



Association of Bay Area Governments



Technical Assistance
for Local Planning

HOUSING

Affirmatively Furthering Fair Housing:

New Housing Element Requirements & Regional Technical Assistance

ABAG Housing & BAHFA Oversight Committees

July 8, 2021

Agenda

- I. History of “Affirmatively Furthering Fair Housing” (AFFH)
- II. New Housing Element Requirements
- III. ABAG’s AFFH Technical Assistance Overview
- IV. Future AFFH Technical Assistance Products



Substandard Housing

Fewer neighborhood amenities

Lower life expectancy

Poor quality schools

Higher rates of unemployment and violent crime



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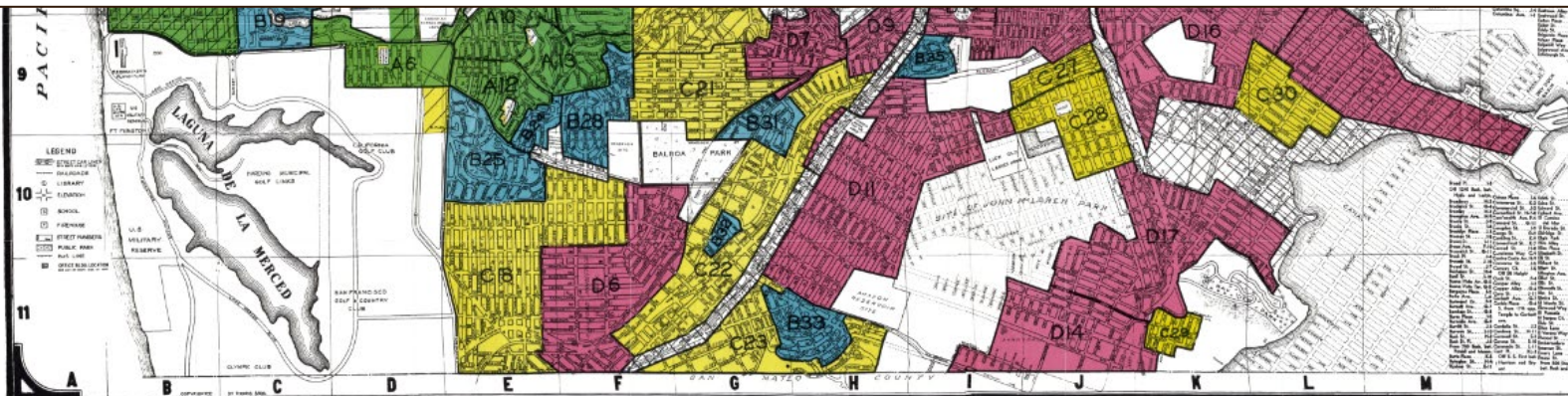


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The Fair Housing Act (of 1968)

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



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**Federal
2015 HUD AFFH Rule**

**California
AB 686 Legislation**

AB 686- Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” means 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.”

This means actions that, taken together:

- Address significant disparities in housing needs and 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
- Fostering and maintaining compliance with civil rights and fair housing laws.

AB 686: New Housing Element Requirements



Outreach



Assessment of Fair Housing



ID and Prioritize Contributing Factors



Site Inventory



Goals, Policies & Actions

ABAG Housing TA Support



Outreach



Assessment of Fair Housing



ID and Prioritize Contributing Factors



Site Inventory



Goals, Policies & Actions

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Assessment of Fair Housing

- Housing Needs Data Packets

- Census Tutorial

- Local Data Guidance & Workflow

- STIR Labs Segregation and Land Use Policy Analysis

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 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	372,242	381,428	399,566	410,189	390,724	419,571	433,697
Alameda County	1,276,702	1,344,157	1,443,939	1,498,963	1,510,271	1,613,528	1,670,834
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,956,694	7,790,537

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.

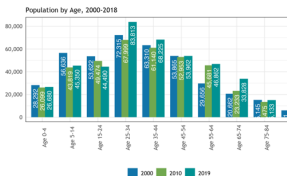


Figure 2: Population by Age, 2000-2019

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 (2013-2019), 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 color⁴ make up 63.1% of seniors and 72.5% of youth under 18 (see Figure 3).

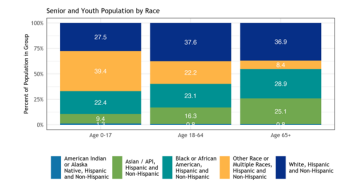


Figure 3: Senior and Youth Population by Race

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2013-2019), 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 today⁵. 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.

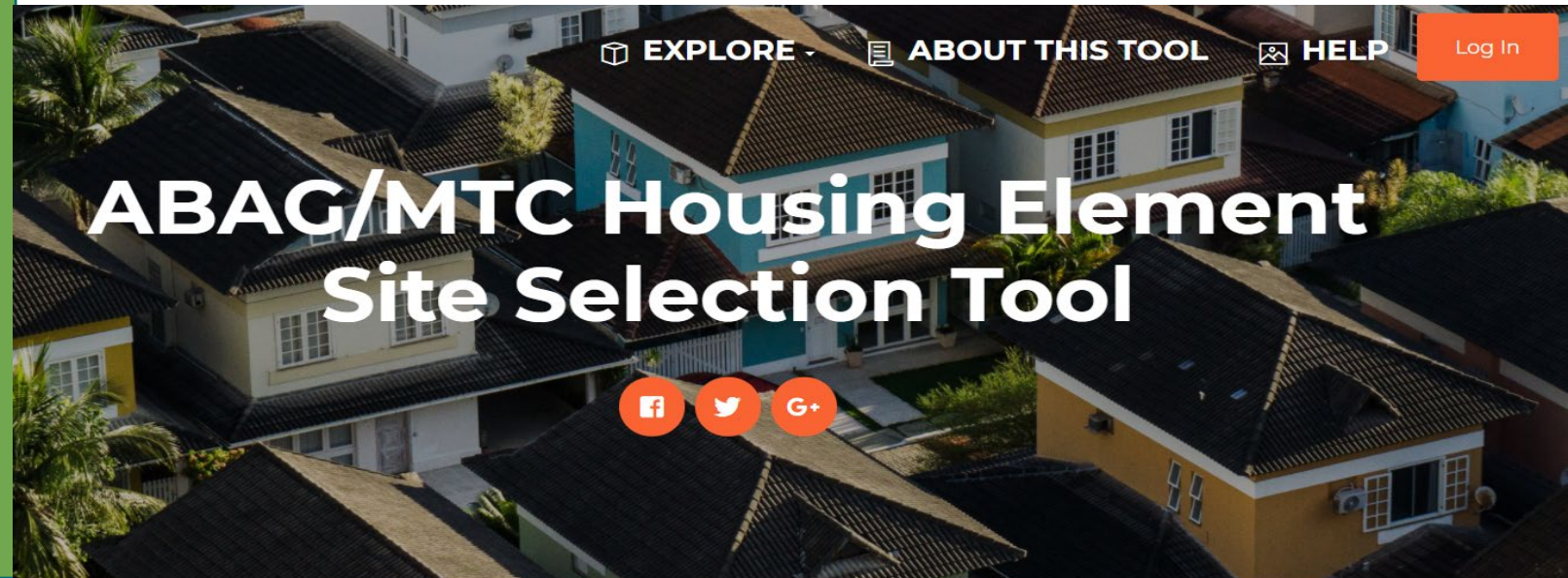
⁵ See, for example, Rothstein, R. (2017). The color of law: a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

ABAG Housing TA Support



Site Inventory

- Housing Element Site Selection (HESS) Tool
 - New data overlays (e.g., TCAC Opportunity Areas) to support jurisdiction staff in siting affordable housing on feasible parcels in a way that AFFHs



ABAG Housing TA Support



Goals, Policies, and Actions

- Policy and Programs Toolkit
- Template Policy Structure
- Guidance on policy linkages between:
 - Assessment of Fair Housing
 - Contributing Factors, and
 - Proposed policies and programs

Upcoming ABAG AFFH Content and Products

- 1) Data Analysis Guidance Doc
- 2) Land Use and Segregation Analysis
- 3) HESS Tool Updates
- 4) AFFH Working Group
- 5) Messaging Guidance and Materials
- 6) Policy & Programs Toolkit



Thank You.

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