Association of Bay Area Governments

Technical Assistance
for Local Planning
HOUSING

Regional Data Tools for Local Housing Planning

ABAG Housing and BAHFA Oversight Committees

April 29, 2021

Agenda

I. Regional Housing Technical Assistance Program Overview

II. Housing Needs Data Packets

III. Housing Element Site Selection (HESS) Tool

IV. Future Products

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Regional Housing Technical Assistance Program

Program Goal

Assist local jurisdictions in adopting compliant Housing Elements and increasing housing opportunities in their communities

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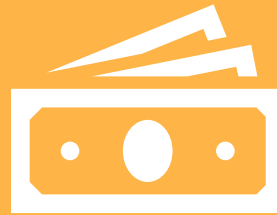
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Data Packets: Responding to Local Needs

Local Need:

Housing Element law requires Housing Needs Section that quantifies and analyzes jurisdiction's housing needs and resources available to address them

Response: Data packets with tables, figures, and accompanying text that can be placed directly into the Housing Needs Section

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Key Product Features

Pre-reviewed by HCD for consistency with state requirements

Editable Word Document and Excel Workbook that can be tailored by each jurisdiction as they see fit

Streamlined data collection to allow jurisdictions to focus on developing meaningful policies & programs

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HCD Data Categories

Projected Housing Needs

- Regional Housing Needs Allocation
- Extremely Low-Income Housing Needs

Population, Employment, & Household Characteristics

Housing Stock Characteristics

- Overpayment and Overcrowding
- Assisted Housing Developments at Risk of Conversion

Special Housing Needs

- People Experiencing Homelessness
- People with Disabilities, Including Developmental Disabilities
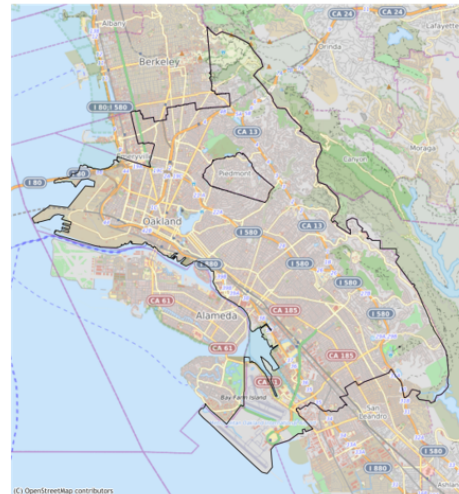- Large Families and Female-Headed Households
- Seniors
- Farmworkers

Affirmatively Furthering Fair Housing*

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Further assistance in summer 2021, pending HCD guidance

Word Document with Jurisdiction Level Data

HOUSING NEEDS DATA PACKAGE: OAKLAND

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-02-17

(C) OpenStreetMap contributors

1

0.1 Table of content

0.2 List of figures

2

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Contextual Narrative

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050[1] Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[2] This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply factors to the RHND related to a target vacancy rate, the rate of overcrowding, and the share of cost-burdened households.[3] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

Almost all jurisdictions in the Bay Area had a higher RHNA this cycle, primarily due to changes in state law that led to a much higher RHND compared to previous cycles. For Oakland, the proposed RHNA to be planned for this cycle is 26,252 units, a 77.8% increase from the last cycle. Per state law, cities need to put in place any zoning that may be needed and address constraints to ensure that development is possible. The RHNA is broken down by income category as follows:

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[1] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation
[2] HCD divides the RHND into the following four income categories:
Very Low-income: 0-50% of Area Median Income
Low-income: 50-80% of Area Median Income
Moderate-income: 80-120% of Area Median Income
Above Moderate-income: 120% or more of Area Median Income
[3] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

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Table 1: Proposed Regional Housing Needs Allocation

Income Group	Oakland Units	Alameda County Units	Bay Area Units	Oakland Percent	Alameda County Percent	Bay Area Percent
Very Low Income (<50% of Area Median Income)	6,512	23,608	114,442	24.8%	26.5%	25.9%
Low Income (50-80% of Area Median Income)	3,750	13,591	65,892	14.3%	15.3%	14.9%
Moderate Income (80-120% of Area Median Income)	4,457	14,438	72,712	17.0%	16.2%	16.5%
Above Moderate Income (>120% of Area Median Income)	11,533	37,362	18,8130	43.9%	42.0%	42.6%
Total	26,252	88,999	44,1176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers was submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Fall of 2021.

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Figures with Automated Text Explanations

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4 POPULATION, EMPLOYMENT. & HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fourth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Most cities in the region experienced a similar pattern of job and population growth during this time, yet the production of housing did not meet the demand. This has resulted in higher housing costs and insufficient housing to meet the needs of communities. Since 2000, Oakland has grown above than the region as a whole, with a total population of 7,790,537 in 2020.

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Oakland	372242	381428	399566	410189	390724	419571	433697
Alameda County	1276702	1344157	1443939	1498963	1510271	1613528	1670834
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Source: California Department of Finance, E-5 series .

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population can mean there is a need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.
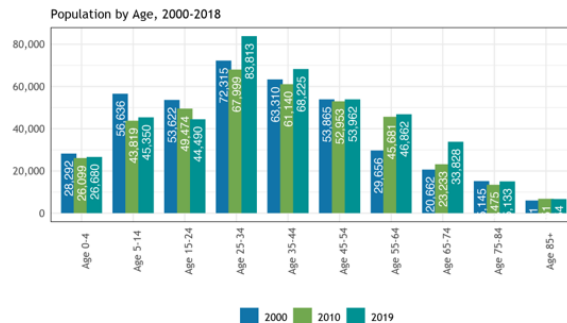

Figure 2: Population by Age, 2000-2019

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

In Oakland, the median age in 2000 was 32.6; by 2019, this figure had increased, landing at around 36.6 years. More specifically, the population of those under 14 has largely remained steady since 2010, while the 65-and-over population has increased.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[4] make up 63.1% of seniors and 72.5% of youth under 18 (see Figure 3).
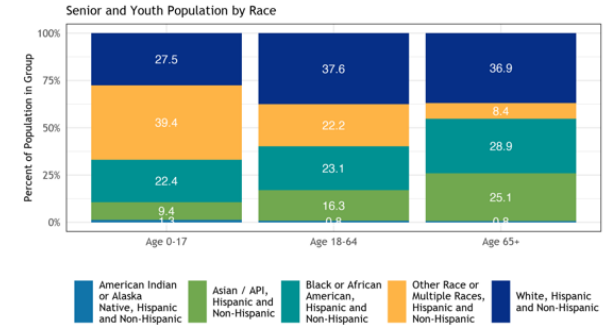

Figure 3: Senior and Youth Population by Race

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today[5]. Since 2000, the percentage of residents identifying as White has increased, changing by 16.3%, with the 2019 population standing at 28.3% (see Figure 4). By comparison, all other races and ethnicities decreased by a total of -4.0%. Overall, the *Hispanic or Latinx* population increased the most while the *Black or African American, Non-Hispanic* population decreased the most.
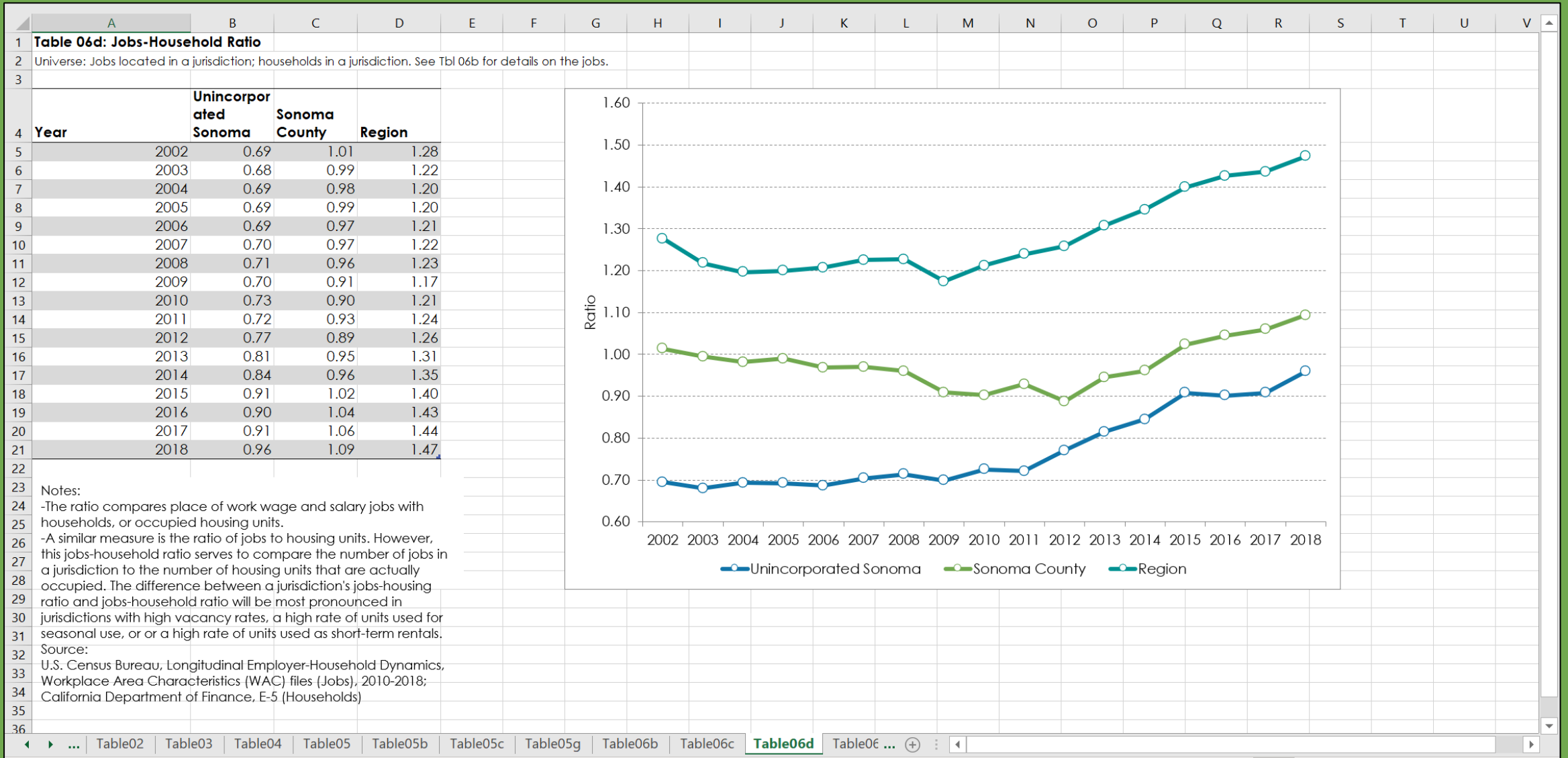
[4] Here, we count all non-white racial groups
[5] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

Association of Bay Area Governments Housing Element Data Package

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METROPOLITAN TRANSPORTATION COMMISSION

Table of Contents

Table Number	Table Name	Table Source	HCD Building Blocks
Table 01	Population Growth Trends, 1990-2020	California Department of Finance, E-5 series	Population, Employment, and Household Characteristics
Table 02	Population by Race, 2000-2018	U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Surv	Population, Employment, and Household Characteristics
Table 03	Population by Age	U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table	Population, Employment, and Household Characteristics
Table 04	Resident Employment by Industry	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030	Population, Employment, and Household Characteristics
Table 05	Resident Employment by Occupation	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24010	Population, Employment, and Household Characteristics
Table 05b	Workers, by Class of Worker	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B08128	Population, Employment, and Household Characteristics
Table 05c	Workers, by Class of Worker, by Place of Work	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B08528	Population, Employment, and Household Characteristics
Table 05g	Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence	U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519	Population, Employment, and Household Characteristics
Table 06b	Jobs in a Jurisdiction by Industry	U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characterist	Population, Employment, and Household Characteristics
Table 06c	Job Holders in a Jurisdiction by Industry	U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Residence Area Characterist	Population, Employment, and Household Characteristics
Table 06d	Jobs-Household Ratio	U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characterist	Population, Employment, and Household Characteristics
Table 06g	Jobs-Worker Ratios, By Wage Group	U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characterist	Population, Employment, and Household Characteristics
Table 07	Unemployment Rate	California Employment Development Department, Local Area Unemployment Statistics (LAUS),	Population, Employment, and Household Characteristics
Table 08	Migrant Worker Student Population (Academic Years 2016-2017; 2017-2018; 2018-2019)	California Department of Education, California Longitudinal Pupil Achievement Data System (CA	Farmworkers
Table 09	Farm Operations and Farm Labor by County	U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hi	Farmworkers
Table 10	Housing Tenure	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003	Population, Employment, and Household Characteristics
Table 11	Housing Tenure by Age	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007	Population, Employment, and Household Characteristics
Table 12	Housing Tenure by Year Moved to Current Residence	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25038	Population, Employment, and Household Characteristics
Table 13	Housing Tenure by Race of Householder	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I	Population, Employment, and Household Characteristics
Table 14	Household Size by Tenure	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009	Large Families and Female-Headed Households
Table 15	Household Income Level by Tenure	U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Afforda	Population, Employment, and Household Characteristics
Table 16	Housing Tenure by Housing Type	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032	Population, Employment, and Household Characteristics
Table 17	Households by Household Size	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11016	Large Families and Female-Headed Households
Table 18	Household Size by Household Income Level	U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Afforda	Large Families and Female-Headed Households
Table 19	Household Type	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001	Large Families and Female-Headed Households
Table 20	Households by Presence Children	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11005	Population, Employment, and Household Characteristics
Table 21	Housing Tenure by Household Type	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032	Large Families and Female-Headed Households
Table 22	Female-Headed Households by Poverty Status	U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012	Large Families and Female-Headed Households
Table 23	Households by Household Income Level	U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Afforda	Extremely Low-Income Housing Needs
Table 24	Household Income Distribution by Race	U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Afforda	Extremely Low-Income Housing Needs

TOC | README | Table01 | Table02 | Table03 | Table04 | Table05 | Table05b | Table05c | Table05g | Table06b | Ta ...

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Excel Workbook with Raw Data

Table 06d: Jobs-Household Ratio

Universe: Jobs located in a jurisdiction; households in a jurisdiction. See Tbl 06b for details on the jobs.

Year	Unincorporated Sonoma	Sonoma County	Region
2002	0.69	1.01	1.28
2003	0.68	0.99	1.22
2004	0.69	0.98	1.20
2005	0.69	0.99	1.20
2006	0.69	0.97	1.21
2007	0.70	0.97	1.22
2008	0.71	0.96	1.23
2009	0.70	0.91	1.17
2010	0.73	0.90	1.21
2011	0.72	0.93	1.24
2012	0.77	0.89	1.26
2013	0.81	0.95	1.31
2014	0.84	0.96	1.35
2015	0.91	1.02	1.40
2016	0.90	1.04	1.43
2017	0.91	1.06	1.44
2018	0.96	1.09	1.47

Notes:
-The ratio compares place of work wage and salary jobs with households, or occupied housing units.
-A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or or a high rate of units used as short-term rentals.
Source:
U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2010-2018; California Department of Finance, E-5 (Households)

Table02 | Table03 | Table04 | Table05 | Table05b | Table05c | Table05g | Table06b | Table06c | **Table06d** | Table06 ...

HESS Tool: Responding to Local Needs

Local Need:

Housing Element law requires a Sites Inventory of land suitable and available for new housing to accommodate RHNA by income level

Response: Web-based mapping tool to guide jurisdictions in identifying potential sites that meet state requirements & forward regional & local goals

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Key Product Features

Provides a wealth of data for every parcel in each jurisdiction and filters sites based on specified characteristics

Allows users to directly edit underlying land use data as needed

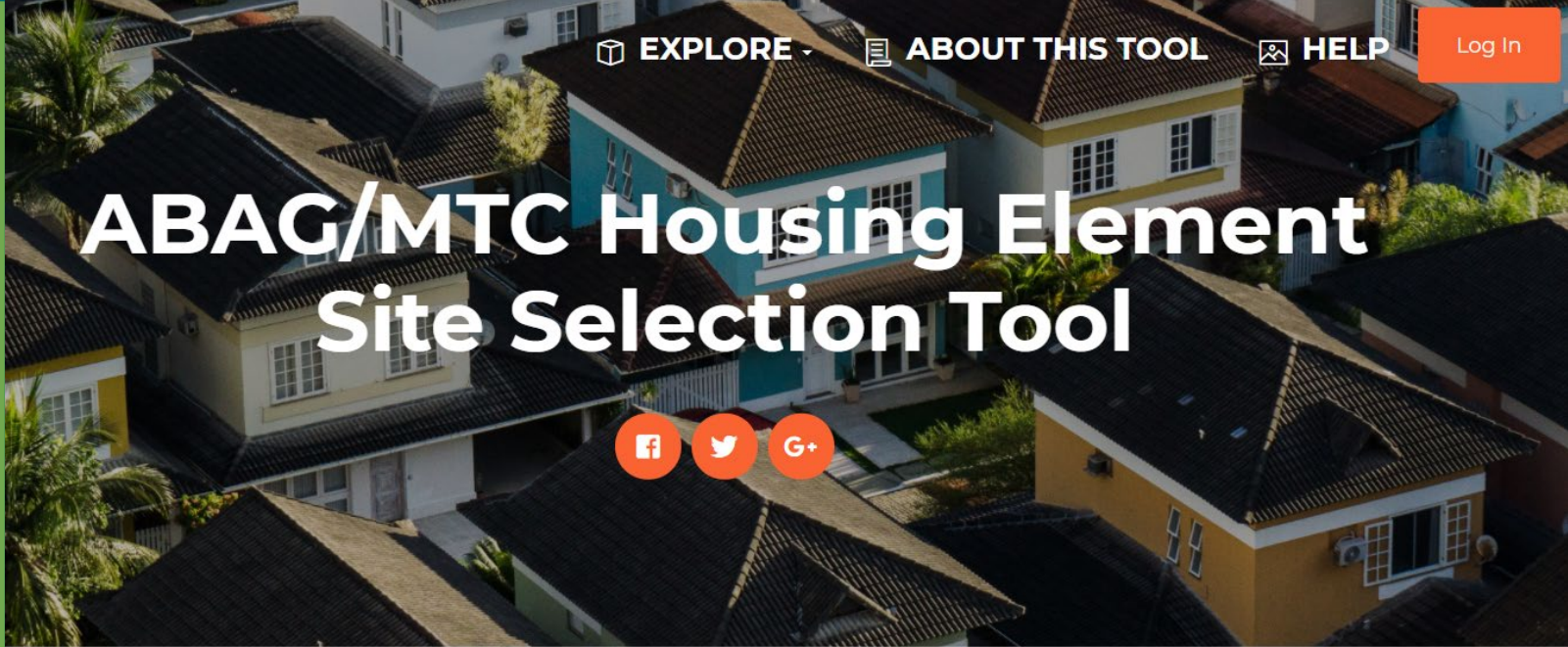Screens out sites with environmental and infrastructure constraints

Categorizes potential sites into groups that require specific analysis or action as required by HCD

Auto-populates the new Sites Inventory Form required by HCD with relevant data for selected sites

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Upcoming Products: Summer 2021

- Affirmatively Furthering Fair Housing products to assist with the Assessment of Fair Housing, including:
  - Segregation and integration patterns and trends
  - Racially or ethnically concentrated areas of poverty
  - Disparities in access to opportunity
  - Disproportionate housing need and displacement risk

- Housing Element Site Selection Tool 2.0 Modules to assist with:
  - Realistic Capacity Calculations – Determine the number of units that each site in the Sites Inventory can realistically yield based on HCD standards
  - AFFH Lens for Sites Inventory – Equitably distribute housing of diverse types and affordability levels throughout jurisdiction

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Thank You.

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