Check all that apply.

- ☐ Resident survey
☐ Resident focus groups
☐ Open house community meetings
☐ Public hearing
☐ Town hall
☐ Stakeholder consultation

Groups consulted:

- ☐ Other (please describe)

² Per Government Code 65584(e), affirmatively furthering fair housing is defined 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. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

22. How successful were your efforts to elicit community participation for fair housing planning?
☐ N/A ☐ Unsuccessful ☐ Somewhat Unsuccessful ☐ Somewhat Successful ☐ Successful

23. Describe reasons for the success or lack of success of these community engagement efforts:

DIVERSITY AND SEGREGATION

24. Which of the following factors contribute to segregated housing patterns or racially/ethnically concentrated areas of poverty in your jurisdiction? Or if your jurisdiction lacks racial/ethnic and/or economic diversity, which of the following factors prevent access to housing in your jurisdiction?

Check all that apply:	Describe how this factor contributes to fair housing issues in your jurisdiction:
<input type="checkbox"/> Patterns of community opposition	
<input type="checkbox"/> Displacement of residents due to economic pressures, such as increased rents	
<input type="checkbox"/> Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	
<input type="checkbox"/> Occupancy standards that limit the number of people in a unit	
<input type="checkbox"/> Location and type of affordable housing	
<input type="checkbox"/> Foreclosure patterns	
<input type="checkbox"/> Deteriorated or abandoned properties	
<input type="checkbox"/> Lack of community revitalization strategies	
<input type="checkbox"/> Lack of private investments in specific neighborhoods	
<input type="checkbox"/> Lack of public investments in specific neighborhoods, including services or amenities	
<input type="checkbox"/> Lack of regional cooperation	
<input type="checkbox"/> Residential real estate "steering" where prospective renters/buyers are guided to certain locations based on race or other characteristic protected by fair housing law	
<input type="checkbox"/> Lending discrimination	
<input type="checkbox"/> Private discrimination	
<input type="checkbox"/> Other (please describe)	

25. Which factors are highest priority for your jurisdiction and why?

ACCESS TO OPPORTUNITY

26. Which of the following factors contribute to disparities in access to proficient schools, employment opportunities, and/or healthy neighborhoods for groups protected by California housing laws³ in your jurisdiction?

Check all that apply:	Describe how this factor contributes to fair housing issues in your jurisdiction:
<input type="checkbox"/> Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	
<input type="checkbox"/> Occupancy standards that limit the number of people in a unit	
<input type="checkbox"/> Location and type of affordable housing	
<input type="checkbox"/> Access to financial services	
<input type="checkbox"/> The availability, type, frequency, and reliability of public transportation	
<input type="checkbox"/> Lack of private investments in specific neighborhoods	
<input type="checkbox"/> Lack of public investments in specific neighborhoods, including services or amenities	
<input type="checkbox"/> Lack of regional cooperation	
<input type="checkbox"/> Lending discrimination	
<input type="checkbox"/> Location of employers	
<input type="checkbox"/> Location of environmental health hazards	
<input type="checkbox"/> Location of proficient schools and school assignment policies	
<input type="checkbox"/> Private discrimination	
<input type="checkbox"/> Other (please describe)	

27. Which factors are the highest priority for your jurisdiction and why?

³ [California law](#) protects individuals from discrimination in housing based on the following: race/color, ancestry/national origin, religion, disability (mental or physical), sex, gender, sexual orientation, gender identity/gender expression, genetic information, marital status, familial status, source of income, citizenship, primary language, and immigration status.

DISPROPORTIONATE HOUSING NEEDS

28. Which of the following factors contribute to higher rates of housing cost burden, overcrowding, or substandard housing for groups protected by California housing laws compared to other groups in your jurisdiction?

Check all that apply:	Describe how this factor contributes to fair housing issues in your jurisdiction:
<input type="checkbox"/> Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements	
<input type="checkbox"/> The availability of affordable units in a range of sizes	
<input type="checkbox"/> Displacement of residents due to economic pressures	
<input type="checkbox"/> Lack of private investments in specific neighborhoods	
<input type="checkbox"/> Lack of public investments in specific neighborhoods, including services or amenities	
<input type="checkbox"/> Lending discrimination	
<input type="checkbox"/> Other (please describe)	

29. Which factors are the highest priority for your jurisdiction and why?

FAIR HOUSING GOALS AND ACTIONS

30. What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

31. How successful have these efforts been?

☐ N/A ☐ Unsuccessful ☐ Somewhat Unsuccessful ☐ Somewhat Successful ☐ Successful

Describe reasons for success or lack thereof:

32. Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households? Check all that apply.

	In Use	Intend to Adopt
Just cause eviction ordinance	<input type="checkbox"/>	<input type="checkbox"/>
Rent stabilization/rent control	<input type="checkbox"/>	<input type="checkbox"/>
Rent review board and/or mediation	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home rent control	<input type="checkbox"/>	<input type="checkbox"/>
Single-room occupancy (SRO) preservation	<input type="checkbox"/>	<input type="checkbox"/>
Condominium conversion regulations	<input type="checkbox"/>	<input type="checkbox"/>
Foreclosure assistance	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing impact/linkage fee on new residential development	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing impact/linkage fee on new commercial development	<input type="checkbox"/>	<input type="checkbox"/>
Inclusionary zoning	<input type="checkbox"/>	<input type="checkbox"/>
Community land trusts	<input type="checkbox"/>	<input type="checkbox"/>
First source hiring ordinances	<input type="checkbox"/>	<input type="checkbox"/>
Other (please describe)	<input type="checkbox"/>	<input type="checkbox"/>
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THANK YOU! ANY ADDITIONAL FACTORS/COMMENTS

Thank you for your time!

33. Are there any other factors that you think ABAG should consider throughout the RHNA process?

34. Any further comments about anything in this survey?