2023-2031
Housing Element Update

Community Workshop | April 26, 2022 | 7 – 8:30 pm
Interpretation

For desktop computer users:
- Click Interpretation
- Select the language
- (Optional) Click Mute Original Audio, to only hear translation

For mobile devices:
- Tap More / ellipses
- Tap Language Interpretation
- Select the language
- (Optional) Tap the toggle to Mute Original Audio
Agenda

• Welcome and Introductions
• Housing Element Overview
  ‣ Recent Trends & Housing Needs
  ‣ Affirmatively Furthering Fair Housing
  ‣ Housing Capacity
  ‣ Policies and Programs
• Next Steps
• Questions and Comments
City Efforts Underway
Updates to Policies: Outreach & Timelines

- Housing & Safety Element Update Overview
  - Summer 2022
  - [el-cerrito.org/HousingElement2023](el-cerrito.org/HousingElement2023)

- SPASP Update: Supplemental Environmental Impact Report (SEIR)
  - Summer-Fall 2022
  - [el-cerrito.org/SPASPCurrent](el-cerrito.org/SPASPCurrent)

- BART – Plaza Transit-Oriented Development
  - Ongoing (2019 – 2026)
  - [el-cerrito.org/TOD](el-cerrito.org/TOD)
  - Berkeley-El Cerrito Corridor Access Plan
    - 4/27, 5/4, 5/5 - Online Open House: 5PM-6PM
    - 5/18 - Online Survey: Provide input until May 18th

**eNews:** [el-cerrito.org/CommDev](el-cerrito.org/CommDev)
How to Participate

Questions and Comments
anytime during the workshop using Zoom Q&A feature.

Interactive Polling
at different points during the workshop.

Public Comment
at the end of the workshop.
Zoom Controls - Desktop

Use Q&A window to send comments/questions

Send questions to everyone or choose your recipient here.
Zoom Controls - Mobile

First click, “More”

Access the Q&A window to send comments/questions.
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Housing Element Overview
What is the Housing Element?

• Required element of the General Plan
  ‣ Plan to meet housing needs of all community members
  ‣ “Fair Share” of the regional housing need

• Updated every 8 years
  ‣ State-mandated deadline: January 31, 2023

• Required reviewed and certification from Department of Housing and Community Development (HCD)
Contents of the Housing Element

- Analysis of existing and projected housing needs
- Inventory of available sites for housing
- Analysis of potential constraints on housing
- Fair housing assessment (new)
- Evaluation of previous housing element
- Goals, policies, and implementation programs

Required Policy Topics
- Analysis of existing and projected housing needs
- Inventory of available sites for housing
- Analysis of potential constraints on housing
- Fair housing (new)
- Evaluation of previous housing element
- Goals, policies, and implementation programs
Join at slido.com
#998341

① Start presenting to display the joining instructions on this slide.
Which statement(s) best describes you?

Start presenting to display the poll results on this slide.
What is your housing situation?

Start presenting to display the poll results on this slide.
What is your age?

Start presenting to display the poll results on this slide.
How long have you lived in El Cerrito?

ıldığına göre, El Cerrito'da ne kadar süre yaşadınız?
What do you like about living or working in El Cerrito?
Recent Trends & Housing Needs
Population Growth in El Cerrito (2010-2020)

El Cerrito population has grown by an average of 140 residents each year since 2010.

Population Growth in the Region (1990-2020)

El Cerrito Housing Stock (2020)

- Single-Family Homes: 71%
- Multi-Family: 28%
- Mobile Homes: 0.5%

Source: State of California, Department of Finance, E-5 series. ABAG.
Home Values (2001-2020)

- Typical home value estimated at $1,013,093 in December 2020.
- Since 2001, home values increased 245%.
- Median Sale Price March 2022 was $1,170,000 (Redfin)

Source: Zillow, Zillow Home Value Index (ZHVI). ABAG
### Who Can Afford to Rent in Contra Costa County (2021)?

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Average Asking Rent</th>
<th>Income Needed to Afford Average Asking Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Health &amp; Personal care Aides</td>
<td>$2,873 / Month</td>
<td>$16.57 / Hour</td>
</tr>
<tr>
<td>Retail Salespersons</td>
<td>$3,146 / Month</td>
<td>$18.15 / Hour</td>
</tr>
<tr>
<td>Childcare Workers</td>
<td>$3,174 / Month</td>
<td>$18.31 / Hour</td>
</tr>
<tr>
<td>Janitors &amp; Cleaners</td>
<td>$3,521 / Month</td>
<td>$20.31 / Hour</td>
</tr>
<tr>
<td>Medical Assistants</td>
<td>$4,497 / Month</td>
<td>$25.94 / Hour</td>
</tr>
<tr>
<td>CA State Minimum Wage</td>
<td>$2,427 / Month</td>
<td>$14.00 / Hour</td>
</tr>
<tr>
<td>Income Needed to Afford Average Asking Rent</td>
<td>$6,507 / Month</td>
<td>$37.54 / Hour</td>
</tr>
<tr>
<td>Average Asking Rent</td>
<td>$1,952 / Month</td>
<td>$20.31 / Hour</td>
</tr>
</tbody>
</table>

Renters need to earn 2.5 times the minimum wage ($37.54/hr) to afford the average asking rent in Contra Costa County.

Source: California Housing Partnership, Contra Costa County 2021 Affordable Housing Needs Report
Who needs affordable housing?

Childcare Providers

Service Workers

Baristas/Waiters/Waitresses

Seniors with Fixed Incomes

Teachers

Nurses

Firefighters
Income Limits and Affordability for Contra Costa County (2021)

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Percent of Area Median Income (AMI)</th>
<th>Annual Income (1-Person Household)</th>
<th>Annual Income (3-Person Household)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-Income</td>
<td>30%</td>
<td>$28,800</td>
<td>$37,000</td>
</tr>
<tr>
<td>Very Low-Income</td>
<td>50%</td>
<td>$47,950</td>
<td>$61,650</td>
</tr>
<tr>
<td>Low Income</td>
<td>80%</td>
<td>$76,750</td>
<td>$98,650</td>
</tr>
<tr>
<td>Median Income</td>
<td>100%</td>
<td>$87,900</td>
<td>$113,050</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>120%</td>
<td>$105,500</td>
<td>$136,650</td>
</tr>
</tbody>
</table>

Cost Burden by Tenure

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091
Cost Burden by Income Level

Homeless Population
Contra Costa County, 2015-2020

- January 2020 Point in Time Count found a total of 2,277 individuals in Contra Costa County
- 24 unsheltered individuals in El Cerrito in 2020
- 2022 Point in Time Count was February 23-24, results will be available soon

Source: Contra Costa Health Services, Point-In-Time Homeless Count Snapshots, 2015-2020
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Which statement best describes your experience finding and securing housing in the City?
What do you think are the greatest challenges in El Cerrito?
Fair Housing
Fair Housing

New state laws (AB 686) expand the City’s duty to affirmatively further fair housing (AFFH). Housing Elements are required to:

• Identify fair housing issues
• Ensure lower-income housing sites have access to opportunity
• Include meaningful actions that address fair housing issues

Fair Housing Enforcement and Outreach Capacity

Segregation and Integration

Racially and Ethnically Concentrated Areas of Poverty and Affluence

Disparities in Access to Opportunity

Disproportionate Housing Needs and Displacement Risks
Access to Opportunity
Displacement
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What do you think are the greatest fair housing issues in El Cerrito?
Regional Housing Needs Allocation (RHNA)
Every city and county must plan to accommodate its “fair share” of the regional housing need.
# RHNA Housing Needs by Income Level

<table>
<thead>
<tr>
<th>Income Category</th>
<th>2015-2023 RHNA (Housing Units)</th>
<th>2023-2031 RHNA (Housing Units)</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income (&lt;50% of Median Income)</td>
<td>100</td>
<td>334</td>
<td>234%</td>
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<tr>
<td>Low Income (51-80% of Median Income)</td>
<td>63</td>
<td>192</td>
<td>205%</td>
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<tr>
<td>Moderate Income (81-120% of Median Income)</td>
<td>69</td>
<td>241</td>
<td>249%</td>
</tr>
<tr>
<td>Above Moderate Income (&gt;120% of Median Income)</td>
<td>166</td>
<td>624</td>
<td>276%</td>
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<tr>
<td>TOTAL</td>
<td>398</td>
<td>1,391</td>
<td>249%</td>
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</table>

Total “lower income” = 526 units
38% of RHNA
Housing Types and Affordability

Housing Element assumption: Density = Affordability

<table>
<thead>
<tr>
<th>Above-Moderate Income</th>
<th>Moderate Income</th>
<th>Lower Income</th>
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<tbody>
<tr>
<td>Large-lot Single Family Home</td>
<td>Townhome</td>
<td>Multifamily Housing (30 units/acre)</td>
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<tr>
<td>Small-lot Single Family Home</td>
<td>Duplex &amp; Triplex</td>
<td>Accessory Dwelling Unit (ADU)</td>
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<tr>
<td>Manufactured/Mobile Home</td>
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</tbody>
</table>

Density = Affordability
What Counts Towards the RHNA?

• Projects in Development Pipeline
• Capacity on Vacant and Underutilized Opportunity Sites
• Projection of Accessory Dwelling Units (ADUs)
San Pablo Avenue Specific Plan

- A lot of development has been occurring and will continue to occur in SPASP Area
- Most of the Housing Element RHNA will be accommodated in the SPASP Area
- City is preparing an updated Specific Plan EIR to accommodate more growth
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#998341
What ideas do you have for addressing housing challenges in El Cerrito?
Policies and Programs
Affordable Housing Strategy
Adopted August 15, 2017

Policy Pillars
A. Leverage Private Development to Address Affordable Housing Needs
B. Reduce the Risk of Displacement & Help Stabilize At-Risk Population
C. Encourage the Development of Missing Middle Housing Types
D. Increase Local Funding to Continue to Support of Low Income & Special Needs Housing Development

Actions to Date
- B. (2019) Adopted Rent Registry
- B. (2021) Soft Story Inventory
- B. (Ongoing) CORE partnership
- C. (2018) ADU production increased
- D. (2020) Mayfair Affordable (City pre-development loan)
- D. (2022) Mayfair AHSC Award
- D. (2019) BART TOD @ EC Plaza
Affordable Housing

Inclusionary Zoning (Mixed-Income)
- Zoning - City; market-rate developers (no subsidies)
- Metro 510 (19 units; completed)
- 6501 Fairmount (5 units; approved)

100% Non-Profit Housing
- Funding - City, County, State, Federal
- BRIDGE: Mayfair Affordable, (69 units; approved breaking ground late 2023)
- Eden Housing: Hana Gardens (62 senior units; completed 2018)
- RCD: Ohlone Gardens (56 units; completed 2015)

Public Housing Authority
- Funding - Federal
- Rental subsidies through housing choice vouchers/project-based vouchers w-rents set at 30% of the household’s income

State Density Bonus Program (mixed-income)
- Zoning - State; market-rate developers (no subsidies)
## Project Schedule

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<tr>
<th>Year</th>
<th>JAN</th>
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<td>Planning Commission and City Council Public Hearings</td>
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| **DELEVERABLES** |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Project Initiation |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Updating the Housing Element |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| HCD Review |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Adoption |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| HCD Certification |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Public Review Draft Housing Element |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Revised Housing Element |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| CEQA Review |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Final Housing Element |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
Take the Housing Element Survey

ENGLISH
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ESPÁÑOL
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中文
qrco.de/elcerrito3
Learn more about the Housing Element Update by visiting: www.el-cerrito.org/HousingElement2023
planning@ci.el-cerrito.ca.us
Comments and Questions
Public Comments and Questions

We want to hear from you!

Share additional comments

Ask any questions
Providing Public Comments via Zoom

Select Raise Hand if you wish to be added to the queue to speak.

Example of host would like you to unmute.
Providing Public Comments by Phone

• Press Star (*) 9 to indicate you would like to speak
• Listen for the message: “The host would like you to unmute your microphone. You can press Star (*) 6 to unmute”
• When you are done with your comment, please press Star (*) 6 to re-mute
Take the Housing Element Survey

ENGLISH
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ESPAÑOL
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Thank you!

Learn more about the Housing Element Update by visiting: www.el-cerrito.org/HousingElement2023

planning@ci.el-cerrito.ca.us