

# INTRODUCTION TO THE BAY AREA 6<sup>TH</sup> CYCLE HOUSING ELEMENT ACTION DATABASE

In an effort to make it easier for Bay Area housing organizations and local officials to compare, analyze and search the policy goals in current 6th Cycle Housing Elements, Public Advocates and the Housing Element Working Group have developed a database featuring 84 of the region's 109 jurisdictions.

The database can be used to more easily compare jurisdictions, or to see which jurisdictions share a commitment to a certain type of policy area. It can be used to drill down into the text of specific areas of policies, or to produce high-level analysis of the region as a whole, or of all jurisdictions in a County.

## HOW TO ACCESS THE DATABASE

The database is housed on an Airtable. [Click here](#) and you will be taken to the database.

## WHAT'S IN THE DATABASE?

In the database, you will find two types of information.

From the Housing Elements, it includes:

- The text of all Program sections of included Housing Elements. Programs make up the jurisdictions' substantial commitments to pursue a variety of policy objectives, including fair housing objectives. Programs can include many different policy areas.
- Deadlines and checkpoints for the implementation of each program, if included
- Quantified deliverables and objectives, if included
- Whether the program relates to the jurisdiction's strategies to affirmatively further fair housing, and which AFFH "themes" they seek to address (preventing displacement, addressing needs of special populations, etc.)

We also include a series of columns generated by the research team:

- Categories of housing policy for each individual Program - i.e. Tenant Protections, Rezoning, Etc. Some programs are tagged with multiple categories.
- Whether the Program makes a firm policy commitment, discusses funding for the program, or focuses on practice-based changes
- Whether the program is targeted to a specific zone or group, or is citywide
- Whether a program is focused on Outreach, Studying or Monitoring

## THINGS TO KEEP IN MIND

Most jurisdictions have all of their programs included in the database. Some jurisdictions placed programs in an “AFFH matrix,” another chapter of the housing element where the jurisdiction lays out their fair housing strategies. For these jurisdictions, the list of programs in the dataset may not be comprehensive, and the text might be somewhat abridged. See below for the list of included jurisdictions, and whether the data is pulled from their comprehensive programs section or the AFFH matrix.

## HOW THE DATABASE WAS BUILT

The pertinent sections of each Housing Element were pulled by hand by the team at Schafran Strategies and built into the initial database. This includes all columns identified above as coming from the Housing Elements themselves. Jurisdictions were included as they were certified by HCD, with the exception of Marin County.

We then developed a ‘coding structure’ in collaboration with the Housing Element Working Group which identified the categories of housing policy and the analysis of the scale and type of action. We compiled actions from each housing element into a database and categorized them based on these components. Some actions included a single standalone action, while others consisted of a series of actions. All components of an action were considered in the categorization process, and some programs received multiple tags because they addressed multiple topics, types of action, or scales of impact.

- Categories: We identified thirty program topic categories based on the actual content of the housing elements. These are not mutually exclusive - some programs are tagged multiple times, in part because some programs have many different policy areas. The categories were built from the content, and are meant to identify key themes. Some categories are actually subcategories of larger areas.
- The type of action refers to the mechanism of change: a policy change, a practice change, or a funding commitment.
  - Policy changes propose modifications to an ordinance or regulation.
  - Funding programs involve pursuing or granting funding.
  - Practice changes refer to proposed actions or programmatic adjustments carried out by staff or the jurisdiction.
- The scale of action refers to the level of impact: area/site/zone, group, or citywide.
  - Area/site/zone actions target a specific neighborhood, zone, or site.
  - Group actions focus on a defined group.
  - Citywide actions apply across the entire city.
- Study/outreach/monitoring actions have a less concrete scale of impact and focus on program monitoring, studying a policy option, or conducting outreach.

## PAGES

All programs is the “homepage” for the database and presents the housing element programs in an easy-to-reference format. Users can sort the programs by jurisdiction, county, AFFH objectives, and the qualitative categories created by the Schafran Strategies team.

The "All Programs" page, sorted to include all ADU programs proposed by Alameda County jurisdictions.

The screenshot shows the 'All Programs' view in an Airtable database. The table lists various ADU programs, categorized by jurisdiction (Alameda, Albany) and count. The columns include Program #, Program Title, Actions, Deliverable, Deliverable Date, and AFFH status.

| Jurisdiction | Count | Program # | Program Title                                         | Actions                                                                                                 | Deliverable                                                                                              | Deliverable Date                                                               | AFFH |
|--------------|-------|-----------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------|
| Alameda      | 3     | 5         | Accessory Dwelling Units                              | Continuing to implement a public information and proactive outreach campaign via the City's ...         | 50 ADUs annually, with approximately 25 percent of these units in higher resource areas and 25 ...       | Make ADU materials available by July 2023; and implement proactive outreach... | yes  |
|              | 25    |           |                                                       | The City will continue to administer its amnesty program, which allows property owners to legal...      | Assist 50 lower income homeowners add units or improve their homes and assist 50 households mak...       | <999                                                                           | no   |
|              | 28    |           | Neighborhood Revitalization, Accessory Dwelling Units | Consider changes to the Substantial Rehabilitation Program to create below market rate loans to lowe... | Assist 50 lower income homeowners add units or improve their homes and assist 50 households mak...       | Consider changes to the Substantial Rehabilitation Program                     | no   |
| Albany       | 1     | 11        |                                                       | Adopt provisions for reduced fees, fee waivers, and other concessions for owners who agree to rent      | 80 new ADUs between 2023 and 2031. At least one-third of the ADUs developed in the planning period shoul | 2031                                                                           | yes  |

44 records

Users can click into any program to view all details and tags added by the Schafran Strategies Team.

The screenshot shows the 'Fremont 90' program details page. It includes a sidebar with 'AFFH TAGS' and a main content area with 'Program details' and 'AFFH information'.

| Fremont 90                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
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| <p><b>Program details</b></p> <p>Information in this group is taken directly from the housing element.</p> <p><b>Program Title</b> Identify New Housing Opportunity Sites Created Through SB 6 and AB 2011</p> <p><b>Action</b> During the 2022 Legislative Session, the Governor signed two significant pieces of legislation into law, SB 6 and AB 2011, which creates new opportunities for residential development within commercial zoning districts. In Fremont, this creates new opportunities for housing within various districts, including the CR Regional Commercial Zoning District, the C-G General Commercial Zoning District and the Warm Springs Innovation District. The Housing Element sites inventory was prepared prior to the passage of SB 6 and AB 2011, and therefore does not include the numerous additional sites with housing potential created under the new legislation. The City will identify sites that were made available for housing under SB 6 and AB 2011, and publish them on the City's webpage along with the remainder of inventory sites, as called for under Program 40. These sites will be added to the City's site inventory, as needed, to maintain compliance with the State's No Net Loss Law.</p> <p><b>Deliverable</b> Identify and publicize housing opportunity sites created through SB 6 and AB 2011</p> <p><b>Deliverable Date</b> Within 24 months of adoption of the Housing Element</p> <p><b>Funding/Resources</b> General Fund</p> <p><b>Jurisdiction</b> Fremont</p> <p><b>County</b> Alameda County</p> |  |
| <p><b>AFFH information</b></p> <p>Information in this group is taken directly from the housing element.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |



The “Advanced View” functions more like a traditional spreadsheet, and provides users with more robust filtering options and the option to export data as a CSV.

**Housing Element Action Database**

Hide Fields Filter Grouped by 1 field LT Sort

Program: Albany Count: 42

Download CSV Print view

| Program                       | Program #              | Program                                     | Deliverable                                                  | Deliverable Date       |
|-------------------------------|------------------------|---------------------------------------------|--------------------------------------------------------------|------------------------|
| Albany 1A                     | 1A                     | Revise the R-1 (Single Family Zoning) di... | Create at least 20 new dwelling units in R-1 zones by...     | December 31, 2025      |
| Albany 1B                     | 1B                     | Pursue a ballot measure to repeal the r...  | Ballot Measure by November 2024                              | November 2024          |
| Albany 1D                     | 1D                     | Continue to work with the Alameda Co...     | Assist at least 20 lower income Albany households by 20...   | 2031                   |
| Albany 1E                     | 1E                     | Monitor housing units with affordabil...    | Ongoing                                                      | Ongoing                |
| Albany 1F                     | 1F                     | Expand Albany's Sustainability Division...  | New web landing page by end of 2023...Focus outreach...      | New web landing p...   |
| Albany 1J                     | 1J                     | Adopt provisions for reduced fees, fee...   | 80 new ADUs between 2023 and 2031. At least one thr...       | 2031                   |
| Albany 1K                     | 1K                     | Continue to allow the renting of rooms...   | At least 10 documented home sharing arrangements by...       | Develop list of ho...  |
| Albany 2A                     | 2A                     | As required by SB 166, the City will mon... | Sufficient capacity to accommodate 1,114 housing units...    | Initiate in 2023       |
| Albany 2B                     | 2B                     | Place a measure on the 2024 ballot to r...  | At least 150 units of housing on APN 65-2760-19-7 by 20...   | 2031                   |
| Albany 2C                     | 2C                     | Conduct an evaluation of the City's incl... | Evaluation; consider modifications                           | Revise ordinance by... |
| Albany 2D                     | 2D                     | Implement the San Pablo Avenue Spec...      | 700 new units in the Specific Plan Area by 2031              | 2031                   |
| Albany 2F [sic] (Actually 2G) | 2F [sic] (Actually 2G) | Provide technical assistance and suppor...  | The University of California is planning to add 289 apart... | Initiate construction  |
| Albany 2G [sic] (Actually 2I) | 2G [sic] (Actually 2I) | Update the Density Bonus Ordinance (A...    | Eliminate the requirement that all bonuses, incentives, a... | Density Bonus Fac...   |
| Albany 2H [sic] (Actually 2J) | 2H [sic] (Actually 2J) | Continue to implement a Housing Oppo...     | Convene at least one housing-related community event...      | Convene at least o...  |
| Albany 2I [sic] (Actually 3J) | 2I [sic] (Actually 3J) | Continue efforts to assist Albany reside... | Evaluate annually through the budget process                 | Evaluate annually t... |
| Albany 3A                     | 3A                     | Convene a roundtable of local area non...   | The purpose of this program is to generate interest in o...  | 2024                   |

The overview page gives a broad look at the status and completeness of each jurisdictions' data in the database. This page is a good way to track the progress of our coding team as we work to include all jurisdictions' certified housing elements.

**Overview**

This database is a living document! This page reports the status and completeness of the data for each ADAC jurisdiction.

Jurisdictions in Compliance: **100**

Jurisdictions with Data: **85**

Programs: **4616**

State of Program Data

| Jurisdiction  | Key Status          | Definition Status     | County               |
|---------------|---------------------|-----------------------|----------------------|
| Alameda       | Programs complete   | Adopted and certified | Alameda County       |
| Berkeley      | ADP in public works | Adopted and certified | Alameda County       |
| San Francisco | ADP in public works | Adopted and certified | San Francisco County |
| Contra Costa  | Programs complete   | Adopted and certified | Contra Costa County  |
| Maricopa      | Programs complete   | Adopted and certified | San Mateo County     |
| Maricopa      | Programs complete   | Adopted and certified | San Mateo County     |
| San Jose      | ADP in public works | Adopted and certified | San Jose County      |
| San Jose      | Programs complete   | Adopted and certified | San Jose County      |
| San Jose      | Programs complete   | Adopted and certified | San Jose County      |
| San Jose      | Programs complete   | Adopted and certified | San Jose County      |
| San Jose      | Programs complete   | Adopted and certified | San Jose County      |
| San Jose      | Programs complete   | Adopted and certified | San Jose County      |