



# **CITY OF SAN RAMON**

## **COMMUNITY DEVELOPMENT**

# **REGIONAL HOUSING NEEDS ALLOCATION (RHNA) UPDATE**

JOINT CITY COUNCIL AND  
PLANNING COMMISSION STUDY SESSION  
FEBRUARY 23, 2021

# WHAT IS RHNA?



- **RHNA – Regional Housing Needs Allocation**
  - Eight year cycle - Upcoming cycle plans for housing needs in 2023-2031
- **State law requires all jurisdictions plan to meet the housing needs of everyone in the community**

# RHNA ROLES AND RESPONSIBILITIES



## ■ State's role:

- Identifies how many total housing units (by income category) the Bay Area must plan for between 2023-2031



## ■ Bay Area Regional Planning Agency ABAG's role:

- Creates methodology for allocating the Bay Area's total housing need to each of the 101 cities and nine counties in the Bay Area



## ■ San Ramon's role:

- Plan and program the City's share of the RHNA through the update of the General Plan Housing Element (certified by the State)

# INCOME CATEGORIES: WHAT IS “AFFORDABLE”? AND FOR WHOM?



- Established by State (Contra Costa County Area Median Income):

Household Income Category	Percent of AMI*	Max. Annual Income (One Person Household)	Example Occupations (Mean Annual Salary)†
Extremely Low	0 – 30%	\$27,450	
Very Low	31 – 50%	\$45,700	Retail Salesperson (\$32,938); Restaurant Cook (\$33,128); Landscape Worker (\$40,788); Paramedic (\$45,479)
Low	51 – 80%	\$73,100	Dental Assistant (\$47,580); First-Year Teacher with Master’s Degree (\$55,667); Marriage/Family Therapists (\$61,584)
<b>Area Median Income (AMI)</b>	-	<b>\$83,450</b>	-
Moderate	81 – 120%	\$100,150	Carpenter (\$71,089); School Guidance Counselor (\$77,461)
Above Moderate	>120%	>\$100,150	Fire Fighter (\$102,952); Software Developer (\$127,336)

\*HCD may adjust amount due to special County considerations

†State Employment Dev. Dept., 2019 1<sup>st</sup> Quarter Occupational Wage Survey for Contra Costa County & SRVUSD

# REGIONAL CONTEXT



## Plan Bay Area 2050 Final Blueprint Growth Forecast:



**Population**



**Jobs**



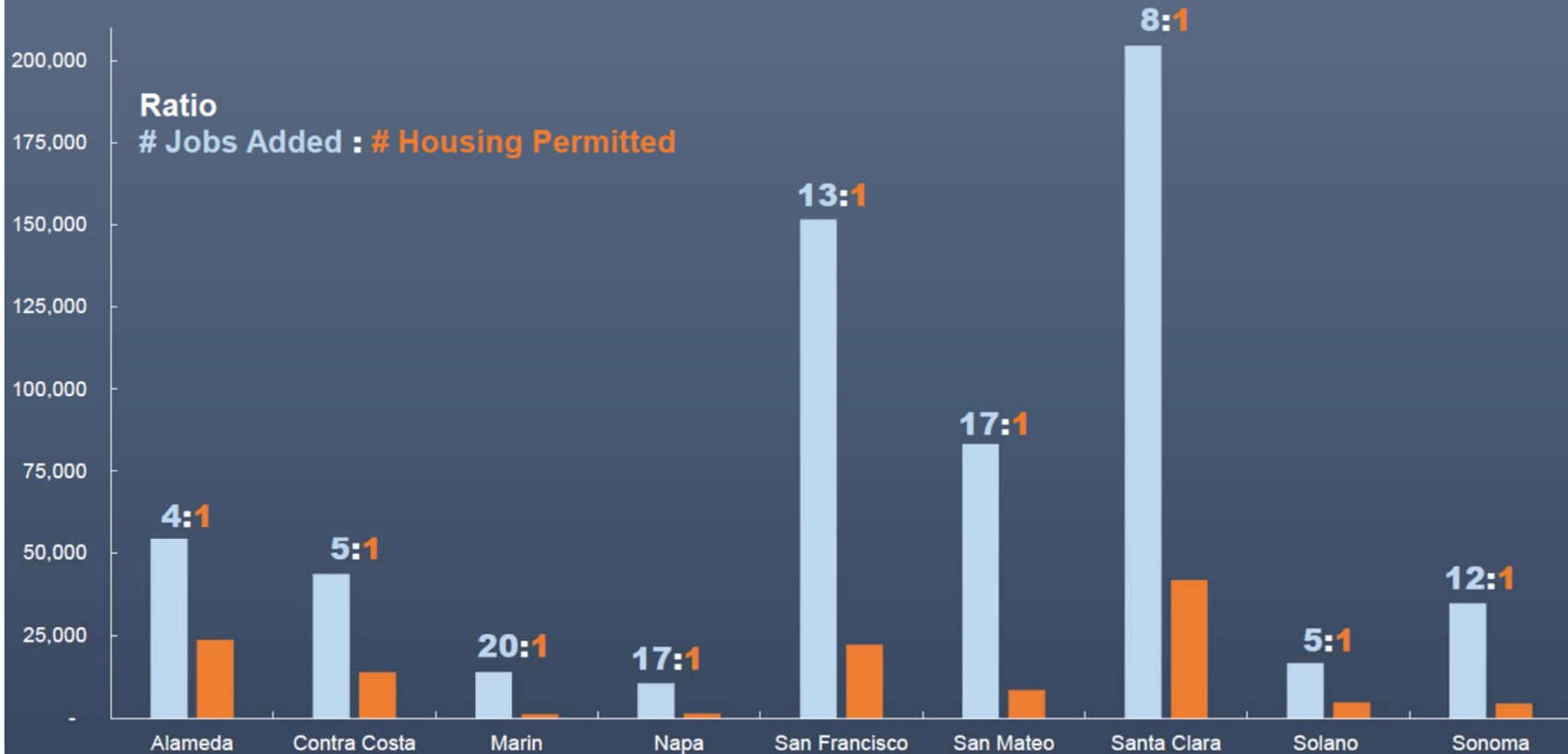
**Housing Units**



# REGIONAL CONTEXT – WHY PLAN FOR HOUSING?



## Job Growth Far Surpassed New Housing Between 2010 to 2016

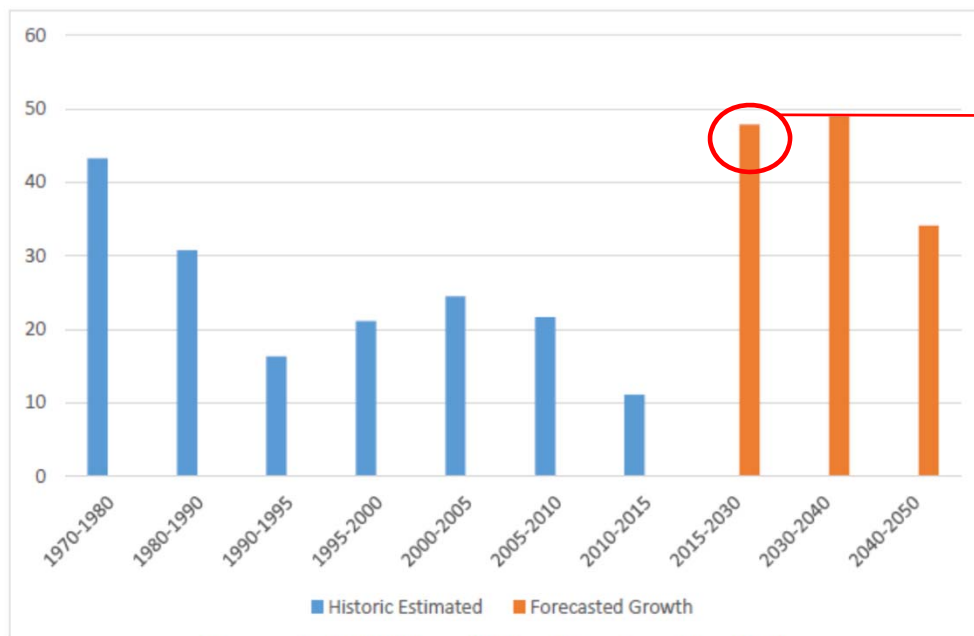


ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# REGIONAL CONTEXT – HOUSING UNIT PRODUCTION



Bay Area Annual Housing Unit Production,  
Historic and Projected (thousands of housing units)



Source: MTC/ABAG household and housing unit analysis

Production has not been meeting this target:

2015: 15.8k  
2016: 18.5k  
2017: 14.8k  
2018: 15.4k

- Less than 9% of the Region's projected housing need through 2030 has been constructed since 2015
- Will create pressure to increase production

# REGIONAL CONTEXT – HOUSING UNIT PRODUCTION



- **Factors contributing to drop in housing production**
  - The Great Recession – 2008 economic recession
  - Rising construction and land costs
  - Limited land availability
  - Labor shortage
  - Loss of Redevelopment Agency funds
  - Expiration of existing Affordable Housing Agreements
  - Local governmental restrictions and constraints
  - Opposition to development
  - Limited central funding sources (i.e. State funding)
  - Entitlement fees



# BAY AREA REGIONAL HOUSING NEED



Household Income Category	2015-2023 RHNA Cycle – Bay Area Housing Need (Percent Total)	2023-2031 RHNA Cycle – Bay Area Housing Need (Percent Total)
Very Low	46,680 Units (25%)	114,442 Units (26%)
Low	28,940 Units (15%)	65,892 Units (15%)
Moderate	33,420 Units (18%)	72,712 Units (16%)
Above Moderate	78,950 Units (42%)	188,130 Units (43%)
Total	187,990 Units (100%)	441,176 Units (100%)

# SAN RAMON RHNA ALLOCATIONS



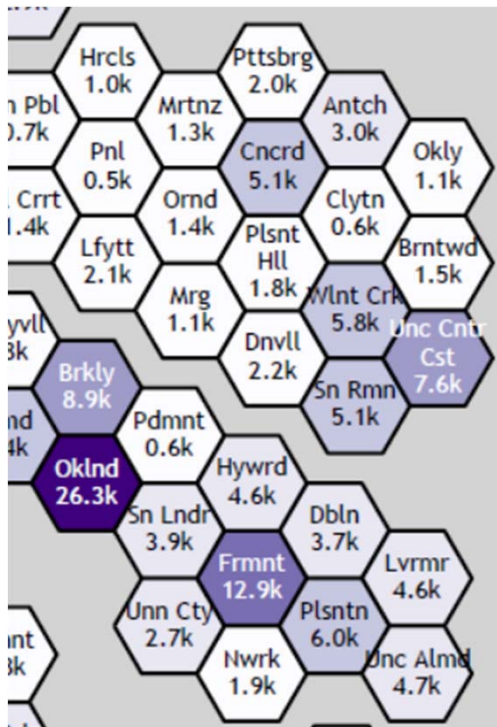
Household Income Category	Current RHNA Cycle – San Ramon Allocation (Percent Total)	Upcoming RHNA Cycle – Draft (Jan. 2021) San Ramon Allocation (Percent Total)
Very Low	516 Units (36%)	1,497 Units (29%)
Low	279 Units (20%)	862 Units (17%)
Moderate	282 Units (20%)	767 Units (15%)
Above Moderate	340 Units (24%)	1,985 Units (39%)
Total	1,417 Units (100%)	5,111 Units (100%)

**San Ramon’s 2015-2023 RHNA: 76% of Total Units Allocated as Affordable**  
**San Ramon’s 2023-2031 RHNA: 61% of Total Units Allocated as Affordable**

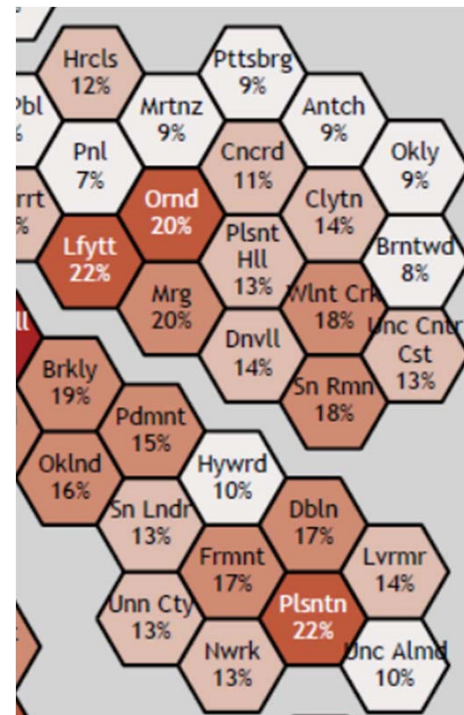
# ABAG - TRI-VALLEY 2023 - 2031 DRAFT RHNA ALLOCATIONS



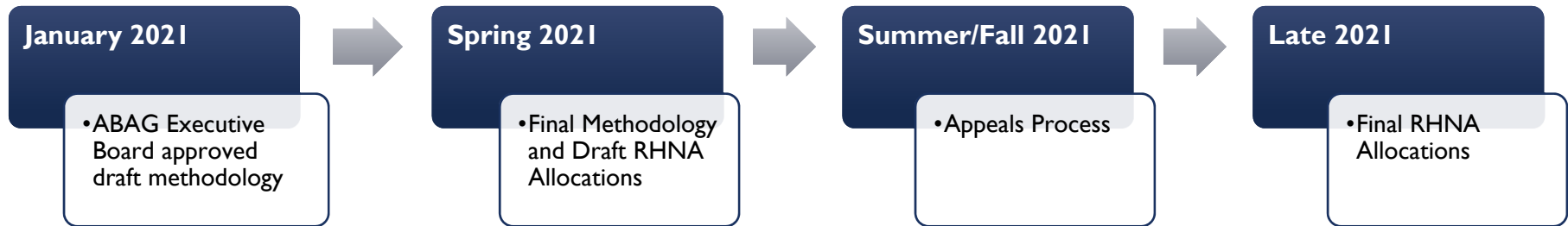
Jurisdiction Draft Total  
2023 - 2031 RHNA Units



Jurisdiction Growth Rate from  
2023 - 2031 RHNA Compared to 2020 Households



# 2023 – 2031 RHNA REMAINING TIMELINE



# HOUSING ELEMENT UPDATE TIMELINE



## ■ General Plan and Housing Element Comprehensive Update

- Comprehensive update to all General Plan Elements, including the Housing Element
- Climate Action Plan Update
- Associated Zoning Ordinance Update
- Fiscal Impact Analysis, Retail Analysis Update
- Environmental Impact Report
- Extensive public outreach and engagement process

### Spring / Summer 2021

- Issue RFP for preparation of GP/HE Update
- Select Consultant

### Late 2021

- Final RHNA Issued by ABAG

### 2021 - 2022

- Public Outreach / Engagement
- Public Hearing review process with appropriate Committees / Commissions / City Council

### Late 2022

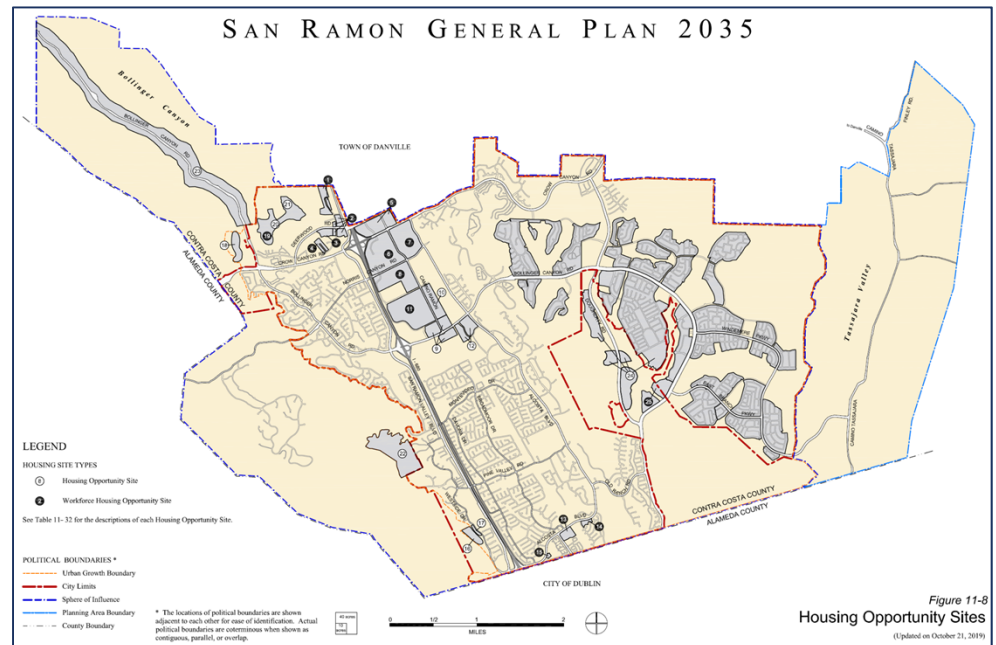
- Submit adopted Housing Element to HCD

# HOUSING ELEMENT UPDATE – FINAL RHNA



## ■ Update will focus on:

- How to satisfy City's RHNA in each income category
- Inventory of developable land
- Infill development, especially within the City's core and Priority Development Areas
- Combining a mix of uses: place housing closer to jobs, retail, and services
- Evaluate housing opportunity sites; amending zoning and development standards to meet RHNA



# HOUSING ELEMENT UPDATE – LONG TERM HOUSING GOALS



- **Housing constraints analysis**
  - Identify governmental and nongovernmental constraints
- **Create local goals, policies, programs, and quantified objectives**
- **Inclusionary Housing Ordinance**
  - Evaluate and update as needed Ordinance and fees
- **State Mandate Obligations**
  - Density Bonus laws
  - SB 330 – Housing Crisis Act
  - SB 35 – Streamlined Housing Approval Process
  - Accessory Dwelling Unit (ADU) laws to increase production

# STATE LEGISLATION UNDER CONSIDERATION



- **SB 9 (Atkins) – Duplexes & Lot Splits**
  - Require local governments to ministerially approve a housing development containing two residential units (duplex) in single-family zones
  - Require local governments to ministerially approve an urban lot split
  
- **SB 10 (Wiener) – Housing Development Density**
  - Authorize a local government to pass an Ordinance to zone any parcel for up to 10 housing units if located in a transit-rich area, jobs-rich area, or urban infill site
  - Exempt from CEQA
  
- **SB 6 (Caballero) – Neighborhood Homes Act**
  - A housing development project deemed an allowable use on a neighborhood lot within an office or retail commercial zone, not adjacent to industrial uses
  - Require a minimum 20 housing units per acre for suburban jurisdictions
  
- **AB 115 (Bloom) – Commercial Zoning for Housing Developments**
  - Under certain conditions, require a housing development be an authorized use on any properties zoned for commercial uses



# **BOTTOM LINE: INCREASE HOUSING PRODUCTION**



- **Using RHNA and State law to increase housing production:**
  - Expand housing sites to increase residential construction (SB 9, AB 115)
  - Eliminate local/state restrictions and constraints (SB 35, SB 330, ADU, Standards, CEQA Streamlining)
  - By-right and streamlined housing approval (SB 35, SB 330, AB 678, Housing Accountability Act)
  - Increase funding for affordable housing (SB 2, SB 3, LEAP & REAP grants)
  - Eliminating/Freezing fees (SB 330, SB 13)
  - Housing Element accountability (SB 828, AB 879, AB 1397)



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