

REGIONAL HOUSING NEEDS ALLOCATION

Association of Bay Area Governments

DRAFT (Shorter Version)**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: _____

Introduction

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. While the survey is not mandatory, we would appreciate your efforts to answer as many of the questions as possible to inform our RHNA process.

Please review each question below and provide any information that may be relevant to the RHNA methodology. Your responses can help ABAG identify new data sources related to jurisdictions' housing issues and provide valuable local perspectives for both ABAG staff and the Housing Methodology Committee in developing the RHNA allocation methodology. Responses will not necessarily be used as inputs in the RHNA methodology.

In developing the survey, ABAG staff has tried to balance precision in the data requested with providing an opportunity for jurisdictions to share their local perspectives. In some cases, the clarity of how a question is worded is limited by the need to be consistent with the language in the statute. Please answer the questions to the best of your ability and cite specific data when possible. Complete and thorough responses are appreciated, but a lengthy analysis is not required. It is okay to skip a question if it does not apply to your jurisdiction or no information is readily available.

This survey is being sent to planning directors, housing staff, and city managers in all Bay Area jurisdictions. We ask that you coordinate submission of one survey response for your jurisdiction.

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

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

Overview

Recent legislation has updated some of the factors previously listed in the statute and added new factors. For the full list of factors currently required by statute, please refer to [Government Code Section](#)

[65584.04\(e\)](#). None of the information received may be used as a basis for reducing the total housing need established for the region pursuant to Government Code Section 65584.01.¹

As a result of recent legislation, RHNA and local Housing Elements are now required to “affirmatively further fair housing.”² To comply with this requirement, the survey collects information about local “fair housing, issues, strategies, and actions.”³ ABAG will use the fair housing information to inform the allocation methodology and to compile a report about barriers to affirmatively furthering fair housing at the regional level.⁴ In developing the fair housing questions, ABAG relied on guidance documents from the U.S. Department of Housing and Urban Development (HUD) for developing an Assessment of Fair Housing. While we recognize that not all jurisdictions have completed an Analysis of Impediments or Assessment of Fair Housing for HUD, we tried to include data and questions to help jurisdictions understand the analysis framework they will need to use to demonstrate that their Housing Element affirmatively furthers fair housing.

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

SECTION 1: QUESTIONS ABOUT HOUSING AND LAND USE

ABAG Staff Comment: *There are several placeholders in the survey for ABAG staff to provide data to local jurisdictions. The data definitions, sources, and analysis methodologies will be provided for each resource once the resources have been developed.*

RELATIONSHIP BETWEEN JOBS AND HOUSING

1. Please see [resource] for the existing jobs-housing fit ratio for your jurisdiction. Jobs-housing fit looks beyond the traditional jobs-housing balance metric to measure the balance between a jurisdiction’s total number of low-wage jobs and the number of homes affordable to low-wage workers. 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? Some factors that could

¹ [Government Code Section 65584.04\(b\)\(4\)](#).

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.”

³ [Government Code Section 65584.04\(b\)\(2\)](#).

⁴ [Government Code Section 65584.04\(c\)](#).

make the reported jobs-housing fit ratio not reflective of local conditions in your jurisdiction are jobs without a set place of employment (e.g. gardeners, nannies, gig workers, etc.) or high rates of homeownership.

If you believe the figure reported from federal data sources is not accurate, please report your own data below, noting your estimate for jobs-housing fit for your jurisdiction and the data sources used to calculate this estimate:

2. How would you rate the balance between low-wage jobs and the number of home homes affordable to low-wage workers in your jurisdiction?

☐ Very imbalanced ☐ Imbalanced ☐ Balanced ☐ Very balanced

3. Please briefly explain your reasoning for your response to the previous question:

HOUSING OPPORTUNITIES AND CONSTRAINTS

4. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? Please see [Government Code Section 65584.04\(e\)\(2\)](#) for the definitions of the first four topics. Check all that apply. You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction.

	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"/>	
Impact of climate change and natural hazards	<input type="checkbox"/>	<input type="checkbox"/>	
Availability of surplus public land	<input type="checkbox"/>	<input type="checkbox"/>	
Availability of vacant land	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	

5. Of the issues above that you marked as opportunities, list up to three that you feel represent the greatest opportunities for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

6. Of the issues above that you marked as constraints, list up to three that you feel represent the greatest constraints for developing additional housing in your jurisdiction by 2030 and explain the reasoning for your selection:

7. Does your jurisdiction face opportunities or constraints in encouraging more jobs and housing near public transportation and existing transportation infrastructure? If yes, please explain.

8. Does your jurisdiction face opportunities or constraints in encouraging housing near job centers (including those that are not served by transit)? If yes, please explain.

9. 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 (see [Government Code Section 65584.04\(e\)\(4\)](#) for detailed definition)?

HOUSING AFFORDABILITY AND OVERCROWDING

10. 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. Has your jurisdiction considered what impacts high housing costs and the proportion of rent-burdened households have on residents in your jurisdiction? If yes, please explain.

11. Please see [\[resource\]](#) for the rate of overcrowding in your jurisdiction. Has your jurisdiction considered what impacts overcrowding⁵ has on residents in your jurisdiction? If yes, please explain.

HOUSING DEMAND

12. Is there currently a need in your jurisdiction for housing for farmworkers? If so, what is the total existing need for housing units for farmworkers in your jurisdiction, and what portion of this need is currently unmet?

⁵ [Government Code Section 65584.01\(b\)\(1\)\(C\)\(i\)](#) defines an “overcrowded” household as a household with more than one resident per room in each room in a dwelling.

13. What is the source for the data used for the previous response?

14. If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

15. Please indicate the amount of housing need in your jurisdiction created by the presence of any of the postsecondary educational institutions in the table below. Your response should include the housing needs for undergraduate students, graduate students, commuter students, staff, and faculty who are not living in group quarters.⁶

	Housing Units Needed to Meet Demand
Private university	
Campus of the California State University or the University of California	
Community college	

16. What is the source for the data used to respond to the previous question?

17. Is your jurisdiction currently meeting the housing demand created by post-secondary educational institutions? Why or why not? If not, what is the total amount of unmet need?

18. Has your jurisdiction experienced a loss of units in [assisted housing developments](#) in the past 10 years due to expiring affordability contracts or other issues facing at-risk affordable housing units?

☐ Yes ☐ No

19. If yes, how many units? What is the source of this data? Please explain:

20. Does your jurisdiction anticipate a loss of units in assisted housing developments in the next 10 years?

☐ Yes ☐ No

⁶ The Census Bureau classifies all people not living in housing units (house, apartment, mobile home, rented rooms) as living in group quarters. Institutional group quarters include correctional facilities, nursing homes, and mental hospitals. Non-institutional group quarters include college dormitories, military barracks, group homes, missions, and shelters.

21. If yes, why? How many units will be lost? What is the source of this data? Please explain:

22. Has your jurisdiction lost housing units due to a state-declared emergency (fire, natural disasters, etc.) that have yet to be rebuilt or replaced as of January 1, 2020?

☐ Yes ☐ No

23. If yes, please provide the date of the emergency. How many units were lost? What is the source of this data? Please explain:

24. Does your jurisdiction anticipate that some housing units lost during a state-declared emergency won't be replaced? If yes, why?

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 housing⁷, 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

25. Does your jurisdiction receive funding from the U.S. Department of Housing and Urban Development (HUD) that requires submitting a Consolidated Plan?

☐ Yes
☐ No

26. If you answered yes to the previous question, which of the following reports has your jurisdiction undertaken or completed for HUD? Check all that apply:

<input type="checkbox"/> Analysis of Impediments to Fair Housing Choice	Completion Date: _____
<input type="checkbox"/> Assessment of Fair Housing	Completion Date: _____

Please upload or provide a link to the document: _____

⁷ 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."

27. 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
- ☐ Online forum
- ☐ Open house community meetings
- ☐ Public hearing
- ☐ Town hall
- ☐ Stakeholder consultation

Groups consulted:

- ☐ Other (please describe)

28. Did you collect data about the demographics of those who participated in planning processes related to fair housing? If so, please describe.

DIVERSITY AND SEGREGATION, ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS

Please see [\[resource\]](#) for data specific to your jurisdiction on segregated housing patterns, concentrations of poverty, and race-based disparities in access to opportunity, housing cost burden, and overcrowding. This information can help contextualize your responses to the following questions related to fair housing issues.

29. Which of the following factors contribute to fair housing issues in your jurisdiction? Check all that apply (multiple boxes can be checked for each factor):

	Segregated housing patterns or concentrated areas of poverty	Disparities in access to opportunity areas	Disparities in housing cost burdens and overcrowding	Prevents access to housing in your jurisdiction	Describe how this factor contributes to fair housing issues in your jurisdiction
Community opposition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Displacement of residents due to increased rents or other economic pressures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Displacement of low-income residents and/or residents of color	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Displacement of residents due to natural hazards, such as wildfires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Occupancy standards that limit the number of people in a unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The availability of affordable units in a range of sizes (especially larger units)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foreclosure patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Deteriorated or abandoned properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lack of community revitalization strategies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Lack of regional cooperation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Private discrimination, such as residential real estate “steering” ⁸	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to financial services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lending discrimination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Private discrimination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of employers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of environmental health hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Availability, frequency, and reliability of public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of proficient schools and school assignment policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other (please describe)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

30. List up to three of the factors you selected in the previous question that you feel are the biggest contributors to fair housing issues in your jurisdiction. Why did you select these factors?

FAIR HOUSING GOALS AND ACTIONS

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

⁸ “Steering” is when prospective renters/buyers are guided to certain locations based on race or other characteristic protected by fair housing law.

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	Under Council/Board Consideration	Potential Council/Board Interest
Rent stabilization/rent control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rent review board and/or mediation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home rent control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-room occupancy (SRO) preservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium conversion regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foreclosure assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing impact/linkage fee on new residential development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing impact/linkage fee on new commercial development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusionary zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community land trusts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
First source hiring ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Living wage employment ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promoting streamlined processing of ADUs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair housing legal services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquisition of affordable units with expiring subsidies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquisition of unsubsidized properties with affordable rents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dedicating surplus land for affordable housing	<input type="checkbox"/>	<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 in the RHNA methodology?

34. What criteria or factors do you think are most important to consider in the RHNA methodology?

35. Any further comments about anything in this survey?