

BCAG 6th Cycle RHNP Survey

Introduction

The Regional Housing Needs Allocation Plan (RHNP) is governed by California Government Code. Section 65584.04(b) (1) states that “each council of governments shall survey each of its member jurisdictions to request, at a minimum, information regarding the factors listed in subdivision (e) that will allow the development of a methodology based upon the factors established in subdivision (e).” In other words, each Council of Governments must survey its member jurisdictions to gather data based on a set of required Factors for analysis in the RHNP development. These are listed below (including some which are new for the 6th RHNA Cycle, identified in bold):

1. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing
2. Lack of capacity for sewer or water service due to decisions outside jurisdiction’s control
3. Availability of land suitable for urban development
4. Lands protected from urban development under existing federal or state programs
5. County policies to preserve prime agricultural land
6. Distribution of household growth in the RTP and opportunities to maximize use of transit and existing transportation infrastructure
7. Agreements to direct growth toward incorporated areas
8. Loss of deed-restricted affordable units
9. Households paying more than 30 percent and more than 50 percent of their income in rent
10. The rate of overcrowding
11. Housing needs of farmworkers
12. Housing needs generated by a university within the jurisdiction
13. Housing needs of individuals and families experiencing homelessness
14. Units lost during a state of emergency that have yet to be replaced
15. The region’s GHG targets

Pursuant to the law, the questions in this survey ask about each of the above listed Factors to gather information which will inform the RHNP. Each question identifies the data already obtained that relate to the Factor, so that respondents may focus responses on filling in any data gaps. If a jurisdiction provides information, it should be in a format that is comparable across all jurisdictions.

Note: 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.

BCAG 6th Cycle RHNP Survey

Participant Information

* 1. Name

* 2. Jurisdiction

* 3. Title

* 4. Phone Number

* 5. email Address

BCAG 6th Cycle RHNP Survey

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

The following question seeks to identify additional data and information that could inform the Objectives the RHNP is required to advance and/or the Factors required for consideration when developing the RHNP methodology.

This chart lists data collected in the first row and indicates, with an "x", which Objectives and/or Factors the data corresponds to. Note: data will be revised following the May PDG meeting, as appropriate, to reflect Camp Fire impacts across all jurisdictions.

Objectives/Factors	Data																						
	Household Growth Projections	Housing Tenure	Existing Housing Unit Types	Housing Cost Burden	Camp Fire Housing Lost	Agricultural Lands	Natural Hazards	Environmental Lands	Existing and Future Jobs	Jobs-Housing Balance	Affordable Housing Stock	Local Development Capacity	Homelessness	Childhood Poverty Status	Jobs-Housing Fit	Existing and Projected Sewer and Water Capacity	Overcrowding	Racial Distribution	Housing-Related VMT	Approved Residential Development	Farmworker Employment and Housing Needs	Infill Development Potential	
Existing and projected jobs/housing relationship, particularly low-wage jobs and affordable housing	X	X	X	X					X	X					X		X	X		X			
Lack of capacity for sewer or water service due to decisions outside jurisdiction's control																X							
Availability of land suitable for urban development						X	X	X				X											X
Lands protected from urban development under existing federal or State programs						X		X															
County policies to preserve prime agricultural land						X																	
Distribution of household growth in RTP and opps. to maximize use of transit & existing transportation infrastructure	X								X	X	X	X			X				X				X
Agreements to direct growth toward incorporated areas						X		X															
Loss of deed-restricted affordable units			X																				
Households paying more than 30 percent and more than 50 percent of their income in rent				X																			
The rate of overcrowding																	X						
Housing needs of farmworkers																						X	
Housing needs generated by a university within the jurisdiction	X	X	X																				
Units lost during a state of emergency that have yet to be replaced	X				X																		
The region's GHG targets	X								X	X									X				X
Increased housing supply and affordability				X		X	X	X				X					X						
Environmental justice														X				X	X				
Jobs-housing balance	X								X	X										X			
Affordability balance				X					X		X		X							X			
Affirmatively Further Fair Housing														X				X					
Have Data																							
Information needed																							

* 6. Are there additional data points that are important to consider in developing the BCAG RHNP?

Yes

No

If so, please specify.

7. Are you familiar with any data sources that might be relevant to this effort and provide information post-Camp Fire?

Yes

No

If yes, please list all.

BCAG 6th Cycle RHNP Survey

HOUSING OPPORTUNITIES AND CONSTRAINTS

The following questions are aimed at understanding existing opportunities and constraints to meeting the local jurisdiction's housing needs.

8. Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030?

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. Check all that apply.

	Opportunity	Constraint
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"/>
Availability of schools	<input type="checkbox"/>	<input type="checkbox"/>
Availability of parks	<input type="checkbox"/>	<input type="checkbox"/>
Availability of public or social services	<input type="checkbox"/>	<input type="checkbox"/>
Impact of climate change and natural hazards	<input type="checkbox"/>	<input type="checkbox"/>
Construction costs	<input type="checkbox"/>	<input type="checkbox"/>
Availability of construction workforce	<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"/>
Financing/funding for affordable housing	<input type="checkbox"/>	<input type="checkbox"/>
Weak market conditions	<input type="checkbox"/>	<input type="checkbox"/>
Project labor agreements	<input type="checkbox"/>	<input type="checkbox"/>
Utility connection fees	<input type="checkbox"/>	<input type="checkbox"/>

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

9. The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

- Energy efficiency standards in new construction or retrofits
- Investment in transit expansion
- Investment in maintaining or improving existing public transportation infrastructure
- Investment in pedestrian, bicycle, and active transportation infrastructure
- Land use changes that encourage a diversity of housing types and/or mixed-use development
- Land use changes to allow greater density near transit
- Incentives or policies to encourage housing development on vacant or underutilized land near transit
- Changes to parking requirements for new residential and/or commercial construction
- Increasing local employment opportunities to reduce commute lengths for residents
- Implementing a Climate Action Plan
- Other (please specify)

10. Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

- Yes
- No

If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.

11. What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Local gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition
- Other (please specify)

12. Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

- Yes
- No

If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, and what is the data source for this information?

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

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Lack of gap financing for affordable housing development
- Local affordable housing development capacity
- Availability of land
- Community opposition
- Other (please specify)

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

As a result of recent legislation, RHNA and local Housing Elements are now required to “affirmatively further fair housing” [Government Code Section 65584(d)]. 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.”

To comply with this requirement, BCAG is REQUIRED to collect information on local jurisdictions’ fair housing issues as well as strategies and actions for achieving fair housing goals.

14. Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

- Community opposition to proposed or existing developments
- Displacement of residents due to increased rents or other economic pressures
- Displacement of low-income residents and/or residents of color
- Displacement of residents due to natural hazards, such as wildfires
- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements
- Occupancy standards that limit the number of people in a unit
- Location of affordable housing
- The availability of affordable units in a range of sizes (especially larger units)
- Foreclosure patterns
- Deteriorated or abandoned properties
- Lack of community revitalization strategies
- Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities
- Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities
- Lack of regional cooperation
- Access to financial services
- Lending discrimination
- Location of employers
- Location of environmental health hazards, such as factories or agricultural production
- Availability, frequency, and reliability of public transit
- Access to healthcare facilities and medical services
- Access to grocery stores and healthy food options
- Location of proficient schools and school assignment policies
- Creation and retention of high-quality jobs
- Range of job opportunities available
- The impacts of natural hazards, such as wildfires
- CEQA and the land use entitlement process
- Private discrimination, such as residential real estate "steering"
- Other (please explain)

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

Check all that apply.

- Land use changes to allow a greater variety of housing types
- Dedicated local funding source for affordable housing development
- Support for affordable housing development near transit
- Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)
- Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.)
- Support for the development of affordable housing on publicly-owned land
- Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units
- Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments
- Providing financial support or other resources for low-income home buyers
- Funding rehabilitation and accessibility improvements for low-income homeowners
- Providing incentives for landlords to participate in the Housing Choice Voucher program
- Streamlining entitlements processes and/or removing development fees for affordable housing construction
- Inclusionary zoning or other programs to encourage mixed-income developments
- Financial resources or other programs to support the preservation of existing affordable housing
- Ensuring affirmative marketing of affordable housing is targeted to all segments of the community
- Implementing a rent stabilization policy and staffing a rent stabilization board
- Implementing policies and programs to minimize the displacement of low-income residents and residents of color
- Improving access to high quality education opportunities for vulnerable students, particularly students of color
- Other (please specify)

16. 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="radio"/>	<input type="radio"/>	<input type="radio"/>

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

BCAG 6th Cycle RHNP Survey

Thank You

Thank you for taking the time to complete this survey. Your responses will help inform development of the 6th Cycle RHNP for the BCAG region. If you have any questions, please contact Chris Devine, BCAG Planning Manager, at CDevine@bcag.org.