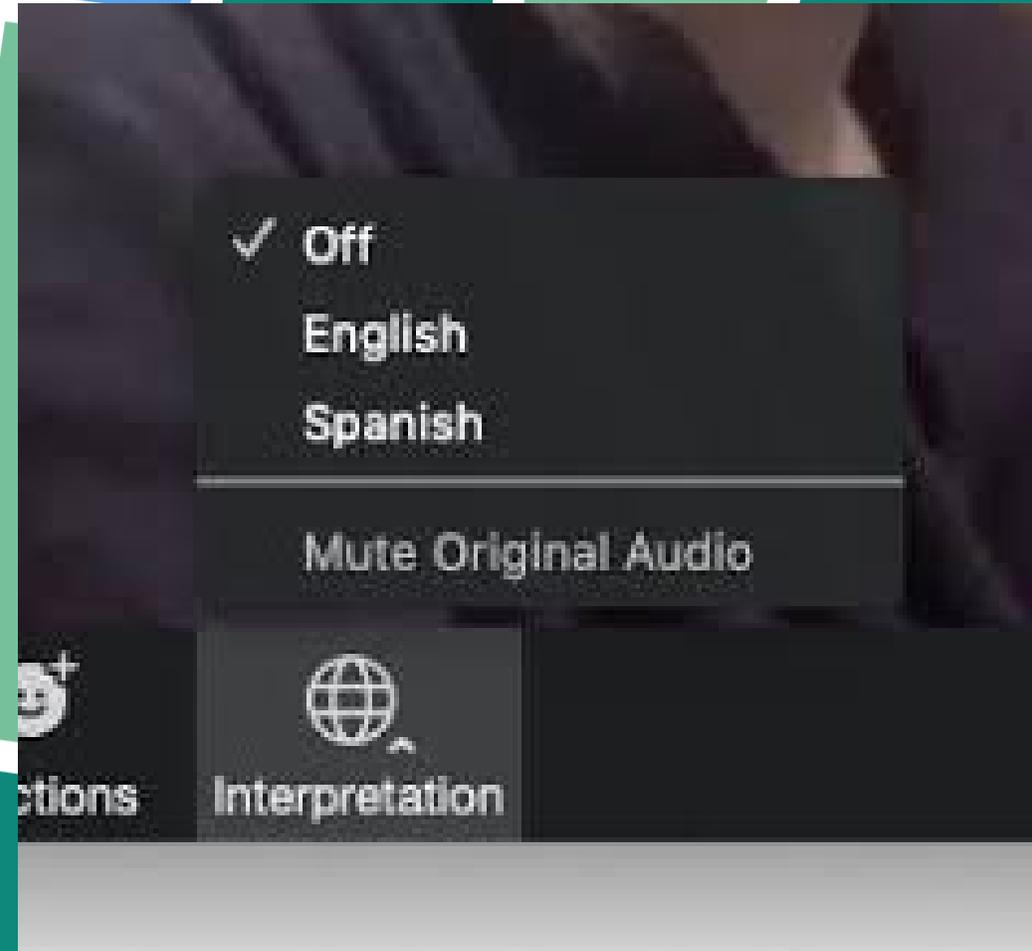For Spanish or Vietnamese Translation:

Once the meeting has begun, select Interpretation in the meeting controls and select a language channel (Spanish or Vietnamese).

In the language channel, you'll be able to hear the translated audio and the original audio at a lower volume.
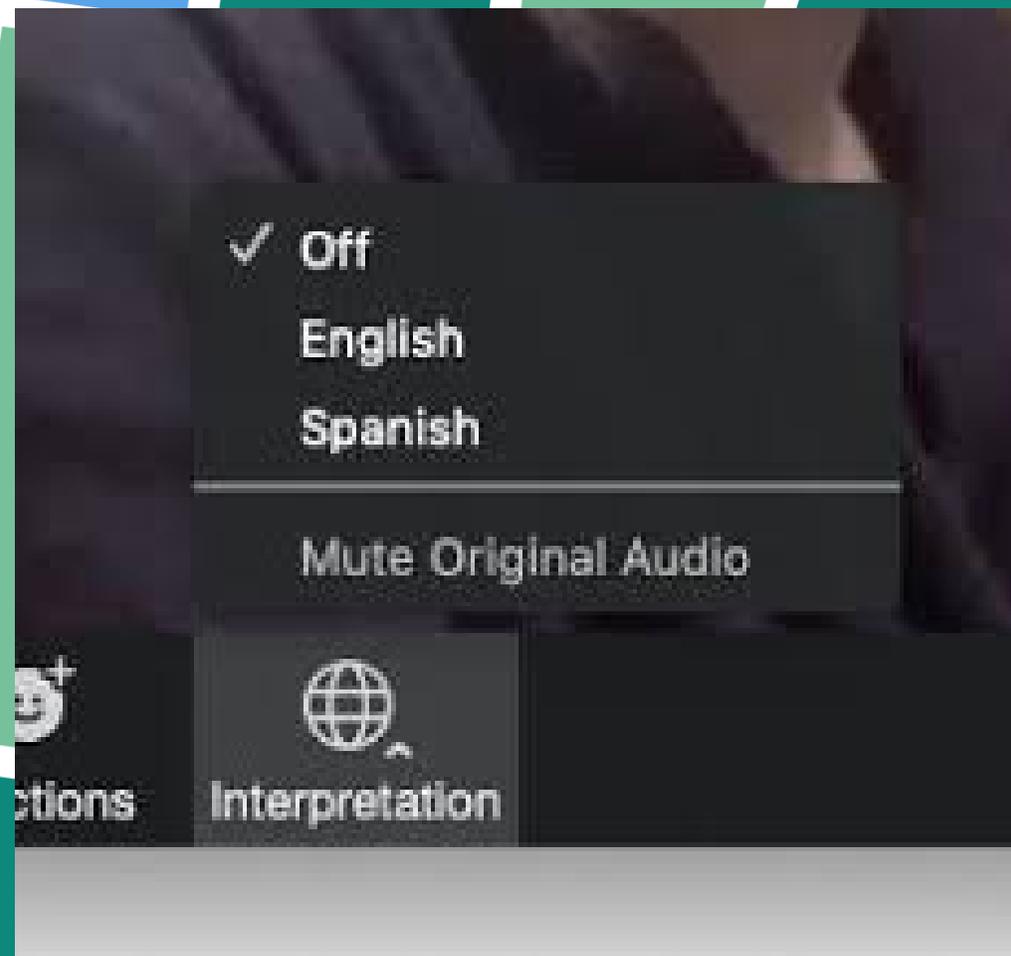
Para la Traducción en Español:

Cuando haya comenzado la reunión, seleccione Interpretación ('Interpretation') en los controles de la reunión y seleccione Español ('Spanish').

En este canal de lenguaje, podrás escuchar el audio traducido y el audio original a un volumen más bajo.

Để chuyển qua tiếng Việt:

Khi cuộc họp đã bắt đầu, hãy chọn thông dịch ('Interpretation') trong các điều khiển cuộc họp và chọn tiếng Việt ('Vietnamese').

Trong kênh ngôn ngữ, bạn có thể nghe âm thanh tiếng Việt và tiếng Anh ở mức âm lượng thấp hơn.
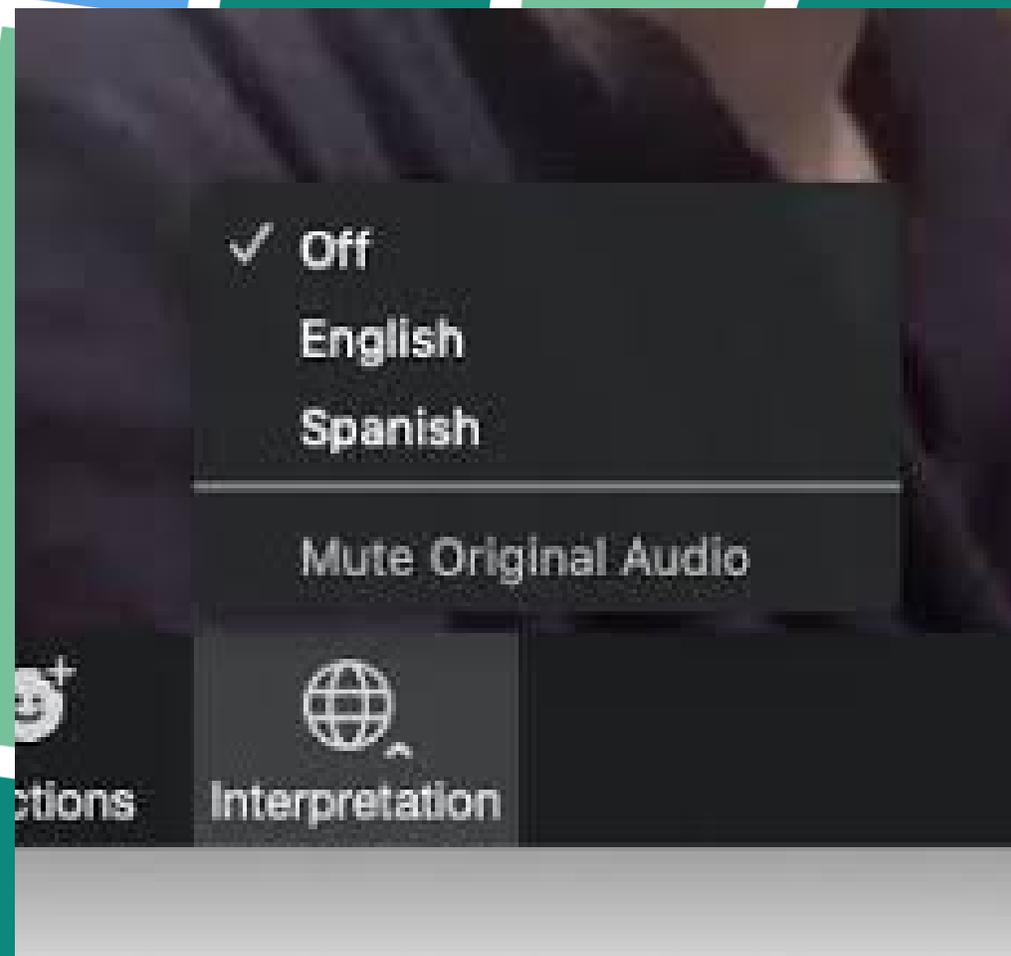
Community, Diversity, and Displacement Study: Policy Toolkit

February 23, 2022

Overview

- What is the Housing Policy Toolkit?

- How to use the Toolkit

- What is the link to Affirmatively Furthering Fair Housing (AFFH)?

WHAT IS THE HOUSING POLICY TOOLKIT?

Background

Research → Outreach → Toolkit

Anti-Displacement Research

Policies in this toolkit were identified in:

- White Paper on Anti-Displacement Strategy Effectiveness prepared for the California Air Resources Board (CARB)

- A Multi-Dimensional Approach to Affordable Housing Policy: Learning from Climate Change Policy

- Transit-Oriented Displacement or Community Dividends: Understanding the Effects of Smarter Growth on Communities

- Various public agency and advocacy resources

TABLE 1: LITERATURE REVIEW SUMMARY TABLE

Category	Policy Name	Literature Coverage Level	Potential to Prevent Displacement*	Market Type**	Implementation Scale	Timeframe to Prevent Displacement
Production	Housing Production	HIGH	HIGH+	Strong	Local, State	Long-term
Production	Inclusionary Zoning + Developer Incentives	MEDIUM	MEDIUM	Strong	Local, State	Long-term
Production	Accessory Dwelling Units	LOW	MEDIUM	Neutral	Local, State	Long-term
Production	Impact + Linkage Fees	MEDIUM	LOW	Strong	Local	Long-term
Production	Housing Overlay Zones	LOW	MEDIUM	Strong	Neighborhood, Local	Long-term
Production	Land Value Recapture	LOW	LOW	Strong	Local, State	Long-term
Preservation	Unsubsidized Affordable Housing	LOW	HIGH	Neutral	Local, State	Short-term
Preservation	Federally-Funded Housing Developments	MEDIUM	MEDIUM	N/A	Local, Federal	Short-term
Preservation	Housing Rehabilitation	MEDIUM	LOW	N/A	Local, State, Federal	Short-term
Preservation	Condominium Conversion Restrictions + Tenant Opportunity to Purchase	MEDIUM	MEDIUM	Strong	Local	Short-term
Preservation	Community Control of Land	LOW	HIGH	Neutral	Neighborhood, Local	Short-term
Neighborhood Stabilization	Rent Control	HIGH	MEDIUM	Strong	Local, State	Short-term
Neighborhood Stabilization	Community Benefits Agreements	MEDIUM	LOW	Strong	Neighborhood, Local, State	Long-term
Neighborhood Stabilization	Rental Assistance Programs	MEDIUM	HIGH	Neutral	Local	Short-term
Neighborhood Stabilization	Foreclosure Assistance	MEDIUM	HIGH	Neutral	Local, State, Federal	Short-term
Neighborhood Stabilization	Tenant Right to Counsel	MEDIUM	HIGH	Strong	Local	Short-term
Neighborhood Stabilization	"Just Cause" Evictions	MEDIUM	HIGH	Strong	Local	Short-term

* Potential: If we adopt this policy, how likely is it that displacement will be reduced directly or indirectly?
** For some policies, a strong market is necessary for feasibility, while for others, it makes them more effective.
+ Although both market-rate and subsidized housing production may successfully reduce indirect displacement, the effectiveness of a particular development depends on its context and scale.

5

HOW TO USE THE TOOLKIT

HOW TO USE THE TOOLKIT

This menu is intended for SJCOG member jurisdictions to identify new strategies that can address - displacement concerns and strengthen or improve existing policies to support housing security.

The matrix for this toolkit has been broken down into the following categories

3 P's OF HOUSING	TIMEFRAME FOR EFFECTIVENESS	POLICY SCALE	POLICY TYPE
Which category of housing does a policy address? • Protection • Preservation • Production	What is the timeframe for a policy to have an impact on residents or the community? • Short • Medium • Long	At what level can a policy be implemented? • Neighborhood • City • County	How will a policy be implemented or managed? • Policy • Planning • Program • Funding

Community, Diversity, and Displacement Study
Housing Policy Toolkit

Strategy Name	3 P's of Housing			Strategy Scale			Strategy Type			
	Protection	Preservation	Production	Neighborhood	City	County	Policy	Planning	Programming	Funding/Fee
Short-Term										
Proactive Code Enforcement		•			•			•		
Rental Registry	•				•		•		•	
Eviction Expungement	•					•			•	
Eviction Diversion Program	•				•	•			•	
Just Cause Evictions	•				•		•			
Rental Assistance Program	•				•	•			•	
Tenant Right to Counsel Ordinance	•				•		•			
Tenant Opportunity to Purchase		•			•				•	
Community Opportunity to Purchase		•			•				•	
Strategy Name	Protection	Preservation	Production	Neighborhood	City	County	Policy	Planning	Programming	Funding/Fee
Medium-Term										
Asset Building	•			•	•				•	
Condominimum Conversion Restrictions		•			•		•			
Foreclosure Prevention Program	•				•				•	
Homeownership Program	•				•	•			•	
Housing Rehab Program		•			•				•	
Mobile Home Protections	•				•	•	•			
One-for-one Replacement		•			•		•	•		
Project-Based (Section 8) Site Preservation		•			•	•			•	
Rent Board	•				•				•	
Rent Control	•				•		•			
Permit Streamlining/Fee Reduction			•		•	•				
Fee Deferral			•		•	•		•	•	
Site Acquisition		•			•	•				
Single Resident Occupancy Preservation		•			•			•		
Strategy Name	Protection	Preservation	Production	Neighborhood	City	County	Policy	Planning	Programming	Funding/Fee
Long-Term										
Accessory Dwelling Units			•		•	•		•		
Affordable Housing Overlay Zones			•		•	•		•		
Community Benefit Agreements	•			•	•					
Community Land trusts		•			•				•	
Housing Elements			•		•	•		•		
Inclusionary Zoning + Developer Fees			•		•	•	•	•		
Land Value Recapture			•		•					•
Bonds for Housing Construction			•		•	•				•
Housing Trust Fund			•		•	•				•
Public Land Disposition			•		•	•		•		
Reduced Parking Requirements			•		•			•		
Station Area Plans			•	•				•		

SJCOG WEBSITE DEMO

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Example: Eviction Diversion Program

Protection

MATRIX BREAKDOWN

Which category of housing does a policy address?

- Protection

What is the timeframe for a policy to have an impact on residents or the community?

- Short

At what level can a policy be implemented?

- City and/or County

How will a policy be implemented or managed?

- Program

Example: Proactive Code Enforcement

Preservation

MATRIX BREAKDOWN

Which category of housing does a policy address?

- Preservation

What is the timeframe for a policy to have an impact on residents or the community?

- Short

At what level can a policy be implemented?
- City and/or County

How will a policy be implemented or managed?
- Planning (could also be a program)

FresGO

YOUR FRONT DOOR TO CITY HALL

Example: Housing Trust Fund

Production

MATRIX BREAKDOWN

Which category of housing does a policy address?

- Production

What is the timeframe for a policy to have an impact on residents or the community?
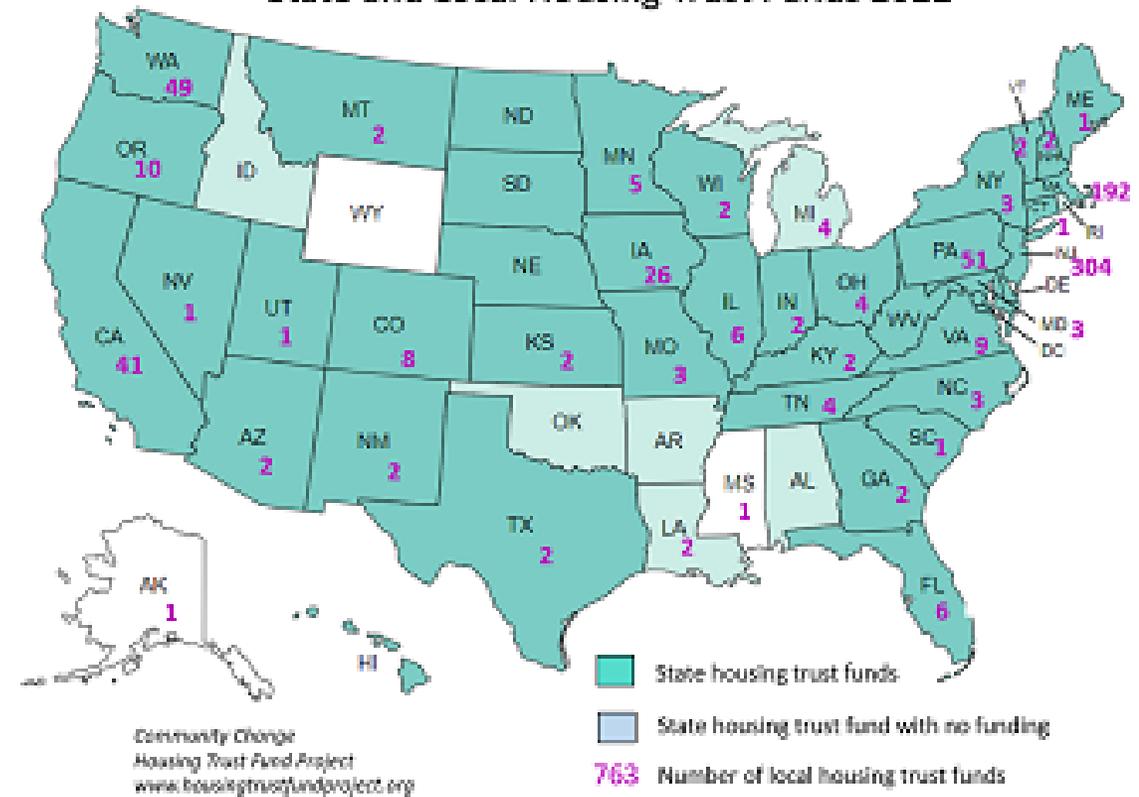
- Long-term

At what level can a policy be implemented?

- City and/or County

How will a policy be implemented or managed?

- Funding/Fee

State and Local Housing Trust Funds 2022

WHAT IS THE LINK?

What is the link?

Affirmatively Furthering Fair Housing

Action areas to AFFH may include, but not limited to:

- Enhancing housing mobility strategies

- Encouraging development of new affordable housing in high resource areas

- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing

- Protecting existing residents from displacement


Chart 1: Summary of AB 686 Requirements

AB 686
Expands and protects duty to affirmatively further fair housing (AFFH) in CA

1 All public agencies required to administer programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with this obligation.

2 New Housing Element Requirements
Applies to housing elements due to be revised on or after January 1, 2021

Outreach
A diligent effort must be made to equitably include all community stakeholders in the housing element public participation process.

Assessment of Fair Housing
All housing elements must include an assessment of fair housing within the housing needs section. This assessment should include an analysis of fair housing issues in the jurisdiction including existing segregation and inclusion trends and current fair housing practices.

Sites Analysis
Local jurisdictions must evaluate and address how particular sites available for development of housing will meet the needs of households at all income levels and will AFFH by replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Priorities, Goals, and Actions
Based on findings from the needs assessment and the site inventory analysis with respect to AFFH, local jurisdictions will assess contributing factors to fair housing barriers and adopt policies with programs that remediate identified fair housing issues and/or further promote fair housing.

What is the link?

Components of the Housing Element
Assessment of Fair Housing

An assessment of fair housing must identify and analyze patterns, trends, conditions, and practices that result in less fair housing choice and must address all of the following assessment components.

1. Summary of fair housing enforcement and outreach capacity;

2. Integration and segregation patterns, and trends related to people with protected characteristics;

3. Racially or ethnically concentrated areas of poverty;

4. Disparities in access to opportunity for people with protected characteristics, including persons with disabilities; and

5. Disproportionate housing needs within the jurisdiction, including displacement risk.
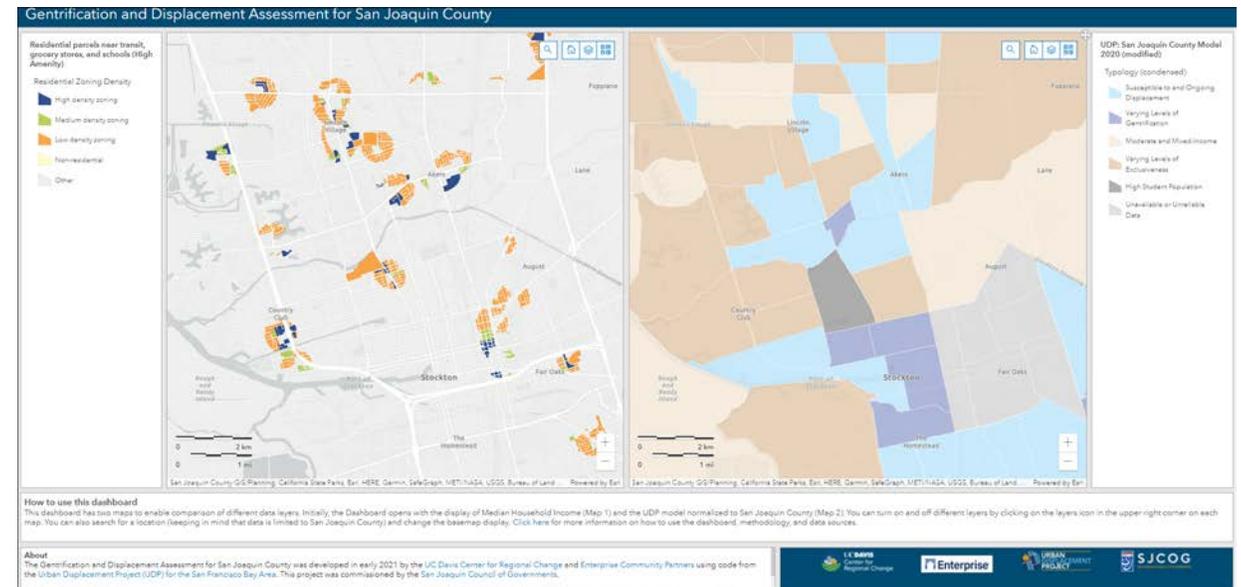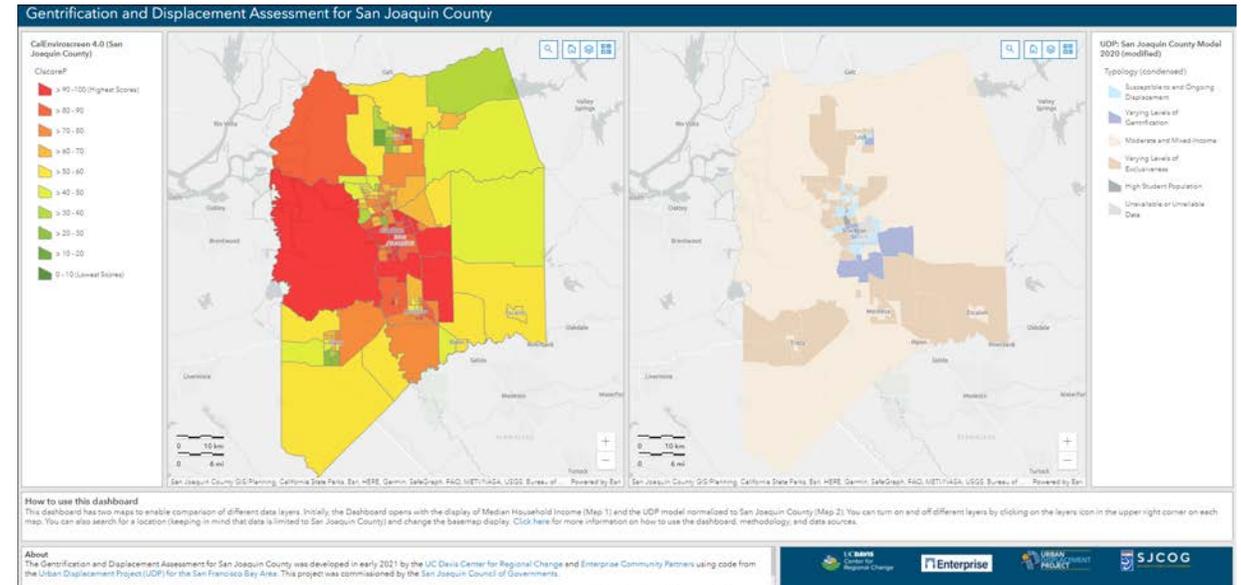
Thank You

Brenda Amboy, Program Fellow
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Enterprise

San Joaquin Council of Governments
6th RHNA Cycle
Draft Methodology Report

Thomas Pogue, Executive Director
Center for Business and Policy Research
Pacific.edu/CBPR

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Center for Business
and Policy Research

6ᵗʰ Cycle Regional Housing Needs Assessment (RHNA)

Assessment Component	Housing Unit Need	% of Total Need
Projected Households Needs 2023-2031	28,664	54%
Vacancy Adjustment	8,177	16%
Overcrowding Adjustment	10,186	19%
Replacement Adjustment	1,377	3%
Cost Burden Adjustment	4,315	8%
6th Cycle RHNA	**52,719**	**100%**

Income Category	Income Limits	Percent	Housing Unit Need	Income Category	Income Limits	Percent	Housing Unit Need
Very Low	<50% AMHI	25.2%	13,293	Lower Income	<80% AMHI	41.0%	21,637
Low	50%-80% AMHI	15.8%	8,344				
Moderate	80%-120% AMHI	17.5%	9,231	Higher Income	>80% AMHI	59.0%	31,082
Above Moderate	>120% AMHI	41.4%	21,851				
Total		100%	52,719			100.0%	52,719

RHNA Objectives

1. Increasing the housing supply and mix of housing types, tenure, and affordability
2. Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns
3. Promoting an improved intraregional relationship between jobs and housing
4. Balancing disproportionate household income distributions
5. Affirmatively furthering fair housing

Base RHNA Allocation: RTP/SCS Forecast Jurisdictional Households Growth 2023-2031

Addresses RHNA Objectives

1. Increasing the housing supply and mix of housing types, tenure, and affordability

2. Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns

Jurisdictions are allocated shares of lower income (multi-family) and higher-income (single family) RHNA units equal to county-wide shares.

Base RHNA Allocation: RTP/SCS Forecast Jurisdictional Households Growth 2023-2031

Description

- Uses forecasted household growth by jurisdiction during the 2023-2031 period based on the RTP/SCS forecast

- Ensures consistency between planning efforts

- Promotes similar pattern of affordability

- Protects the environment, encourages efficient development patterns, and accounts for forecasted housing growth explicit in RTP/SCS

- Provides basic determination, but then need to account for additional factors=>

Jobs-Housing Fit Adjustment Factor

Addresses RHNA Objectives

3. Promoting an improved intraregional relationship between jobs and housing

Jurisdictions with a higher-than-average number of low-wage jobs per affordable housing unit receive an upward adjustment of lower income (multi-family) RHNA units and those with a lower-than-average ratio receive a downward adjustment of lower income (multi-family) RHNA units.

Jobs-Housing Fit Adjustment Factor

Description

- Uses ratio of low-wage jobs to affordable housing units
- Improves equity more than jobs-housing balance because of focus on affordable housing and lower paid employment in a jurisdiction
- Growth of transportation & warehousing jobs is significant in this factor

Regional Income Parity Adjustment Factor

Addresses RHNA Objectives

4. Balancing disproportionate household income distributions

Jurisdictions with a less-than-average share of low-income households receive an upward adjustment of lower income RHNA units and those with a higher-than-average share receive a downward adjustment of lower income RHNA units.

Regional Income Parity Adjustment Factor

Description

- Uses share of lower income households in jurisdiction compared to the county as a whole

- Promotes similar household incomes across the county by putting more affordable housing in higher income jurisdictions

Affirmatively Furthering Fair Housing Adjustment Factor

Addresses RHNA Objectives

5. Affirmatively furthering fair housing

Jurisdictions with a higher-than-average share of high opportunity housing units have an upward adjustment of lower income (multi-family) RHNA units and those with a lower-than-average share of high opportunity housing units receive a downward adjustment of lower income (multi-family) RHNA units.

Affirmatively Furthering Fair Housing Adjustment Factor

Description

- Identifies each jurisdiction's high and highest resourced areas, then estimates the number of housing units in those areas and compares that share to the county-wide share to adjust each jurisdiction's number of affordable housing units accordingly

- Addresses disparities in housing needs and in access to opportunity, such as employment, higher performing schools, health care, and transportation.

Jurisdictions' Factor Adjustment Allocations

Jurisdiction	Factor Adjusted Lower Income (0-80%)	Factor Adjusted Higher Income (80+%)	Base RHNA Allocation
Escalon	146	221	367
Lathrop	3,884	4,518	8,402
Lodi	1,533	2,377	3,909
Manteca	3,654	4,651	8,306
Ripon	565	859	1,423
Stockton	4,014	8,660	12,673
Tracy	4,873	3,957	8,830
Unincorporated	2,969	5,839	8,808
San Joaquin County	21,637	31,082	52,719

Note: The RHNA Determination by income level and in total is reported in the San Joaquin County row.
Due to rounding, numbers presented in this table may not add up precisely to the totals provided.

Production: Recent Performance

Jurisdiction	Multi-Family Units (Lower Income)			Single Family Units (Higher Income)			Total		
	Actual 2014-2021	Pro-Rated 5th Cycle RHNA	% Difference (Actual vs. RHNA)	Actual 2014-2021	Pro-Rated 5th Cycle RHNA	% Difference (Actual vs. RHNA)	Actual 2014-2021	Pro-Rated 5th Cycle RHNA	% Difference (Actual vs. RHNA)
Escalon	0	135	-100%	63	205	-69%	63	340	-81%
Lathrop	148	1,422	-90%	2,571	2,702	-5%	2,719	4,125	-34%
Lodi	374	662	-44%	1,175	882	33%	1,549	1,545	0%
Manteca	182	1,294	-86%	4,578	2,226	106%	4,760	3,521	35%
Ripon	154	418	-63%	317	766	-59%	471	1,184	-60%
Stockton	828	4,129	-80%	2,061	5,330	-61%	2,889	9,459	-69%
Tracy	1,006	1,348	-25%	2,988	2,633	13%	3,994	3,981	0%
Unincorporated	241	3,378	-93%	4,187	4,755	-12%	4,428	8,134	-46%
San Joaquin County Totals	**2,933**	**12,788**	**-77%**	**17,940**	**19,500**	**-8%**	**20,873**	**32,288**	**-35%**

Note: Construction Industry Research Board data on issued building permits from 01/2014 to 12/2021 used to estimate actual dwelling units constructed

Annualized Production	Multi-Family Units (Lower Income)	Single Family Units (Higher Income)	Total Units
Average 2014-2021	**367**	**2,243**	**2,609**
5th Cycle RHNA	1,599	2,438	4,036
6th Cycle RHNA	2,546	3,657	6,202

Production: Affordability
Share of San Joaquin County listings that are affordable by income bracket*
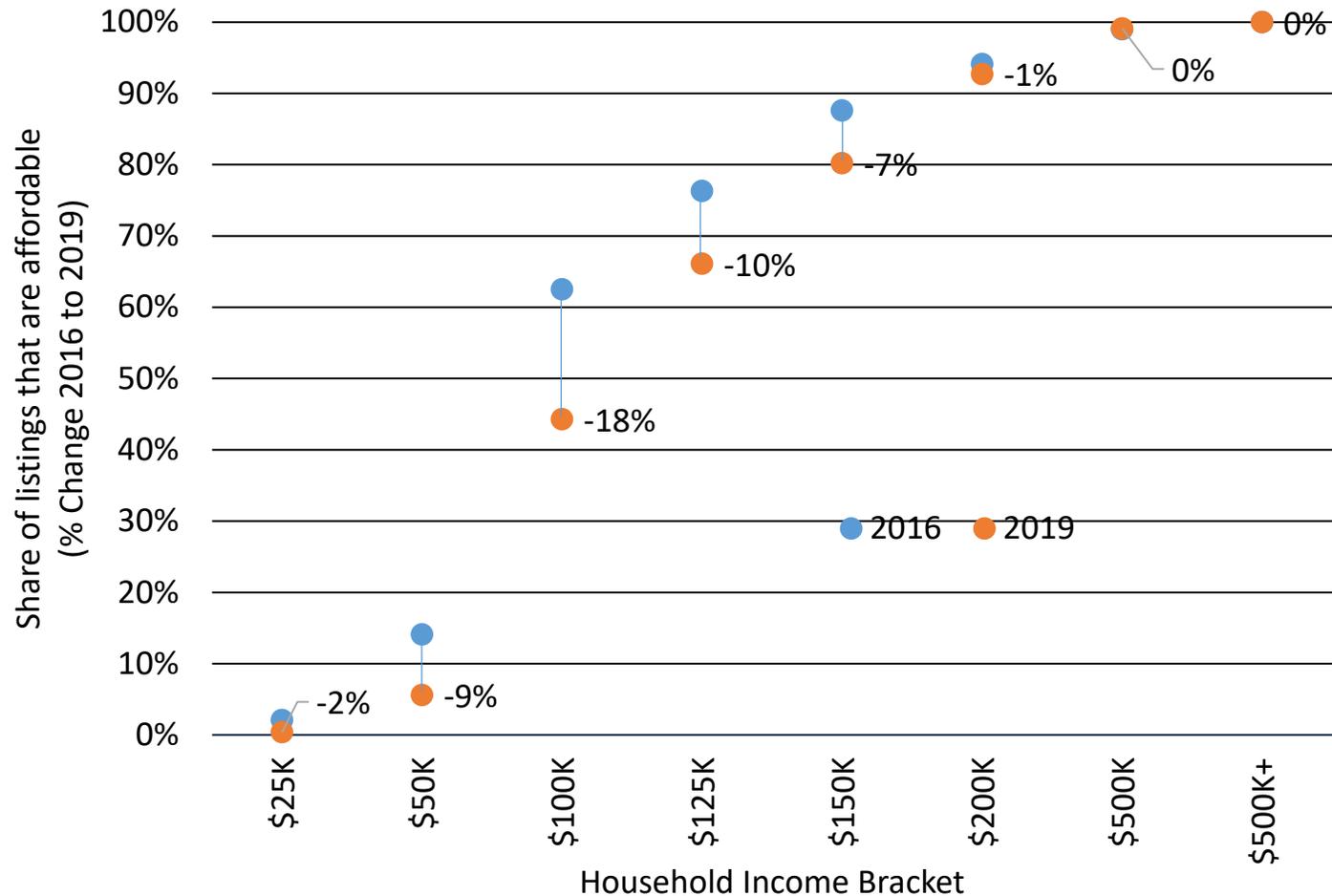
Source: National Association of Realtors. *=Inventory as of December of each year.

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Regional Early Action Planning Grants

(REAP 2.0)

February 23, 2022

REAP 2.0

- The 2021 state budget allocated $600 million for Regional Early Action Planning Grants Program 2.0 (REAP 2.0), which will provide **planning and implementation grants** to help regions (MPOs) plan for and meet their goals under their Sustainable Community Strategies (SCS)

- Funding must be used for "housing, planning, infrastructure investments supporting infill housing, and other actions that enable **meeting housing goals that also result in per capita vehicle miles traveled reductions**, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership."

- In November 2021, the State released a framework paper that explored program design and solicited feedback from stakeholders. They are incorporating this feedback into **draft guidelines**, which are expected to be released in March or April 2022 for public comment. The NOFA is expected to be released in May 2022.

REAP 2.0 – Eligible Costs

- Technical assistance, planning, staffing, consultant needs for planning documents, and other actions that accelerate infill housing production

- Administration costs

- Staffing or consultant needs

- Accelerating infill development through various planning and investment

- Realizing multimodal communities through programs, plans and implementation actions

- Shifting travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms

- Increasing transit ridership through funding, implementation actions and planning

THE OPPORTUNITY

REAP 2.0 offers an opportunity to advance affordable housing solutions that also reduce the need for people to drive by creating and preserving high-quality affordable housing near public transit and job centers.

These investments can provide stability and opportunity to lower-income Californians – who are disproportionately people of color – while also reducing greenhouse gas emissions.
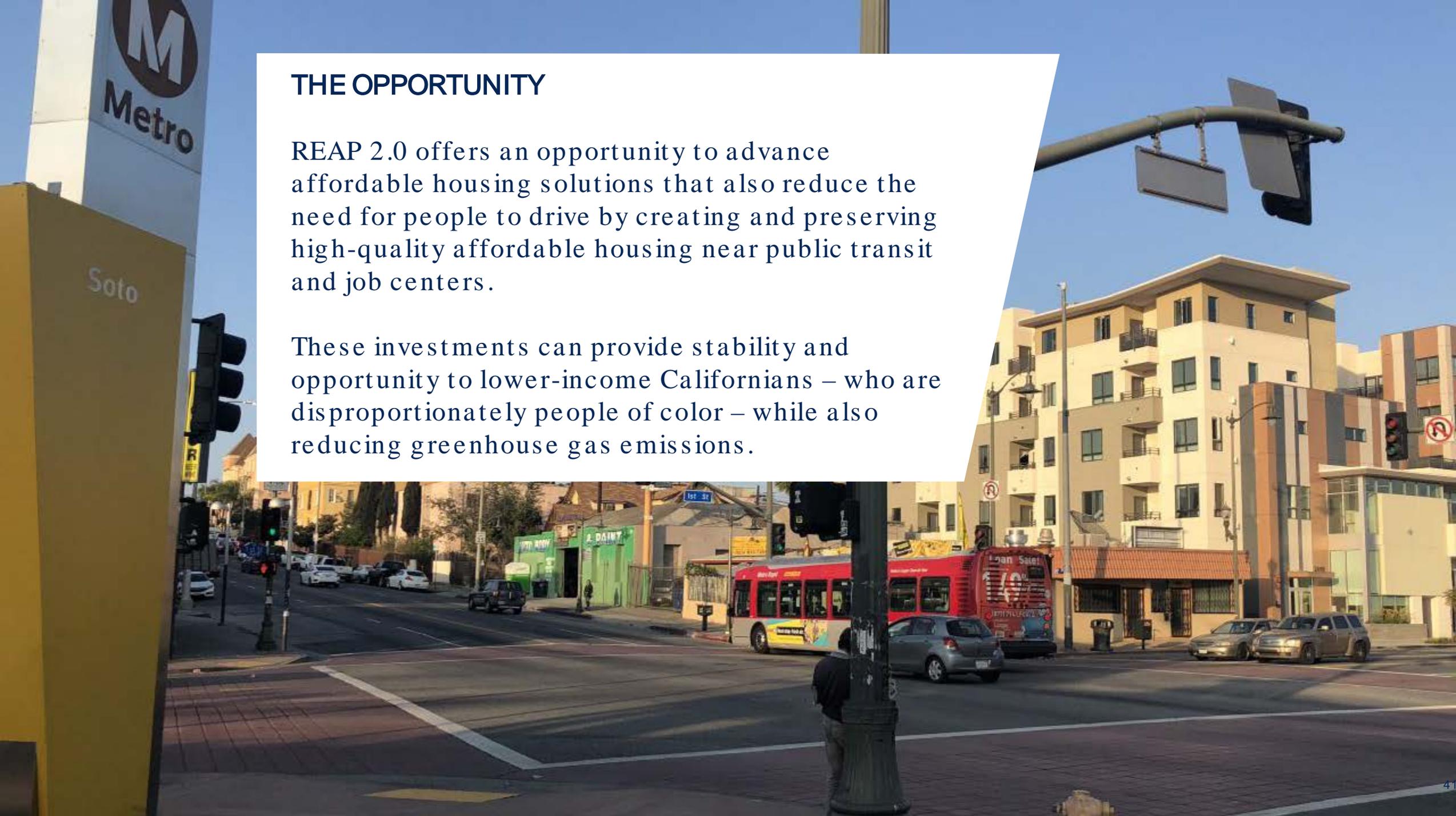
PROGRAM EXAMPLES

The following are examples of the types of strategies that could accelerate affordable housing production and preservation while also reducing VTM and GHG emissions. These examples are not an exhaustive list, but rather a starting point for conversations.

Program design will ultimately need to fit within the REAP 2.0 program guidelines, which are currently under development by The California Department of Housing and Community Development (HCD) and are expected to be released in April 2022.

Regional TOD Gap Financing Program

Targeted local gap financing to unlock transformational investments in affordable housing near transit

- Affordable housing developments often must seek funding from multiple sources. Even with funding from state and federal programs, **gaps remain that can stall otherwise "shovel-ready" affordable housing developments for years**.

- The need for "local match" is crucial – yet many jurisdictions do not have available sources for local affordable housing funding.

- REAP 2.0 funding could be used to **create a regional program that provides local match gap financing, with a focus on infill, transit-oriented development (TOD).**

- Funds could advance and/or expedite affordable housing projects that reduce VMT and GHG emissions and prioritize projects in areas with high frequency transit service and/or job centers.

- MPOs could create a regional program that selects competitive, transformative affordable developments from across the region that would have the greatest impact on reducing VMT.

Regional Public Lands Predevelopment Accelerator Program

Jump-starting affordable housing developments on public lands in transit- and opportunity-rich areas

- Public lands, including those owned by transit agencies, are often located in dense, infill locations such as central business districts (CBDs) and/or near high quality transit. Many transit agencies are actively planning how to develop these sites, in partnership with local jurisdictions and affordable housing developments.

- These sites, however, often come with **more complicated and costly pre-development costs that cannot be easily financed with existing housing finance tools.** This barrier can further delay development in these areas.

- **REAP 2.0 could be used to fund important pre-development costs such as community engagement, master planning, and engineering studies.**

- The funding could be deployed through a regional program, potentially in partnership with transit agencies who could plan for predevelopment costs system-wide for even greater cost savings.

- Using funds in this way would be especially powerful when paired with planned investments in regional transit.

Regional Transit-Oriented Acquisition and Preservation Fund

Preventing displacement to curb super-commutes and keep down VMTs

- **Preservation of unsubsidized affordable housing** (also known as "naturally occurring affordable housing" or NOAH) involves the acquisition and rehabilitation of existing homes that currently have more affordable rents to keep them permanently affordable, preventing the displacement of current tenants by bringing the housing under non-profit stewardship.

- Preservation can reduce greenhouse gas emissions by **preventing families from being displaced and forced to commute long distances** to jobs and services.

- For example, in 2019 the Metropolitan Transportation Commission launched the **Bay Area Preservation Pilot (BAPP)** with a $10M seed investment. BAPP provides financing for the acquisition and preservation of affordable, transit-oriented housing in neighborhoods.

- The preservation of unsubsidized affordable housing has been found to have a high potential to prevent displacement (Chapple, 2021) and can also often be completed in a matter of months, is less likely to face local opposition, and tends to be **cost effective.**

Regional Infrastructure Program to Support Affordable Infill

Funding new and needed infrastructure upgrades to support additional demand

- Supporting infill development often comes with costs tied to **upgrading or replacing existing municipal infrastructure** (e.g. sewer and water lines, etc.) to support the new demand tied to housing development.

- The Sacramento Council of Governments (SACOG) recently launched a program, "**Green Means Go**" – a multi-year pilot that aims to lower GHG emissions by a**ccelerating infill development through funding infrastructure improvements in designated "green zones" which are neighborhoods and corridors identified as having infill capacity.**

- The cost of these improvements can often run millions of dollars and can stall important efforts to increase housing production. By supporting infill needs for sustainable housing projects, these efforts can help **increase mobility and reduce vehicle emissions**.

- Programs like Green Means Go can be implemented in regions across the state. It provides a good model for other MPOs to replicate to help support sustainable, affordable development models that work to reduce greenhouse gas emissions.

Thank You

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