



JULY 2022
Public Review Draft



2023-2031 HOUSING ELEMENT



TABLE OF CONTENTS

Section	Page
CHAPTER 1 INTRODUCTION.....	1-1
1.1 Consistency with State Law.....	1-1
1.2 Housing Element Organization.....	1-2
1.3 General Plan Consistency.....	1-2
1.4 Relationship to Other Plans and Programs.....	1-3
1.5 Public Participation.....	1-4
CHAPTER 2 HOUSING NEEDS ASSESSMENT	2-1
2.1 Population and Demographic Profile	2-1
2.2 Employment Trends.....	2-7
2.3 Household Characteristics.....	2-13
2.4 Special Housing Needs	2-22
2.5 Housing Stock Characteristics.....	2-31
2.6 Housing Costs and Affordability.....	2-35
2.7 Assisted Housing at Risk of Conversion.....	2-39
CHAPTER 3 ASSESSMENT OF FAIR HOUSING.....	3-1
3.1 Introduction and Overview of AB 686.....	3-1
3.2 Fair Housing Assessment.....	3-1
3.3 Integration and Segregation	3-8
3.4 Racially and Ethnically Concentrated Areas.....	3-25
3.5 Access to Opportunities.....	3-30
3.6 Disproportionate Needs	3-49
3.7 Assessment of Sites Inventory and Fair Housing.....	3-62
3.8 Fair Housing Issues, Contributing Factors, and Actions	3-71
CHAPTER 4 SITES INVENTORY.....	4-1
4.1 Introduction.....	4-1
4.2 Regional Housing Needs Allocation.....	4-1
4.3 Planned and Approved Residential Projects.....	4-2
4.4 Affordability Analysis of Market Rate Apartments.....	4-5
4.5 Vacant and Underutilized Sites Inventory	4-6
4.6 Projection of Accessory Dwelling Units.....	4-16
4.7 RHNA Summary	4-16
CHAPTER 5 CONSTRAINTS ANALYSIS.....	5-1
5.1 Potential Governmental Constraints	5-1
5.2 Non-Governmental Constraints	5-28
5.3 Developer Input on Constraints	5-32
CHAPTER 6 ENERGY CONSERVATION, CLIMATE ACTION, AND SUSTAINABILITY.....	6-1
6.1 Energy Efficiency Building Requirements.....	6-1
6.2 Energy Efficiency and Conservation Programs	6-2
CHAPTER 7 HOUSING PLAN.....	7-1
7.1 Funding Resources	7-1
7.2 Goals, Policies, and Implementation Programs	7-2
7.3 Quantified Objectives	7-12

APPENDICES

- Appendix A – Evaluation
- Appendix B – Community Engagement
- Appendix C – BART TOD Housing Element Letter

FIGURES

Figure 1-1: Survey Responses to “Have you or are you experiencing any of the following housing issues?” 1-5

Figure 1-2: Survey Responses to “What do you feel is the most significant housing problem facing El Cerrito residents?” 1-6

Figure 1-3: Survey Responses to “How much of your gross income (before taxes) do you spend on housing costs (rent, mortgage payments, etc) each month?” 1-6

Figure 2-1: Regional Population Trends, El Cerrito, Contra Costa County, and Bay Area, 1990-2020 2-1

Figure 2-2: Population by Age, El Cerrito, 2019 2-3

Figure 2-3: Population by Race and Ethnicity*, El Cerrito, 2000-2019 2-5

Figure 2-4: Senior and Youth Population by Race*, El Cerrito, 2019 2-6

Figure 2-5: Jobs in El Cerrito (2002-2018) 2-7

Figure 2-6: Resident Employment by Industry, El Cerrito, Contra Costa County, Bay Area, 2019 2-8

Figure 2-7: Workers by Earnings as Place of Work and Place of Residence, El Cerrito, 2019 2-9

Figure 2-8: Jobs: Household Ratio, El Cerrito, Contra Costa County, and Bay Area, 2002-2018 2-10

Figure 2-9: Average Unemployment Rates, El Cerrito, Contra Costa County, and Bay Area, 2010-2021 2-11

Figure 2-10: Households by Type, El Cerrito, 2015-2019 2-13

Figure 2-11: Housing Tenure, El Cerrito, Contra Costa County, and the Bay Area, 2015-2019 2-14

Figure 2-12: Housing Tenure by Housing Type, El Cerrito, 2015-2019 2-15

Figure 2-13: Housing Tenure by Age, El Cerrito, 2015-2019 2-15

Figure 2-14: Housing Tenure by Race*, El Cerrito, 2015-2019 2-16

Figure 2-15: Households by Income Level, El Cerrito, 2017 2-18

Figure 2-16: Household Income Level by Tenure, El Cerrito, 2017 2-18

Figure 2-17: Overcrowding by Tenure and Severity 2-19

Figure 2-18: Overcrowding by Income Level 2-20

Figure 2-19: Cost Burden by Tenure, El Cerrito, 2015-2019 2-21

Figure 2-20: Cost Burden by Race and Ethnicity, El Cerrito, 2015-2019 2-21

Figure 2-21: Disability by Type, El Cerrito, 2019 2-24

Figure 2-22: Female-Headed Households by Poverty Status, El Cerrito, 2019 2-25

Figure 2-23: Household Size by Tenure 2-26

Figure 2-24: Housing Units by Number of Bedrooms 2-27

Figure 2-25: Racial Demographics of the Homeless Population, Contra Costa County, 2019 2-29

Figure 2-26: Farm Labor, Contra Costa County, 2002-2017 2-31

Figure 2-27: Housing Type Trends, El Cerrito, 2010 and 2020 2-32

Figure 2-28: Housing Units by Year Built, El Cerrito, 20192-33

Figure 2-29: Vacant Units by Type, El Cerrito, Contra Costa County, and Bay Area, 2019.....2-34

Figure 2-30: Substandard Housing Issues, El Cerrito, 2019.....2-34

Figure 2-31: Home Values of Owner-Occupied Units, El Cerrito, 2015-2019.....2-35

Figure 2-32: Zillow Home Value Index (ZHVI)2-36

Figure 2-33: Contract Rents for Renter-Occupied Units, El Cerrito, 2015-20192-37

Figure 2-34: Median Contract Rent, El Cerrito, Contra Costa County, and Bay Area, 2009-2019.....2-37

Figure 3-1: Racial Demographics in Contra Costa County, 2018 3-9

Figure 3-2: Racial Demographics in El Cerrito, 2018..... 3-11

Figure 3-3: Distribution of Population with a Disability in Contra Costa County, 2019.....3-15

Figure 3-4: Distribution of Population with a Disability in El Cerrito, 20193-16

Figure 3-5: Distribution of Percentage of Children in Married-Couple Households in Contra Costa County, 2019.....3-18

Figure 3-6: Distribution of Percentage of Children in Female-Headed, No-Spouse or No-Partner Households in Contra Costa County, 2019..... 3-19

Figure 3-7: Percent of Children in Married-Couple Households by Tract in El Cerrito, 2019..... 3-20

Figure 3-8: Percent of Children in Female-Headed Households by Tract in El Cerrito, 2019..... 3-21

Figure 3-9: Distribution of Population with Low to Moderate Income Levels in Contra Costa County, 2015..... 3-23

Figure 3-10: Distribution of Population with Low to Moderate Income Levels in El Cerrito, 2015..... 3-24

Figure 3-11: R/ECAPs in Contra Costa County, 2013 3-26

Figure 3-12: Expanded R/ECAPs in Contra Costa County 3-27

Figure 3-13: R/ECAPs in El Cerrito, 2013 3-28

Figure 3-14: Median Household Income in Contra Costa County..... 3-29

Figure 3-15: Median Household Income in El Cerrito..... 3-30

Figure 3-16: Composite Score of TCAC Opportunity Areas in Contra Costa County, 2021 3-33

Figure 3-17: TCAC Composite Scores in El Cerrito, 2021..... 3-34

Figure 3-18: TCAC Opportunity Areas’ Education Score in Contra Costa County, 2021..... 3-35

Figure 3-19: TCAC Opportunity Areas’ Education Score in El Cerrito, 2021..... 3-36

Figure 3-20: Public Transit Routes in Contra Costa County, 2021 3-38

Figure 3-21: AllTransit Overall Performance Score in El Cerrito, 2021 3-39

Figure 3-22: Job Proximity Index in Contra Costa County, 2017 3-40

Figure 3-23: TCAC Opportunity Areas’ Economic Score in Contra Costa County, 2021..... 3-41

Figure 3-24: Job Proximity Index in El Cerrito, 2017..... 3-42

Figure 3-25: TCAC Opportunity Areas’ Economic Score in El Cerrito, 2021 3-43

Figure 3-26: TCAC Opportunity Areas’ Environmental Score in Contra Costa County, 2021..... 3-44

Figure 3-27: CalEnviroScreen 4.0 Results in Contra Costa County, 2021..... 3-45

Figure 3-28: TCAC Opportunity Areas’ Environmental Score in El Cerrito, 2021 3-46

Figure 3-29: CalEnviroScreen 4.0 Results in El Cerrito, 2021	3-47
Figure 3-30: Healthy Places Index in Contra Costa County	3-48
Figure 3-31: Healthy Places Index in El Cerrito	3-49
Figure 3-32: Distribution of Percentage of Overpayment by Renters in Contra Costa County.....	3-51
Figure 3-33: Distribution of Percentage of Overpayment by Renters in El Cerrito	3-52
Figure 3-34: Distribution of Percentage of Overcrowded Households in Contra Costa County	3-53
Figure 3-35: Distribution of Percentage of Overcrowded Households in El Cerrito	3-54
Figure 3-36: Distribution of Percentage of Renter Units with HCVs in Contra Costa County.....	3-57
Figure 3-37: Location Affordability Index in Contra Costa County.....	3-58
Figure 3-38: Distribution of Percentage of Renter Units with Housing Choice Vouchers in El Cerrito	3-59
Figure 3-39: Location Affordability Index in El Cerrito	3-60
Figure 3-40: Sensitive Communities as Defined by the Urban Displacement Project in Contra Costa County.....	3-61
Figure 3-41: Sensitive Communities as Defined by the Urban Displacement Project in El Cerrito	3-62
Figure 3-42: Sites Inventory Distribution by Median Income of Census Tract, El Cerrito.....	3-63
Figure 3-43: Sites Inventory Income Distribution by Median Income of Census Tract, El Cerrito	3-64
Figure 3-44: Sites Inventory and Racial/Ethnic Distribution by Census Tract, El Cerrito.....	3-65
Figure 3-45: Sites Inventory and TCAC/HCD Opportunity Areas, El Cerrito	3-67
Figure 3-46: Sites Inventory and TCAC/HCD Opportunity Areas, El Cerrito	3-68
Figure 3-47: Sites Inventory and Areas at Risk of Displacement, El Cerrito.....	3-69
Figure 3-48: Sites Inventory and Areas at Risk of Displacement, El Cerrito.....	3-70
Figure 4-1: Sites Inventory Map, El Cerrito, 2022.....	4-15
Figure 5-1: Comparison of Estimated Single-family Residential Fees in Contra Costa County Jurisdictions	5-24
Figure 5-2: Comparison of Estimated Residential Fees in Contra Costa County Jurisdictions (100-Unit Multifamily Development)	5-24
Figure 5-3: Comparison of Estimated Residential Fees in Contra Costa County Jurisdictions (10-Unit Multifamily Development)	5-25
TABLES	
Table 2-1 Population Growth Trends, El Cerrito, Contra Costa County, and Bay Area, 2000-2020.....	2-2
Table 2-2 Projected Population Growth, Contra Costa County Jurisdictions, 2020-2040.....	2-2
Table 2-3 Population by Age, El Cerrito, Contra Costa County, and California, 2010 and 2019	2-4
Table 2-4 Employed Residents, Contra Costa County Jurisdictions, 2020-2040.....	2-12
Table 2-5 Income Level Definitions.....	2-17
Table 2-6 HUD/HCD Income Limits based on Persons per Household, Contra Costa County, 2022	2-17
Table 2-7 State Department of Social Services Licensed Elderly Care Facilities, El Cerrito, 2022	2-23
Table 2-8 Population with Developmental Disabilities by Place of Residence	2-24
Table 2-9 Unsheltered Homeless Population by Jurisdiction, Contra Costa County, 2020.....	2-28

Table 2-10 Ability to Pay for Housing Based on HCD Income Limits, 2022.....2-38

Table 2-11 Inventory of Publicly Assisted Rental Housing, El Cerrito, 2014.....2-39

Table 2-12 Estimated Cost to Subsidize Rents, El Cerrito (2022)2-41

Table 2-13 Qualified Entities, Contra Costa County.....2-42

Table 3-1 Fair Housing Advocacy Organizations, Contra Costa County 3-3

Table 3-2 Number of DFEH Housing Complaints in Contra Costa County (2015-2020) 3-3

Table 3-3 Number of FHEO Filed Cases by Protected Class in Contra Costa County (2015–2020)..... 3-4

Table 3-4 Action(s) Taken/Services Provided by Protected Class..... 3-4

Table 3-5 Outcomes..... 3-5

Table 3-6 Racial Composition for Contra Costa County vs. Bay Area Average 3-9

Table 3-7 Racial/Ethnic Dissimilarity Trends (1990–2020) in Contra Costa County 3-10

Table 3-8 Racial Composition for El Cerrito vs. Bay Area Average..... 3-11

Table 3-9 Neighborhood Racial Segregation Measures, El Cerrito, 2000-2020..... 3-12

Table 3-10 Regional Racial Segregation Measures 3-13

Table 3-11 Percentage of Populations by Disability Types in Contra Costa County and El Cerrito, 2019 3-13

Table 3-12 Percentage of Population with Disabilities by Age in Contra Costa County and El Cerrito, 2019 3-14

Table 3-13 Household Type, 2019 3-17

Table 3-14 Households by Income Category and Tenure in Contra Costa County and El Cerrito, 2015..... 3-22

Table 3-15 Neighborhood Income Segregation Levels in El Cerrito, 2000-2015 3-25

Table 3-16 Regional Income Segregation Measures 3-25

Table 3-17 White Population and Median Household Income of RCAAs in Contra Costa County..... 3-29

Table 3-18 Opportunity Indices in Contra Costa County 3-31

Table 3-19 Domains and List of Indicators for Opportunity Maps..... 3-32

Table 3-20 Demographics of Households with Housing Problems in Contra Costa County 3-50

Table 3-21 Number of Households with Housing Problems by Household Type in Contra Costa County..... 3-50

Table 3-22 Households that Experience Cost Burden by Tenure in Contra Costa County 3-51

Table 3-23 Households that Experience Cost Burden by Tenure in El Cerrito..... 3-52

Table 3-24 Substandard Housing Conditions by Tenure in Contra Costa County 3-55

Table 3-25 Substandard Housing Conditions by Tenure in El Cerrito 3-55

Table 3-26 Fair Housing Issues, Contributing Factors, and Actions 3-71

Table 4-1 Regional Housing Needs Allocation, El Cerrito (June 30, 2022 – December 15, 2030)..... 4-2

Table 4-2 Planned and Approved Residential Developments, El Cerrito (As of June 2022)..... 4-3

Table 4-3 Analysis of Market Rate Rental Affordability..... 4-6

Table 4-4 Residential Land Use Categories and Estimated Affordability Level, El Cerrito (2022) 4-7

Table 4-5 Examples of Recent Housing Development on Underutilized Sites, El Cerrito 4-9

Table 4-6	Vacant and Underutilized Sites, El Cerrito (As of June 2022).....	4-11
Table 4-7	ADU Building Permits, El Cerrito (2018-2022).....	4-16
Table 4-8	Sites Inventory Capacity Summary, El Cerrito (2023-2031).....	4-16
Table 5-1	General Plan Residential Land Use Designations - El Cerrito (2014).....	5-1
Table 5-2	Housing Types Permitted by Zone - El Cerrito (2022).....	5-5
Table 5-3	Residential Zone Development Standards - El Cerrito (2022).....	5-6
Table 5-4	Maximum Density in RM District - El Cerrito (2022).....	5-7
Table 5-5	Multiple-family Residential Development Standards in Commercial Zones - El Cerrito (2022).....	5-7
Table 5-6	Required Residential Parking - El Cerrito (2014).....	5-9
Table 5-7	Sites in TOMIMU and TOMIHU Zones - El Cerrito (2022)	5-14
Table 5-8	Planning Fees – El Cerrito (FY 2022/23)	5-21
Table 5-9	Fees for New Residential Multiple-family Development – El Cerrito (2022)	5-22
Table 5-10	Lot and Land Characteristics - El Cerrito (2022)	5-28
Table 7-1	Quantified Objectives - (January 31, 2023 – January 31, 2031)	7-12

CHAPTER 1 | Introduction

The Housing Element provides a framework for the City of El Cerrito (City) to address current and projected housing needs of everyone in the city. The Housing Element analyzes the City’s housing needs, assesses fair housing practices, identifies opportunities for future residential development, and addresses potential constraints to housing development in the city. The Housing Element includes a Housing Plan with goals, policies, and implementation programs aimed at addressing existing and future housing needs of El Cerrito.

1.1 Consistency with State Law

All cities and counties in California are required to have a compliant housing element as one of the eight mandated elements of a General Plan. Each city and county in the State must submit their Housing Element to the California Department of Housing and Community Development (HCD) for review to ensure that it meets the requirements under State Housing Element law, and are also required to prepare an Annual Progress Report (APR) each year to report on the status and progress of implementing its Housing Element. Most cities and counties, including El Cerrito, are required to update their Housing Element every eight years.

The City’s previous Housing Element covered the 2015-2023 planning period, while this update will cover the 2023-2031 planning period, specifically from January 31, 2023 to January 31, 2031. State law (Government Code Section 65583) requires the City to adopt a housing element that addresses the needs of everyone in the community, at all income levels.

HOUSING ELEMENT REQUIREMENTS

State law (Government Code Section 65583) requires the City to adopt a housing element that addresses the needs of everyone in the community, at all income levels, including:

- An analysis of existing and projected housing needs
- An inventory of land suitable for housing and emergency shelters with a projected capacity for each site
- A summary of housing-related programs and funding
- An analysis of potential constraints to the production and maintenance of housing
- An assessment of fair housing and an analysis of how the city can affirmatively further fair housing (AFFH)
- An analysis of any special housing needs groups, as identified under State law
- An evaluation of the previous Housing Element
- A summary of opportunities for residential energy conservation
- An analysis of assisted housing developments that are at-risk of converting to market rate
- Goals, policies, and implementation programs

1.2 Housing Element Organization

This Housing Element satisfies the requirements of State law (Government Code Section 65583(a)) and is organized as follows:

- **Chapter 1 - Introduction.** This chapter includes an introduction to the Housing Element, an overview of the organization of the Housing Element, a description of general plan consistency, and a summary of community participation.
- **Chapter 2 - Needs Assessment.** This chapter analyzes population and demographic conditions; employment trends; household characteristics; special housing needs; housing stock characteristics; housing costs and affordability; and assisted housing at risk of conversion.
- **Chapter 3 - Fair Housing Assessment.** This chapter provides an analysis of fair housing issues and practices in El Cerrito, including patterns of integration and segregation, disparities in access to opportunity, and disproportionate housing needs. It also examines the relationship between the sites inventory and its potential impact on fair housing issues in the city. The chapter also includes a summary of strategies to affirmatively further fair housing.
- **Chapter 4 - Sites Inventory.** This chapter identifies opportunities for housing production to meet the City's fair share of regional housing needs, as determined by the Regional Housing Needs Allocation (RHNA). It includes a description of the City's RHNA and the results of the inventory of sites within the city that are suitable for residential development during the eight-year planning period.
- **Chapter 5 – Constraints Analysis.** This chapter analyzes potential constraints on the maintenance, improvement, and development of housing, including governmental constraints like land use controls, permits and processing procedures, fees, and zoning for a variety of housing types as well as non-governmental constraints such as land and development costs and the availability of financing.
- **Chapter 6 - Energy Conservation, Climate Action, and Sustainability.** This chapter analyzes opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.
- **Chapter 7 – Housing Plan.** This chapter establishes goals, policies, and implementation programs that will provide direction to help the City meet its housing goals.
- **Appendix A – Evaluation of the Previous Housing Element.** This appendix summarizes the City's accomplishments during the previous (2015-2023) Housing Element planning period and evaluates each of the previous programs.
- **Appendix B – Community Engagement.** This appendix includes a record of all feedback and comments received as part of community engagement for the Housing Element process, including: meeting flyers, online survey results, responses to live polling during community workshops, and all other comments submitted during the community workshops.
- **Appendix C – BART TOD Housing Element Letter.** This appendix includes a copy of the letter sent by BART to all Bay Area jurisdictions on March 7, 2022, related to the inclusion of BART land in the sites inventory.

1.3 General Plan Consistency

The City's 1999 General Plan is the long-term blueprint for the future of the city's development. It includes goals, policies, and programs that guide decisions related to development, growth, housing, infrastructure, and environmental management. The Housing Element is related and integrated with the policies contained in other elements of the General Plan. Furthermore, the 1999 General Plan contains several elements with policies related to housing, including:

- **Community Development and Design,** addresses land use, community design, housing, and growth management. The section on land use contains the future land use plan map and a description of the land use categories used in the plan that designates land for residential development and indicates the type, location and density of the residential development permitted in the city.

- **Transportation and Circulation**, addresses the movement of people and materials by transit, automobiles and trucks, bicycles, and walking.
- **Public Facilities and Services**, deals with three topics: parks, recreation and open space, non-residential civic and community facilities, and public services and infrastructure.
- **Resources and Hazards**, addresses natural and historic resources in its first major section. The natural resources discussion includes wildlife, air quality, and storm runoff. The second major section addresses hazards - geologic hazards, fires, flooding, and noise.

The policies contained within other elements of the General Plan affect many aspects of life that residents enjoy – the amount and variety of open space, the preservation of natural, historic, and cultural resources, the permitted noise levels in residential areas, and the safety of the residents in the event of a natural or man-made disaster. The Housing Element policies must be consistent with policies identified in other elements of the General Plan. The Housing Element has been reviewed and found to be consistent with the City's other General Plan elements. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

1.4 Relationship to Other Plans and Programs

El Cerrito Municipal Code

The City's Municipal Code contains the regulatory and penal ordinances and certain administrative ordinances of the City, codified pursuant to Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The City's Municipal Code includes the City's zoning ordinance.

The Subdivision Chapter of the Municipal Code (i.e., Title 18 – Divisions of Land) regulates the design, development, and implementation of land division. It applies when a parcel is divided into two or more parcels; a parcel is consolidated with one or more other parcels; or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

Title 19 - Zoning of the Municipal Code is the primary tool for implementing the General Plan, and is designed to protect and promote the health, safety, and welfare of the people. The Zoning Chapter designates various districts and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, Title 19 provides property development standards for each zone district and overall administrative and legislative procedures.

San Pablo Avenue Specific Plan

The San Pablo Avenue Specific Plan (SPASP or Specific Plan) was approved by City Council in September 2014 to encourage new mixed-use, residential, and commercial development along San Pablo Avenue and near the two BART stations in the city. The SPASP was adopted to advance the goals of the City's 2015-2023 Housing Element and economic development studies. The SPASP articulates a vision for the future of San Pablo Avenue, identifies improvements, and adopts context-sensitive regulations that are applied along its length and to adjacent areas. The SPASP creates a framework for transforming San Pablo Avenue into a multimodal corridor that functions, not just as a thoroughfare, but as a place that provides a multitude of opportunities for living, working and community life. The Plan's key principles are to deepen a sense of place and community identity, attract private investment, strengthen partnerships, enhance the public realm, promote the everyday use of transit, walking, and biking, and foster environmental sustainability.

The SPASP consists of two main elements: A Form-Based Code and a Complete Streets Plan. The FBC provides the regulations (standards and procedural approvals) and design guidance to streamline residential/commercial development to achieve high-quality new development and investment. The Complete Streets plan promotes the creation of a truly multimodal street through improvements that enhance placemaking, catalyze economic development, and improve livability. The SPASP identifies three Priority Development Areas (PDAs) that are distinguished by the following characteristics:

- Downtown: An entertainment/theater and shopping district that serves as the southern gateway.
- Midtown: A civic, commercial and community-oriented zone.
- Uptown: A mixed use, hospitality and commercial area that serves as the northern gateway.

A Programmatic Environmental Impact Report (EIR) was also prepared for the Specific Plan to further streamline development. As part of the adoption of the Specific Plan, the City amended the General Plan to ensure consistency with the Specific Plan and approved an ordinance revising the Municipal Code to incorporate the regulations in the Specific Plan into the Zoning Ordinance. The City has been working on an update to the Specific Plan to increase the development capacity and expand the boundary. A draft of the Specific Plan update and Supplemental EIR was released on July 19, 2022. After a 45-day comment period, comments will be incorporated into the updated Specific Plan and SEIR. Once adopted, the Specific Plan and SEIR will provide for additional capacity for housing development in the Specific Plan area.

1.5 Public Participation

Housing Element law requires that local governments make diligent efforts to achieve representative public participation in the development of the Housing Element. As part of the Housing Element Update process, the City initiated public participation early in the process and continued through plan adoption.

El Cerrito has a diverse linguistic population, so community engagement activities were conducted in multiple languages, including Spanish and Chinese, to provide opportunities for a broad segment of the community to participate. The following is a brief description of public participation efforts used throughout the Housing Element update process to engage and inform the community.

Project Webpage

The City hosted a project webpage about the Housing Element update. The webpage included an overview of the project and schedule, frequently asked questions (FAQs), contact information for the project team, and a sign-up link for the project mailing list. The webpage was maintained throughout the Housing Element update process and routinely updated to include announcements of future engagement events, community engagement materials and summaries of past events, and draft documents.

Social Media

The City used its existing social media presence on Facebook and Twitter to promote opportunities to participate throughout the duration of the Housing Element update process. This included announcements of upcoming community workshops, Planning Commission and City Council study sessions, and invitations to participate in the online community survey.

Online Community Survey

An online survey was available for stakeholders and the interested members of the public to complete between April 7, 2022, and May 31, 2022. In addition, the survey was open to new responses again starting on June 15, 2022 and concluding July 8, 2022. In total, 215 responses were received.

The purpose of the online survey was to gather information from a wide range of perspectives on housing needs and priorities for housing policies. The survey included questions related to household demographics, housing conditions, and housing issues and priorities. Survey responses were collected through a convenience sample (i.e., voluntary choice to participate) and is not considered statistically valid. However, they do provide important feedback from the community about their perspectives on housing issues in the city. The survey was provided in English, Spanish, and Chinese (Simplified).

The City promoted the survey through the project website, through emails to interested parties that signed up on the project website, through flyers posted at civic locations, shared on Facebook and Twitter, and promoted through city manager's updates, and distributed to residents of existing affordable housing in the city.

Of the 215 total responses to the survey, 80 percent of survey participants were homeowners. Both homeowners and renters represented a variety of household characteristics within the city: around 45 percent of homeowners and 38 percent of renters have children in the household; 10 percent of homeowners and 23 percent of renters live alone; 42 percent of homeowners and 32 percent of renters are a couple with no children in the home. In addition, several homeowners and renters reported living with roommates and in multi-generational households.

Overall, 59 percent of participants reported spending less than 30 percent of their gross income on housing; 70 percent of renters and 34 percent of homeowners spent over 30 percent of their gross income on housing.

Participants expressed housing affordability (“Rents are too high” and “Buying a house is too expensive”) as the greatest housing problems facing El Cerrito. In addition, many participants also identified homelessness as an important housing problem. Furthermore, 74 percent of renters said they were experiencing a lack of suitable housing to meet their household’s needs as well as challenges paying rent, especially in conjunction with significant rent increases. Renters overall, identified more housing issues than homeowners, with 64 percent of homeowners stating that they have not experienced any housing issues. Homeowners identified a lack of funding for home repairs as the issue that they experienced most frequently (around 26 percent of homeowners). A summary of key survey responses is shown in Figures 1-1 through 1-3. See Appendix B for the complete survey responses.

Figure 1-1: Survey Responses to “Have you or are you experiencing any of the following housing issues?”

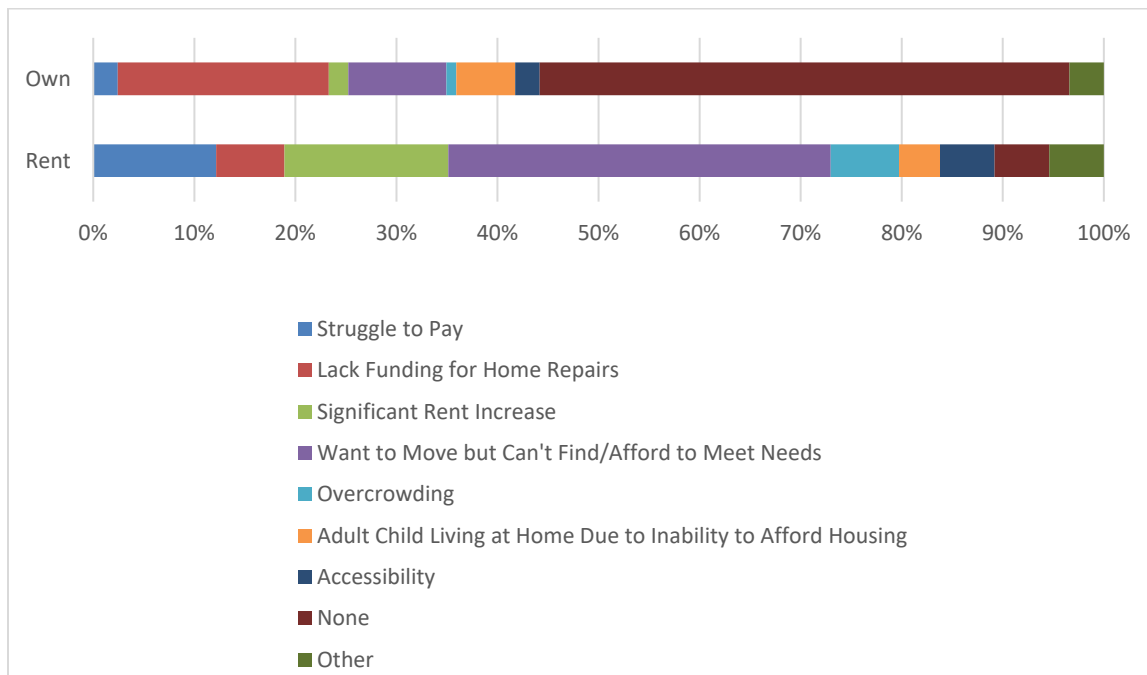


Figure 1-2: Survey Responses to “What do you feel is the most significant housing problem facing El Cerrito residents?”

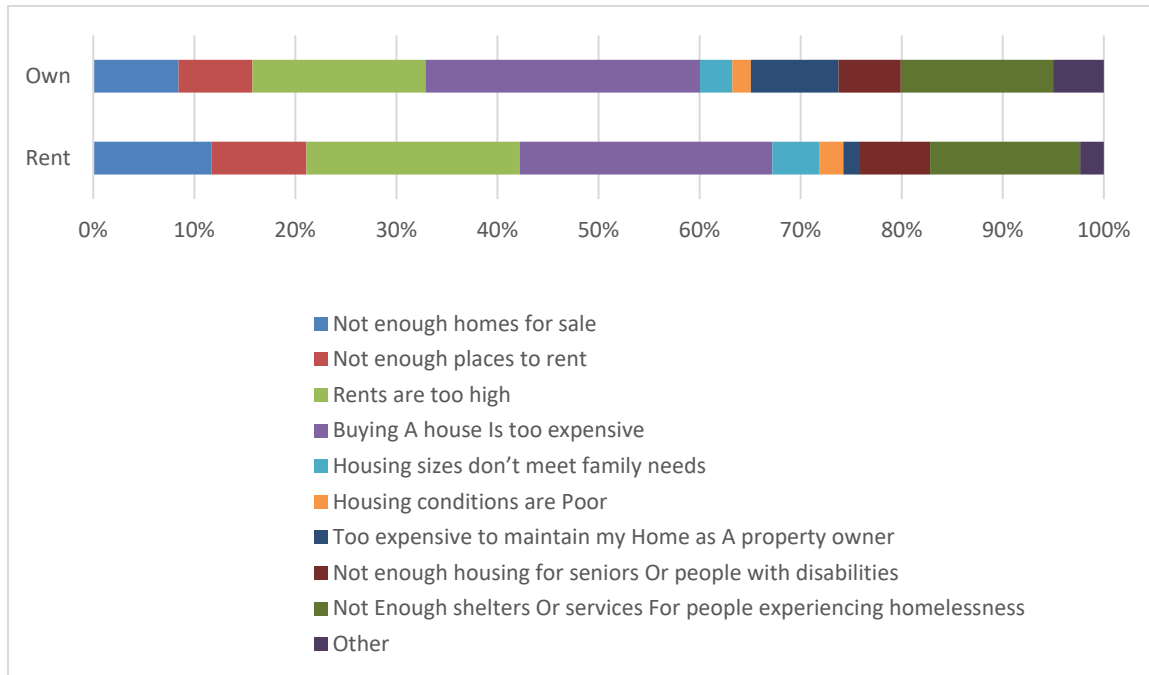
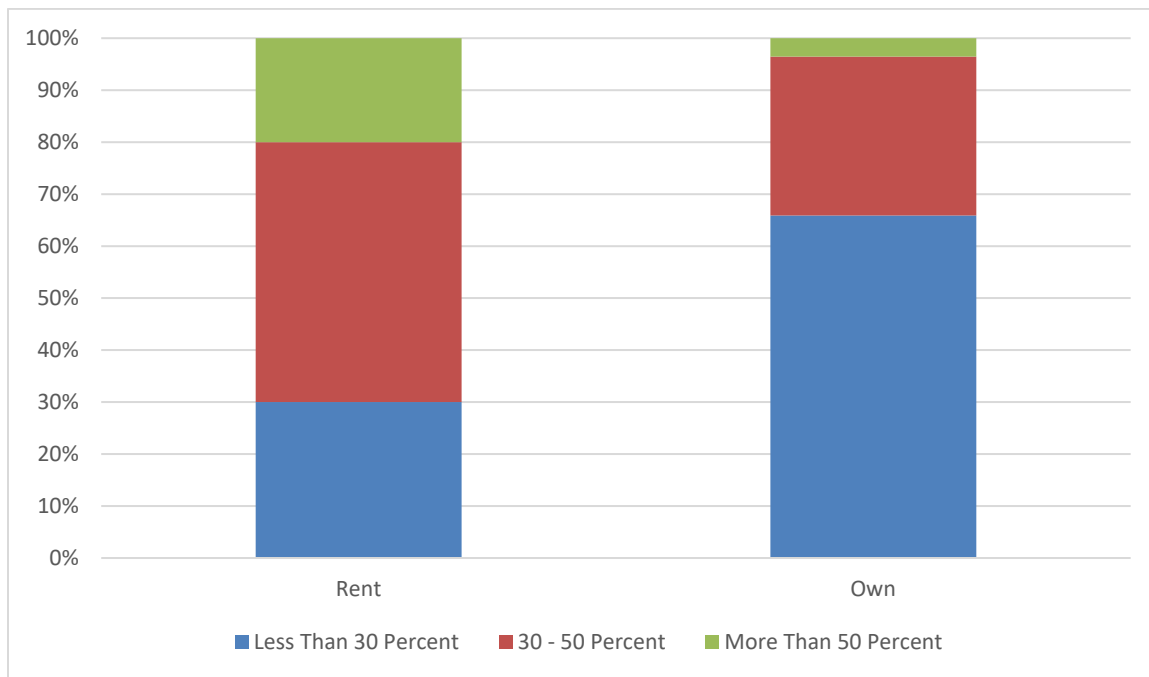


Figure 1-3: Survey Responses to “How much of your gross income (before taxes) do you spend on housing costs (rent, mortgage payments, etc) each month?”



Community Workshop #1

The first community workshop for the Housing Element update was held on April 26, 2022 to inform the community about the purpose of the Housing Element and collect input on the community needs and key housing issues facing residents. The first community workshop occurred early in the Housing Element update process to ensure that input and feedback collected would be used by the City as part of the development of the Housing Element.

The workshop was held virtually due to the COVID-19 pandemic and current practices and procedures used by the City at the time. The virtual workshop was held in English with live interpretation in Spanish and Chinese (Mandarin). Live polling was conducted during the meeting to gain input from participants on the most important housing issues, to identify housing needs and challenges, to learn more about their own experiences with housing in El Cerrito, and to gather input on strategies and solutions.

Of the 24 participants in the live poll, 88 percent were residents of El Cerrito; 77 percent were homeowners, 19 percent were renters, and 5 percent lived with family/friends and do not pay rent. Housing affordability, availability, and accessibility were cited as some of the most important housing problems in El Cerrito. Some participants shared ideas for increasing the supply of housing (upzoning, allowing multi-plex development on single family lots). Several participants shared suggestions for lowering the cost of housing (e.g., lower fees, utility costs, regulate corporate ownership, speed of approvals) and others shared ideas to help protect rental housing (e.g., rent control, resources and services, build low income and senior housing, protections for single-family home rentals, tenant protections, and history of displacement). See Appendix B for the detailed results of the live polling and a record of comments received during the community workshop.

City Council and Commission Study Sessions

[Placeholder to describe all future Commission and City Council meetings.]

Summary of Community Feedback

The input received from the community and stakeholders was used to inform the understanding of the housing needs and priorities in El Cerrito. This local knowledge is incorporated into the Housing Element, in addition to federal, state, and local data, to identify local fair housing issues and constraints. Community input was considered during the preparation of the Housing Element and development of the policies and programs in Chapter 7, "Housing Plan." The following summarizes the key themes heard during the community engagement process and is not an exhaustive list of the community's input. Appendix B contains all comments received during the community engagement process.

Support for Building Affordable Housing

The following summarizes comments heard during the community engagement process related to building affordable housing.

- Upzoning is necessary; single-family zoning is dominant; not enough duplex, triplexes, and multi-plex development
- Lack of affordable housing options and suitable housing types; hard to even get on a waiting list
- Inclusionary housing does not produce enough affordable housing supply to meet the variety of household types
- Need affordable housing near public transportation and access to jobs
- Acute need for low- and very low-income households
- New and different opportunities for housing: tiny homes, social/shared housing, and land trusts
- Cost of homeownership can be a challenge for seniors on a fixed-income

What do you think are the greatest challenges in El Cerrito?

A selection of feedback shared from the live poll during the community workshop is presented below. See Appendix B for a complete record of input received.

- Need for tenant protections.
- Disproportionate production of market rate and underproduction of affordable housing
- Better transit and better pedestrian access
- Reconciling the desire of a small-town environment with the need for more housing.
- Unaffordable housing, cost of development, unsustainability
- Lack of housing density near the plaza station
- Limited opportunities to build in hills and large minimum lot sizes
- Gentrification and equity for housing. I know too many people leaving El Cerrito due to affordability.
- Expensive housing pushing out existing residents and creating a wealthy monoculture
- Housing purchased by corporations for rental units

- Homeownership is unattainable for many households due to lack of affordability and small supply
- Accessible housing for seniors and people with disabilities is needed
- Support for developing affordable housing on BART-owned land; also opposition, including concerns about the loss of parking and impacts on surrounding neighborhoods
- Make it easy to build ADU's to increase supply; adopt pre-approved plans

Concerns about Gentrification and Displacement

The following summarizes comments heard during the community engagement process related to gentrification and displacement.

- Renters are vulnerable to rent hikes without rent control
- Corporate purchases of homes decreases supply of homes
- Corporate buildings may not be compatible with the needs of all households
- Need for renter protections (including for single family homes)
- New housing pushes out existing residents
- City needs 100 percent of rentals participating in the rent registry
- Need zoning for better distribution of affordable housing in higher opportunity areas (i.e., "the hills")
- Renters are experiencing multiple housing issues; many homeowners are experiencing none
- Establish a residency requirement for home purchases before allowing the home to be used as a rental

Constraints on Housing Development

The following summarizes comments heard during the community engagement process related to constraints on housing development.

- Development fees are too expensive
- Cost of new construction is high
- NIMBY mentality to higher density housing
- Systemic racism: legacy of racial covenants, exclusionary zoning, and racial wealth gap
- City didn't adequately address displacement of Audiss RV park
- Empty storefronts
- Closing feasibility/financing gap
- Eliminate parking requirements; streamline permitting
- Government regulations limit housing and increase cost

Other Community Concerns

The following summarizes comments heard during the community engagement process related to building other community concerns.

- Homes in the hills are vulnerable to fire
- Resources and services are needed to address the critical issue of homelessness (e.g., transitional housing).
- Lack of safety for biking and walking on San Pablo Avenue
- Concerns about the design of buildings and need for amenities to ensure quality housing

CHAPTER 2 | Housing Needs Assessment

This section begins with a description of demographic and employment characteristics of El Cerrito. The section then discusses projections, household characteristics and housing supply, and housing affordability. The section also discusses the housing needs of “special” population groups as defined in State law. Data for El Cerrito, Contra Costa County, and the Bay Area Region are presented for comparison or when city-level data are not available. This facilitates an understanding of El Cerrito’s characteristics by illustrating how it is similar to or differs from the county and region in various aspects of demographic, employment, and housing characteristics and needs.

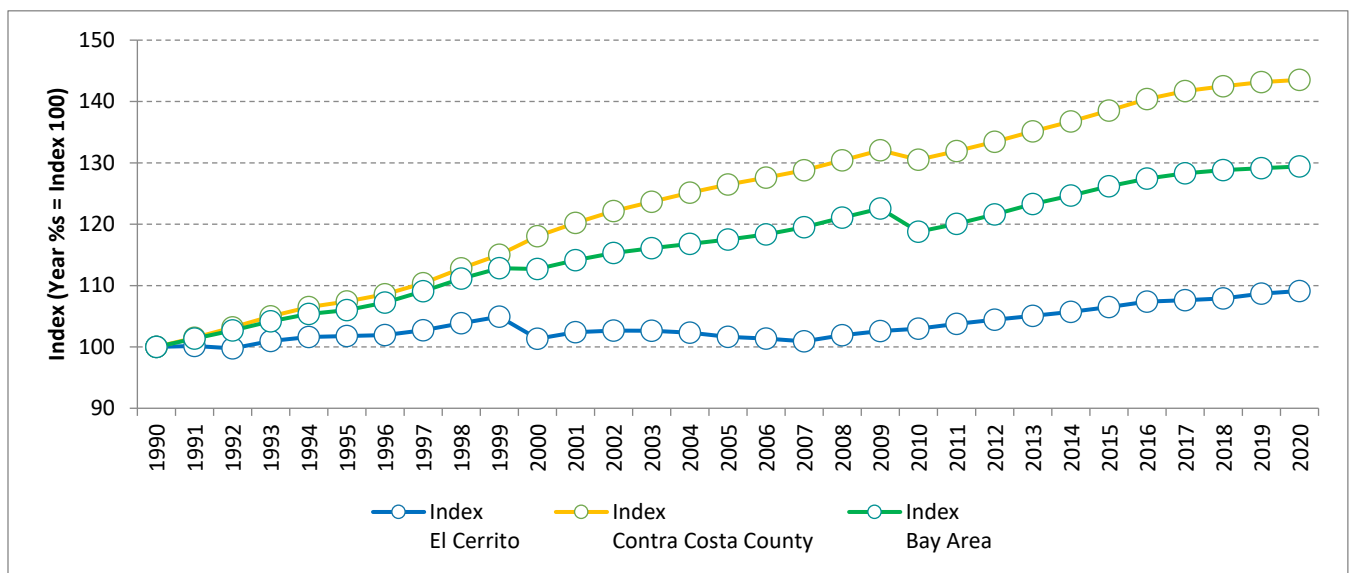
2.1 Population and Demographic Profile

The purpose of this section is to establish “baseline” population and employment characteristics for El Cerrito. The main source of the information was a data package prepared by the Association of Bay Area Governments (ABAG) that was pre-approved by HCD for use in the Housing Element. The data package includes information from several different sources, including the decennial U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture (USDA), and other sources. However, the main source of information is the 2015-2019 American Community Survey (ACS).

Population Trends

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip in 2009 during the Great Recession (see Figure 2-1). Many cities in the Bay Area have experienced significant growth in population and jobs, especially in the most recent decade. However, as shown in Figure 2-1 and Table 2-1, population growth in El Cerrito has been slower than population growth in Contra Costa County and the Bay Area region. The population of El Cerrito made up 2.4 percent of Contra Costa County (see Table 2-1) in 2020 and is projected to comprise only 2.1 percent in 2040.

Figure 2-1: Regional Population Trends, El Cerrito, Contra Costa County, and Bay Area, 1990-2020



The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the year 1990. The data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Source: ABAG Housing Element Data Package, POPEMP-01. California Department of Finance, E-5 series.

Table 2-1 Population Growth Trends, El Cerrito, Contra Costa County, and Bay Area, 2000-2020

<i>Jurisdiction</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>Percent Change 2000-2010</i>	<i>Percent Change 2010-2020</i>	<i>Percent Change 2000-2020</i>
El Cerrito	23,171	23,549	24,953	1.6%	6.0%	7.7%
Contra Costa County	948,816	1,049,025	1,153,561	10.6%	10.0%	21.6%
Bay Area	6,784,348	7,150,739	7,790,537	5.4%	9.0%	14.8%

Source: ABAG Housing Element Data Package. California Department of Finance, E-5 Population Estimates for Cities, Counties, and the State.

Projected Population Growth

ABAG produces population estimates as part of its program of projecting future growth in the Bay Area. The projections provide a quantitative basis for how the region will accommodate anticipated growth if local jurisdictions adopt a set of policies consistent with the vision of Plan Bay Area. Table 2-2 displays ABAG's estimates for the period between 2020 and 2040. According to Plan Bay Area Projections 2040, Contra Costa County is projected to increase by 22.9 percent (or 258,635 people) between 2020 and 2040. El Cerrito, a mostly built out city, is expected to increase by 8.3 percent (or 2,230 new residents) by 2040, representing one of the smallest percent change in population among cities in the county (7th out of 20 jurisdictions).

Table 2-2 Projected Population Growth, Contra Costa County Jurisdictions, 2020-2040

<i>Jurisdiction</i>	<i>2020</i>	<i>2030</i>	<i>2040</i>	<i>Change 2020-2040</i>	<i>Percent Change 2020-2040</i>
Antioch	103,595	112,960	130,725	27,130	26.2%
Brentwood	52,745	60,320	84,460	31,715	60.1%
Clayton	10,630	11,070	11,255	625	5.9%
Concord	134,605	177,740	185,850	51,245	38.1%
Danville	44,625	46,450	47,350	2,725	6.1%
El Cerrito	26,845	28,090	29,075	2,230	8.3%
Hercules	25,135	25,885	28,700	3,565	14.2%
Lafayette	24,865	25,635	26,815	1,950	7.8%
Martinez	36,660	38,480	40,035	3,375	9.2%
Moraga	16,560	17,130	18,080	1,520	9.2%
Oakley	35,360	48,450	54,435	19,075	53.9%
Orinda	17,960	18,260	18,745	785	4.4%
Pinole	19,615	20,830	21,390	1,775	9.0%
Pittsburg	73,055	75,600	91,615	18,560	25.4%
Pleasant Hill	33,590	35,065	35,925	2,335	7.0%
Richmond	126,385	144,950	164,220	37,835	29.9%
San Pablo	31,555	32,845	34,090	2,535	8.0%
San Ramon	76,485	79,520	84,165	7,680	10.0%
Unincorporated Contra Costa	169,375	184,585	199,105	29,730	17.6%
Walnut Creek	69,010	73,915	81,265	12,255	17.8%
Contra Costa County	1,128,660	1,257,790	1,387,295	258,635	22.9%

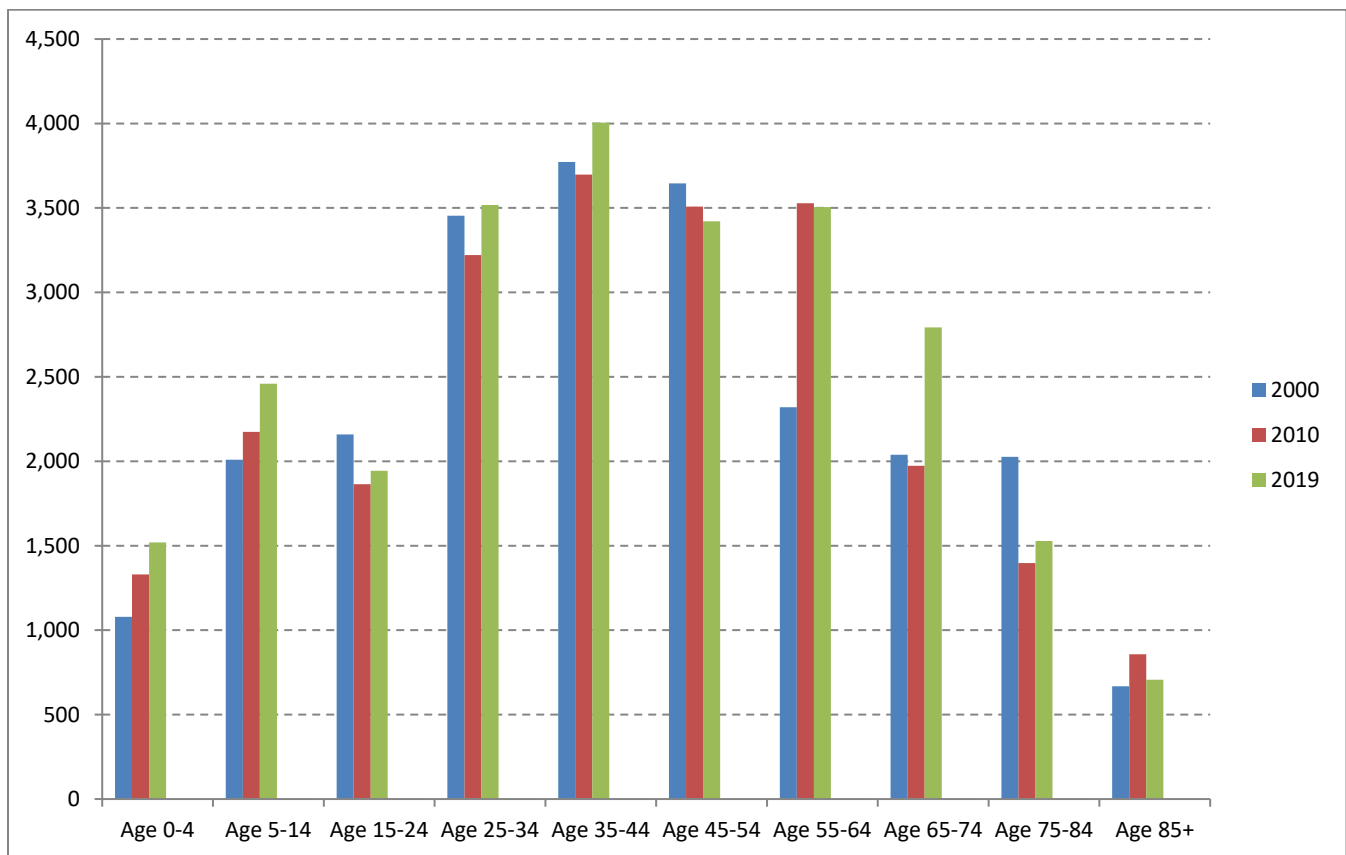
Source: Projections 2040 MTC/ABAG; Data downloaded 2022.

Age Distribution

The distribution of age groups in a city can be telling of what types of housing the community needs or may need in the future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed. Figure 2-2 shows the age distribution for El Cerrito as estimated in 2019 and Table 2-3 shows the population distribution by age groups in the city in comparison to the county and the state in 2010 and 2019.

In 2000, the median age in El Cerrito was 41.9; by 2019, the median age increased to about 42 years. It is also noted that the population of residents under the age of 14 have increased since 2010, as well as the 65-and-over population (see Figure 2-2).

Figure 2-2: Population by Age, El Cerrito, 2019



Source: ABAG Housing Element Data Package, POPEMP-04. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001.

Overall, the population of the city has skewed slightly older from 2010 to 2019. In El Cerrito, persons 65 years of age and over accounted for about 18 percent of the total population (4,227 persons) in 2010, but in 2019 they made up nearly 20 percent of the total population (5,028 persons). Specifically, the 65-74 age group was the fastest growing segment of population in El Cerrito between 2010 and 2019, growing by over 41 percent. The population of older residents within El Cerrito, commonly known as the “baby boomers” (the generation of people born between 1946 and 1964), is projected to grow during the planning period. This indicates a growing need for senior housing, assisted living, and programs that support seniors aging in place.

Table 2-3 Population by Age, El Cerrito, Contra Costa County, and California, 2010 and 2019

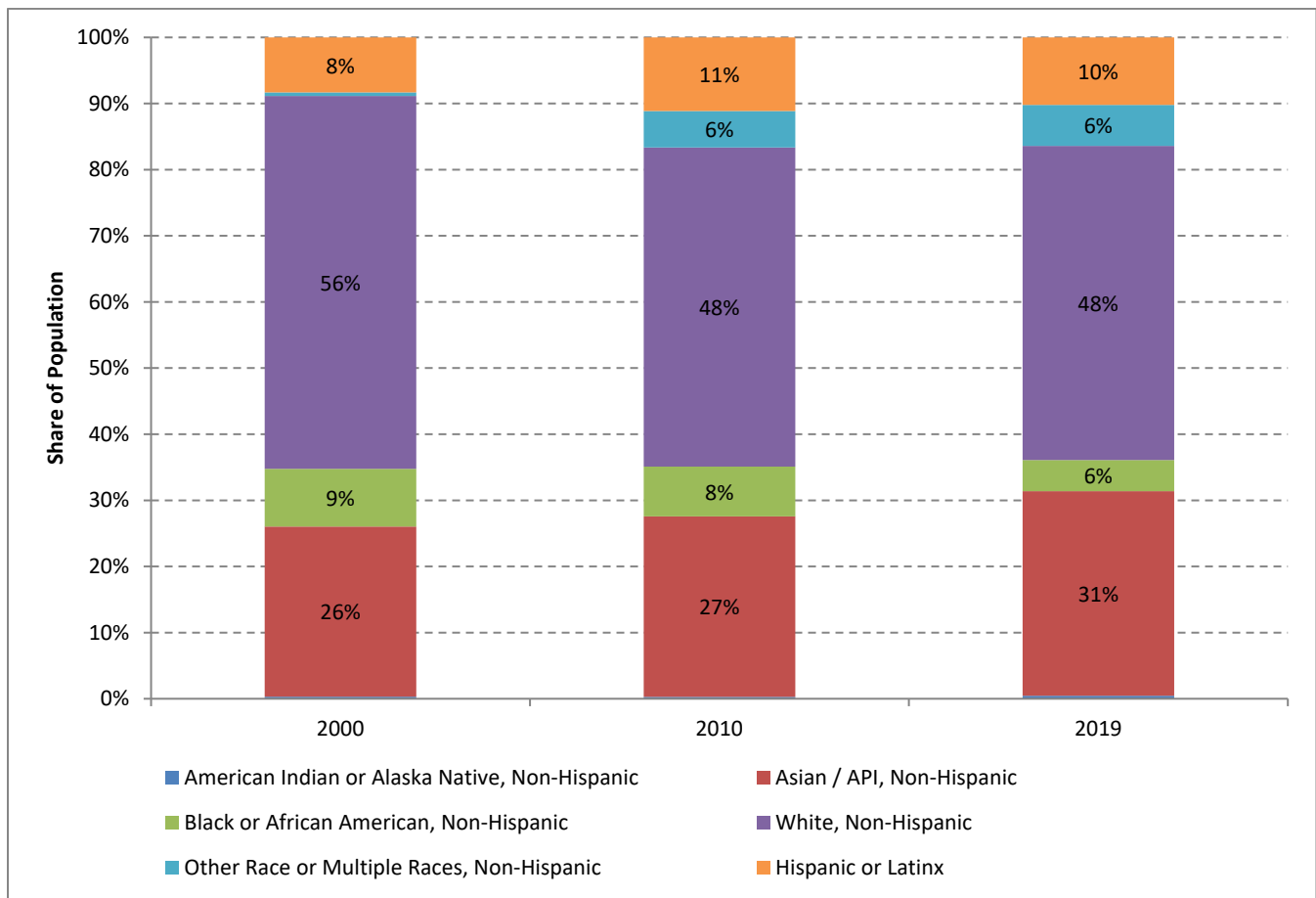
Age Group	2010		2019		Percent Change 2010-2019
	Number	Percent	Number	Percent	
El Cerrito					
Age 0-4	1,330	6%	1,519	10%	14.2%
Age 5-14	2,174	9%	2,459	8%	13.1%
Age 15-24	1,864	8%	1,944	14%	4.3%
Age 25-34	3,221	14%	3,517	16%	9.2%
Age 35-44	3,697	16%	4,005	13%	8.3%
Age 45-54	3,508	15%	3,421	14%	-2.5%
Age 55-64	3,528	15%	3,505	11%	0.7%
Age 65-74	1,973	8%	2,793	6%	41.6%
Age 75-84	1,397	6%	1,528	3%	9.4%
Age 85+	857	4%	707	10%	-17.5%
Total	23,549	100.0%	25,398	100.0%	7.9%
Median Age	35.6	--	35.3	--	-0.8%
Contra Costa County					
Age 0-4	124,911	7.2%	116,508	6.0%	-7.2%
Age 5-14	227,200	13.1%	241,580	12.5%	6.0%
Age 15-24	225,435	13.0%	234,424	12.2%	3.8%
Age 25-34	267,893	15.4%	309,599	16.1%	13.5%
Age 35-44	279,702	16.1%	279,571	14.5%	0.0%
Age 45-54	254,289	14.6%	266,848	13.8%	4.7%
Age 55-64	173,392	10.0%	224,766	11.7%	22.9%
Age 65-74	99,382	5.7%	141,994	7.4%	30.0%
Age 75-84	62,642	3.6%	77,225	4.0%	18.9%
Age 85+	24,550	1.4%	34,955	1.8%	29.8%
Total	1,739,396	100.0%	1,927,470	100.0%	9.8%
Median Age	35.8	--	37.1	--	3.5%
California					
Age 0-4	2,545,065	6.9%	2,451,528	6.2%	-3.8%
Age 5-14	5,092,471	13.9%	5,043,689	12.8%	-1.0%
Age 15-24	5,501,809	15.0%	5,316,737	13.5%	-3.5%
Age 25-34	2,698,489	7.4%	5,967,864	15.2%	54.8%
Age 35-44	5,236,909	14.3%	5,205,887	13.3%	-0.6%
Age 45-54	5,288,140	14.4%	5,101,422	13.0%	-3.7%
Age 55-64	3,764,850	10.3%	4,710,329	12.0%	20.1%
Age 65-74	2,135,547	5.8%	3,172,271	8.1%	32.7%
Age 75-84	1,366,990	3.7%	1,600,241	4.1%	14.6%
Age 85+	558,059	1.5%	713,529	1.8%	21.8%
Total	36,637,290	100.0%	39,283,497	100.0%	6.7%
Median Age	34.9	--	36.5	--	4.4%

Source: ABAG Housing Element Data Package, POPEMP-04. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001.

Racial and Ethnic Composition

Since 2000, the percentage of residents in El Cerrito identifying as White, non-Hispanic has decreased while the percentage of residents of all other races and ethnicities has increased by 8 percentage points (see Figure 2-3). According to U.S. Census data, the Asian/Pacific Islander category and Other Race or Multiple Races category populations increased the most while the White, Non-Hispanic population decreased the most.

Figure 2-3: Population by Race and Ethnicity*, El Cerrito, 2000-2019



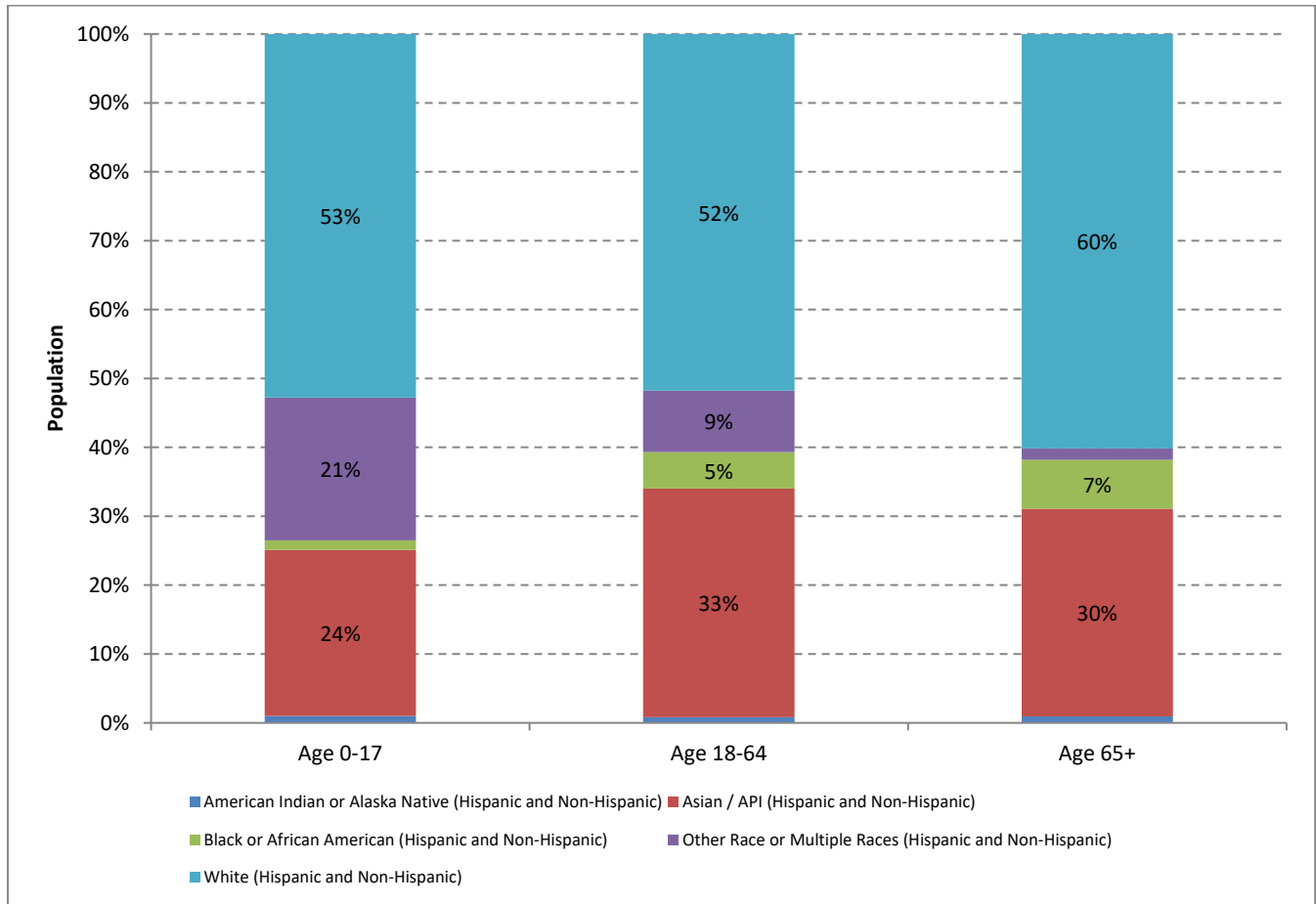
*The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: ABAG Housing Element Data Package, Table POPEMP-04. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

Senior and Youth Population by Race

The racial composition of the senior and youth population in El Cerrito provides an additional layer of understanding of the housing needs of families and seniors of color. Below Figure 2-4 indicates people of color, or all non-White racial groups, make up 40 percent of seniors and 47 percent of youth under 18.

Figure 2-4: Senior and Youth Population by Race*, El Cerrito, 2019



* The Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity in the source of this information (Table B01001), so each racial category accounts for Hispanic / non-Hispanic ethnic characteristics.

Source: ABAG Housing Element Data Package, POPEMP-04. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is common for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction or other tenant-landlord dispute. According to the American Community Survey, 6.2 percent of El Cerrito residents 5 years and older identify as speaking English less than “very well.” This is similar to the proportion for Contra Costa County (6.4 percent). Throughout the Bay Area the proportion of residents 5 years and older with limited English proficiency is 7.8 percent.

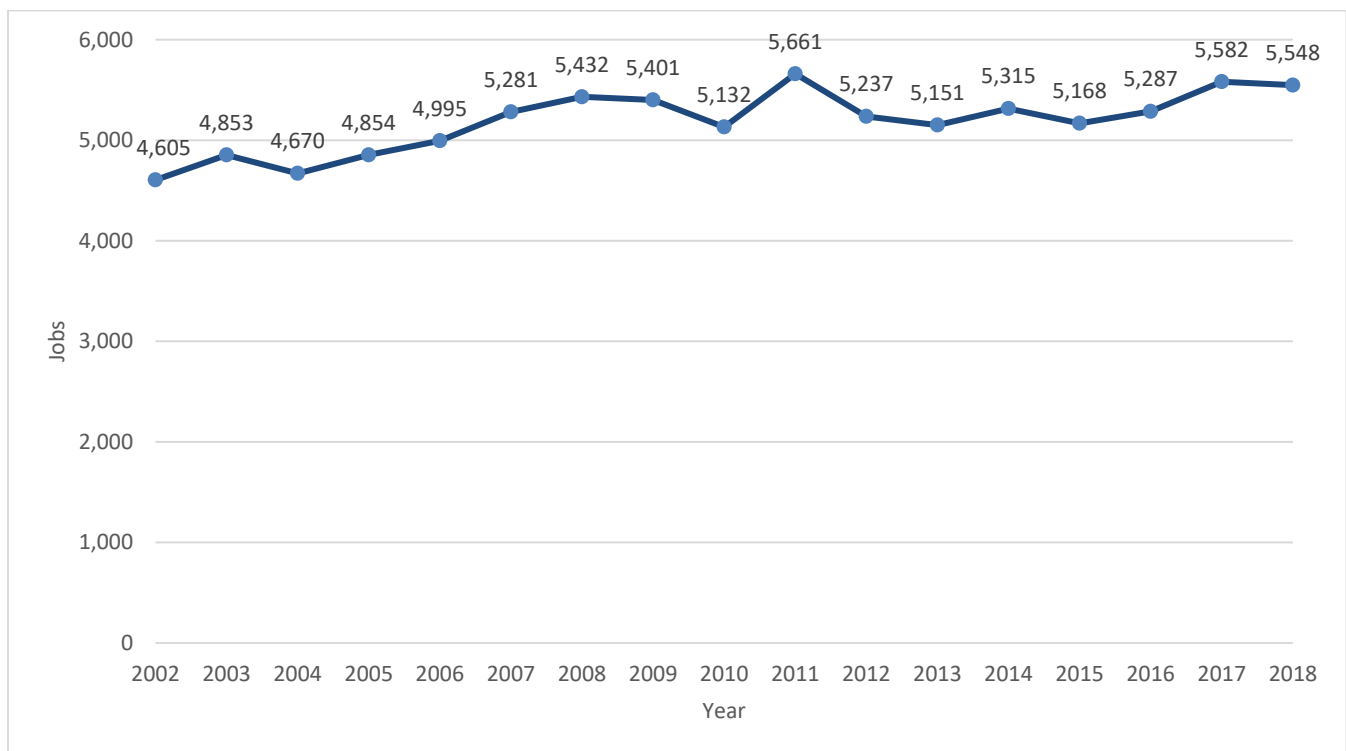
2.2 Employment Trends

This section describes employment trends in El Cerrito to provide insight into their potential earning power and the type of housing workers can likely afford. Information on the local workforce and how it is changing over time can help estimate potential housing and employment needs in the future. The overall number of jobs within El Cerrito as well as the employment by sector of residents of El Cerrito are both analyzed to provide an understanding of employment opportunities within the city and the region.

Industry Sector Composition

Between 2002 and 2018, the number of jobs in El Cerrito increased by 20.5 percent (see Figure 2-5) from about 4,600 jobs in 2002 to 5,548 jobs in 2018. Figure 2-6 shows El Cerrito’s employment industry in terms of industry sectors. The largest industry that El Cerritans work in is health and educational services (38 percent). Similarly, in Contra Costa County and the Bay Area as a whole, the health and educational services industry also employs the most workers, 31 and 30 percent respectively, followed by the financial & professional services industry (25 and 26 percent).

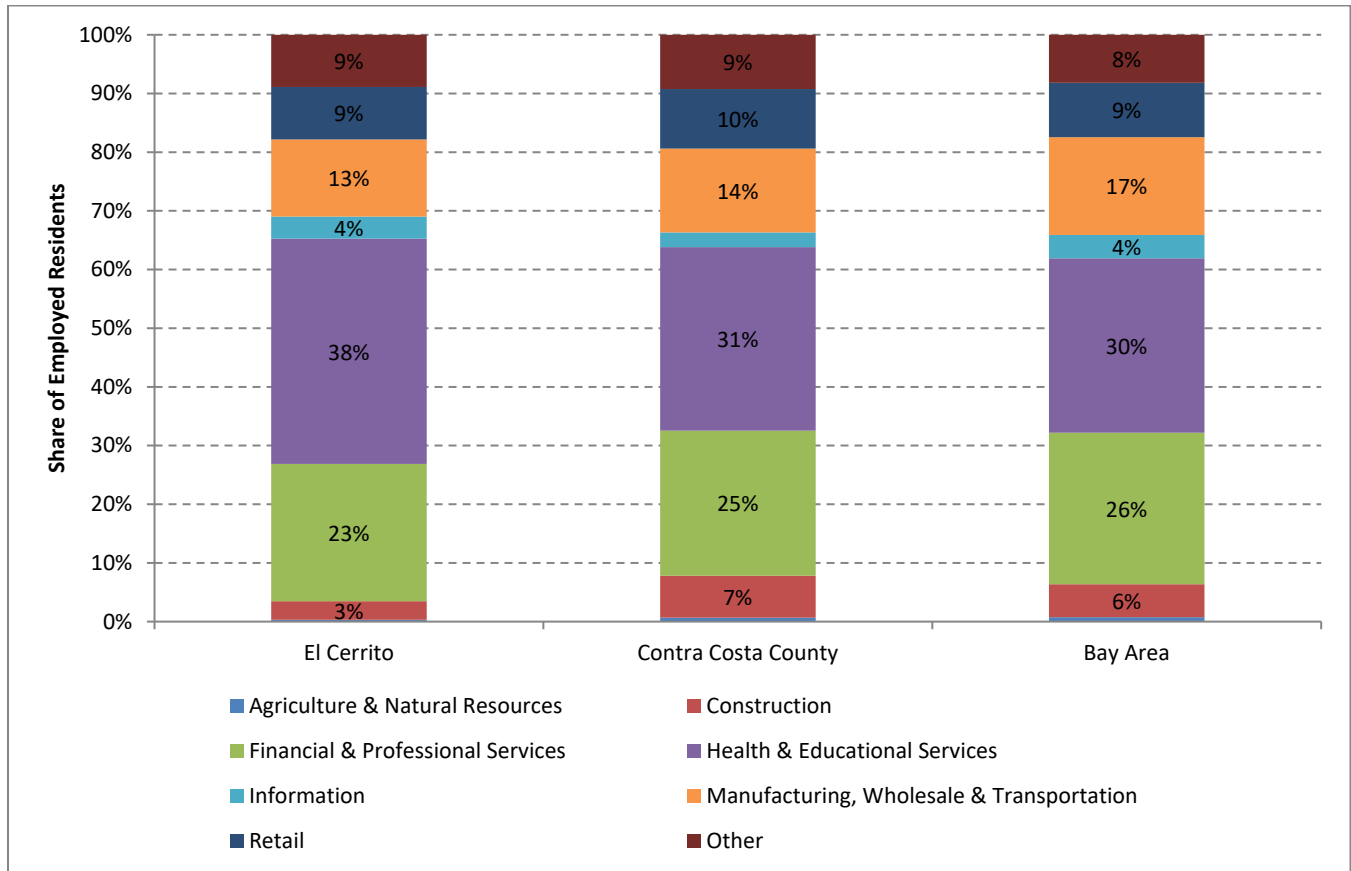
Figure 2-5: Jobs in El Cerrito (2002-2018)



Note: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are cross walked to jurisdictions and summarized.

Source: ABAG Housing Element Data Package, Table POPEMP-11. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018.

Figure 2-6: Resident Employment by Industry, El Cerrito, Contra Costa County, Bay Area, 2019



Note: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not).

Source: ABAG Housing Element Data Package, POPEMP-06. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030.

Balance of Jobs, Housing and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers.

Jobs-Worker Ratios by Wage Group

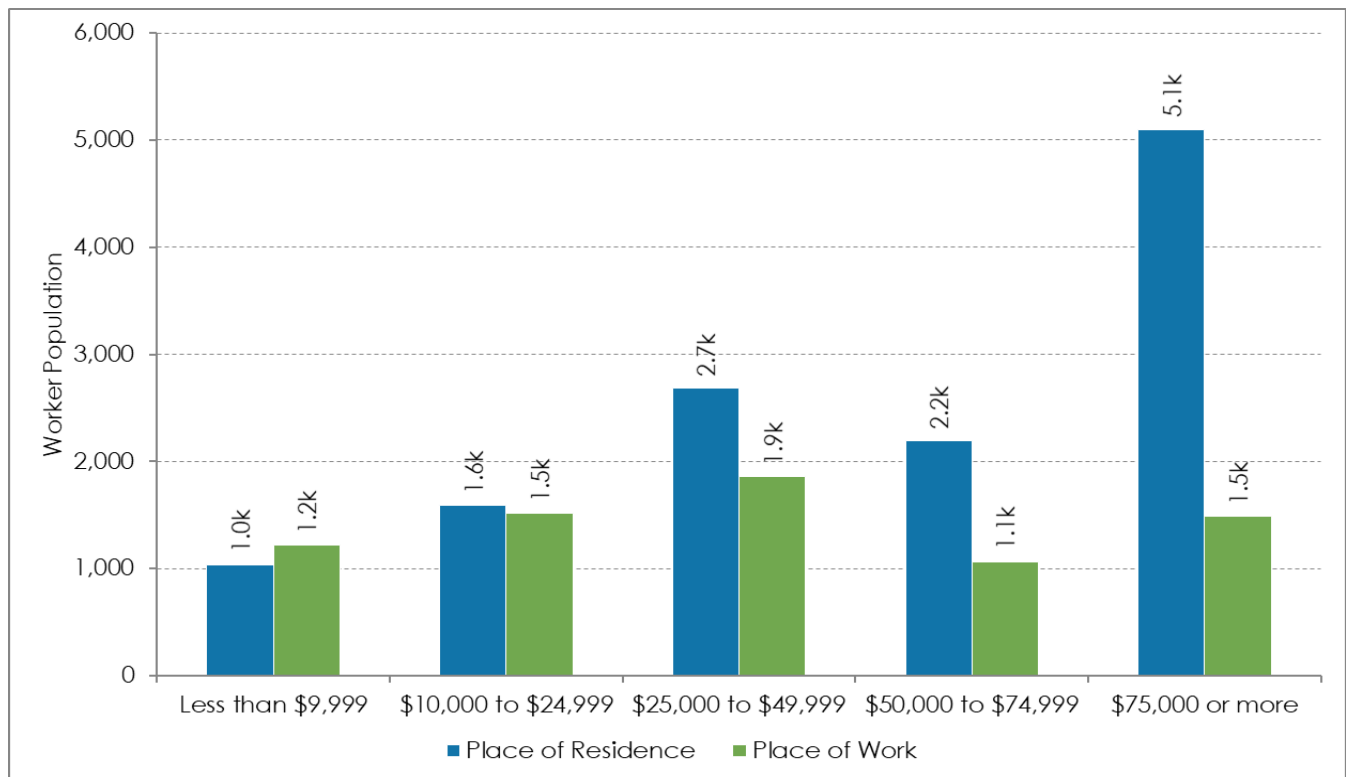
Figure 2-7 compares jobs in El Cerrito to workers living in El Cerrito, broken down by different wage groups. The data shows that El Cerrito generally has more residents than jobs, with the biggest gap being in the highest income group. This means higher-wage workers are commuting out of El Cerrito for work.

Jobs-Household Ratio

To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers but balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users. As shown in Figure 2-8, El Cerrito’s jobs-household ratio increased from 0.45 in 2002, to 0.54 jobs per household in 2018. Between 2002 and 2018, the number of jobs in El Cerrito increased by 20.5 percent. While a jobs-household ratio of 1 would indicate there is one job for every

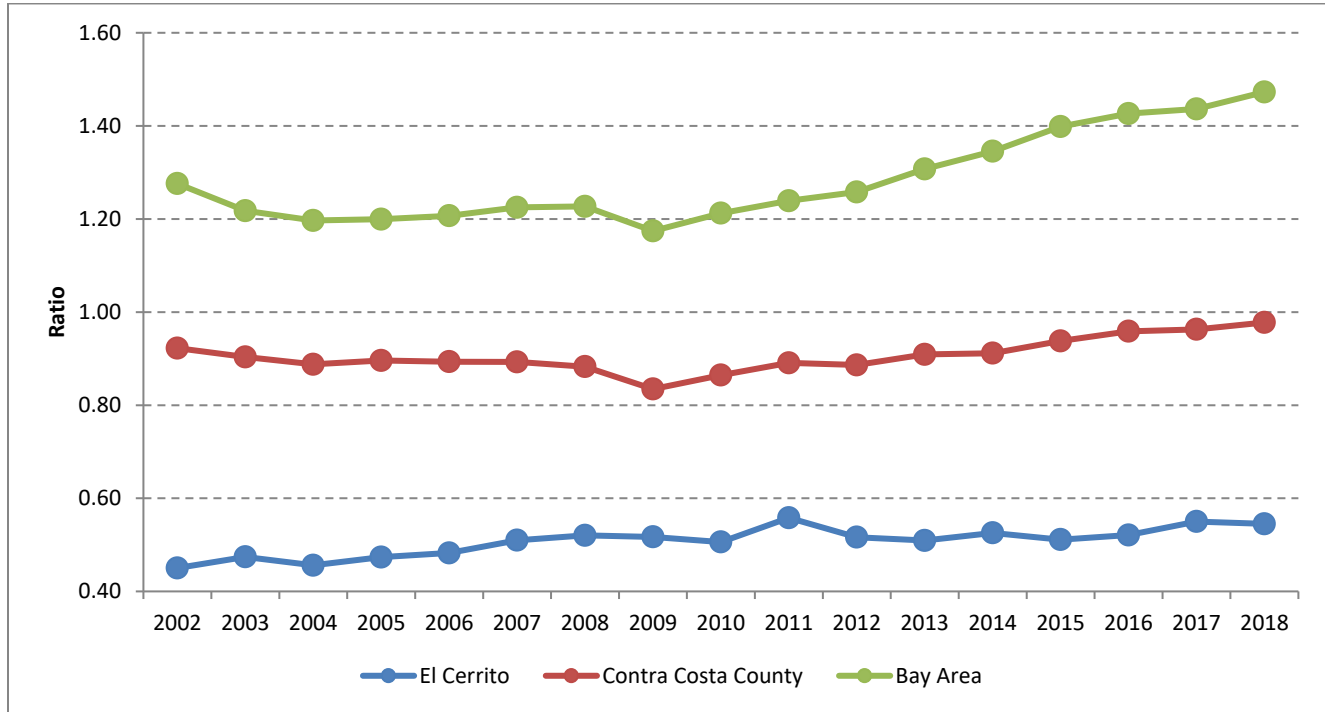
household, a ratio of 0.54 indicates that El Cerrito has around 1 job for every two households. In comparison the Bay Area overall had a ratio of 1.47 in 2018, indicating that there are more jobs than there are households and that for every 3 jobs there are two households. In addition, since 2009 the jobs-household ratio in the Bay Area overall increased at a much higher rate than in El Cerrito or Contra Costa County. The low ratio in El Cerrito in relation to the high ratio in the Bay Area overall indicates that people who live in El Cerrito work elsewhere in the Bay Area. In addition, because of the relatively small size of El Cerrito, the presence of two BART stations, and the relative proximity to other regional employment centers, people that live in El Cerrito have the ability to access jobs nearby. For more information on transportation access in the city, see Section 3.5 of the Fair Housing Assessment (Chapter 3).

Figure 2-7: Workers by Earnings as Place of Work and Place of Residence, El Cerrito, 2019



Source: ABAG Housing Element Data Package, Table POPEMP-10. U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

Figure 2-8: Jobs: Household Ratio, El Cerrito, Contra Costa County, and Bay Area, 2002-2018

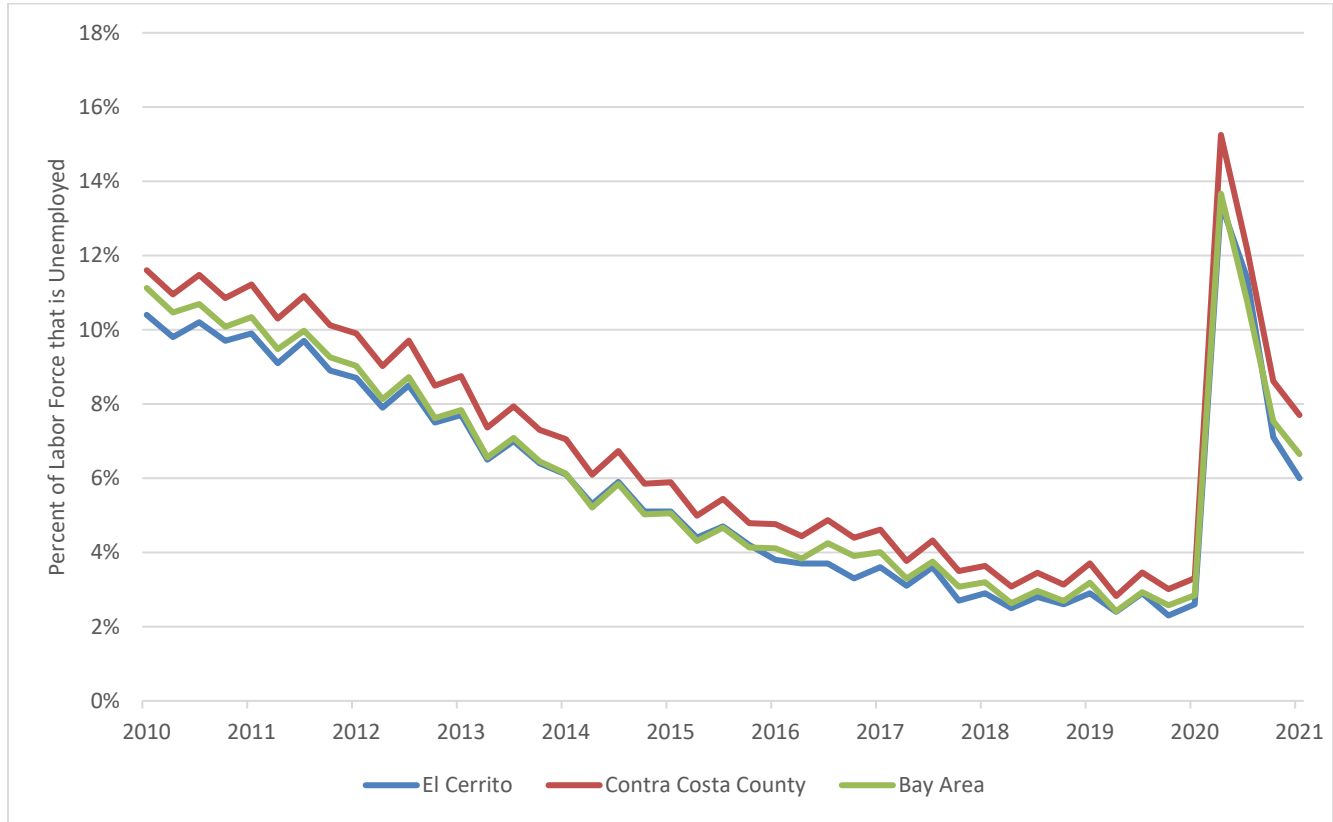


Source: ABAG Housing Element Data Package, POPEMP-13. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households).

Unemployment

As shown in Figure 2-9, in El Cerrito, there was a 4.4 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions throughout the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, with a general improvement and recovery in the later months of 2020.

Figure 2-9: Average Unemployment Rates, El Cerrito, Contra Costa County, and Bay Area, 2010-2021



Source: ABAG Housing Element Data Package, POPEMP15. California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Projected Employment Growth

According to the ABAG 2040 Projections, the number of employed residents in Contra Costa County is projected to increase from 589,810 in 2020 to 665,875 in 2040, an increase of 12.9 percent. While the number of employed residents in Contra Costa County is expected to grow, it is estimated to remain relatively constant in El Cerrito. In El Cerrito, the total number of employed residents is projected to increase by less than one percent between 2020 and 2040, with a decrease anticipated between 2030 and 2040 (see Table 2-4). This is reflective of the projected population growth in Contra Costa County, which is expected to grow at a rate much higher than that of El Cerrito (see Figure 2-1 and Table 2-2). Furthermore, it is important to note that employed residents is not reflective of the number of jobs locally within El Cerrito, and is a broader measure of the number of people living in El Cerrito that are employed.

Table 2-4 **Employed Residents, Contra Costa County Jurisdictions, 2020-2040**

	<i>2020</i>	<i>2030</i>	<i>2040</i>	<i>Change 2020-2040</i>	<i>Percent Change 2020-2040</i>
Antioch	53,060	55,185	61,020	7,960	15.0%
Brentwood	19,450	21,345	29,030	9,580	49.3%
Clayton	7,040	7,135	6,975	-65	-0.9%
Concord	74,380	94,610	93,480	19,100	25.7%
Town of Danville	26,090	26,910	26,630	540	2.1%
El Cerrito	16,075	16,350	16,170	95	0.6%
Hercules	14,390	14,430	15,300	910	6.3%
Lafayette	14,610	14,920	15,030	420	2.9%
Martinez	22,045	22,250	22,000	-45	-0.2%
Town of Moraga	9,045	9,285	9,400	355	3.9%
Oakley	16,120	21,470	23,080	6,960	43.2%
Orinda	10,270	10,495	10,435	165	1.6%
Pinole	10,550	10,820	10,665	115	1.1%
Pittsburg	34,495	33,660	39,380	4,885	14.2%
Pleasant Hill	19,660	19,960	19,550	-110	-0.6%
Richmond	58,045	63,300	70,010	11,965	20.6%
San Pablo	12,850	12,950	12,840	-10	-0.1%
San Ramon	44,780	45,920	46,940	2,160	4.8%
Walnut Creek	88,515	92,895	95,700	7,185	8.1%
Unincorporated	38,345	39,940	42,240	3,895	10.2%
Contra Costa County	589,810	633,830	665,875	76,065	12.9%

Source: Projections 2040 MTC/ABAG; Data downloaded 2022.

2.3 Household Characteristics

Household type and size, income levels, and the size and types of special needs populations all affect the type of housing needed by residents. This section describes the various household characteristics contributing to housing needs in El Cerrito.

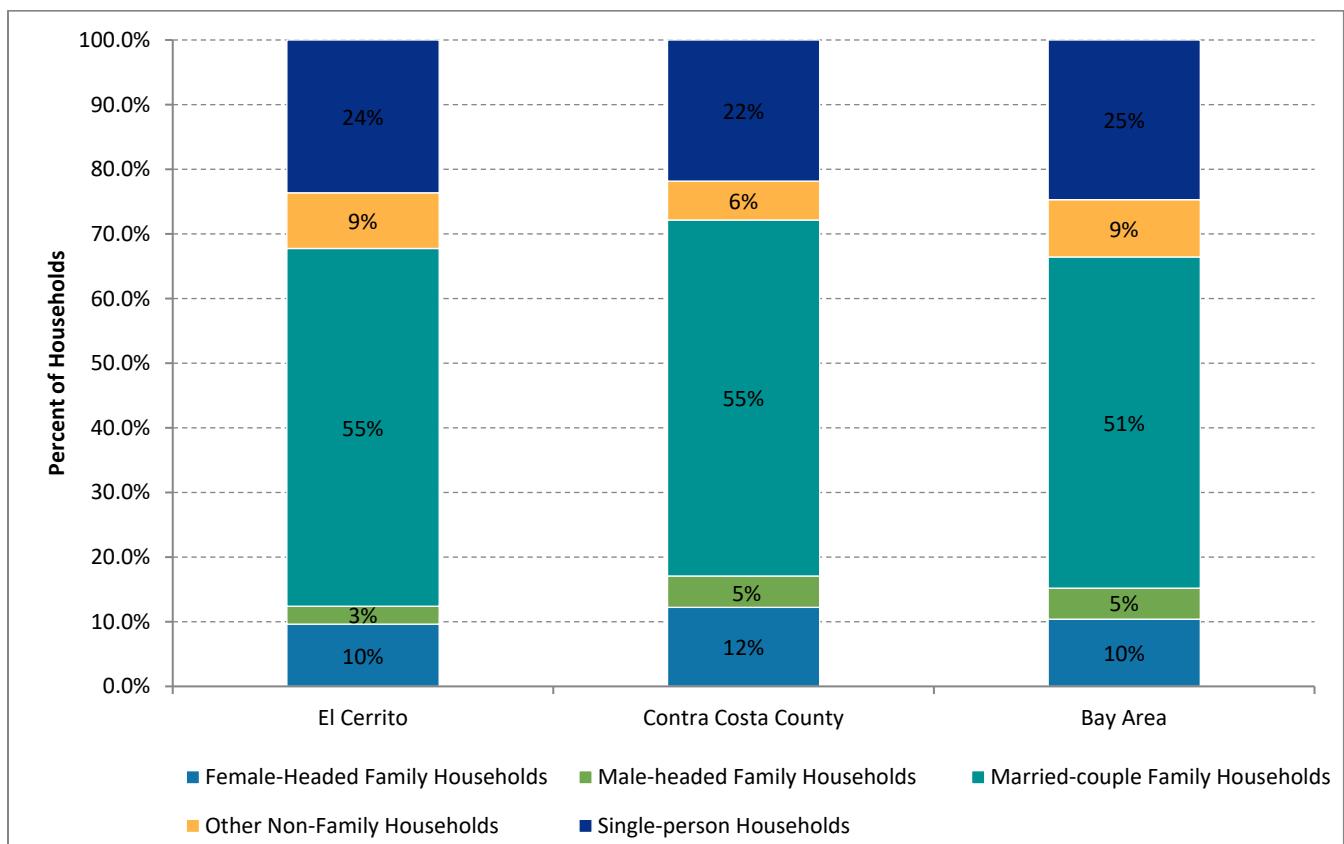
Household by Type

A household is defined by the U.S. Census as all persons living in a housing unit. For the purpose of the data presented in this section, families are a type of household and include people related by blood, marriage, or adoption who live together. A single person living alone is also a household. "Other" types of households are unrelated people residing in the same dwelling unit. People living in group quarters, such as dormitories or convalescent homes, are not counted as households.

As shown in Figure 2-10 below, the largest proportion of households in El Cerrito are married-couple family households at 55 percent of total households, which is the same as the percentage of married-couple households countywide (55 percent) and higher than the Bay Area (51 percent). El Cerrito also continues to have a high proportion of single-person households (24 percent), higher than the County (22 percent) and slightly lower than the Bay Area (25 percent).

Single female-headed households with dependents make up about 10 percent of all households in El Cerrito, which is less than the percentage of female-headed households in Contra Costa County (12 percent) and the same as in the Bay Area (10 percent). These household data support the need for smaller, higher density and mixed-use units close to transportation and services, as well as larger housing types suitable for families.

Figure 2-10: Households by Type, El Cerrito, 2015-2019

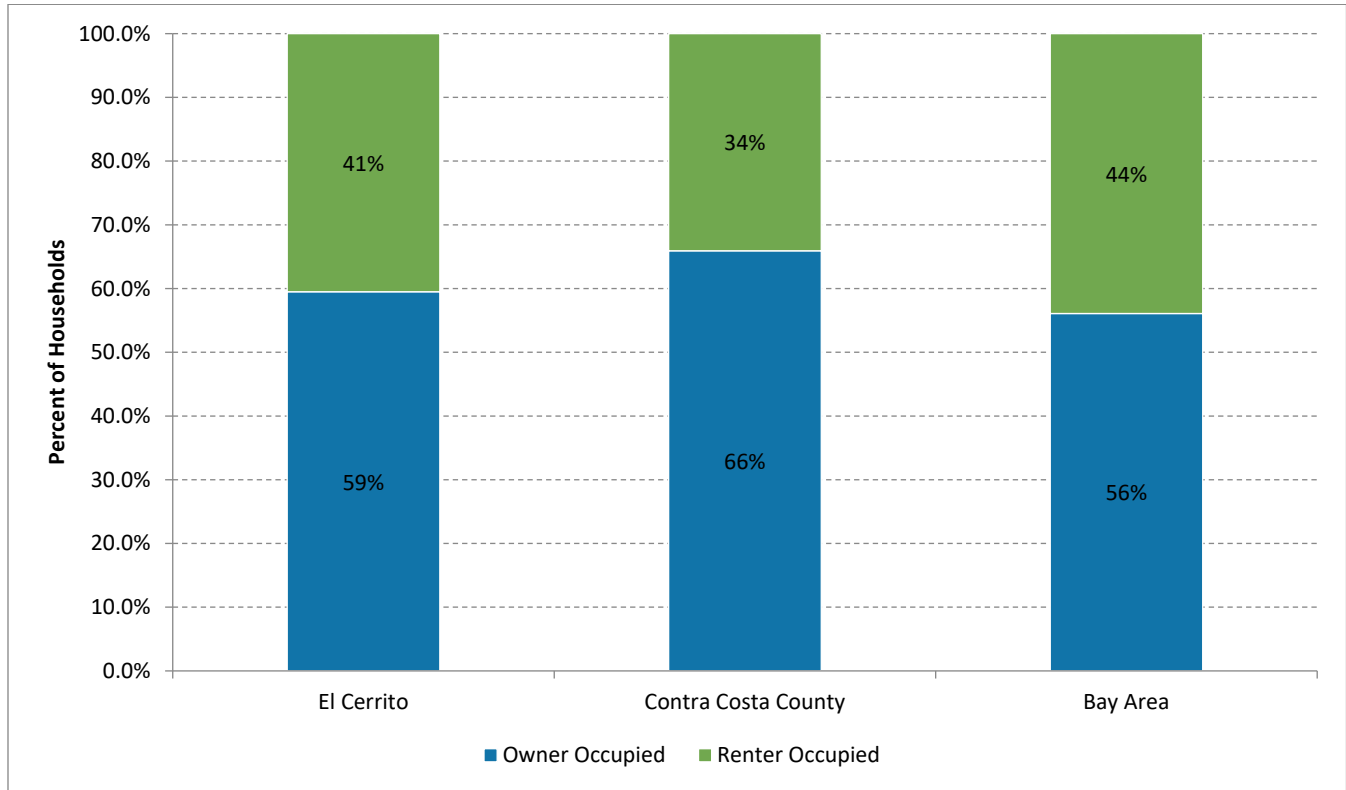


Source: ABAG Housing Element Data Package, POPEMP-23. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Housing Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In El Cerrito there are a total of 10,034 households. Of those households, there are more residents who are homeowners than there are renters: 59 percent versus 41 percent (see Figure 2-11). By comparison, 34 percent of households in Contra Costa County are renters, while 44 percent of Bay Area households rent their homes. The percentage of renters in El Cerrito is expected to increase in the future as more multifamily rental housing is built within the San Pablo Avenue Specific Plan Area.

Figure 2-11: Housing Tenure, El Cerrito, Contra Costa County, and the Bay Area, 2015-2019

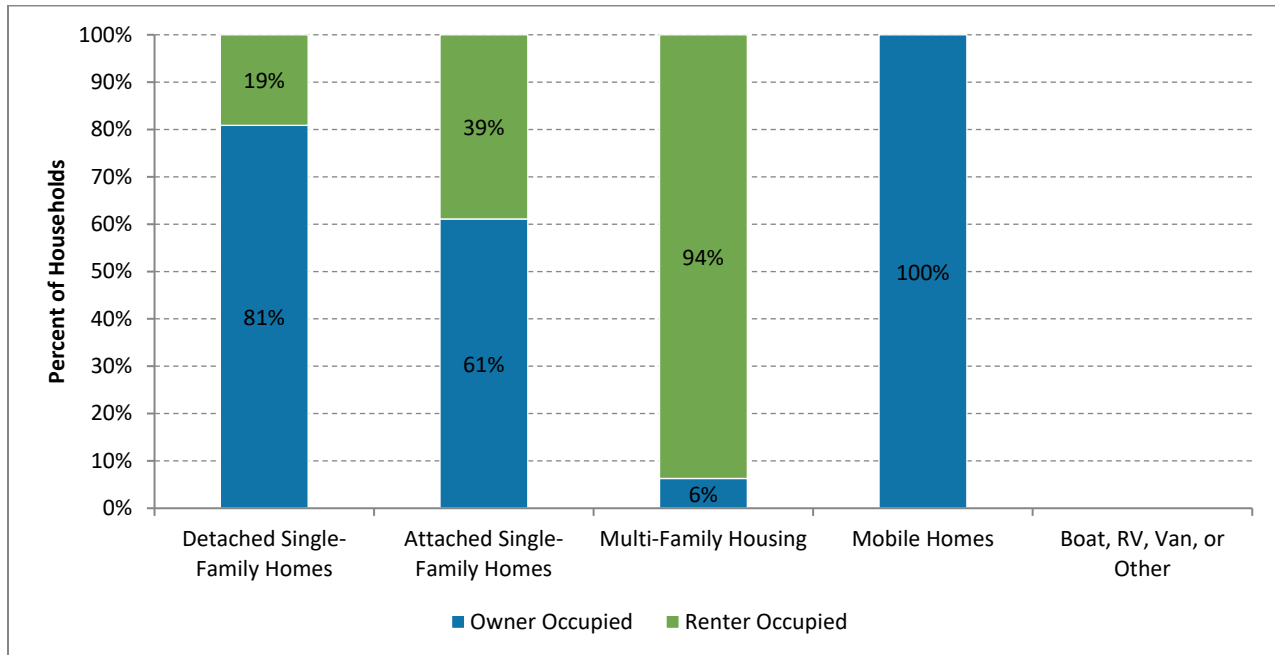


Source: ABAG Housing Element Data Package, POPEMP-17. U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Housing Tenure by Housing Type

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In El Cerrito, 80.9 percent of households in detached single-family homes are homeowners, while 6.3 percent of households in multi-family housing are homeowners (see Figure 2-12). In El Cerrito, the largest proportion of the housing stock was built 1940 to 1959, with 5,225 units constructed during this period. However, between 2015 and 2019, 553 housing units were issued permits in El Cerrito. Of units constructed, the area of greatest change was an increase in multifamily with 5 or more units.

Figure 2-12: Housing Tenure by Housing Type, El Cerrito, 2015-2019

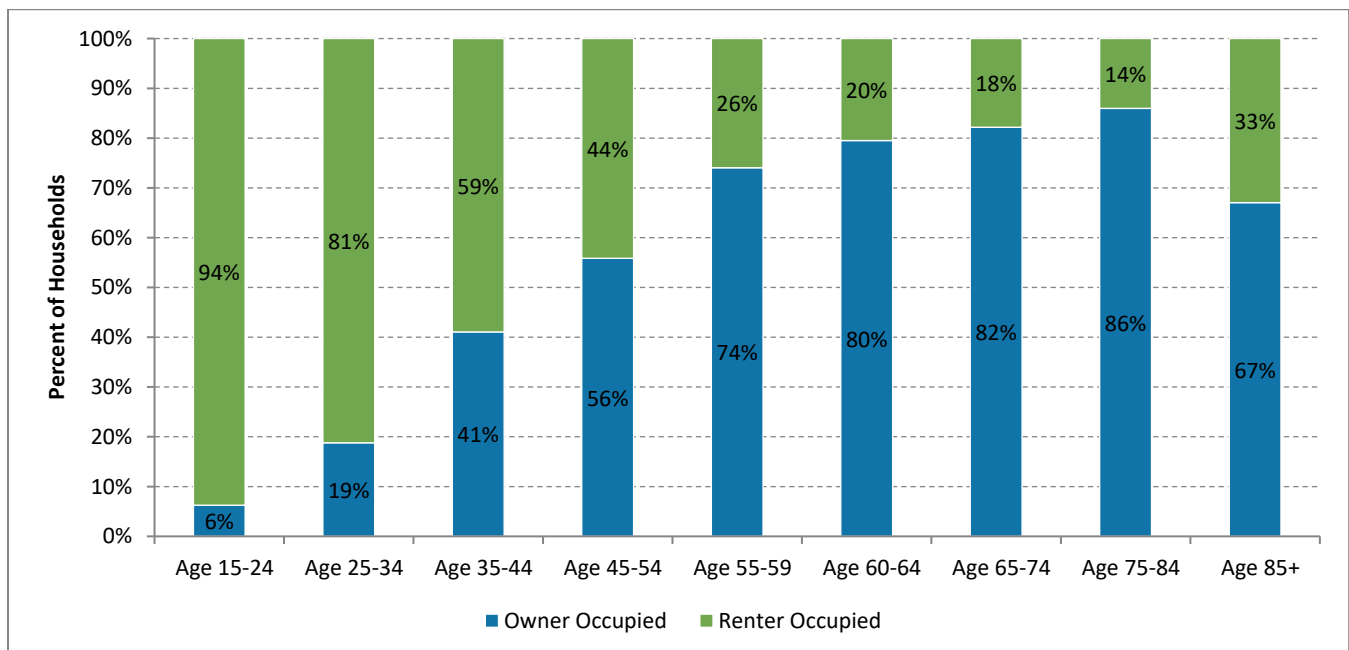


Source: ABAG Housing Element Data Package. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032.

Housing Tenure by Age

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market. In El Cerrito, 68 percent of householders between the ages of 25 and 44 are renters, while 19 percent of householders over 65 years old are renters (see Figure 2-13).

Figure 2-13: Housing Tenure by Age, El Cerrito, 2015-2019

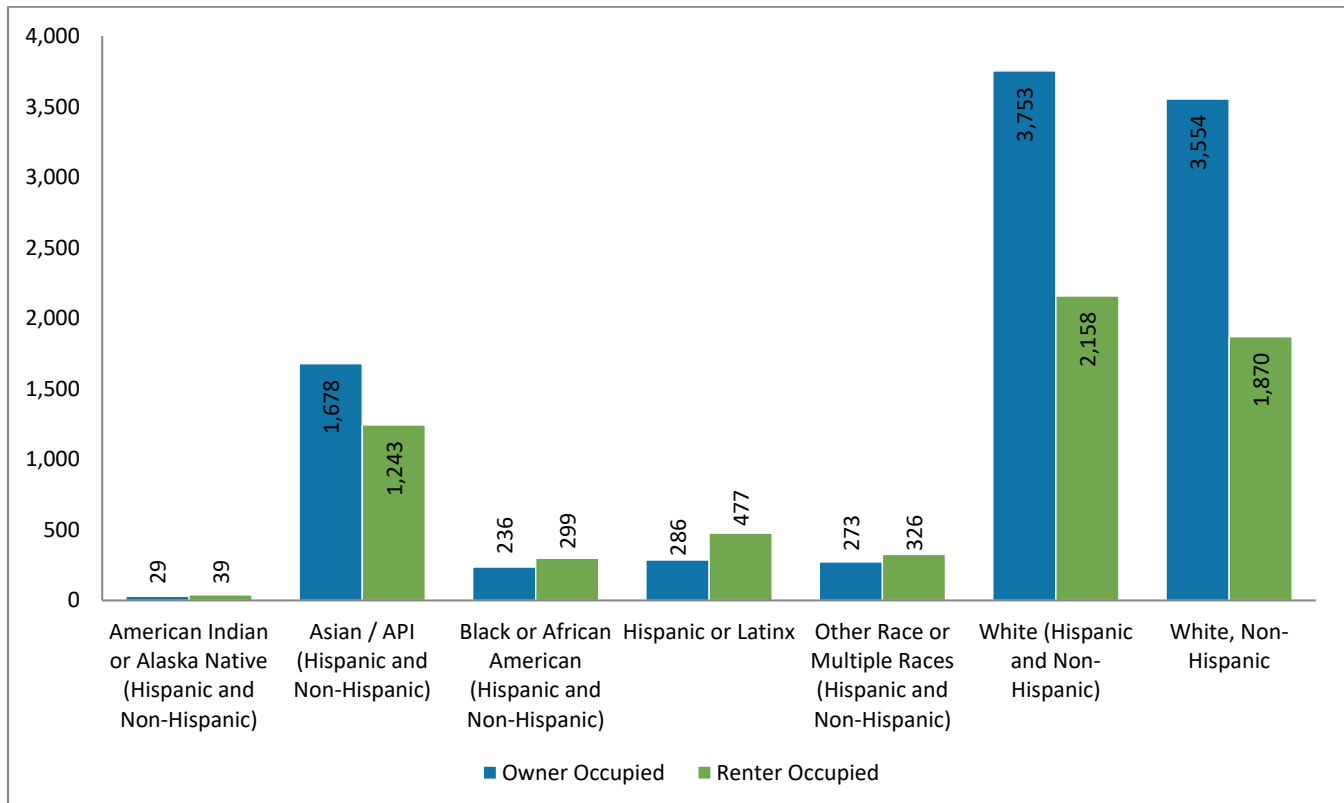


Source: Source: ABAG Housing Element Data Package. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

Housing Tenure by Race and Ethnicity

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. In El Cerrito, 44.1 percent of Black households owned their homes, while homeownership rates were 57.4 percent for Asian households, 37.5 percent for Latinx households, and 63.5 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their housing elements. (see Figure 2-14).

Figure 2-14: Housing Tenure by Race*, El Cerrito, 2015-2019



* The Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity in the source of this information (Table B25003), so each racial category accounts for Hispanic / non-Hispanic ethnic characteristics.

Source: ABAG Housing Element Data Package, POPEMP-20. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I).

Household Income Characteristics

Household income is the most important factor affecting housing opportunity, as it determines a household’s ability to afford its preferred type and location of housing, and to balance housing costs with other basic necessities of life. Income levels can vary considerably among households based on age, number of workers per household, education level, type of employment, and/or race and ethnicity, among other factors.

Household income levels include the categories extremely low, very low, low, moderate, and above moderate income. The parameters of the target income categories are determined in relation to the median household income for Contra Costa County, adjusted by household size. The standard income definition of income categories used by the U.S. Department of Housing and Urban Development (HUD) is provided in Table 2-5.

Table 2-5 Income Level Definitions

<i>Income Category</i>	<i>Definition</i>
Extremely Low	< 30 % of the Contra Costa County AMI
Very Low	50-31 % of the Contra Costa County AMI
Low	51-80 % of the Contra Costa County AMI
Moderate	81-120 % of the Contra Costa County AMI
Above Moderate	>121 % of the Contra Costa County AMI

AMI = Area Median Income

Contra Costa County 2022 Area Median Income (AMI) = \$142,800

Source: California Department of Housing and Community Development, 2021.

Table 2-6 shows the 2022 HCD income limits for Contra Costa County. The AMI for a four-person household in the county was \$142,800 in 2022. Income limits for larger or smaller households are higher or lower, respectively, and are calculated using a formula developed by HUD.

Table 2-6 HUD/HCD Income Limits based on Persons per Household, Contra Costa County, 2022

<i>Income Categories</i>	<i>Persons per Household</i>				
	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
Extremely Low (30% AMI and lower)	\$30,000	\$34,300	\$38,600	\$42,850	\$46,300
Very Low Income (31-50% AMI)	\$50,000	\$57,150	\$64,300	\$71,400	\$77,150
Low Income (51-80% AMI)	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400
Median Income (100% AMI)	\$99,950	\$114,250	\$128,500	\$142,800	\$154,200
Moderate Income (81-120% AMI)	\$119,950	\$137,100	\$154,200	\$171,350	\$185,050

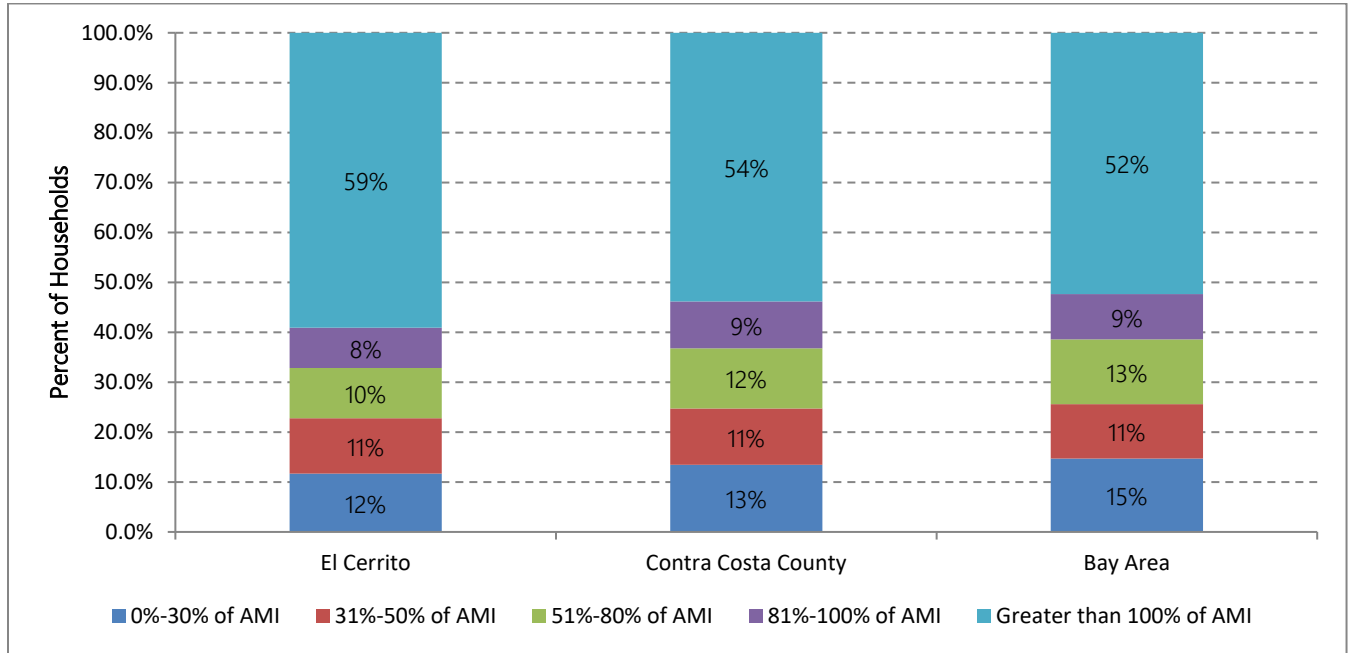
Source: CA Department of Housing and Community Development (HCD), 2022.

Income Distribution

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.¹ About 59 percent of households in El Cerrito earn more than 100 percent the Area Median Income (AMI), compared to 12 percent making less than 30 percent of the AMI, which is considered extremely low-income. Regionally, more than half of all households make more than 100 percent of the AMI, while 15 percent make less than 30 percent of the AMI. As shown in Figure 2-15, El Cerrito has slightly more high-income households and fewer extremely low-income households compared to the county and region (using 2017 data).

¹ Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. Public Policy Institute of California.

Figure 2-15: Households by Income Level, El Cerrito, 2017

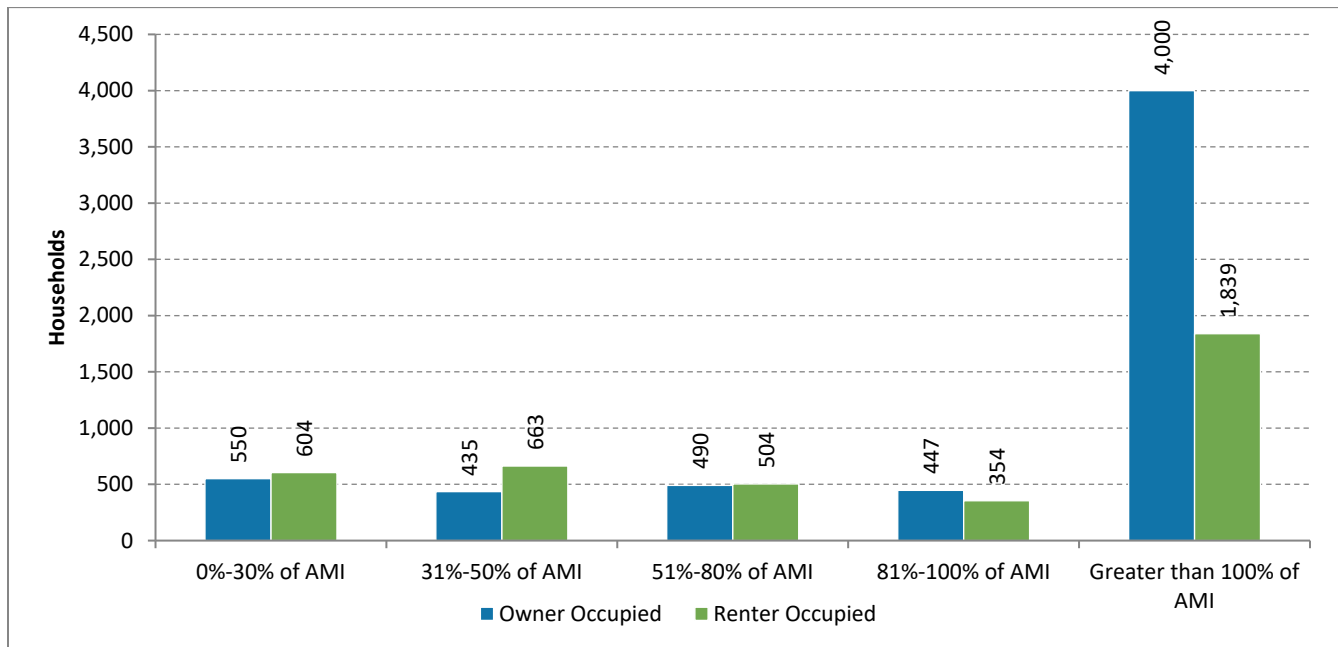


Source: ABAG Housing Element Data Package, ELI-01. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

Household Income by Tenure

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of available housing that is affordable for these households. In El Cerrito, renter and owner households alike tend to have relatively high incomes. As shown in Figure 2-16, the largest proportion of renters and owners fall in the “Greater than 100 percent of AMI” income group.

Figure 2-16: Household Income Level by Tenure, El Cerrito, 2017



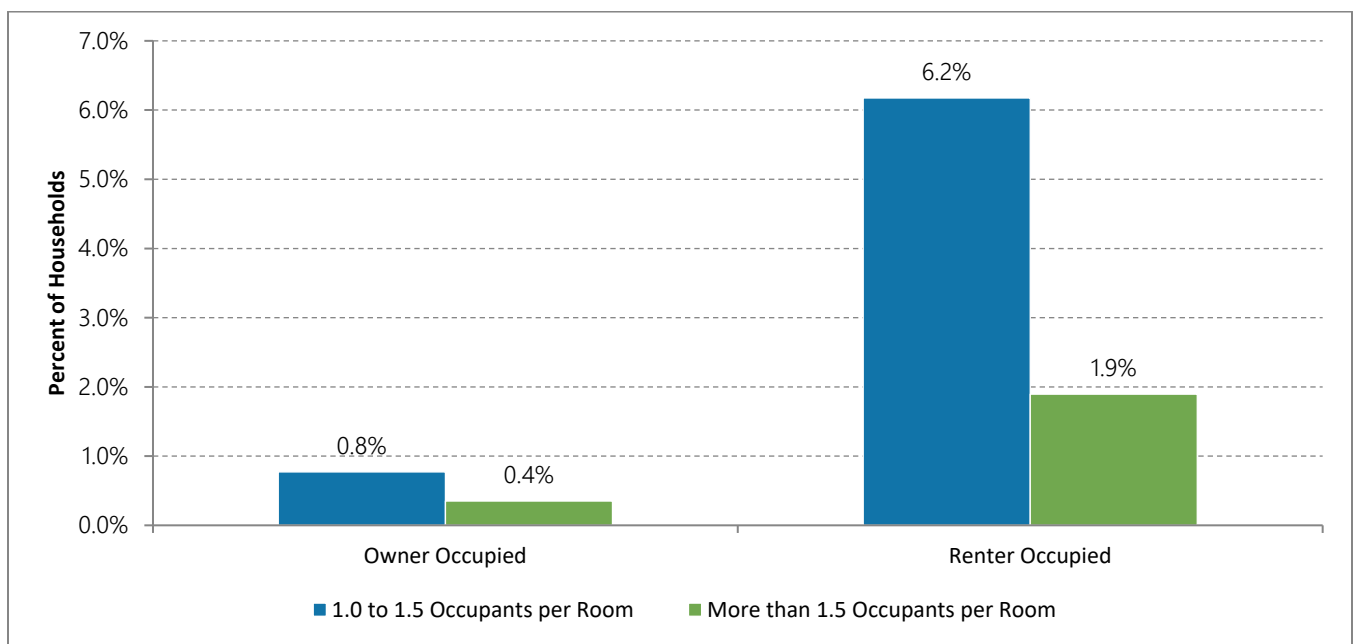
Source: ABAG Housing Element Data Package, POPEMP-21. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families double up or take in roommates (boarders) / or extended family members to share their housing costs, or they take in an elderly or disabled family member who can no longer live independently, or additional children (nieces, nephews, foster children) for various reasons. It is most likely to occur when demand for housing in a city or region is high. Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

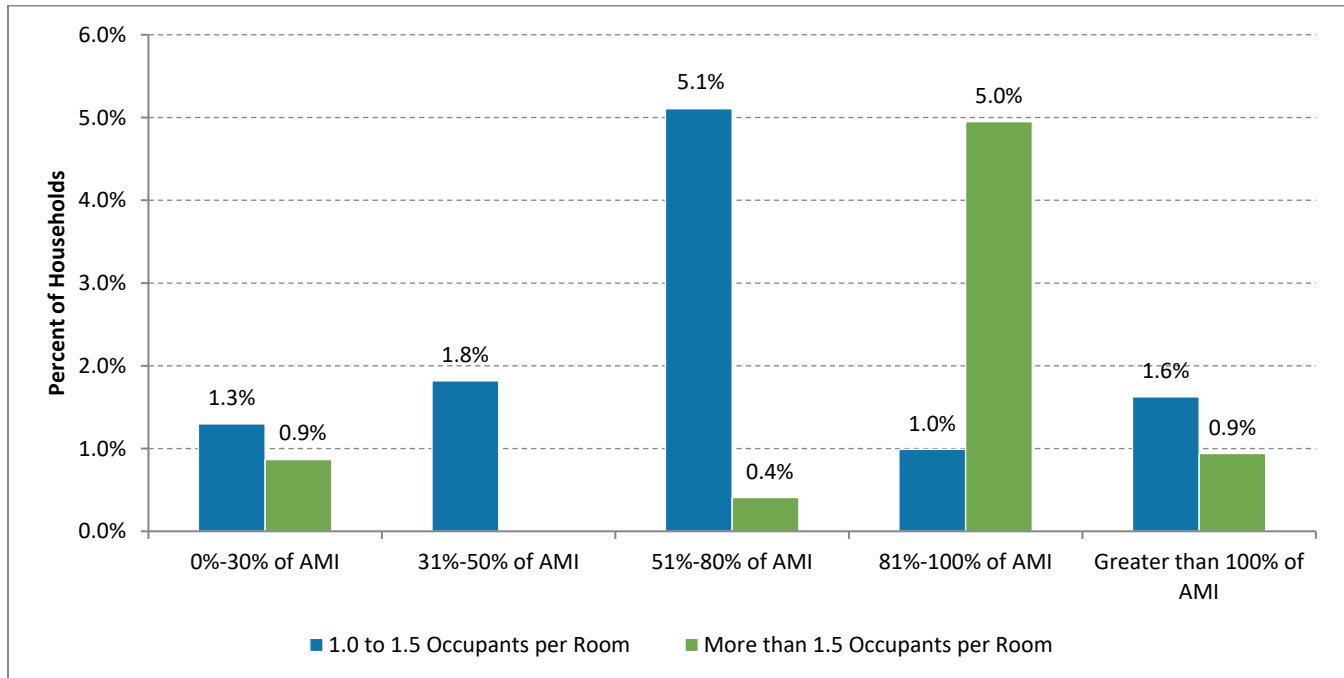
In many cities, overcrowding is seen more amongst those that are renting. In El Cerrito, 6.2 percent of renter households experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.8 percent of owner households. Additionally, 1.9 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.4 percent of households that own (see Figure 2-17). Overcrowding often disproportionately impacts low-income households. 0.9% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.9% of households above 100% experience this level of overcrowding (see Figure 2-18). These data may indicate a shortage of rental units that are large enough to accommodate larger households, and potentially indicates that some renters are living in overcrowded conditions in order to be able to afford housing.

Figure 2-17: Overcrowding by Tenure and Severity



Source: ABAG Housing Element Data Package, OVER-1. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

Figure 2-18: Overcrowding by Income Level



Source: ABAG Housing Element Data Package, OVER-04. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

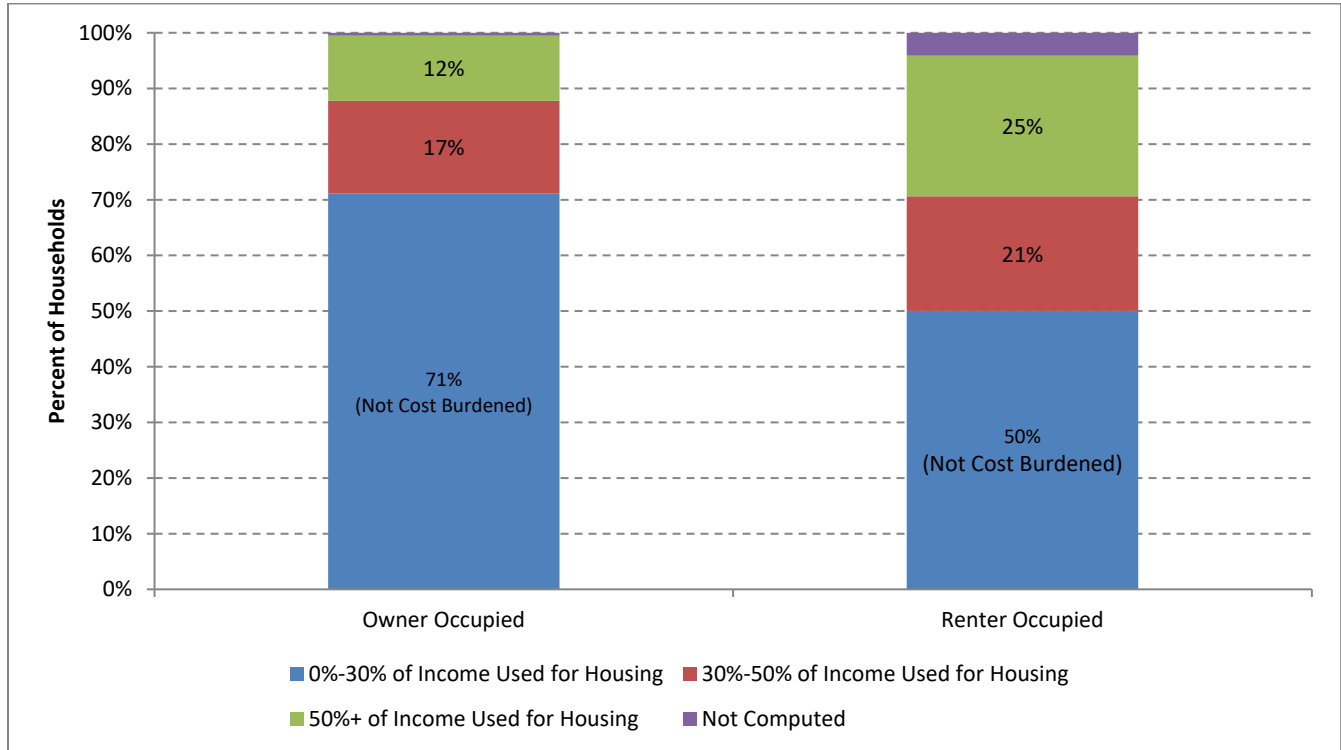
Overpayment

Overpayment is a critical issue for many households of various income levels. Housing overpayment, also known as housing cost burden, occurs when households spend more than 30 percent of gross monthly income on housing. Severe overpayment or cost burden occurs when housing costs represent more than 50 percent of gross monthly income. In El Cerrito, 16.3 percent of households spend 50 percent or more of their income on housing, while 17.2 percent spend between 30 and 50 percent of their incomes on housing. However, it is important to note that rates of overpayment vary greatly across income categories.

Lower-income residents are often the most impacted by high housing costs and experience the highest rates of cost burden. As a result of spending such large portions of their income on housing, lower-income households are at higher risk of displacement, eviction, or homelessness. For example, 69.6 percent of extremely low-income households in El Cerrito households spend 50 percent or more of their income on housing according to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation. For El Cerrito residents making more than 100 percent of AMI, just 1.5 percent are severely cost-burdened.

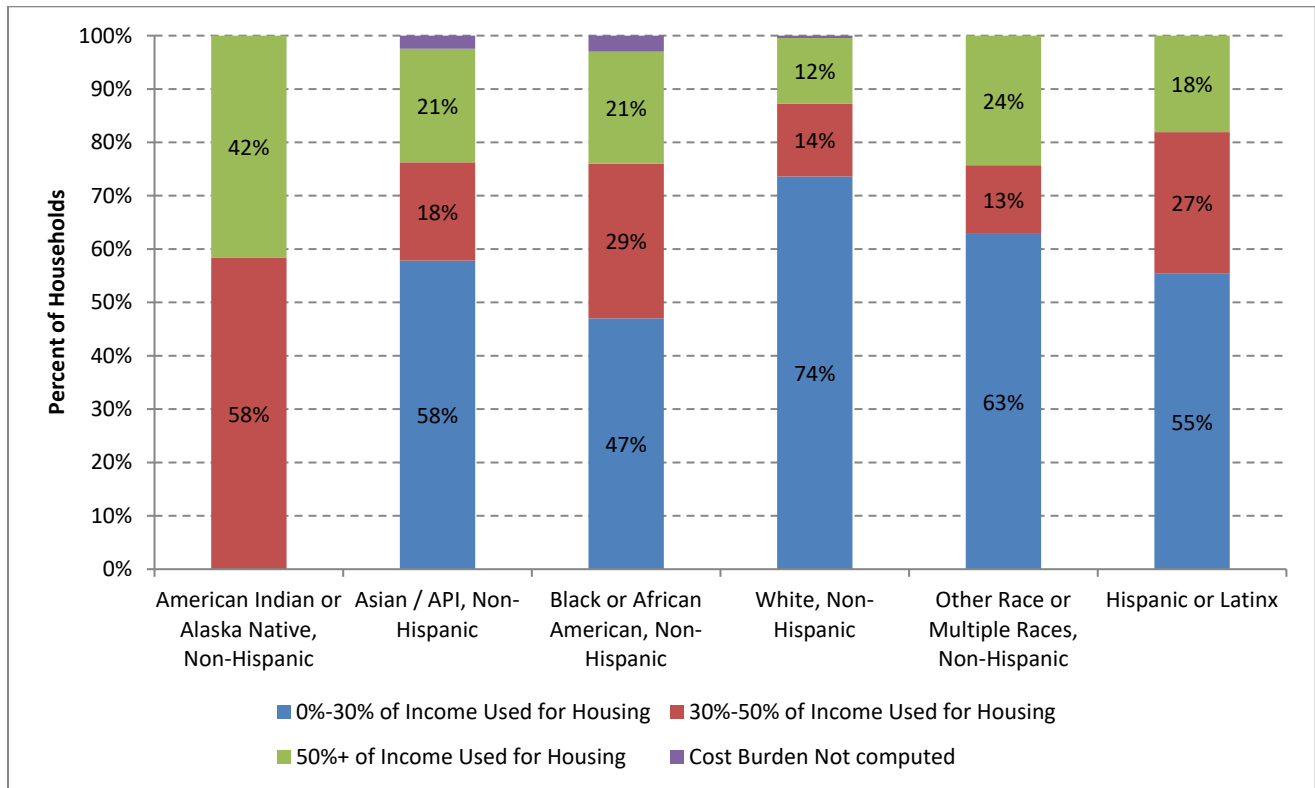
A significant portion of households in El Cerrito have high housing costs relative to their household incomes, with lower-income households having particularly high rates of housing cost burden. Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden by tenure in El Cerrito, 20.6 percent of renters are cost burdened by housing costs compared to 16.7 percent of those that own (see Figure 2-19). Additionally, 25.3 percent of renters are severely cost burdened, spending 50 percent or more of their income on housing, while 11.7 percent of owners are severely cost-burdened. In El Cerrito, American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 58.3 percent spending 30- 50 percent of their income on housing, and American Indian or Alaska Native, Non-Hispanic residents are the most severely cost burdened with 41.7 percent spending more than 50 percent of their income on housing, as shown in Figure 2-20.

Figure 2-19: Cost Burden by Tenure, El Cerrito, 2015-2019



Source: ABAG Housing Element Data Package, OVER-06. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Figure 2-20: Cost Burden by Race and Ethnicity, El Cerrito, 2015-2019



Source: ABAG Housing Element Data Package, OVER-08. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

2.4 Special Housing Needs

State law recognizes that certain households have more difficulty finding decent and affordable housing due to special circumstances. Government Code Section 65583(a)(7) requires an analysis of any special housing needs, such as those of the elderly, persons with disabilities, including a developmental disability, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI, adjusted for family size. In El Cerrito, 12 percent of households make less than 30 percent of AMI, as shown in Figure 2-19. Regionally, 15 percent of households are considered ELI. Within Contra Costa County, 30 percent of the AMI (extremely low income) is equivalent to an annual income of \$42,850 for a family of four, based on 2022 income limits. If there is only one wage earner in a family of four, this income equates to a wage of about \$20.60 per hour for a single wage-earner, which is higher than El Cerrito's locally adopted minimum wage for 2022 (\$16.37/hour). ELI households typically consist of minimum wage workers, seniors on fixed incomes, and persons with disabilities. However, many households with single wage earners – including food service workers, full-time students, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries. An extremely low-income family of four could afford a monthly housing cost of approximately \$1,071. Contra Costa renters needed to earn \$37.54 hourly to properly afford the county's average asking rent of \$1,952, according to a May 2021 report from California Housing Partnership.

To calculate the projected housing needs for ELI households, the City assumed that 50 percent of the very low-income housing need is equal to the ELI housing need. As such, there is a projected need for 167 ELI housing units during the planning period. See Chapter 4, Sites Inventory, for more information about the projected housing needs and the Regional Housing Needs Allocation (RHNA).

Housing types to accommodate the needs of extremely low-income households include transitional and supportive housing, single room occupancy units (SROs), deeply subsidized affordable multi-family rental housing, and mobile homes. Housing choice vouchers are also an important source of funding for ELI households. There are 140 households in El Cerrito assisted with Housing Choice Vouchers, including project-based vouchers.

Senior Households

Senior households, defined as households headed by someone 65 or older, often experience a combination of factors that can make accessing or keeping affordable housing a challenge. Many seniors live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility.

Projected growth in the regional population aged 65 and older suggests a growing need to address senior housing needs over the coming decades. In Plan Bay Area 2040, ABAG projects that while the 2040 population as a whole is projected to be 33 percent higher than in 2010 the number of people aged 65 and over will increase by 140 percent. Some of this growth in the region's older adult population is likely to impact housing demand and needs within the city and throughout the region.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Over half (54.2 percent) of seniors making less than 30 percent of AMI are spending more than half of their income on housing. For seniors making more than 100 percent of AMI, 88 percent are not cost-burdened and spend less than 30 percent of their income on housing.

As discussed previously, persons 65 years and older makes up 20 percent of the total population. In El Cerrito, the homeownership rate among the senior population is very high, at over 80 percent. This data indicates a potential need for programs that might help seniors age in place. It also indicates a need for more smaller homes and residential care facilities, allowing seniors options when downsizing from single family homes.

Existing Resources for Elderly Residents

As of 2020, the housing inventory in El Cerrito includes 195 rental units for seniors that are affordable to lower-income senior households, as well as nine residential care homes for seniors with 193 beds (see Table 2-7). Senior Helpers of the East Bay is an organization in El Cerrito providing home care to seniors. In addition, the City’s Senior Center offers a variety of educational, recreational, and health-related services for older adults.

<i>Name</i>	<i>Address</i>	<i>License Status</i>	<i>Facility Capacity</i>
Alhouse	1605 Arlington Blvd	Licensed	6
Arlington Care Home	2545 Arlington Blvd	Licensed	6
El Cerrito Royale	6510 Gladys Avenue	Licensed	145
Red Maple Residential Home	7100 Manila Avenue	Licensed	6
Rn3 Loving Care Home I	917 Elm Street	Licensed	6
Rn3 Loving Care Home II	921 Elm Street	Licensed	6
Rn3 Loving Care Home IV	8320 Buckingham Drive	Licensed	6
Rosewood Residence	7100 Manila Ave	Pending	6
Wagaya Assisted Living	905 Elm Street	Licensed	6

Source: State of California Department of Social Services, 2022.

Persons with Disabilities

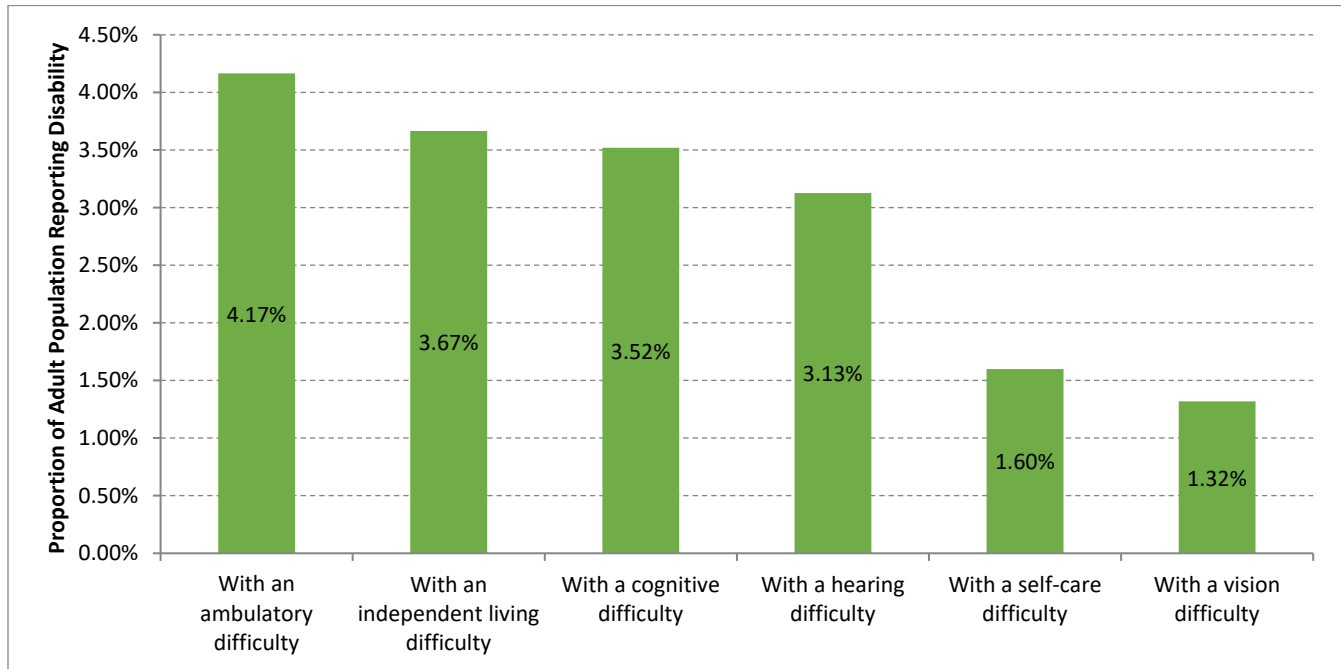
A disability is defined as a long-lasting condition that impairs an individual’s mobility, ability to work, or ability to perform self-care. Persons with disabilities include those with physical, mental, developmental, or emotional disabilities. Severely disabled people often have special housing needs because they often have limited incomes, there is a shortage of affordable and/or accessible housing, or they may have higher health care costs due to their disability.

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and need specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. As shown below, Figure 2-21 shows the rates at which different disabilities are present among El Cerrito residents. Overall, 9.2 percent of people in El Cerrito have a disability of some kind, which is lower than the county and Bay Area as a whole.¹ Ambulatory and independent living difficulties are the most prevalent disabilities in the city, as shown in Figure 2-21.

¹ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Figure 2-21: Disability by Type, El Cerrito, 2019



Source: ABAG Housing Element Data Package, DISAB-01. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Persons with Developmental Disabilities

State law also requires housing elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income (SSI), and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

According to data from the California Department of Developmental Services, 104 El Cerrito residents had a developmental disability in 2020. Of the population with a developmental disability, children under the age of 18 make up 51 percent (or 54 individuals), while adults account for 49 percent (or 52 individuals). The most common living arrangement for individuals with developmental disabilities in El Cerrito is the home of parent /family /guardian (see Table 2-8).

<i>Residence Type</i>	<i>Number of Individuals</i>
Home of Parent /Family /Guardian	94
Independent /Supported Living	5
Other	5
Community Care Facility	0
Foster /Family Home	0
Intermediate Care Facility	0
Totals	104

Source: ABAG Housing Element Data Package, DISAB-05. California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020.

The type of housing that is suitable for persons with development disabilities varies substantially based on the nature and extent of the disability. Because households that include people with developmental disabilities are disproportionately lower income, many persons with developmental disabilities need affordable housing options. Some individuals with developmental disabilities may be best served in housing with supportive services that can help them live independently or with licensed care. Design of accessibility modifications, proximity to services and transit, availability of group living opportunities, and affordability are some common considerations that are important for serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities.

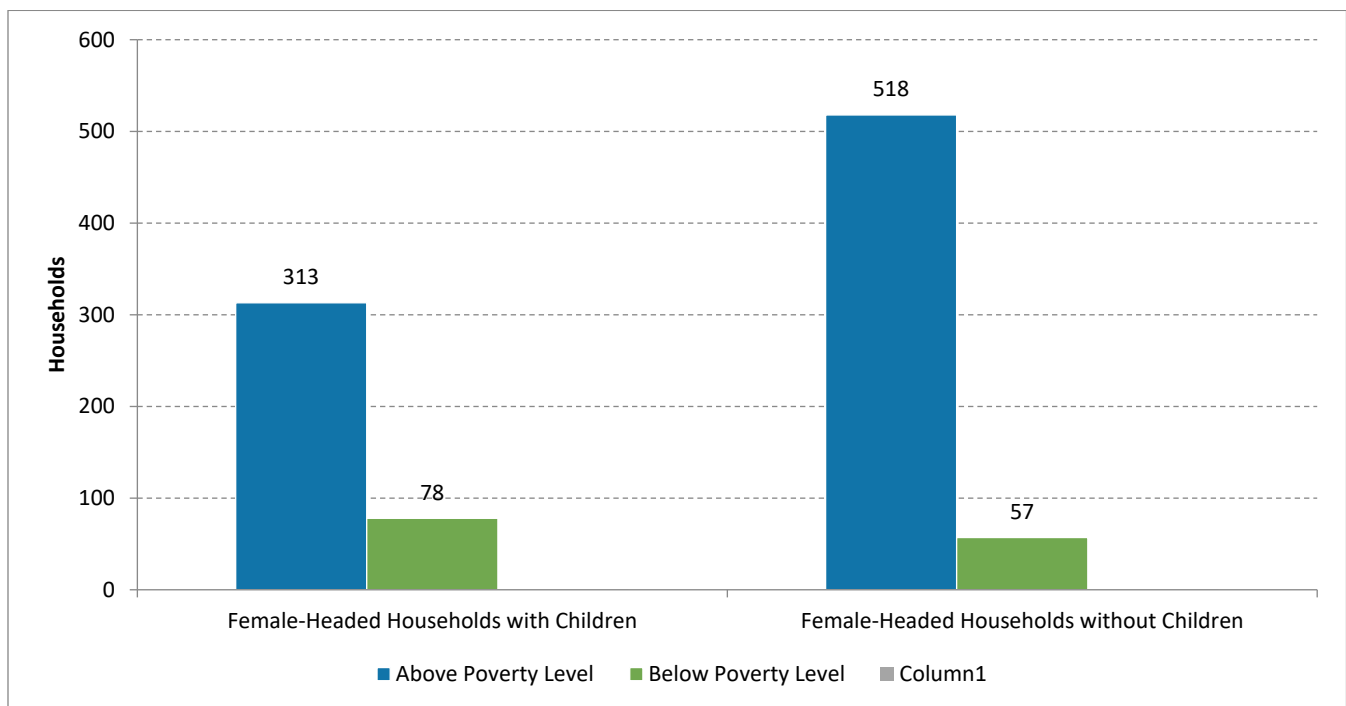
The California Department of Developmental Services provides community-based services to individuals with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The City, along with other jurisdictions in Contra Costa County, is serviced by the Regional Center of the East Bay, which provides a point of entry to services for people with developmental disabilities.

Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Single-headed households with children or elderly adults often require special consideration and assistance as a result of their greater need for affordable housing, health care, and a variety of other supportive services including accessible day care. Traditionally, female-headed households have been considered a special needs group because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support).

The 2019 Census reported 966 female-headed households in El Cerrito, making up 9.6 percent of all households. As shown in Figure 2-22, 20 percent of female-headed households with children fall below the Federal Poverty Line in El Cerrito, while 10 percent of female-headed households without children live in poverty.

Figure 2-22: Female-Headed Households by Poverty Status, El Cerrito, 2019



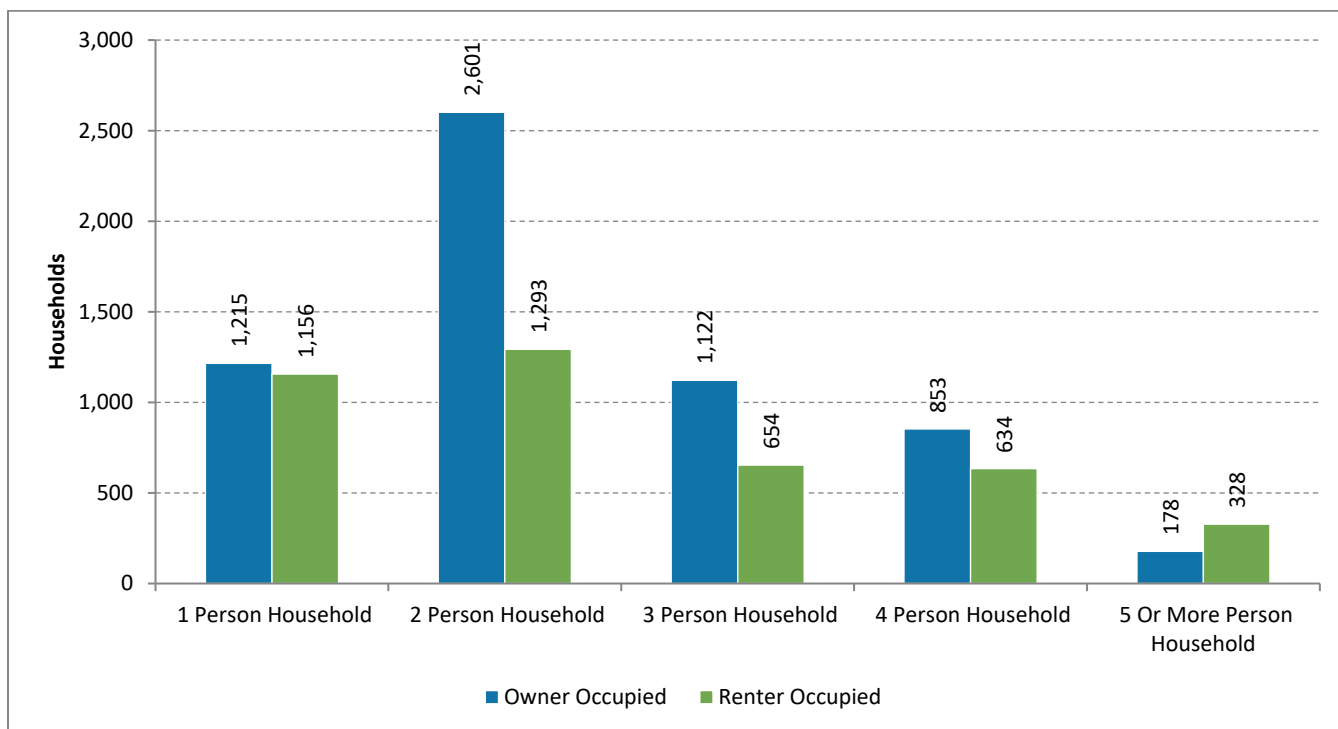
Source: ABAG Housing Element Data Package, LGFEM-05. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012.

Large Households

Large households, defined as households with five or more members, often have different housing needs than smaller households. Large households need to find housing of sufficient size (three or more bedrooms) and do not always have sufficient income to purchase or rent such housing. If a city’s rental housing stock does not include larger housing units, large households who rent could end up living in overcrowded conditions. In El Cerrito there are 506 large households, of which 178 (35 percent) own their home, as shown in Figure 2-23. In 2017, 117 (30 percent) large households were very low-income, earning less than 50 percent of the AMI.

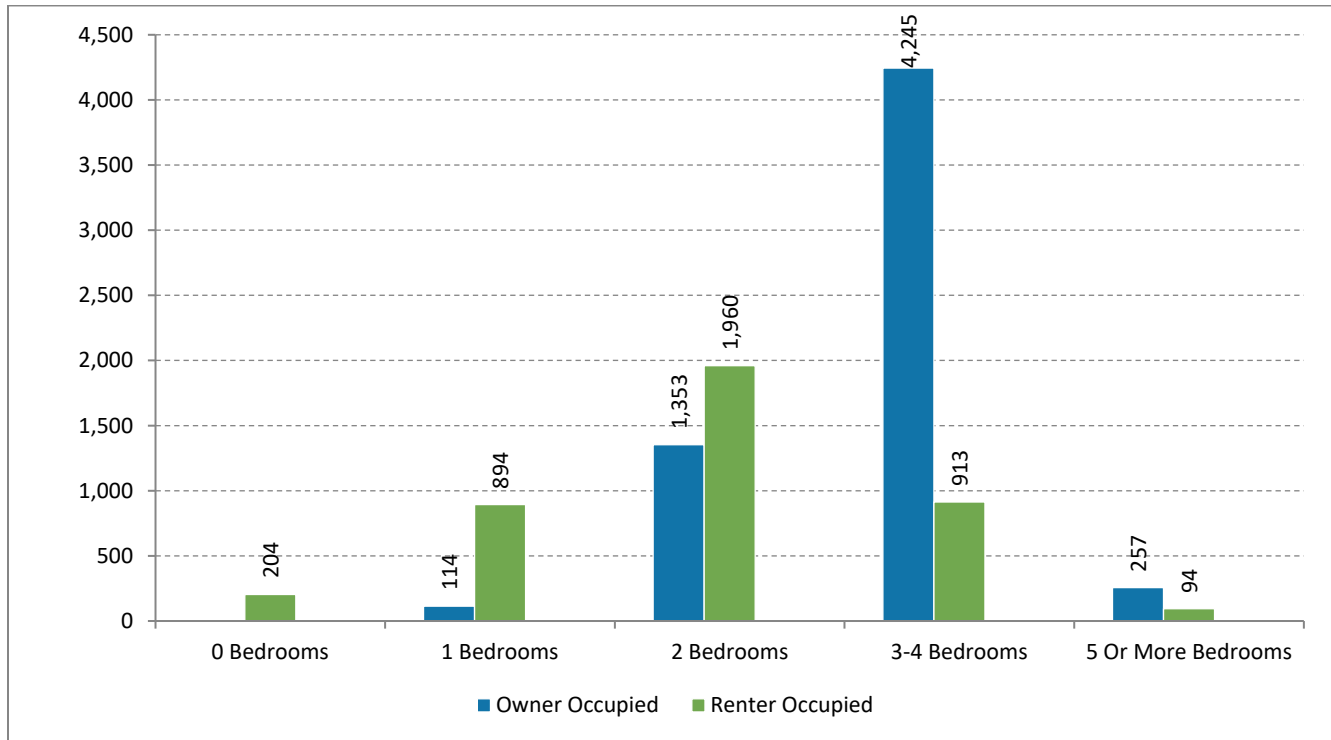
Large households are generally served by housing units with three or more bedrooms, of which there are 5,509 units in El Cerrito. Among these large units with three or more bedrooms, 75 percent are owner occupied and 25 percent are renter occupied, as noted in Figure 2-24. Given that the city has a substantial stock of large units, of which 1,377 are rentals, very low-income large households could benefit from housing subsidies, such as housing choice vouchers. Large lower income households would also benefit from development of affordable rental multi-family units with three or more bedrooms.

Figure 2-23: Household Size by Tenure



Source: ABAG Housing Element Data Package, LGFEM-01. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009.

Figure 2-24: Housing Units by Number of Bedrooms



Source: ABAG Housing Element Data Package, HSG-05. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042.

Homelessness

Note: The data in this section is from the 2020 Point-in-Time (PIT) Count. This section will be updated with 2022 PIT Count data when available.

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Each year, Contra Costa’s Homeless Continuum of Care, with the help of county agencies and community volunteers, conducts a comprehensive Point-in-Time (PIT) count of families and individuals experiencing homelessness. The 2020 Point-in-Time count is the most recent published report, which found a total of 2,277 persons experiencing homelessness countywide in January 2020. Contra Costa County trends among the sheltered population revealed no significant change in the number of people sheltered between 2015 and 2020 (704 vs 707), and an 18 percent increase among the unsheltered population (1,326 vs 1,570). However, while the full report is not yet available, a media release reported that the county’s 2022 point-in-time count, estimates that 3,093 people are staying in shelter beds or living outdoors on an average night in Contra Costa, compared to 2,277 in 2020.

Table 2-9 shows the unsheltered population by jurisdiction in Contra Costa County as of the 2020 PIT. The 2020 count identified 24 unsheltered individuals in El Cerrito, which was 1.5 percent of the countywide homeless population.

Table 2-9 Unsheltered Homeless Population by Jurisdiction, Contra Costa County, 2020

<i>West County</i>		<i>Central County</i>		<i>East County</i>	
<i>Location</i>	<i>#</i>	<i>Location</i>	<i>#</i>	<i>Location</i>	<i>#</i>
Crockett	35	Alamo	2	Antioch	238
El Cerrito	24	Blackhawk	6	Bay Point	49
El Sobrante	9	Clayton	2	Bayview	2
Hercules	7	Concord	160	Bethel Island	2
North Richmond	22	Danville	7	Brentwood	80
Pinole	7	Lafayette	3	Discovery Bay	2
Richmond	280	Martinez	127	Oakley	50
Rodeo	62	Moraga	4	Pittsburg	102
San Pablo	67	Orinda	1		
		Pacheco	26		
		Pleasant Hill	90		
		San Ramon	6		
		Walnut Creek	80		

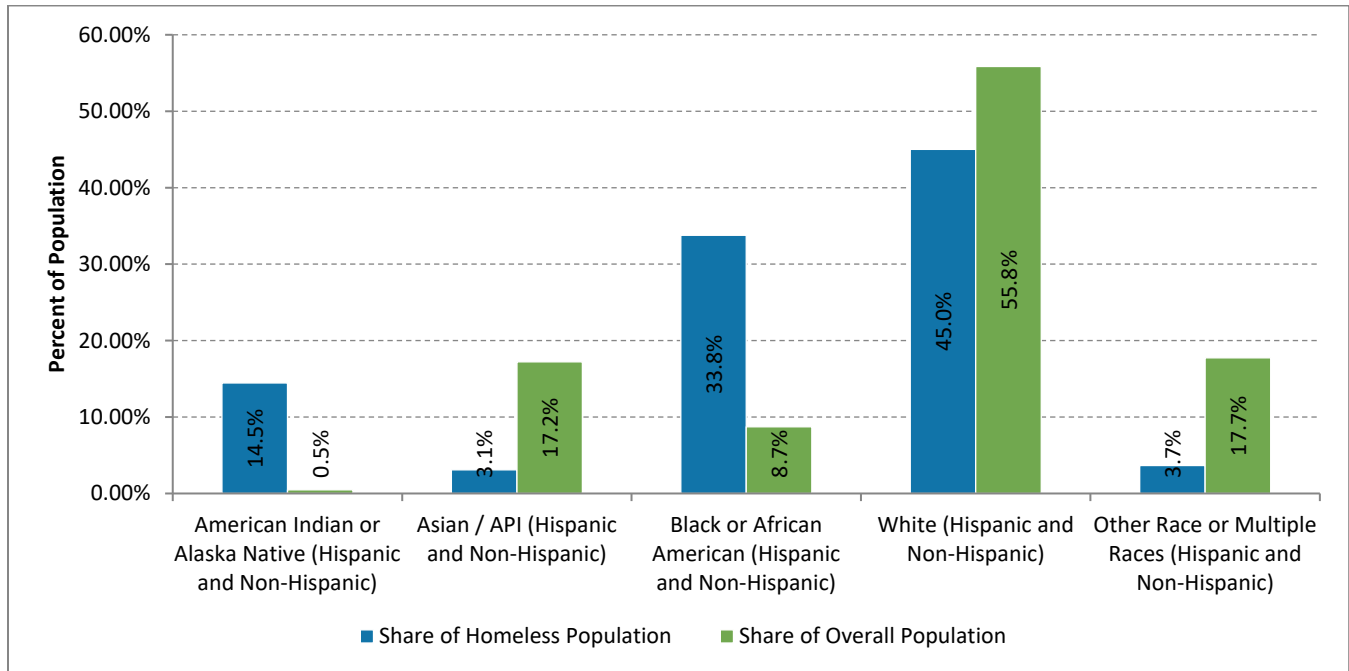
Source: Contra Costa County: Annual Point in Time County Report, 2020.

The 2020 PIT report revealed that a majority of households in the county were adult-only (95 percent) and there were more individuals experiencing homelessness who identified as male (65 percent) than female (35 percent). Per the 2020 PIT Report, the top three reasons for individuals and families losing housing were: financial hardship (25 percent), eviction (17 percent), and substance use (14 percent). While financial hardship is the primary cause of homelessness, many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance.

Racial Demographics of the Unhoused Population

In Contra Costa County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness, making up 45 percent of the homeless population in 2019. However, White residents make up 55.8 percent of the overall countywide population, as shown in Figure 2-25. On the other hand, comparing the racial composition of people experiencing homelessness to the total racial composition of all residents in the county reveals that Black/African American and American Indian individuals are disproportionately represented in the homeless population (see Figure 2-25). Black or African American residents make up only 8.7 percent of the countywide population, but an estimated 33.8 percent of the homeless population. Additionally American Indian or Alaska Native individuals make up less than 1 percent of the countywide population and nearly 15 percent of the homeless population.

Figure 2-25: Racial Demographics of the Homeless Population, Contra Costa County, 2019



Source: ABAG Housing Element Data Package, HOMLES-02. U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I).

Services for Persons Experiencing Homelessness

There are no homeless or transitional shelters located in El Cerrito. The closest shelters are located in Richmond, including: Calli House Youth Shelter, with 15 year-round beds for transition-age youth (18-24 years); Brookside Shelter, with 45 year-round beds for single adults, couples and multi-generational families (18 and older); and Bay Area Rescue Mission with 224 year-round beds for single adults and families with children. Greater Richmond Interfaith Program (GRIP) in Richmond runs a family shelter with 42 beds and also operates as one of the Contra Costa’s Coordinated Assessment Resource and Engagement (CARE) Centers, a multi-service drop-in site, for people experiencing homelessness. Coordinated Outreach Referral and Engagement (CORE) teams provide homeless street outreach services to the local community and are operated by Contra Costa County Health, Housing and Homeless Services (H3). There are two CORE teams dedicated to West Contra Costa; one provides services to the Cities of Richmond and San Pablo and the second covers all of West County.

The Contra Costa Health, Housing and Homeless Services Division (H3) integrates housing and homeless services across the health system; and coordinates housing and homeless services across County government and in the community and is the lead agency for the Continuum of Care (CoC) Program. The CoC forms a network of providers (including government and non-profit) designed to assist individuals and families experiencing homelessness by providing services that are needed to help these individuals and families move into permanent housing, with the goal of long-term stability.

There are several private non-profit organizations in and around the Bay Area that provide services to persons experiencing homelessness and food insecurity, including unhoused and special needs groups. They include Shelter, Inc., Rubicon Programs, Inc., The Food Bank of Contra Costa and Solano, American Red Cross, Bay Area Rescue Mission, Hope Solutions, HUME Center, Bay Area Community Services (BACS), Housing Consortium of the East Bay (HCEB), and Safe Organized Spaces (SOS).

State law (Government Code 65583 (a)(4)) requires local jurisdictions to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit in at least one zone. The identified zone(s) must have sufficient capacity to accommodate the shelter need identified in the latest point in time count, and at a minimum provide capacity for at least one year-round shelter. The City’s Zoning Ordinance

allows emergency shelters as a permitted use within the Community Commercial (CC) zone, as well as the Transit-Oriented High-Intensity Mixed-Use (TOHIMU) and the Transit-Oriented Medium-Intensity Mixed-Use (TOMIMU) zones of the San Pablo Avenue Specific Plan, subject to the operating standards defined in the Plan. Chapter 5: Constraints Analysis contains more discussion of the capacity for emergency shelters in the city.

Farmworkers

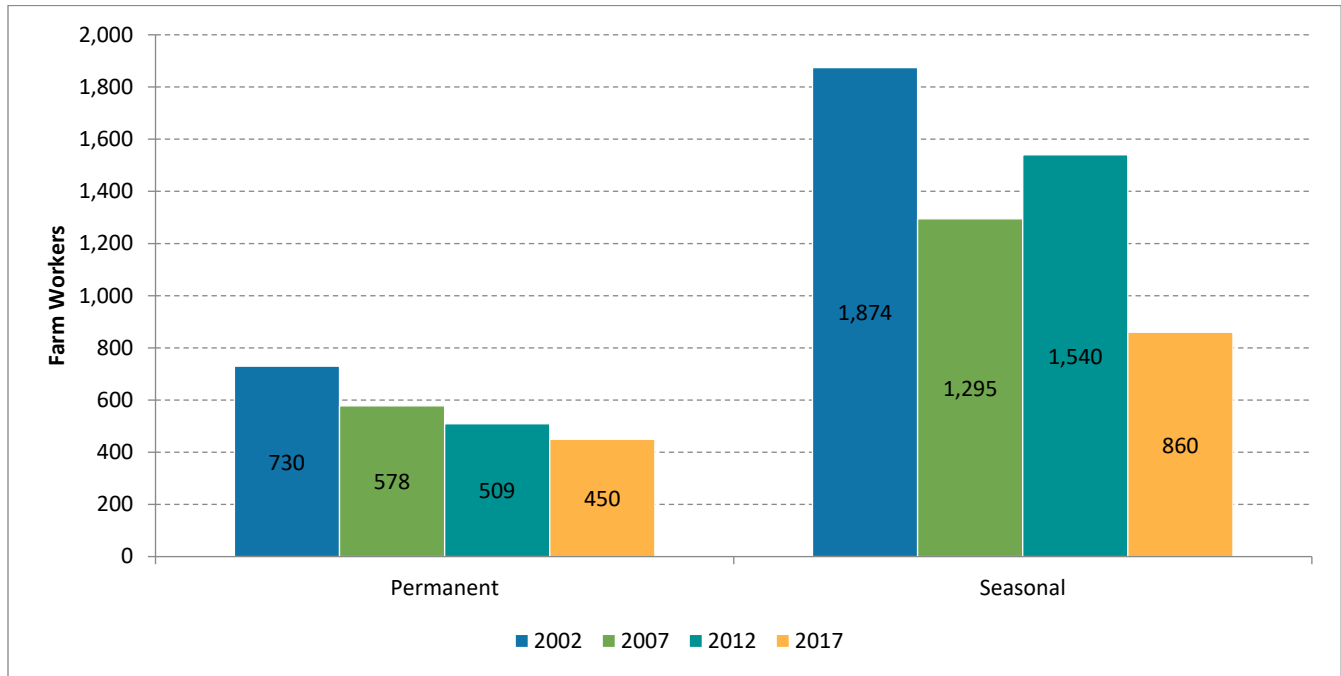
Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor and have special housing needs because of their relatively low incomes and the unstable nature of their work. Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

ABAG prepared a Farmworker Housing Toolkit (Farmworker Toolkit) in January 2022 as a resource for housing elements. The Farmworker Toolkit reports that while overall the Bay Area has shifted away from its historical agricultural economic base, Bay Area counties still preserve strong agricultural roots. As shown in Figure 2-6, there were only 42 people living in El Cerrito that were employed in the agricultural and natural resources industries in 2020, representing a minute fraction of the city's labor force. Although there is little agricultural activity within City limits, the responsibility for farmworker housing is shared among all cities in the county.

According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, the number of both permanent and seasonal farmworkers in Contra Costa County has decreased since 2002, with permanent farmworkers totaling 450 in 2017 and seasonal farmworkers totaling 860 in 2017 (see Figure 2-26). Farmworkers often choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability. Per the U.S. Department of Agriculture (USDA), farmworkers often commute long distances to work for various employers but are considered permanent workers and residents in their home communities. For these permanent or settled farmworkers, the USDA estimates that these workers commute up to 75 miles for work and then return to their homes. Over the past two decades, there has been a shift to a more permanent workforce for many farms, which has shifted the bulk of the need from seasonal housing for migrant workers to permanently affordable housing for low wage working families. Both types of housing are still necessary, but farmworker housing is no longer solely a rural/County issue.

Similar to other lower-income residents, farmworkers who live in El Cerrito have similar needs for affordable housing due to their lower wages so strategies to assist extremely low- and very low-income households will also benefit this special needs population.

Figure 2-26: Farm Labor, Contra Costa County, 2002-2017



Notes: Farmworkers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: ABAG Housing Element Data Package, FARM-02. U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

2.5 Housing Stock Characteristics

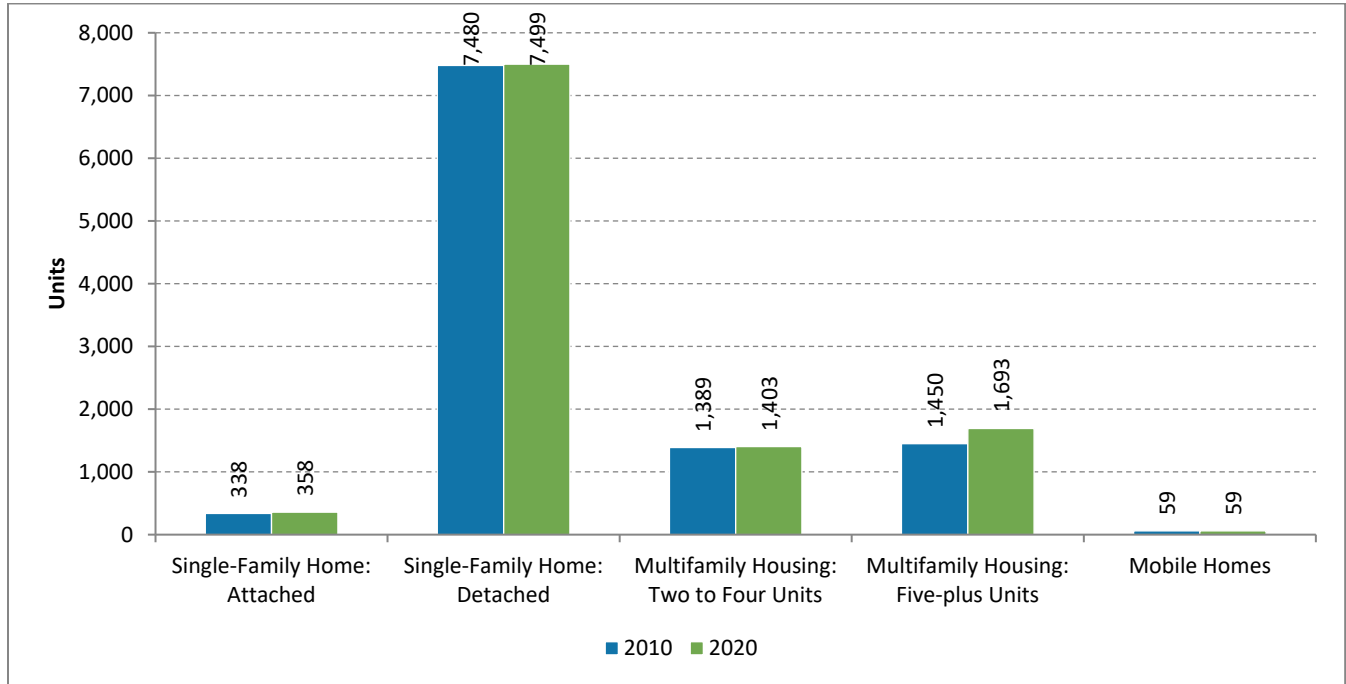
This section identifies the characteristics of El Cerrito’s physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices, and affordability.

Housing Unit Types

The housing stock of El Cerrito in 2020 was made up of 68.1 percent single family detached homes, 3.3 percent single family attached homes, 12.7 percent multifamily homes with 2 to 4 units, 15.4 percent multifamily homes with 5 or more units, and 0.5 percent mobile homes (see Figure 2-27). In El Cerrito, the housing type that experienced the most growth between 2010 and 2020 was multifamily housing: five-plus units.

In recent years, most housing produced in the region and across the state consisted of single-family homes or larger multi-unit buildings. However, there has been growing interest in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These housing types may open more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Figure 2-27: Housing Type Trends, El Cerrito, 2010 and 2020

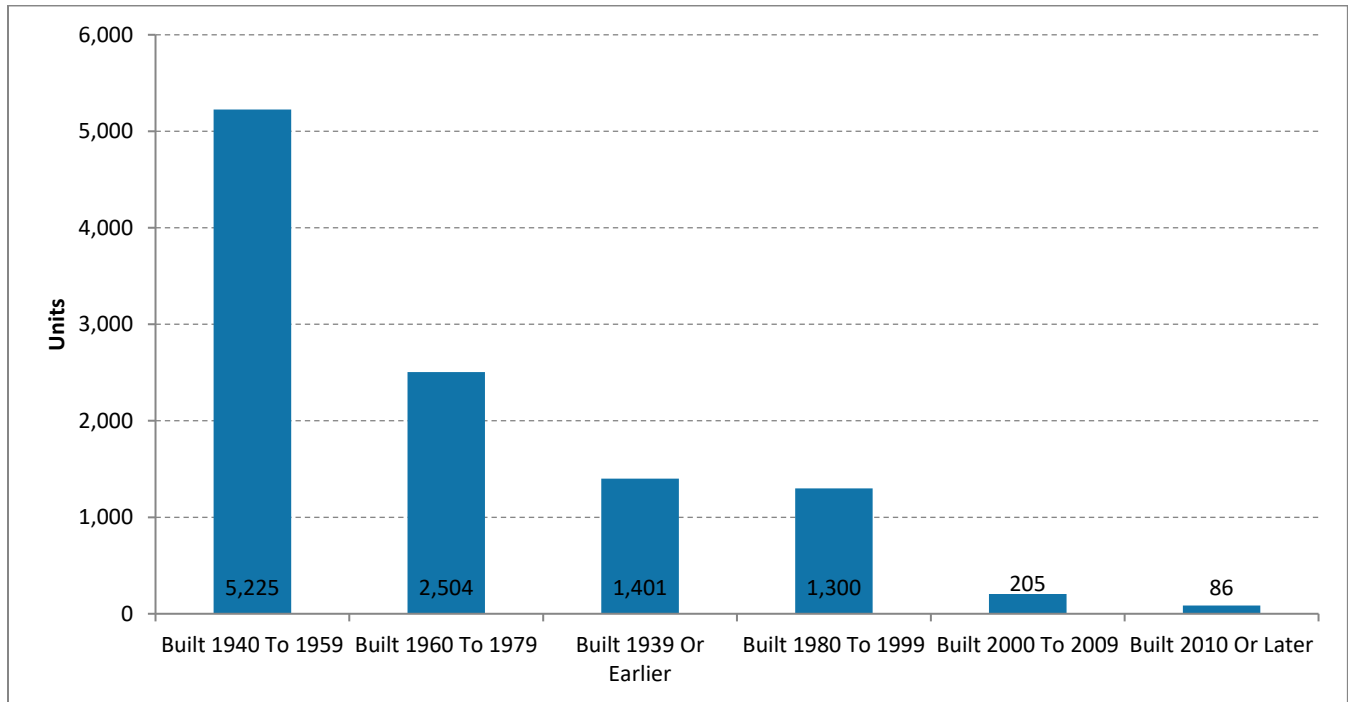


Source: ABAG Housing Element Data Package, HSG-01. California Department of Finance, E-5 series.

Housing Age

The age of a community’s housing stock can provide a general indicator of overall housing conditions. In general, housing units over 30 years in age are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and new plumbing. In El Cerrito, the largest proportion of the housing stock was built 1940 to 1959, with 5,225 units constructed during this period, as shown below in Figure 2-28. Note that the Census data displayed in Figure 2-28 is self-reported by occupants of the units and does not reflect actual building activity.

Figure 2-28: Housing Units by Year Built, El Cerrito, 2019



Note: Data is an estimate and does not reflect actual building activity.

Source: ABAG Housing Element Data Package, HSG-04. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate often leads to rising rents and sales prices and can contribute to household overcrowding.

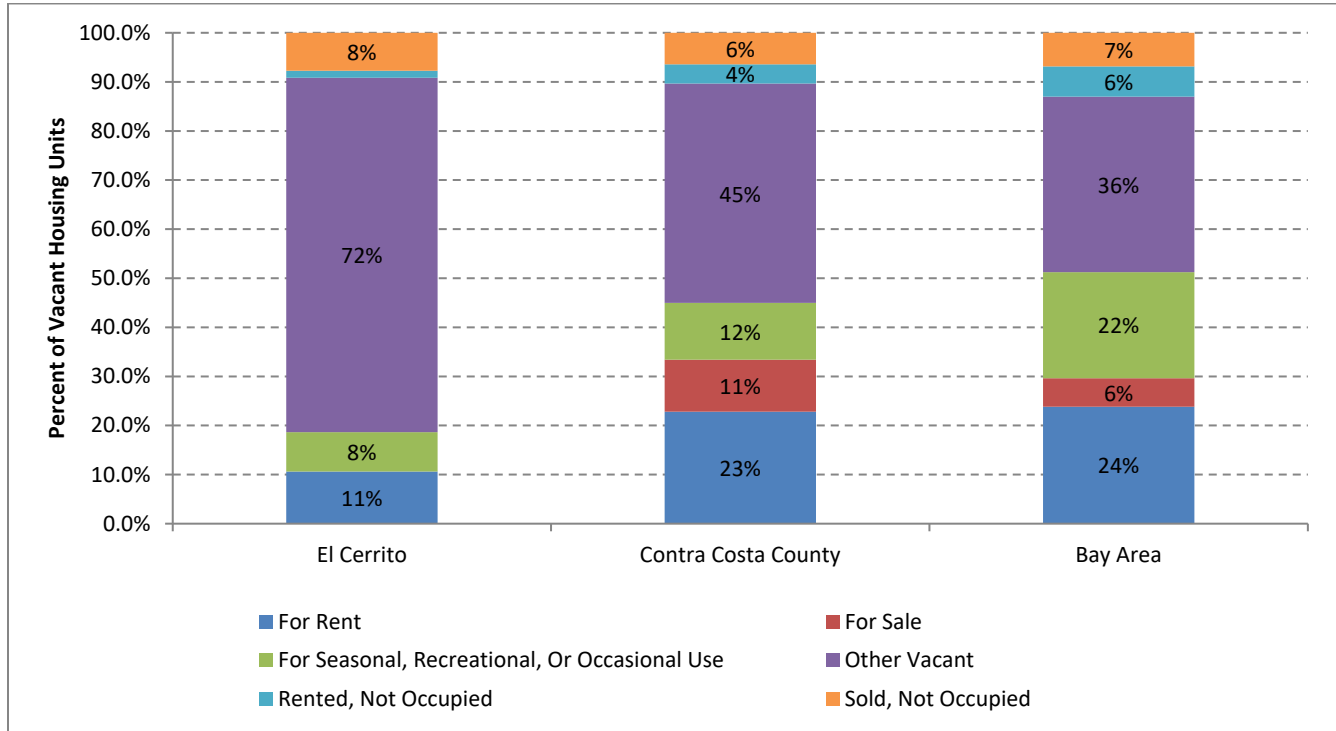
Vacant units make up 6.4 percent of the overall housing stock in El Cerrito. The rental vacancy rate is 2.0 percent, while the ownership vacancy rate is 0.9 percent. Figure 2-29 shows that of the vacant units, the most common type of vacancy is other vacant.²

Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like Airbnb are likely to fall in this category.

The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.¹⁸ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.

² The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (6.4%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

Figure 2-29: Vacant Units by Type, El Cerrito, Contra Costa County, and Bay Area, 2019

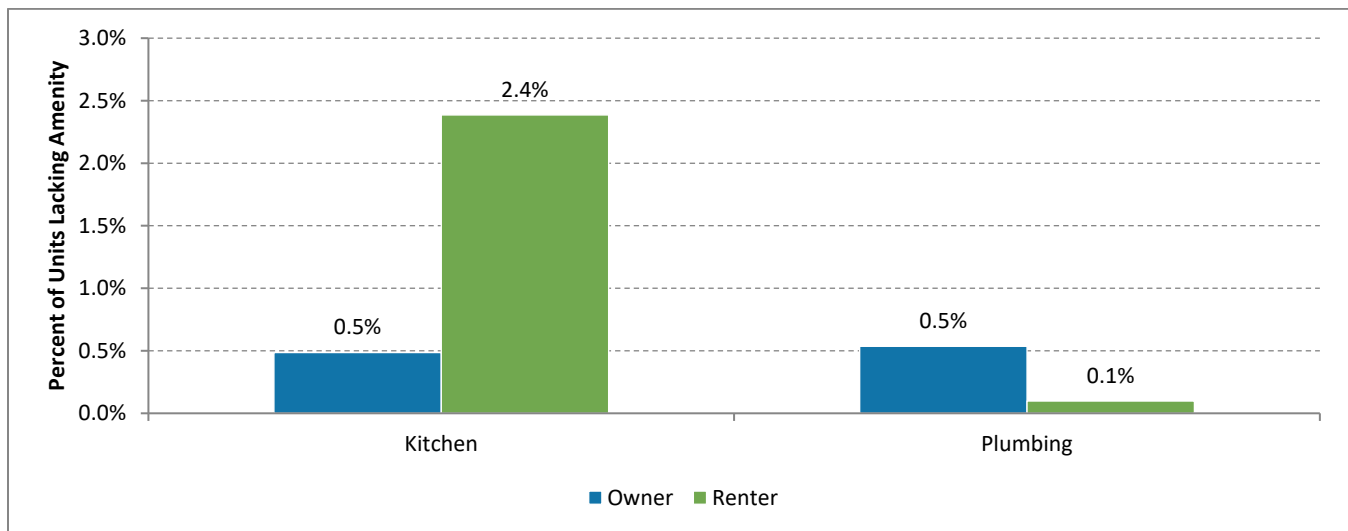


Source: ABAG Housing Element Data Package, HSG-03. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Substandard Housing Conditions

The Census Bureau data included in Figure 2-30 below gives a sense of some of the substandard conditions that may be present in El Cerrito. For example, 2.4 percent of renters in El Cerrito reported lacking a kitchen and 0.1 percent of renters lack plumbing, compared to 0.5 percent of owners who lack a kitchen and 0.5 percent of owners who lack plumbing.

Figure 2-30: Substandard Housing Issues, El Cerrito, 2019



Source: ABAG Housing Element Data Package, HSG-06. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

The City’s Neighborhood Preservation Program gathers data on housing conditions through a combination of the City’s Residential Rental Inspection Program and code enforcement activities/complaints. Based on data 2019, the Neighborhood Preservation Officer estimates that 1 percent of owner-occupied housing units and 10 percent of renter-occupied housing units are in substandard condition. These findings are based on the California Health and Safety Code Section 17920.3 definition and range from lack of hot/cold running water, lack of adequate heating, dampness of habitable rooms, lack of electrical, etc. In accordance with the California Health and Safety Code, not all substandard conditions require a property to be vacated. Most of these conditions were resolved through Notices of Violation to ensure compliance with the Health and Safety Code. The higher estimate of substandard rental units compared to owner-occupied units is a reflection of the City’s proactive approach to inspecting rental units and reactive code enforcement on owner-occupied units.

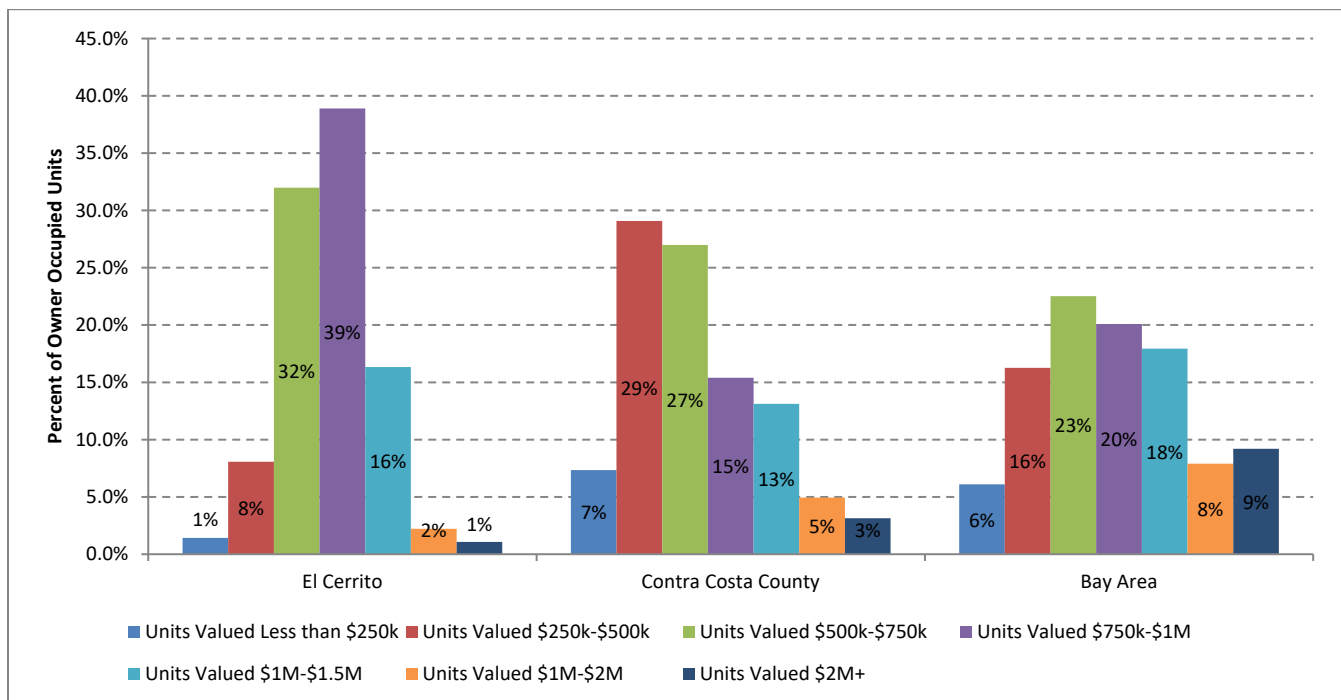
2.6 Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to El Cerrito residents.

Home Values and Market Trends

In the Bay Area, the costs of housing have long been among the highest in the nation. According to 2015-2019 ACS data shown in Figure 2-31, the largest proportion of homes in El Cerrito were valued between \$750,000-\$1,000,000 (39 percent) followed by \$500,000-\$750,000 (32 percent). By comparison, there is a broader range of home values in the county and Bay Area region as a whole.

Figure 2-31: Home Values of Owner-Occupied Units, El Cerrito, 2015-2019

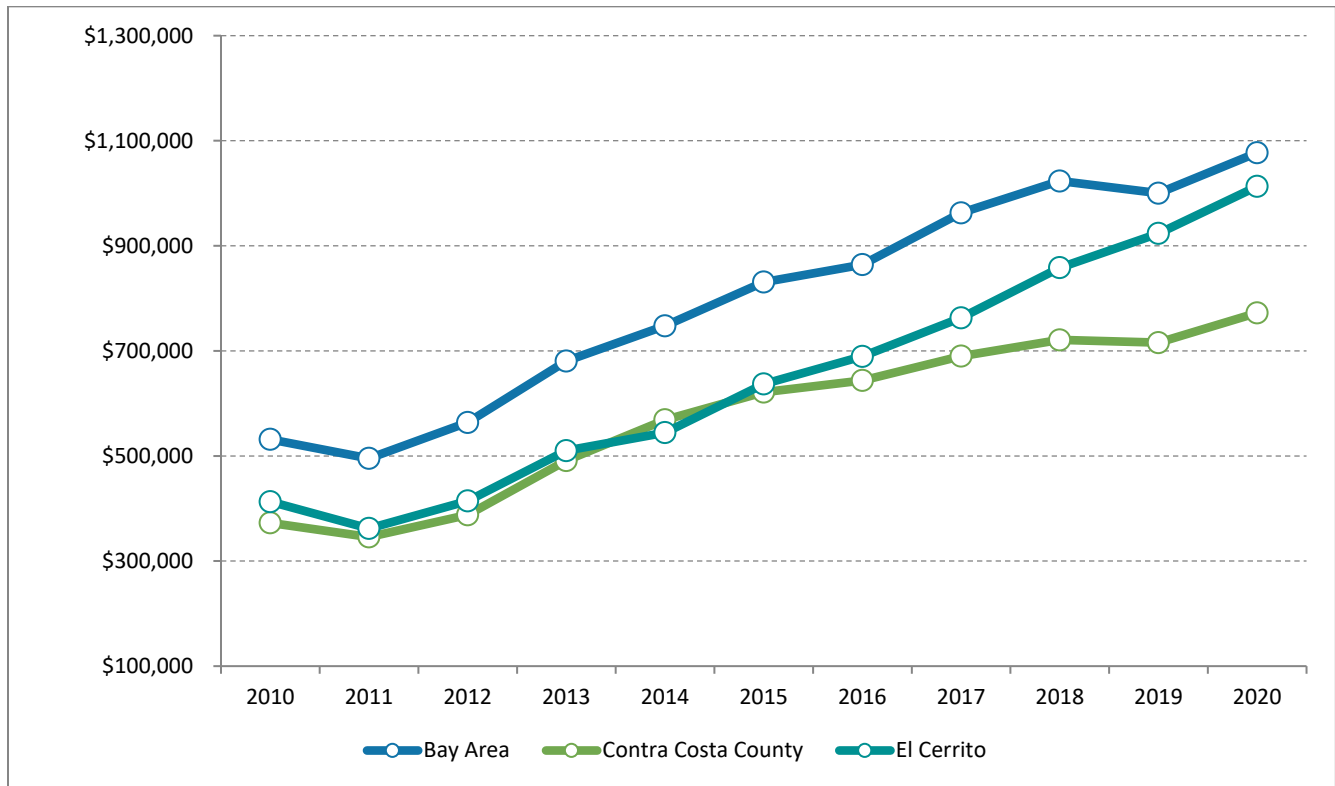


Source: ABAG Housing Element Data Package, HSG-07. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

According to data from Zillow, the region’s home values have increased steadily since 2010. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area more than doubling between 2010 and 2020. Since 2010, the typical home value has increased 145 percent in El Cerrito from \$413,011 to \$1,013,090. This

change is greater than the change in Contra Costa County and the change for the region (see Figure 2-32). By 2020 home values in El Cerrito surpassed values countywide and approached the average value for the Bay Area region. More recent data from Redfin shows that the median sale price in El Cerrito in May 2022 was over \$1.3 million, a 6.8 percent increase from the prior year.

Figure 2-32: Zillow Home Value Index (ZHVI)



Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow.

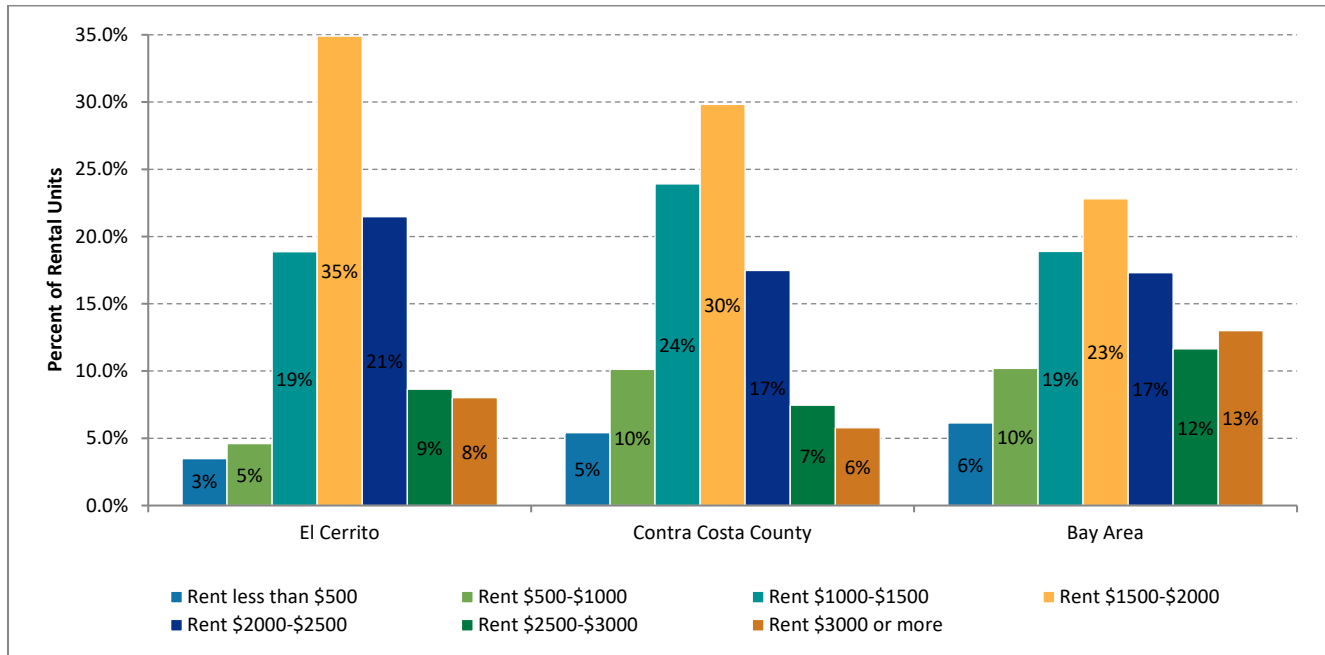
The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series

Source: ABAG Housing Element Data Package, HSG-08. Zillow, Zillow Home Value Index (ZHVI).

Rent Values and Trends

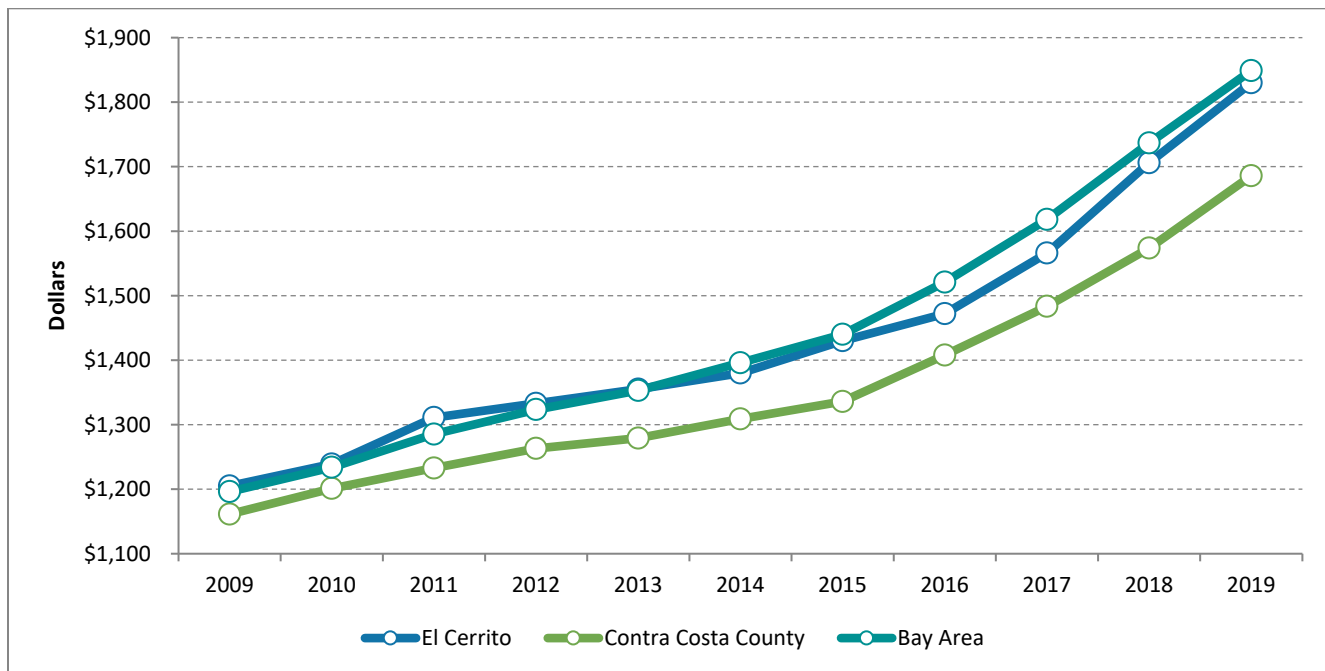
Overall rents in El Cerrito are similar to rents countywide and in the Bay Area region. According to data from the 2015-2019 ACS, the largest proportion of rental units in El Cerrito was in the range of \$1500-\$2000 per month, totaling 34.9 percent, followed by 21.5 percent of units renting in the \$2000-\$2500 category (see Figure 2-33). Looking beyond the city, the largest share of units in the county and the region as a whole is also in the \$1500-\$2000 category. Rents in El Cerrito have been increasing at similar rates to rents countywide and in the region. Between 2009 and 2019, the median rent increased by nearly 52 percent in El Cerrito, from \$1,380 to \$1,830 per month (see Figure 2-34). In Contra Costa County, the median rent increased 28.8 percent over this same time period, from \$1,300 to \$1,680, and the median rent in the region increased by 54 percent from \$1,200 to \$1,850.

Figure 2-33: Contract Rents for Renter-Occupied Units, El Cerrito, 2015-2019



Source: ABAG Housing Element Data Package, HSG-09. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

Figure 2-34: Median Contract Rent, El Cerrito, Contra Costa County, and Bay Area, 2009-2019



Source: ABAG Housing Element Data Package, HSG-10. U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

Housing Affordability

This section describes the ability of households at different income levels to pay for housing based on HCD 2022 income limits shown earlier in Table 2-6. Housing is classified as “affordable” if households pay no more than 30 percent of income for rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems finding affordable units, affordable units are frequently defined as those reasonably priced for households that are low to moderate income.

Table 2-10 shows maximum affordable monthly rents and purchase prices for homes using 2022 income limits for extremely low-, very low-, low-, and moderate-income households in Contra Costa County. A three-person household with an annual income of \$98,650 is classified as low income (80 percent of AMI). A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$2,466 or could afford to purchase a house price at or below \$403,266. An income of about \$2800,000 would be required to afford the May 2022 median sale price of \$1.3 million in El Cerrito. This is nearly twice the area median income for a four-person household as shown in the 2022 HCD income limits for Contra Costa County (see Table 2-6).

Table 2-10 Ability to Pay for Housing Based on HCD Income Limits, 2022

<i>Number of Persons</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
Extremely Low-Income Households at 30% of Median Family Income						
Income Level	\$30,000	\$34,300	\$38,600	\$42,850	\$46,300	\$49,750
Max. Monthly Gross Rent ¹	\$750	\$858	\$965	\$1,071	\$1,158	\$1,244
Max. Purchase Price ²	\$122,635	\$140,213	\$157,791	\$175,164	\$189,267	\$203,370
Very Low-Income Households at 50% of Median Family Income						
Income Level	\$50,000	\$57,150	\$64,300	\$71,400	\$77,150	\$82,850
Max. Monthly Gross Rent ¹	\$1,250	\$1,429	\$1,608	\$1,785	\$1,929	\$2,071
Max. Purchase Price ²	\$204,392	\$233,620	\$262,849	\$291,872	\$315,377	\$338,678
Low-Income Households at 80% of Median Family Income						
Income Level	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150
Max. Monthly Gross Rent ¹	\$1,919	\$2,193	\$2,466	\$2,740	\$2,960	\$3,179
Max. Purchase Price ²	\$313,742	\$358,504	\$403,266	\$448,028	\$484,001	\$519,770
Median-Income Households at 100% of Median Family Income						
Income Level	\$99,950	\$114,250	\$128,500	\$142,800	\$154,200	\$165,650
Max. Monthly Gross Rent ¹	\$2,499	\$2,856	\$3,213	\$3,570	\$3,855	\$4,141
Max. Purchase Price ²	\$408,580	\$467,036	\$525,288	\$583,744	\$630,346	\$677,152
Moderate-Income Households at 120% of Median Family Income						
Income Level	\$119,950	\$137,100	\$154,200	\$171,350	\$185,050	\$198,750
Max. Monthly Gross Rent ¹	\$3,499	\$3,999	\$4,498	\$4,998	\$5,397	\$5,797
Max. Purchase Price ²	\$572,060	\$653,851	\$735,404	\$817,195	\$882,532	\$947,869

Notes: Incomes based on HCD State Income Limits for 2022; FY 2022 AMI: \$142,800.

¹ Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance

² Assumes 90 percent loan (i.e., 10 percent down payment) at 5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments

Source: HCD, 2022; and Ascent, 2022.

2.7 Assisted Housing at Risk of Conversion

State Housing Element law requires an analysis of the potential for rent-restricted low-income housing units to convert to market-rate housing within 10 years from the start of the planning period, and to propose programs to preserve or replace any units at risk of conversion, also known as “at-risk units.” This section presents an inventory of all rent-restricted housing in El Cerrito and identifies those units at risk of conversion by 2033.

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower-and moderate-income households in the long term. Over time, the city may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. As the relatively tight housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

Table 2-11 provides the inventory of assisted rental housing units in El Cerrito as of June 2022. Of the 277 total assisted units within seven developments, 70 units in two developments are at risk of converting to market-rate by 2033; 63 of the at-risk units are reserved for seniors.

<i>Project Name</i>	<i>Address</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Population Assisted</i>	<i>Type of Subsidy</i>	<i>Earliest Expiration of Affordability</i>	<i>At-risk</i>
Hazel Shirley Manor	11025 San Pablo	63	63	Senior, mobility impaired (low and moderate)	HUD 202 and Project Based Section 8	2031	Yes
Del Norte Place	11720 San Pablo	135	27	Family and Seniors (very low)	TCAC, County Tax-Exempt Bonds	2032	Yes
Idaho Apartments	10203 San Pablo	29	25	HIV/AIDS/Homeless/Mental Health	RDA, County HOPWA, Richmond, MHP=SP, AHP, Tax Exempt Bonds	2072	No
Village at Town Center Apartments	10810 San Pablo	158	24	Family	RDA Inclusionary Agreement	2035	No
Ohlone Gardens	6431 - 6495 Portola Drive	57	57	Family, HIV/AIDS/ Homeless/Mental Health	RDA, County, AHP, Tax Credits, MHSA, HOPWA, IIG	2069	No
Hana Gardens	10848 -10860 San Pablo Avenue	63	62	Seniors	RDA, Affordable Housing Sustainable Communities grant program, State Infill Infrastructure Grant program, County HOME & CDBG, County PBV & RAD, LIHTC, Tax-Exempt Bonds	2071	No
Metro 510 (Creekwalk)	Southeastern Corner of El Cerrito Plaza	128	19	Family	Inclusionary	2072	No
Total Assisted Units		735	277				
Total At-Risk Units		-	70				

Source: Eskaton Properties Inc., City of El Cerrito, 2014.

The following is a summary of the two developments with at-risk units:

- **Del Norte Place.** Del Norte Place is a 135-unit apartment complex in El Cerrito near the Del Norte BART Station. In exchange for El Cerrito Redevelopment Agency assistance through a Disposition and Development Agreement and a ground lease, the development allocated 27 units for very low-income households. These units are also restricted through the Low Income Housing Tax Credit program. The term of affordability is set to expire in 2032. Because it is not possible to only acquire the 27 affordable units in Del Norte Place, the estimated market value is calculated for all 135 units in the project.
- **Hazel Shirley Manor.** Hazel Shirley Manor is a 63-unit apartment complex operated by Eskaton Properties for low- and moderate-income seniors and mobility-impaired adults. Hazel Shirley Manor was at-risk in 2026 but the owners renewed the affordability restrictions through 2031.

In addition, the El Cerrito Royale, a 102-unit congregate care facility that is licensed through the State, had 31 lower-income units that expired in 2019. The project includes 31 very low-income units. According to the Property Manager, the tenants in the lower-income units remain under the program as long as they meet eligibility; however, the units will convert to market rate once vacant.

Preservation and Replacement Options

State law requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing the affordability covenants, and/or providing rental assistance to tenants. Each of these options is described below.

Acquisition and Rehabilitation

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, affordability restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance.

Because it is not possible to only acquire the affordable units in the Del Norte development, the estimated market value is calculated for all 135 units. Based on listings of for-sale multifamily developments in El Cerrito and Richmond, a multifamily development might cost about \$315,000 per unit on average to acquire. Assuming that renovations cost around \$25,000 per unit, the total cost for acquisition and rehabilitation of the two developments with at-risk units is estimated at \$67 million.

Rent Subsidy

Rent subsidies are a potential method for preserving affordability. Through a variety of funding sources, the City could potentially provide rental vouchers similar to those provided through the Housing Choice Vouchers program (formerly Section 8). The amount of a rent subsidy would be equal to the difference between the HUD defined fair market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD income limits. Table 2-12 shows this calculation. The total cost to subsidize the 70 at-risk units is estimated at nearly \$746,000 annually, or about \$22.4 million over 30 years.

Table 2-12 Estimated Cost to Subsidize Rents, El Cerrito (2022)

	Per Unit Affordable Rent ¹	Unit Size			Total
		1BR	2BR	3BR	
A	Low-Income Rent (60% AMI)	\$1,413	\$1,601	\$1,959	
B	Very Low-Income Rent (50% AMI)	\$1,178	\$1,334	\$1,491	
C	Average (A & B)	\$1,295	\$1,468	\$1,725	
D	Per Unit Fair Market Rent ²	\$1,854	\$2,274	\$3,006	
E	Monthly Per Unit Subsidy (D–C)	\$639	\$915	\$1,471	
F	Annual Subsidy/Unit (E * 12)	\$7,664	\$10,982	\$17,648	
	Total "At Risk" Units ³	35	21	14	70
	Total Annual Subsidy	\$268,240	\$230,622	\$247,072	\$745,934

¹ Affordable rent calculation is based on 1.5 persons per bedroom.

² 2021 HUD Fair Market Rent

³ Actual unit size of at-risk units is unknown. Assumes 50% of total "At Risk" units are 1-bedroom, 30% are 2-bedroom, and 20% are 3-bedroom.

AMI = Area Median Income

Source: U.S. HUD, Fair Market Rents, Contra Costa County, 2022; Ascent 2022.

Another way rent subsidies could be structured is as a rent buy-down. This would involve the City providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan, providing funds for rehabilitation improvements.

Construction of Replacement Units

New construction is often more expensive than acquisition and rehab. The cost of developing housing depends upon a variety of factors, including density, size of the units, location, land costs, and type of construction. According to a report by the Turner Center,³ the average cost statewide to develop a Low-Income Housing Tax Credit funded affordable housing development was \$480,000 per unit in 2019. However, costs vary greatly by region and the Bay Area is the most expensive region in which to build affordable housing. According to the report, the average cost to build an affordable unit in the greater San Francisco Bay Area was nearly \$600,000 per unit in 2019, and costs have only increased since that time due to increases in labor and material costs. Assuming an average cost of \$600,000 per unit, it would cost an estimated \$42 million to replace the 70 at-risk units.

Comparison of Preservation Options

The cost of acquiring both projects and transferring ownership to non-profit housing organizations is highest at approximately \$67 million, due to the large number of market-rate units that would also need to be purchased. In comparison, the annual costs of providing rental subsidies to preserve the 70 assisted units are relatively low (\$745,934 annually); however, long-term provision of rental subsidies for at least 30 years would cost more than \$22 million. New construction of 121 replacement units is another option estimated at approximately \$42 million.

³ The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program. Turner Center for Housing Innovation. U.C. Berkeley. March 2020. https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

Qualified Entities

There are 24 non-profit corporations currently registered as qualified entities for Contra Costa County, and 96 entities working statewide that have the experience and capacity to assist in preserving at-risk units. These organizations, presented in Table 2-13, are tracked by HCD and up-to-date contact information for each entity can be obtained via the HCD website at: <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

<i>Organization</i>	<i>City</i>
Rubicon Programs, Inc.	Richmond
ACLC, Inc	Stockton
East Bay NHS	Richmond
Affordable Housing Associates	Berkeley
Eskaton Properties Inc.	Carmichael
Rural California Housing Corp	West Sacramento
East Bay Asian Local Development Corporation	Oakland
Pacific Community Services, Inc.	Pittsburg
Community Housing Development Corp.	Richmond
Anka Behavioral Health	Concord
Satellite Housing Inc.	Berkeley
Northern California Land Trust, Inc.	Berkeley
Alameda County Allied Housing Program	Hayward
ROEM Development Corporation	Santa Clara
Neighborhood Housing Services of the East Bay	Richmond
L + M Fund Management LLC	Westchester

Source: CA Department of Housing and Community Development (HCD), 2021.

CHAPTER 3 | Assessment of Fair Housing

3.1 Introduction and Overview of AB 686

Land use policies and planning directly impact the ability of individuals and families to live in neighborhoods with opportunity, including high-performing schools, greater availability of jobs, and convenient access to transit and services. Despite the long-standing federal mandate established by the Fair Housing Act (FHA)¹, which prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, sex, familial status, and disability status, people within protected classes continue to encounter limits in housing choice and mobility.

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA)² and protect the requirement to affirmatively further fair housing (AFFH) as published in the 2015 U.S. Department of Housing and Community Development (HUD) Affirmatively Furthering Fair Housing Rule.³ The California Department of Housing and Community Development (HCD) defines AFFH as taking meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.⁴

As part of this, housing elements are required to include the following components:

- **Inclusive and Equitable Outreach:** Housing elements must make a diligent effort to equitably include all community stakeholders in the Housing Element participation process.
- **Assessment of Fair Housing:** All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The Housing Element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The Housing Element should include metrics and milestones for evaluating progress and fair housing results.

3.2 Fair Housing Assessment

This section serves as an assessment of fair housing practices in the City of El Cerrito, pursuant to Government Code Section 65583 (c)(10). It examines existing conditions and demographic patterns including patterns of integration and segregation within the city, concentrated areas of low- and moderate-income housing, and areas of low and high opportunity. The analysis is based on data and research from the U.S. Census American Community Survey (ACS) from 2000-2020, the HCD AFFH Data and Mapping Tool, the HUD AFFH Tool, Contra Costa County Analysis of

¹ 42 U.S.C. §§ 3601-3631

² California Government Code Section 12900-12951 & 12927-12928 & 12955 - 12956.1 & 12960-12976

³ The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.

⁴ HCD AFFH Guidance Memo, 2021.

Impediments to Fair Housing Choice January 2020–2025 (2020 AI), and the AFFH Segregation Report: El Cerrito (2022) prepared by UC Merced/STIR Labs in collaboration with the Association of Bay Area Governments (ABAG).

Notes on Geospatial Analysis

In this report, “neighborhoods” are approximated by census tracts. Census tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, census tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of census tracts.

Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, some of the analysis uses data derived from a smaller geographic scale (i.e., census blocks and census block groups) to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

Fair Housing Enforcement

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law further extends anti-discrimination protections in housing to several classes that are not covered by the federal FHA of 1968, including prohibiting discrimination on the basis of sexual orientation.

California’s Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California FEHA, Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

- **FEHA** prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.
- **Unruh Civil Rights Act (Civ. Code, § 51)** prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.
- **Ralph Civil Rights Act (Civ. Code, § 51.7)** guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), Eden Council for Hope and Opportunity (ECHO) Fair Housing, Bay Area Legal Aid, and Pacific Community Services, see Table 3-1. While these organizations provide valuable assistance, the capacity and funding that they have is generally insufficient.

Table 3-1 Fair Housing Advocacy Organizations, Contra Costa County

<i>Organization</i>	<i>Focus Areas</i>
Fair Housing Advocates of Northern California (FHANC)	Non-profit agency that provides fair housing information and literature in a number of different languages, primarily serves Marin, Sonoma, and Solano County but also has resources to residents outside of the above geographic areas.
Eden Council for Hope and Opportunity (ECHO) Fair Housing	Housing counseling agency that provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing.
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and homelessness task force to provide legal services and advocacy for those in need.
Pacific Community Services	Private non-profit housing agency that serves east Contra Costa County (Bay Point, Antioch, and Pittsburg) and provides fair housing counseling as well as education and outreach.
Richmond Neighborhood Housing Services, Inc. (RNHS)	Housing counseling agency that serves East Bay (specific areas include Richmond, El Cerrito, San Pablo, and Pinole) and Contra Costa County residents by providing affordable rentals to families in addition to education on homeownership and financial literacy.

Regional Trends

Based on DFEH Annual Reports, Table 3-2 shows the number of housing complaints filed by Contra Costa County to DFEH between 2015–2020. A slight increase in the number of complaints precedes the downward trend from 2016–2020. Note that fair housing cases alleging a violation of FEHA can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

Table 3-2 Number of DFEH Housing Complaints in Contra Costa County (2015-2020)

<i>Year</i>	<i>Housing</i>	<i>Unruh Civil Rights Act</i>
2015	30	5
2016	32	2
2017	26	2
2018	22	2
2019	22	2
2020	20	1
Total	152	14

Source: <https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody>

The HUD’s Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table 3- 3 shows the number of FHEO cases filed by protected class in Contra Costa County between 2015 and 2020. Cases for 2020 were significantly lower because data was not collected after June 30, 2020. A total of 148 cases were filed between 2015 and June 30, 2020, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. These findings are consistent with national trends stated in FHEO’s 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination.

Table 3- 3 indicates that the highest number of fair housing complaints in Contra Costa County are due to discrimination against those with disabilities, followed by income source, race, and national origin. A summary of ECHO's Fair Housing Complaint Log for Contra Costa County on fair housing issues, actions taken, services provided, and outcomes can be found in Table 3- 4 and Table 3- 5.

As shown in the tables, the most common action(s) taken/services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation with landlords. Regardless of actions taken or services provided, almost 45 percent of cases are found to have insufficient evidence. Only about 12 percent of all cases resulted in successful mediation.

Table 3-3 Number of FHEO Filed Cases by Protected Class in Contra Costa County (2015–2020)

<i>Year</i>	<i>Number of Filed Cases</i>	<i>Disability</i>	<i>Race</i>	<i>National Origin</i>	<i>Sex</i>	<i>Familial Status</i>
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	148	94	26	21	18	26
Percentage of Total Filed Cases	63.5%	17.5%	14.2%	12.2%	17.6%	

*Note that cases may be filed on more than one basis.

Source: Data.Gov - Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (FHEO) Filed Cases, <https://catalog.data.gov/dataset/fheo-filed-cases>

Table 3-4 Action(s) Taken/Services Provided by Protected Class

	<i>1</i>	<i>3</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>Grand Total</i>
Race	21	0	0	2	0	23
Marital Status	0	0	0	1	0	1
Sex	0	0	0	0	0	0
Religion	0	0	0	0	0	0
Familial Status	0	0	0	3	0	3
Sexual Orientation	0	0	0	0	0	0
Sexual Harassment	0	0	0	1	0	1
Income Source	15	0	1	7	1	24
Disability	7	1	14	33	5	60
National Origin	13	0	0	1	0	14
Other	0	0	1	11	5	17
Total	56	1	16	59	11	143

¹ Testers sent for investigation; 3. Referred to attorney; 5. Conciliation with landlord; 6. Client provided with counseling; 7. Client provided with brief service; Source: ECHO Fair Housing (2020 - 2021)

<i>Protected Class</i>	<i>Counseling Provided to Landlord</i>	<i>Counseling Provided to Tenant</i>	<i>Education to Landlord</i>	<i>Insufficient Evidence</i>	<i>Preparing Site Visit</i>	<i>Referred to DFEH/HUD</i>	<i>Successful Mediation</i>	<i>Grand Total</i>
Race	0	0	2	20	0	1	0	23
National Origin	0	0	1	13	0	0	0	14
Marital Status	0	0	0	1	0	0	0	1
Sex	0	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15	60
Religion	0	0	0	0	0	0	0	0
Sexual Orientation	0	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0	3
Income Source	3	3	0	16	1	0	1	24
Sexual Harassment	0	8	2	2	1	4	0	17
Other	0	0	0	0	0	1	0	1
Total	5	39	7	64	2	10	16	143

Source: ECHO Fair Housing (2020 - 2021)

Local Trends

In El Cerrito, only two general fair housing inquiries were made to ECHO between 2016-2021: one for a general fair housing inquiry about disability and one on alleged discrimination based on national origin. Counseling was provided to the tenant that made the general inquiry and testers were sent for investigation to the alleged discrimination, but insufficient evidence was found.

Fair Housing Testing

Fair housing testing is a randomized audit of property owners’ compliance with local, state, and federal fair housing laws. Initiated by the Department of Justice’s Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional Trends

ECHO conducts fair housing investigations in Contra Costa County (except Pittsburg). The Contra Costa County 2020 AI did not report any findings on fair housing testing on the county level nor at the local level for the City of El Cerrito; however, it does bring to attention that private discrimination is a problem in Contra Costa County that continues to perpetuate segregation.

Fair Housing Education and Outreach

Regional Trends

Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. Below is a more detailed description of fair housing services provided by local housing, social services, and legal service organizations.

- **Fair Housing Advocates of Northern California (FHANC).** FHANC is a non-profit agency with a mission to actively support and promote fair housing through education and advocacy. Fair housing services provided to residents outside of Marin, Sonoma, or Solano counties include foreclosure prevention services and information, information on fair housing law for the housing industry, and other fair housing literature. The majority of the fair housing literature is provided in Spanish and English, with some provided in Vietnamese and Tagalog.

- **Eden Council for Hope and Opportunity (ECHO) Fair Housing.** ECHO Fair Housing is a HUD-approved housing counseling agency that aims to promote equal access in housing, provide support services to aid in the prevention of homelessness, and promote permanent housing conditions. The organization provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing in addition to rental assistance, housing assistance, tenant/landlord counseling, homeseeking, homesharing, and mortgage and home purchase counseling. In Contra Costa County, ECHO Fair Housing provides fair housing services, first-time home buyer counseling and education, and tenant/landlord services (rent review and eviction harassment programs are available only in Concord). Although ECHO serves most of Contra Costa County, only one fair housing counselor serves the county. The 2020 AI states that the organization provides information in Spanish, however the ECHO website is predominantly in English with limited options to translate the homepage into various languages. Navigating the entire site may be difficult for the limited-English proficient (LEP) population. General fair housing services encompass:
 - Counseling, investigation, mediation, enforcement, and education.
 - First-time home buyer counseling provides one-on-one counseling with a Housing Counselor on the homebuying process. The Housing Counselor will review all documentation, examine and identify barriers to homeownership, create an action plan, and prepare potential homebuyers for the responsibility of being homeowners. The Housing Counselor will also review the credit reports, determine what steps need to be taken to clean up adverse credit, provide counseling on money-saving methods, and assist in developing a budget.
 - First-time home buyer education provides classroom training regarding credit information, home ownership incentives, home buying opportunities, predatory lending, home ownership responsibilities, government-assisted programs, as well as conventional financing. The class also provides education on how to apply for HUD-insured mortgages, purchase procedures, and alternatives for financing the purchase. Education also includes information on fair housing and fair lending and how to recognize discrimination and predatory lending procedures and locating accessible housing if needed.
 - ECHO's Tenant/Landlord Services provides information to tenants and landlords on rental housing issues such as evictions, rent increases, repairs and habitability, harassment, illegal entry, and other rights and responsibilities regarding the tenant/landlord relationship. Trained mediators assist in resolving housing disputes through conciliation and mediation.
 - In cities that adopt ordinances to allow Rent Reviews (City of Concord only in Contra Costa County), tenants can request a rent review from ECHO Housing by phone or email. This allows tenants who experience rent increases exceeding 10 percent in a 12-month period to seek non-binding conciliation and mediation services.
- **Bay Area Legal Aid (BayLegal).** BayLegal is the largest civil legal aid provider serving seven Bay Area counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara). With respect to affordable housing, BayLegal has a focus area in housing preservation (landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, and enforcement of fair housing laws) as well as a homelessness task force that provides legal services and advocacy for systems change to maintain housing, help people exit homelessness, and protect unhoused persons' civil rights. The organization provides translations for their online resources to over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.

The Housing Preservation practice is designed to protect families from illegal evictions, substandard housing conditions, and wrongful denials and terminations of housing subsidies. The practice also works to preserve and expand affordable housing and protect families from foreclosure rescue scams. BayLegal helps low-income tenants obtain or remain in safe affordable housing by providing legal assistance in housing-law related areas such as public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lock-outs and utility shut-offs, residential hotels, and training advocates and community organizations.

BayLegal also provides free civil legal services to low-income individuals and families to prevent homelessness and increase housing stability as well as assist unhoused youth/adults address legal barriers that prevent them from exiting homelessness. This is done through a mix of direct legal services, coalition building and partnerships, policy advocacy, and litigation to advocate for systems change that will help people maintain housing, exit homelessness, and protect unhoused persons' civil rights. BayLegal also provides free civil legal services to low-income individuals and families to prevent homelessness and increase housing stability as well as assist unhoused youth/adults address legal barriers that prevent them from exiting homelessness. This is done through a mix of direct legal services, coalition building and partnerships, policy advocacy, and litigation to advocate for systems change that will help people maintain housing, exit homelessness, and protect unhoused persons' civil rights. The Homelessness Task Force (HTF) was developed in response to complex barriers and inequities contributing to homelessness and strives to build capacity and develop best practices across the seven aforementioned counties to enhance BayLegal's coordinated, multi-systems response to homelessness.

- **Pacific Community Services, Inc. (PCSI).** PCSI is a private non-profit housing agency that serves east Contra Costa County (Bay Point, Antioch, and Pittsburg) and provides fair housing counseling in English and Spanish. Housing and counseling services provided include:
 - Foreclosure Prevention: Consists of a personal interview and the development of a case management plan for families to keep their homes and protect any equity that may have built up. Relief measures sought include: loan modification or reduced payments, reinstatement and assistance under 'Keep Your Home' program, forbearance agreements, deed-in-lieu of foreclosure, refinancing or recasting the mortgage, or sale of the property
 - Homeownership Counseling: Prepares first-time buyers for a successful home purchase by helping them in budgeting, understanding the home purchase process, and understanding the fees that lenders may charge to better prepare new buyers when acquiring their first home
 - Rental Counseling; Tenant and Landlord Rights: Provides information and assistance in dealing with eviction and unlawful detainer actions, deposit returns, habitability issues, getting repairs done, mediation of tenant/landlord disputes, assisting tenant organizations, legal referrals to Bay Area Legal Aid & Bar Association resources, pre-rental counseling and budgeting
 - Fair Housing Services: Includes counseling regarding fair housing rights, referral services and education and outreach. PCSI offers training for landlords and owners involving issues of compliance with federal and state fair housing regulations
 - Fair Housing Education and Outreach: Offers informative workshops for social service organizations and persons of protected categories. These workshops are designed to inform individuals how to recognize and report housing discrimination

Though PCSI's list of available services is comprehensive, their website lacks contact information, resources, and accessibility.

- **Richmond Neighborhood Housing Services, Inc. (RNHS).** RNHS is a HUD-approved Housing counseling agency that serves East Bay (specific areas include Richmond, El Cerrito, San Pablo, and Pinole) and County residents. RNHS is the property owner and manager of over thirty single-family and multi-family homes in the City of Richmond and Oakland. They have developed, acquired and/or rehabilitated over 400 single family homes including housing developments in blighted and vacant lots to sell or manage as affordable homes to purchase, or rent for low- income families. RNHS also serves residents through education programs that include financial literacy programs, home loan programs, foreclosure prevention, and affordable rental counseling. The primary program areas are summarized below:
 - Rental Counseling: Supports individual's understanding of resident rights and responsibilities and mastering of "basic" financial habits as it relates to budgeting and managing credit. It is targeted to those who are exploring homeownership or looking to create sustainable financial practices to address the day-to-day needs related to managing one's financial households.

- Mortgage Delinquency & Default Resolution: Offers free and confidential counseling for homeowners who are facing financial trouble and avoid foreclosure.
- Homeownership Counseling: Offers training, referrals, and other assistance to provide first-time homebuyers with the knowledge to shop for an affordable home, access government-sponsored financial support programs, get the right mortgage product, and learn how to avoid foreclosure.

Local Trends

The City provides information on fair housing laws, tenant rights, and affordable housing strategies through the City's website. The Housing Division maintains a list of existing affordable housing units, new affordable housing projects, and affordable housing waitlist opportunities in the city. In addition to local resources, the City directs residents to county resources for housing, legal, and other services.

3.3 Integration and Segregation

Race/Ethnicity

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. The data presented in this section describing racial and income segregation in El Cerrito is based on the data and research presented in the AFFH Land Use Segregation Report prepared for El Cerrito by the UC Merced/ STIR labs team in collaboration with ABAG. The report examines two spatial forms of segregation: neighborhood level segregation within a local jurisdiction and city level segregation between jurisdictions in the Bay Area.

- **Neighborhood level segregation (within a jurisdiction):** Segregation of race and income groups can occur from neighborhood to neighborhood within a city. For example, if a local jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.
- **City level segregation (between jurisdictions in a region):** Race and income divides also occur between jurisdictions in a region. A region could be very diverse with equal numbers of White, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. Prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with “doubling up”—households with extended family members and non-kin. These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tend to stay in metro areas/ports of entry).

Regional Trends

The AFFH Land Use Segregation Report found that across the San Francisco Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Black and White populations. The analysis showed that the amount of racial segregation both within Bay Area cities and across jurisdictions in the region has decreased since the year 2000. However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation between Bay Area cities compared to other regions in the state.

Contra Costa County is a large, diverse jurisdiction in which people of color (non-White racial and ethnic groups) comprise a majority of the population. Table 3-6 shows trends in racial composition from 2000-2020 for Contra Costa County. Figure 3-1 displays the distribution and proportion of non-White residents at the block group level in the county.

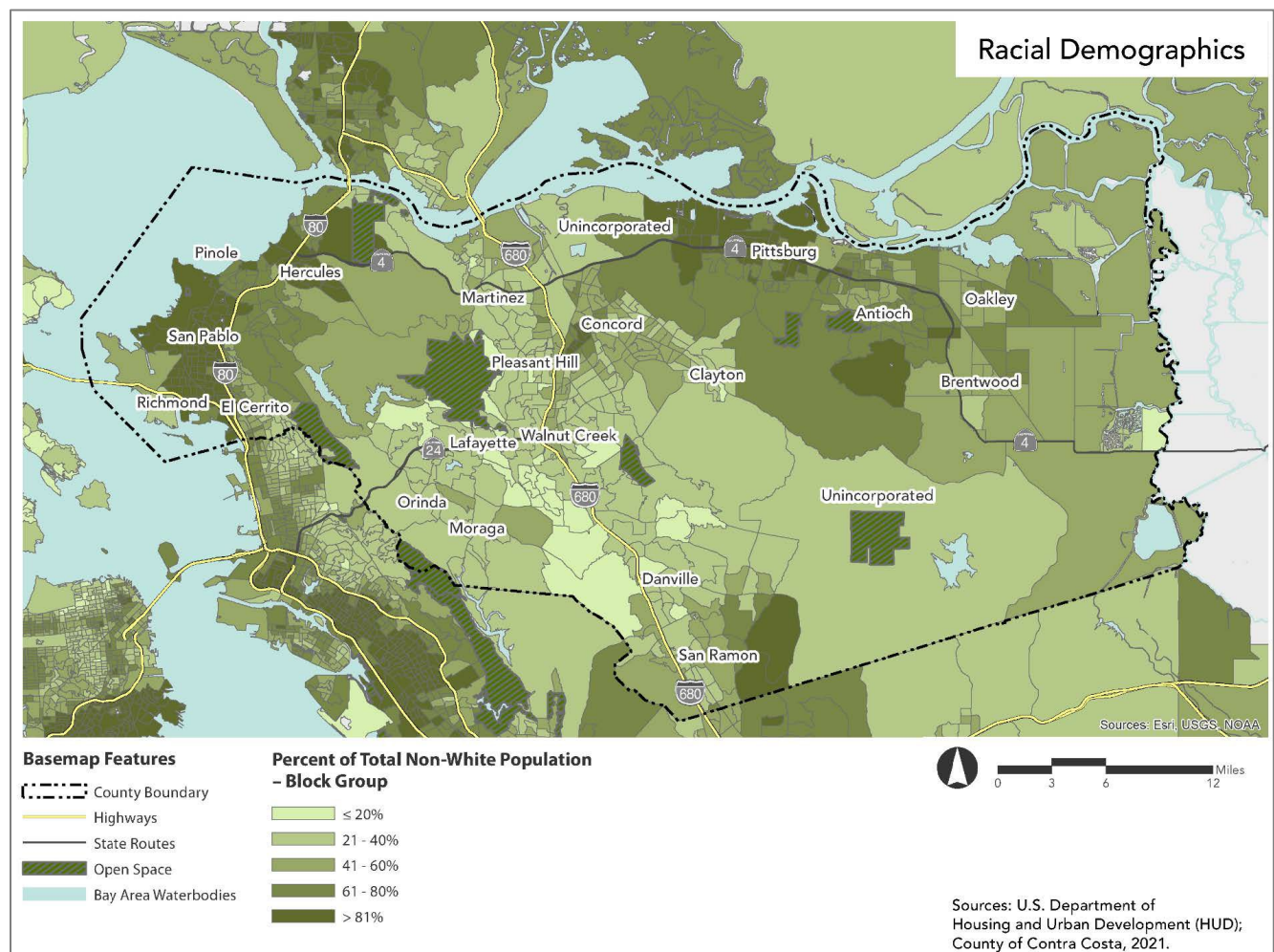
Table 3-6 Racial Composition for Contra Costa County vs. Bay Area Average

Race	Contra Costa County		
	2000	2010	2020
Asian/Pacific Islander*	12.67%	16.71%	17.7%
Black/African American	9.91%	10.02%	8.20%
Latinx	17.68%	24.36%	25.8%
Other or Multiple Races	3.70%	2.90%	5.60%
White	57.89%	47.75%	42.6%

*Asian and Pacific Islander combined

Source: Data for 2020 is from U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 3-1: Racial Demographics in Contra Costa County, 2018



Source: HCD AFFH Data Viewer. Esri 2018 demographic estimates.

To measure segregation in the county, Table 3-7 provides racial and ethnic dissimilarity trends from HUD. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 meaning no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score is above 60, 60 percent of people in the specified area would need to move to eliminate segregation. The following can be used to interpret the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

In Contra Costa County, all non-White residents combined are considered moderately segregated from White residents, with an index score of 41.86 at the census tract level and 44.93 at the block group level (Table 3-7). Segregation between non-White and White residents has remained relatively steady since 1990. However, since 1990 segregation has increased from low to moderate levels for Hispanic residents, the largest increase amongst all racial/ethnic groups. This trend is commonly seen throughout the state and is likely attributed to an increase of Hispanic residents during the migration boom of the mid-to-late 1990s.

Block group level data reveals that segregation is more prominent amongst Asian or Pacific Islander residents than what is measured at the tract level (index score of 40.55 at the block group level versus 35.67 at the tract level). For Asian or Pacific Islander residents, there was a 2 percent increase in segregation. For Black residents, segregation has decreased by 13 percent since 1990. The proportion of Black residents has remained relatively steady during this same time period.

Table 3-7 Racial/Ethnic Dissimilarity Trends (1990–2020) in Contra Costa County

<i>Dissimilarity Index</i>	<i>1990 Trend</i>	<i>2000 Trend</i>	<i>2010 Trend</i>	<i>Current</i>
(2010 Census Block Group)				
Non-White/White	41.19	41.95	41.86	44.93
Black/White	67.52	62.54	58.42	61.80
Hispanic/White	36.70	45.24	48.07	49.49
Asian or Pacific Islander/White	34.89	32.73	35.67	40.55

Source: HUD’s Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 3 – Racial/Ethnic Dissimilarity Trends, Data version: AFFHT006, released July 10, 2020.

Local Trends

According to the 2015-2019 American Community Survey, the majority (50.94 percent) of residents in El Cerrito were non-Hispanic White. This was followed by 24.75 percent of residents as non-Hispanic Asians, 11.45 percent of residents as Hispanic or Latino, 6.65 percent as non-Hispanic Black or African American, and 5.57 percent as non-Hispanic multiracial. American Indians and Alaskan Natives, non-Hispanic other races, and Native Hawaiian and other Pacific Islanders were the minority of the city, making up only 0.16 percent, 0.34 percent, and 0.13 percent of the population respectively. Refer to Table 3-8 for a comparison of racial composition in an average city in the Bay Area versus the City of El Cerrito. El Cerrito has a higher share of White residents than other jurisdictions in the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a higher share of Asian/Pacific Islander residents.

Figure 3-2 provides a visual of racial demographics in El Cerrito on the block group level. The majority of El Cerrito has block groups where 41–60 percent of the population are non-White. On the western border, there are block groups where 61–80 percent of the population are non-White. On the southeastern border, there are block groups where 20 percent or less of the population are non-White.

As will be discussed later in this chapter, block groups where percentages of non-White residents are the highest also score poorly on the healthy places index, have lower percentages of children in married-couple households, higher use of housing choice vouchers, higher percent of low-moderate income population, and lower median incomes. These areas also have the highest percentage of cost-burdened renter households in the city and are considered sensitive communities vulnerable to displacement as defined by the UC Berkeley Urban Displacement Project.

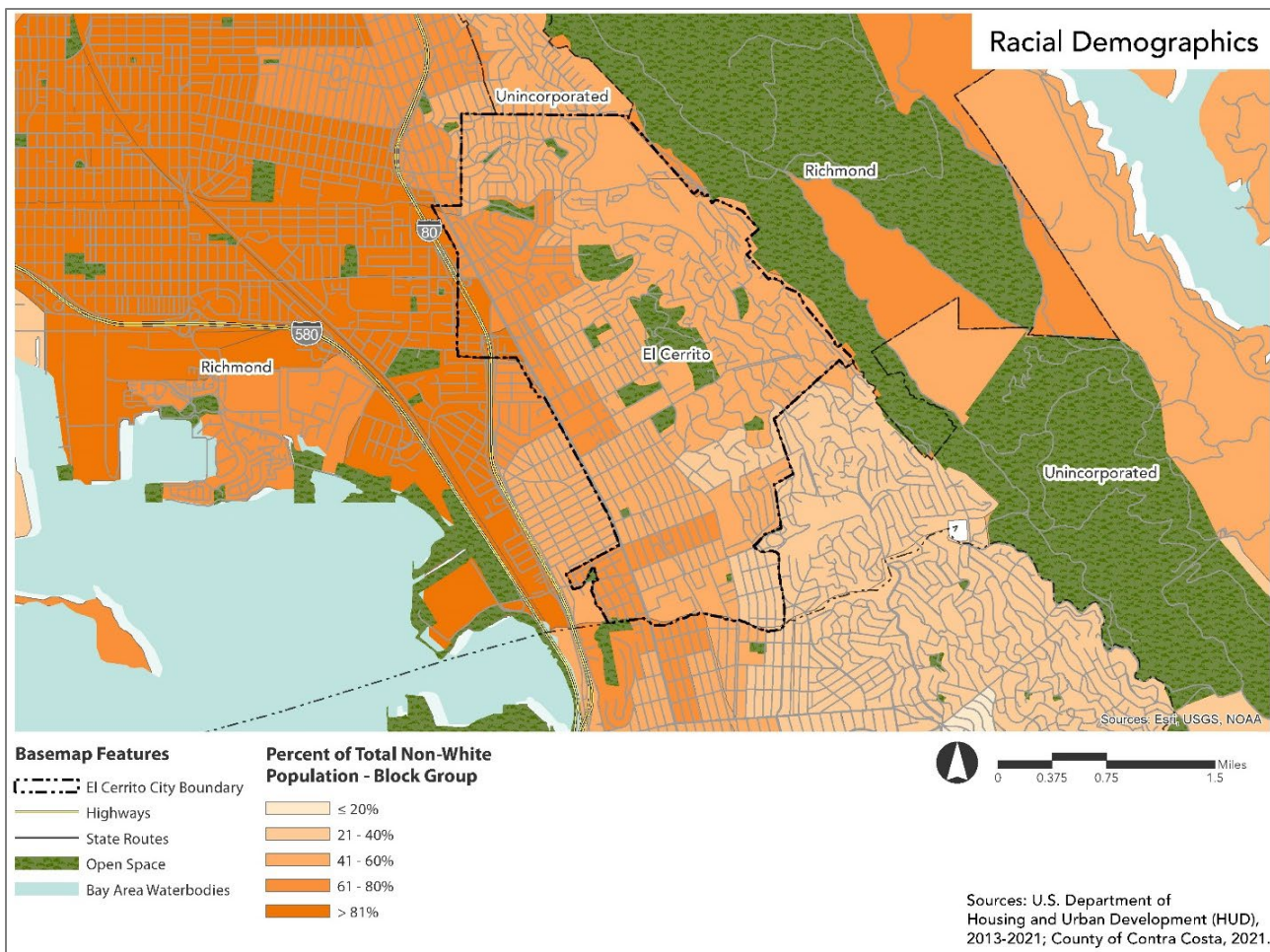
Table 3-8 Racial Composition for El Cerrito vs. Bay Area Average

Race	City of El Cerrito			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander*	24.3%	27.3%	29.3%	28.2%
Black/African American	8.3%	7.5%	4.8%	5.6%
Latinx	7.9%	11.1%	11.6%	24.4%
Other or Multiple Races	5.6%	5.8%	7.6%	5.9%
White	53.8%	48.3%	46.2%	35.8%

*Asian and Pacific Islander combined

Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2020 is from U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 3-2: Racial Demographics in El Cerrito, 2018



Source: HCD AFFH Data Viewer. Esri 2018 demographic estimates.

Segregation Indices

There are three indices described below that measure segregation and integration at a local and regional level. The isolation index measures the segregation of a single group, and the dissimilarity index, described above, measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once. Theil's H index is provided in addition to these required measures. The indices range from 0 to 1. Higher values indicate that groups are more unevenly distributed.

Table 3-9 shows the measures of segregation for all racial groups El Cerrito for the years 2000, 2010, and 2020 compared to averages for all 109 Bay Area jurisdictions in 2020. Table 3-10 shows the measures of racial segregation for the region for 2010 and 2020 for comparison.

The isolation index shows that as of 2020, White residents are the most segregated compared to other racial groups in El Cerrito, as measured by the isolation index. The isolation index of 0.471 for White residents means that the average White resident lives in a neighborhood that is 47.1 percent White. Table 3-10 shows that the isolation index value for White residents in the region is 0.429, meaning that on average White Bay Area residents live in a jurisdiction that is 42.9 percent White in 2020 and are less likely to come into contact with other racial groups. Among all racial groups, the White population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

According to the dissimilarity index, the highest level of racial segregation within El Cerrito is between Black and White residents (see Table 3-9). El Cerrito's Black/White dissimilarity index of 0.250 means that 25.0 percent of Black (or White) residents would need to move to a different neighborhood to create perfect integration between Black residents and White residents. When analyzing the dissimilarity index, it is important to note that dissimilarity index values are less reliable for a population group if that group represents approximately less than 5 percent of the jurisdiction's total population. In El Cerrito, Black residents comprise 5.34 percent of the city's population.

Tables 3-9 and 3-10 also present the Theil's H Index value as a measure of segregation. This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation. According to the Theil's H-Index, neighborhood racial segregation in El Cerrito declined between 2010, 2015, and 2020. In 2020, the Theil's H Index for racial segregation in El Cerrito was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in El Cerrito is less than in the average Bay Area city.

Table 3-9 Neighborhood Racial Segregation Measures, El Cerrito, 2000-2020

Index	Race	El Cerrito			Bay Area Average
		2000	2010	2020	2020
Isolation Index	Asian/Pacific Islander	0.252	0.283	0.316	0.245
	Black/African American	0.120	0.095	0.063	0.053
	Latinx	0.098	0.130	0.129	0.251
	White	0.561	0.510	0.471	0.491
Dissimilarity Index	Asian/Pacific Islander vs. White	0.149	0.187	0.211	0.185
	Black/African American vs. White	0.334	0.286	0.250	0.244
	Latinx vs. White	0.288	0.261	0.235	0.207
	People of Color vs. White	0.166	0.181	0.193	0.168
Theil's H Multi-racial	All	0.034	0.030	0.026	0.042

Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Table 3-10 Regional Racial Segregation Measures

<i>Index</i>	<i>Group</i>	<i>2010</i>	<i>2020</i>
Isolation Index	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All	0.103	0.097

Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Persons with Disabilities

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

Regional Trends

According to the 2015-2019 ACS 5-year estimates, 118,603 residents (10.9 percent of Contra Costa County's population) reported having one of six disability types listed in the ACS (hearing, vision, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability are listed in Table 3-11 below. Note that an individual may report more than one disability.

Table 3-11 Percentage of Populations by Disability Types in Contra Costa County and El Cerrito, 2019

<i>Disability Type</i>	<i>Contra Costa County</i>	<i>City of El Cerrito</i>
Hearing	2.9%	3.4%
Vision	1.8%	1.4%
Cognitive	4.4%	3.3%
Ambulatory	5.9%	5.3%
Self-Care Difficulty	2.4%	2.4%
Independent Living Difficulty	5.2%	5.0%
Percentage of Total Population with Disability	10.9%	9.5%

Source: 2015-2019 ACS 5-year Estimates

In Contra Costa County, the percentage of individuals with disabilities increases with age, with the highest percentage of individuals with disabilities being those 65 years and older. El Cerrito shares the same pattern, though the percentage of population with disabilities is slightly higher in those 5–17 years of age than those 18–34 years of age (3.3 percent compared to 2.5). The upward trend continues after the slight dip. Refer to Table 3-12 for the distribution of percentages by age.

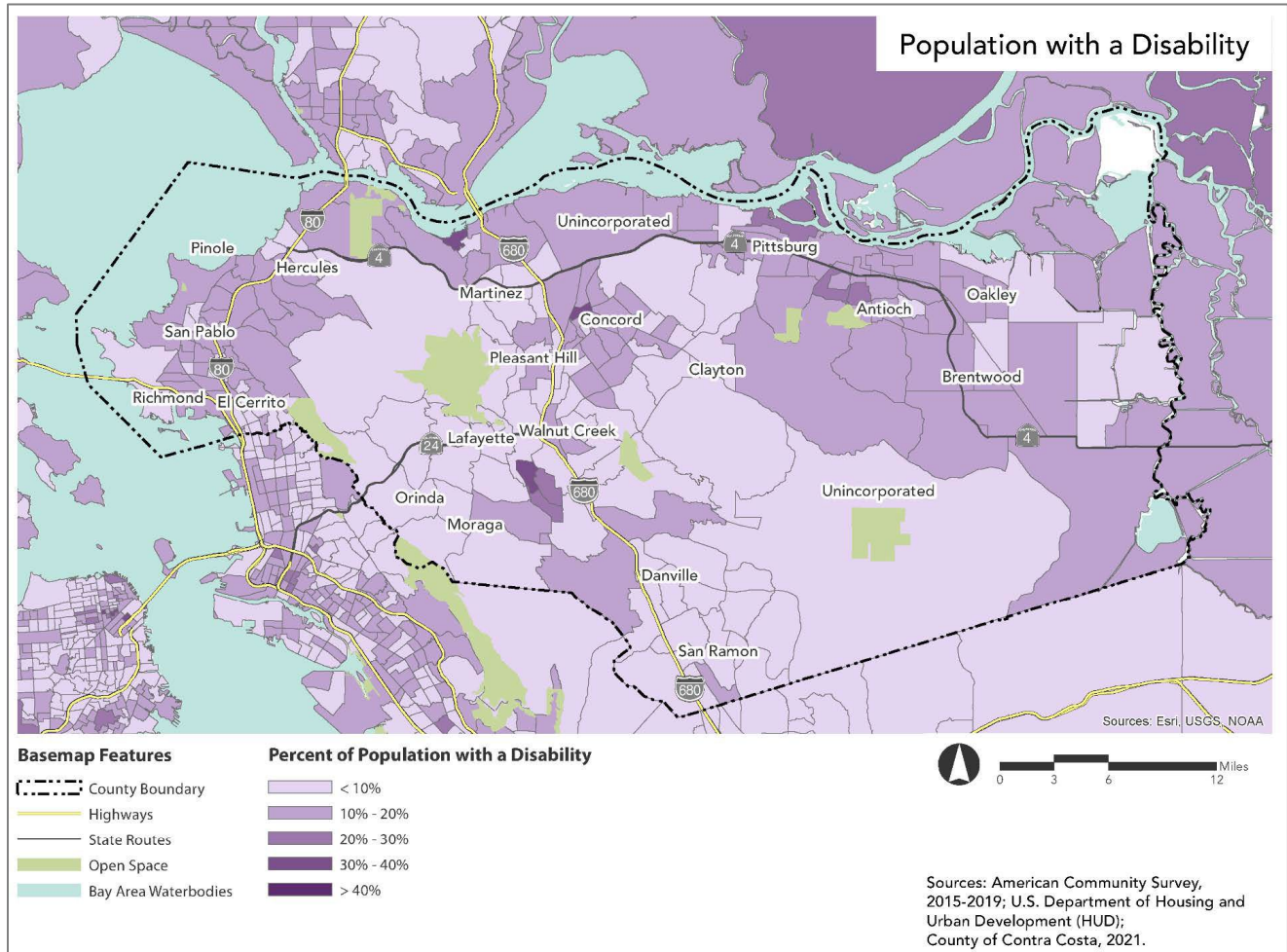
Table 3-12 Percentage of Population with Disabilities by Age in Contra Costa County and El Cerrito, 2019

<i>Age</i>	<i>Contra Costa County</i>	<i>City of El Cerrito</i>
Under 5 years	0.8%	1.0%
5 - 17 years	4.9%	3.3%
18 - 34 years	6.2%	2.5%
35 - 64 years	9.7%	5.2%
65 - 74 years	21.5%	19.5%
75 years and over	51.2%	49.1%

Source: 2015 ACS 5-year Estimates

In terms of geographic dispersal, there is a relatively homogenous dispersal of persons with disabilities, especially in central Contra Costa County, where most census tracts have less than 10 percent of individuals with disabilities. Towards eastern Contra Costa County, the western boundary, and parts of southern Contra Costa County, however, the percentage of the population with disabilities increases to 10–20 percent. Comparing Figure 3-3 and Figure 3-36, areas with a high percentage of populations with disabilities correspond with areas with high housing choice voucher (HCV) concentration (24 percent of people who utilize HCVs in Contra Costa County have a disability). Though use of HCVs do not represent a proxy for actual accessible units, participating landlords remain subject to the FHA to provide reasonable accommodations and allow tenants to make reasonable modifications at their own expense. Areas with a high percentage of populations with disabilities also correspond to areas with high percentages of low-moderate income communities. The above demographic information indicates socioeconomic trends of populations of persons with disabilities.

Figure 3-3: Distribution of Population with a Disability in Contra Costa County, 2019



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

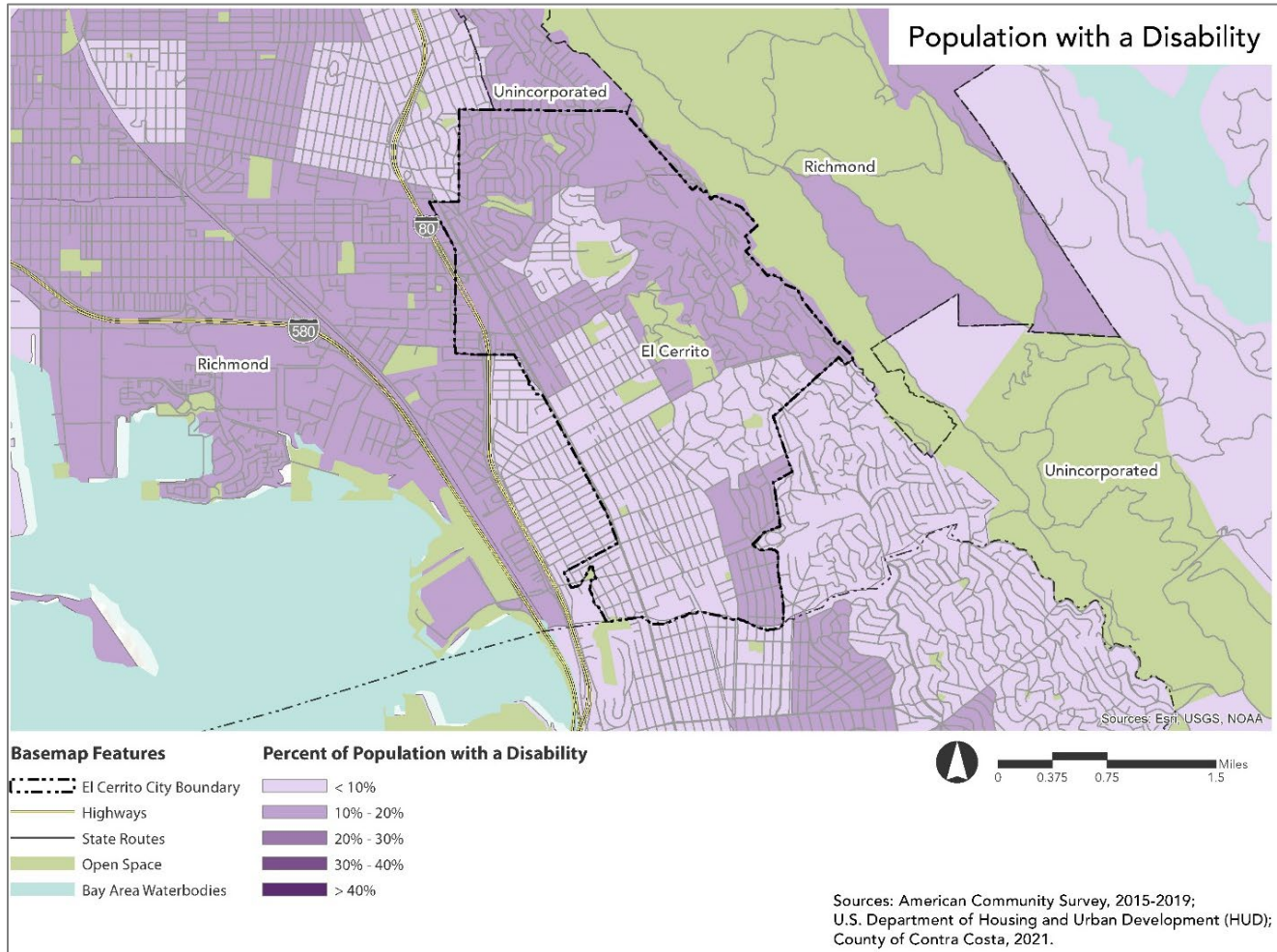
Local Trends

The City of El Cerrito has a lower percentage of population with disabilities than Contra Costa County (a difference of 1.4 percent) and a different concentration of disability types. The greatest percentage of disabilities in El Cerrito are those with ambulatory difficulties (5.3 percent), followed by independent living (5.0 percent), hearing impairment (3.4 percent), cognitive impairment (3.3 percent), self-care needs (2.4 percent), and vision difficulties (1.4 percent).

Referring to Figure 3-4, populations with disabilities are concentrated in northern El Cerrito (10–20 percent of the population has a disability). The northern central portion of the city, however, has less than 10 percent of the population with a disability. Similarly, southern El Cerrito has a low percentage of population with a disability (< 10 percent), but a small southeast pocket of the city has a slightly higher percentage (10–20 percent).

Western tracts with higher populations with a disability are considered sensitive communities vulnerable to displacement. These tracts have a higher percentage of children in female-headed households, and low composite scores for opportunity areas. Low composite scores for opportunity areas indicate low opportunity indicators such as employment rates, educational proficiency, proximity to jobs, etc.

Figure 3-4: Distribution of Population with a Disability in El Cerrito, 2019



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

Familial Status

Under the FHA, housing providers (e.g., landlords, property managers, real estate agents, or property owners) may not discriminate because of familial status. Familial status refers to the presence of at least one child under 18 years old, pregnant persons, or any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (through birth, adoption, or custody), enforcing overly restrictive rules regarding children’s use of common areas, requiring families with children to live on specific floors, buildings, or areas, charging additional rent, security deposit, or fees because a household has children, advertising a preference for households without children, and lying about unit availability.

Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. Often, sex and familial status intersect to compound the discrimination faced by single mothers. Table 3-13 displays household types in El Cerrito, Contra Costa County, and the Bay Area region. Female-headed family households account for 10 percent of all households in El Cerrito. There are slightly more female-headed family households (12 percent) throughout the County, however this distribution reflects the patterns of the rest of the region. Married-couple family households are the predominant household type, composing more than 50 percent of households throughout the region.

Table 3-13 Household Type, 2019

<i>Household Type</i>	<i>El Cerrito</i>		<i>Contra Costa County</i>		<i>Bay Area</i>	
Female-Headed Family Households	966	10%	48,256	12%	48,256	10%
Male-headed Family Households	279	3%	19,180	5%	19,180	5%
Married-couple Family Households	5,553	55%	217,370	55%	217,370	51%
Other Non-Family Households	865	9%	23,731	6%	23,731	9%
Single-Person Households	2,371	24%	86,232	22%	86,232	25%
Total Population	10,034	100%	394,769	100%	394,769	100%

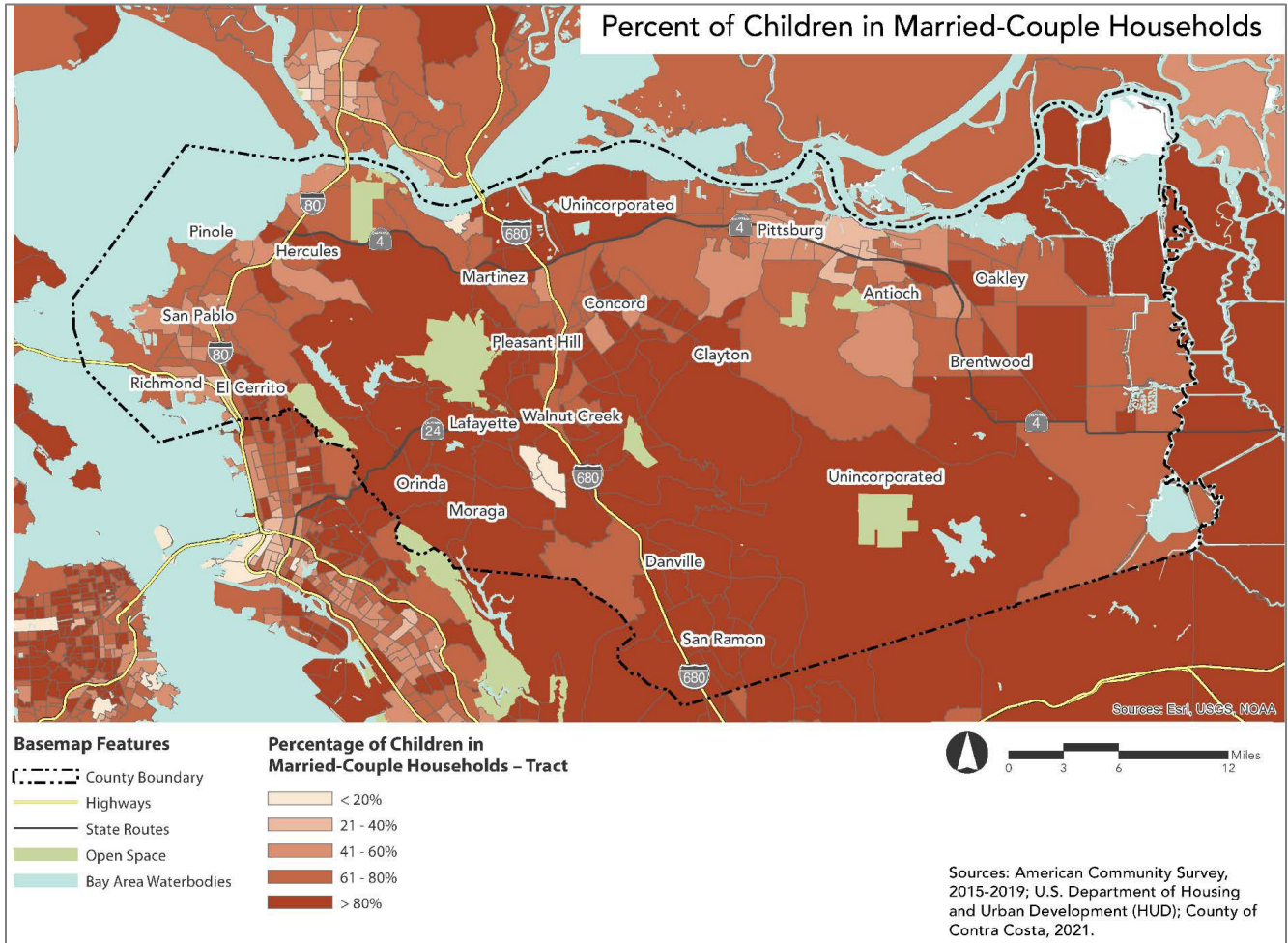
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Regional Trends

Figure 3-5 indicates that most children living in Contra Costa County live in married-couple households, especially in central parts of the county where the percentage of children in such households exceed 80 percent. Census tracts adjacent to these areas also have relatively high percentages of children living in married-couple households (60 percent–80 percent). Census tracts with the lowest percentage of children in married-couple households (less than 20 percent) are located between Pittsburg and Antioch.

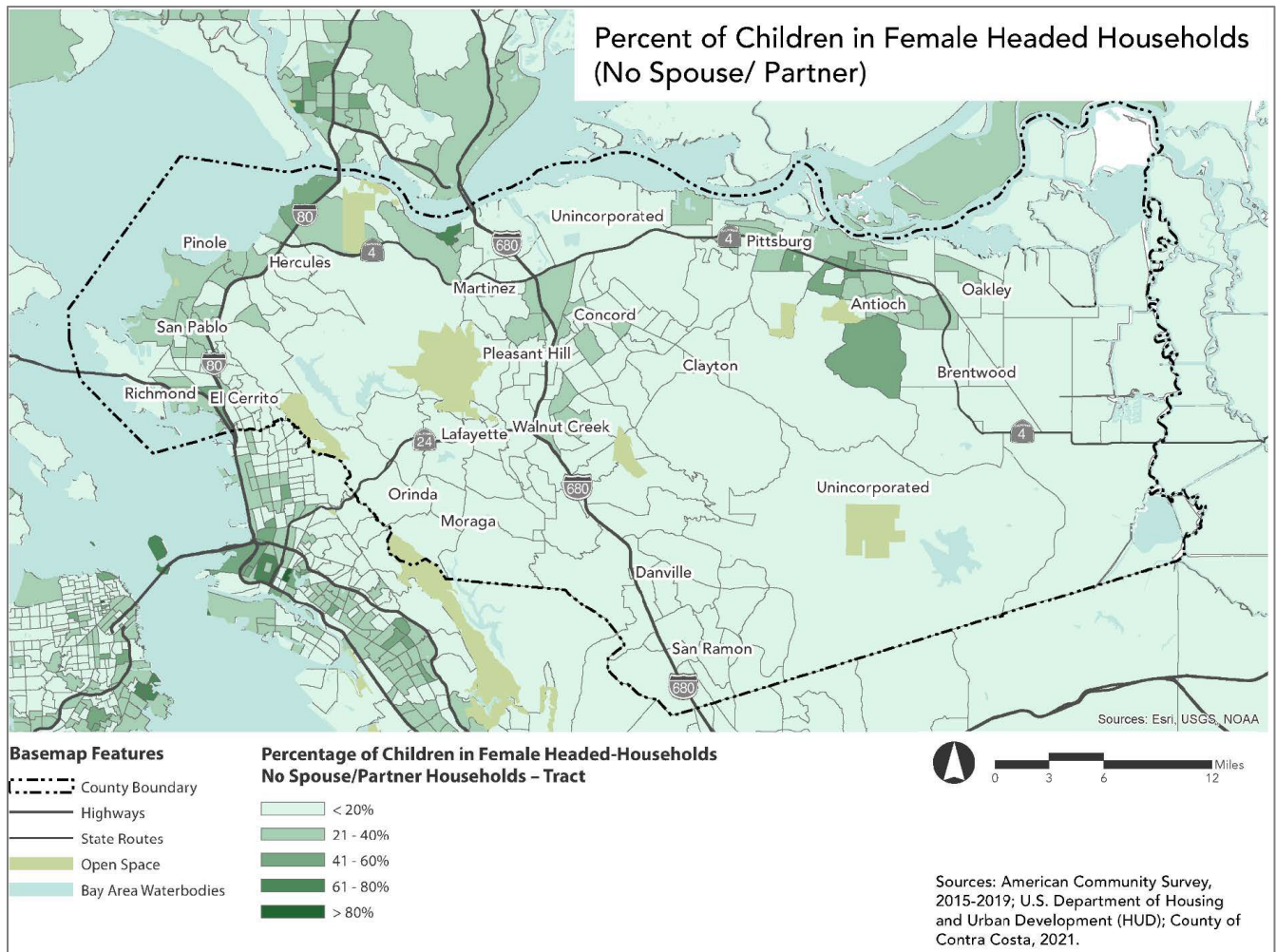
Figure 3-6 depicts the concentration of households headed by single mothers in the county by Census Tract. Areas of concentration include Richmond, San Pablo, Rodeo, Bay Point, Pittsburg, Antioch, and to the west of Concord. Those communities are also areas of high minority populations. By contrast, central Contra Costa County, in general, and the portions of central Contra Costa County to the south of the City of Concord have relatively low concentrations of children living in female-headed households (less than 20 percent). These tend to be more heavily White or White and Asian and Pacific Islander communities.

Figure 3-5: Distribution of Percentage of Children in Married-Couple Households in Contra Costa County, 2019



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

Figure 3-6: Distribution of Percentage of Children in Female-Headed, No-Spouse or No-Partner Households in Contra Costa County, 2019



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

Local Trends

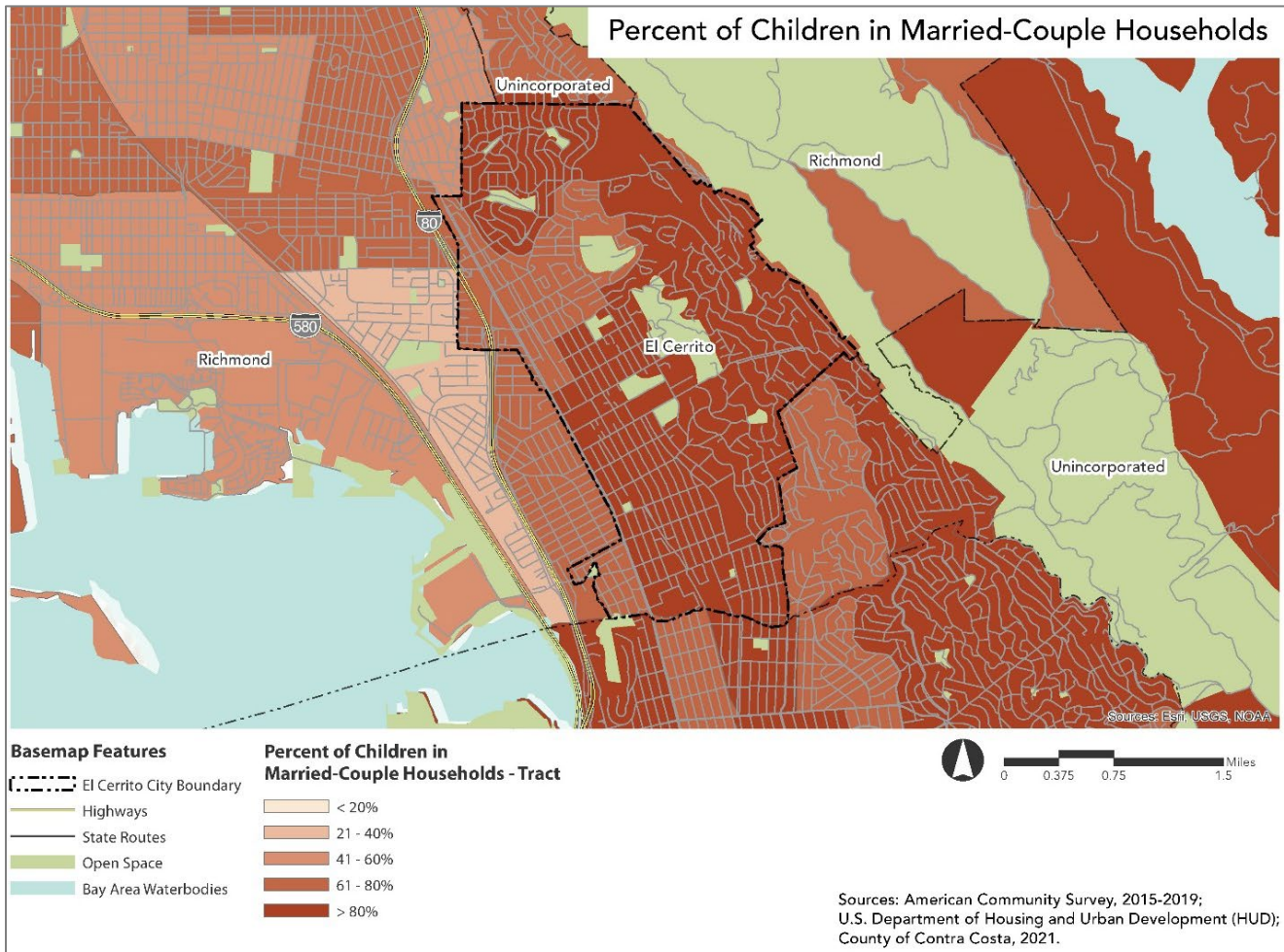
Figure 3-7 shows the percentage of children in married-couple households by census tract in El Cerrito. Most of the city has over 80 percent of children in married-couple households, and only tracts bordering Richmond on the northwest and southwest have slightly lower percentages (between 60–80 percent). The reverse is true for children in female-headed households, shown in Figure 3-8. The majority of El Cerrito has less than 20 percent of children in female-headed households, and only tracts on the northwest border have a slightly higher percentage of such households (21-40 percent).

Tracts with the highest percentage of married-couple households have the highest environmental score (indicating more positive environmental outcomes), highest median income (>\$125,000), highest composite scores for opportunity areas in the city, and lowest percent of low-moderate income populations (<25 percent). High composite scores for opportunity areas indicate high opportunity indicators such as employment rates, educational proficiency, proximity to jobs, etc. According to HUD’s Location Affordability Index, further described later in this chapter, these areas have the highest median gross rent (>\$3,000), which reduces economic attainability to live in such areas.

The opposite is true for tracts with a higher percent of children in female-headed households. These tracts have lower environmental scores, lower median income, and lower composite scores for opportunity areas in the city, and higher percent of low-moderate income populations. According to HUD’s Location Affordability Index, described

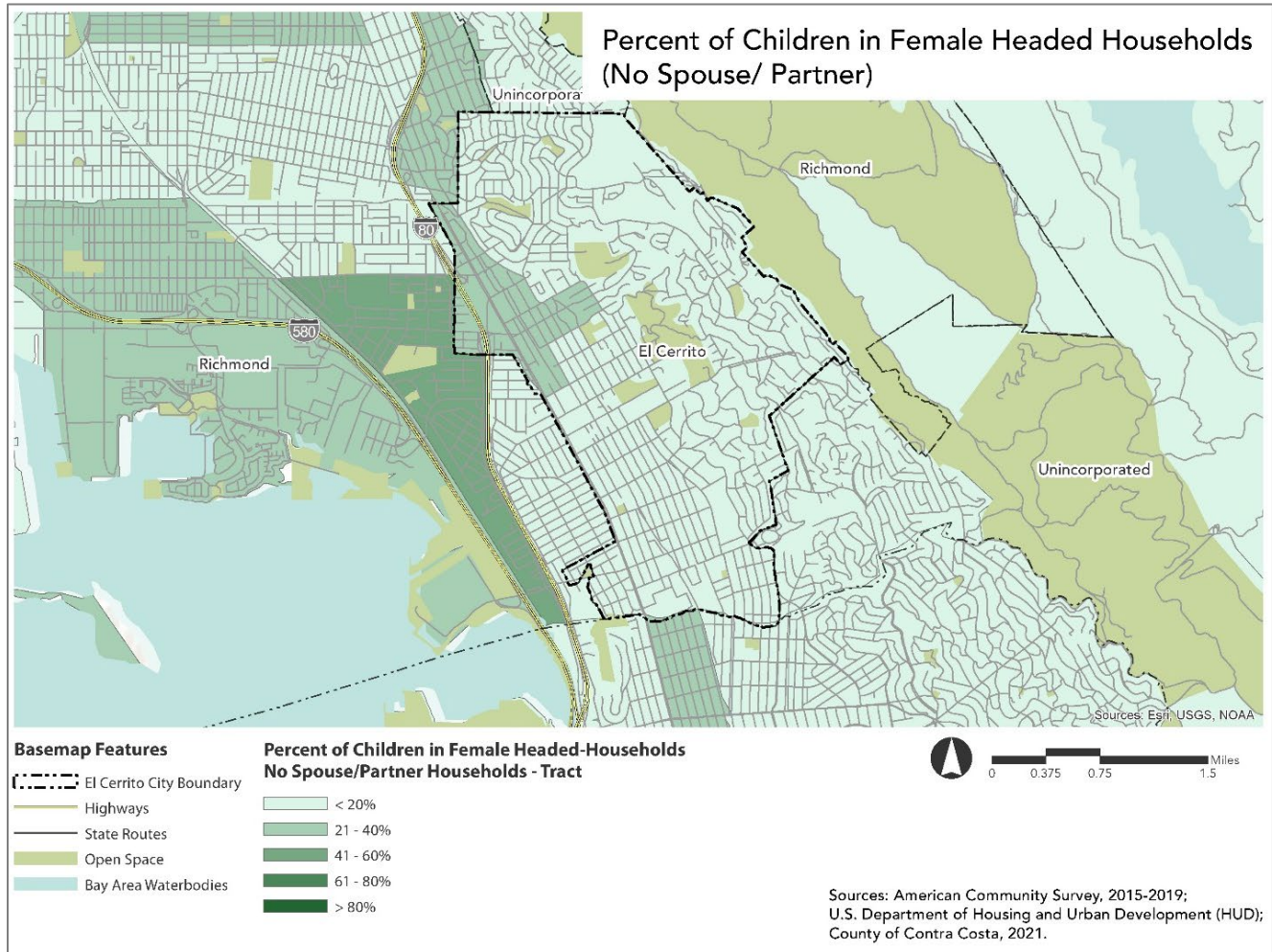
later in this chapter, these areas have the lowest median gross rent in the city (<\$1,000), but still have the highest percentages of cost-burdened renter households.

Figure 3-7: Percent of Children in Married-Couple Households by Tract in El Cerrito, 2019



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

Figure 3-8: Percent of Children in Female-Headed Households by Tract in El Cerrito, 2019



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

Income Level

Each year, HUD receives custom tabulations of ACS data from the U.S. Census Bureau known as "CHAS" data (Comprehensive Housing Affordability Strategy). It demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30 percent, 50 percent, and 80 percent of median income). HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

Table 3-14 lists Contra Costa County and El Cerrito households by income category and tenure. Based on the above definition, 38.71 percent of Contra Costa County households are considered LMI as they earn less than 80 percent of the HUD Area Median Family Income (HAMFI). Almost 60 percent of all renters are considered LMI compared to only 27.5 percent of owner households.

Figure 3-9 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25 percent of LMI populations. Block groups with high concentrations of LMI (between 75–100 percent of the population) can be found clustered around Antioch, Pittsburg, Richmond, and San Pablo. There are also small pockets with high percentages of LMI population around Concord. Other areas of the county have a moderate percentage of LMI population (25 percent–75 percent).

Table 3-14 Households by Income Category and Tenure in Contra Costa County and El Cerrito, 2015

<i>Income Distribution Overview</i>	<i>Contra Costa County</i>			<i>El Cerrito</i>		
	<i>Owner</i>	<i>Renter</i>	<i>Total</i>	<i>Owner</i>	<i>Renter</i>	<i>Total</i>
Household Income < 30% HAMFI	7.53%	26.95%	7.63%	16.89%	11.42%	7.63%
Household Income >30% to < 50% HAMFI	8.85%	17.09%	7.29%	14.44%	10.22%	7.29%
Household Income >50% to < 80% HAMFI	11.12%	15.16%	9.92%	14.32%	11.72%	9.92%
Household Income >80% to < 100% HAMFI	8.98%	9.92%	9.58%	10.65%	10.02%	9.58%
Household Income >100% HAMFI	63.52%	30.89%	65.56%	43.70%	56.61%	65.56%
Total Population	248,670	135,980	384,645	5,895	4,085	9,980

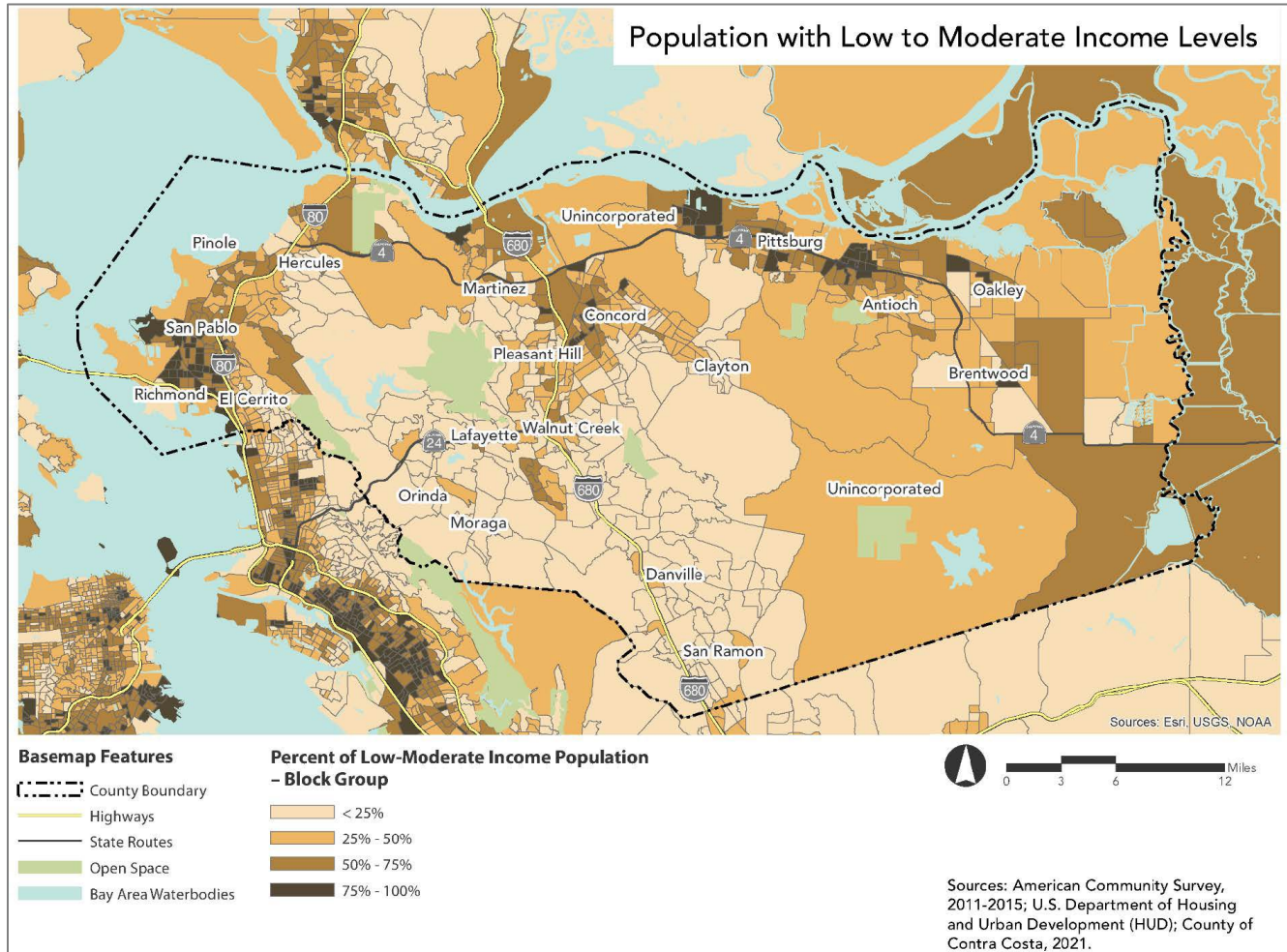
Source: HUD Office of Policy Development and Research (PD&R) CHAS Data; 2011–2015 ACS

Local Trends

Generally speaking, there are disparities between the incomes of homeowners and renters, a pattern observed on both the regional and local levels. In El Cerrito, only 24.8 percent of owner households are considered LMI (earning less than 80 percent of HAMFI) compared to about 45.7 percent of renter households. The reverse is true for those of high-income households (more than 100 percent of HAMFI), where 65 percent of owner households are high income, and only 43 percent of renter households are high income.

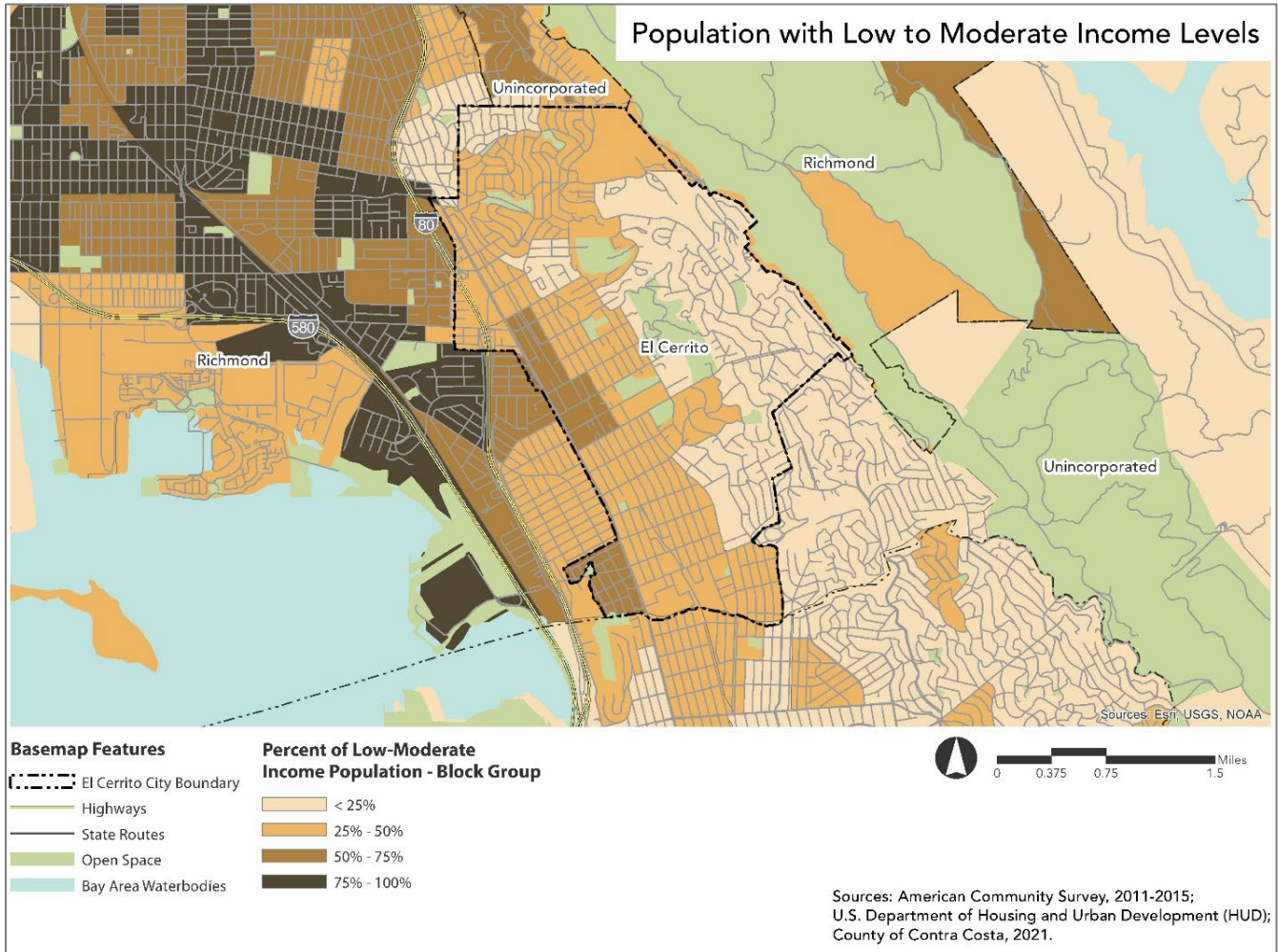
Figure 3-10 below shows the percentage of population with low to moderate income levels by block group in the City of El Cerrito. The block groups graduate from less than 25 percent to 50–75 percent of LMI populations from the east to the west. Block groups on the west bordering Richmond have the highest percentage of LMI populations in the city. Where LMI populations are lowest, tracts have the highest composite, environmental, economic, and education score (indicating more positive outcomes overall), highest median income (>\$125,000), highest percent of children in married-couple households, and highest median gross rents (\$2,500–\$3,000) in the city. The opposite is true for tracts with a higher percent of LMI populations.

Figure 3-9: Distribution of Population with Low to Moderate Income Levels in Contra Costa County, 2015



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2011-2015).

Figure 3-10: Distribution of Population with Low to Moderate Income Levels in El Cerrito, 2015



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2011-2015).

Income Segregation Indices

Income segregation can also be analyzed by calculating values for the segregation indices discussed previously. Similar to the racial segregation measures shown in Tables 3-9 and 3-10, Table 3-15 presents segregation index values for income segregation for El Cerrito and the entire nine-county Bay Area in 2010 and 2015 and Table 3-16 presents the same for the region.

The dissimilarity index and isolation index are calculated by comparing the income demographics of El Cerrito and local jurisdictions to the regional income group composition. For example, Table 3-16 shows that the regional isolation index value for very low-income residents is 0.315, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5 percent very low-income. The regional dissimilarity index for lower-income residents (below 80 percent AMI) and other residents is 0.193, which means that across the region 19.3 percent of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole.

Table 3-15 Neighborhood Income Segregation Levels in El Cerrito, 2000-2015

Index	Race	El Cerrito		Bay Area Average
		2000	2015	2015
Isolation Index	Very Low-Income (<50% AMI)	0.292	0.300	0.269
	Low-Income (50%-80% AMI)	0.142	0.118	0.145
	Moderate-Income (80%-120% AMI)	0.199	0.183	0.183
	Above Moderate-Income (>120% AMI)	0.541	0.523	0.507
Dissimilarity Index	Below 80% AMI vs. Above 80% AMI	0.339	0.267	0.198
	Below 50% AMI vs. Above 120% AMI	0.412	0.340	0.253
Theil's H Multi-racial	All Income Groups	0.071	0.049	0.043

Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 3-16 Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-racial	All Income Groups	0.034	0.032

Source: UC Merced AFFH Segregation Report, 2022. U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

3.4 Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD’s definition of a R/ECAP is:

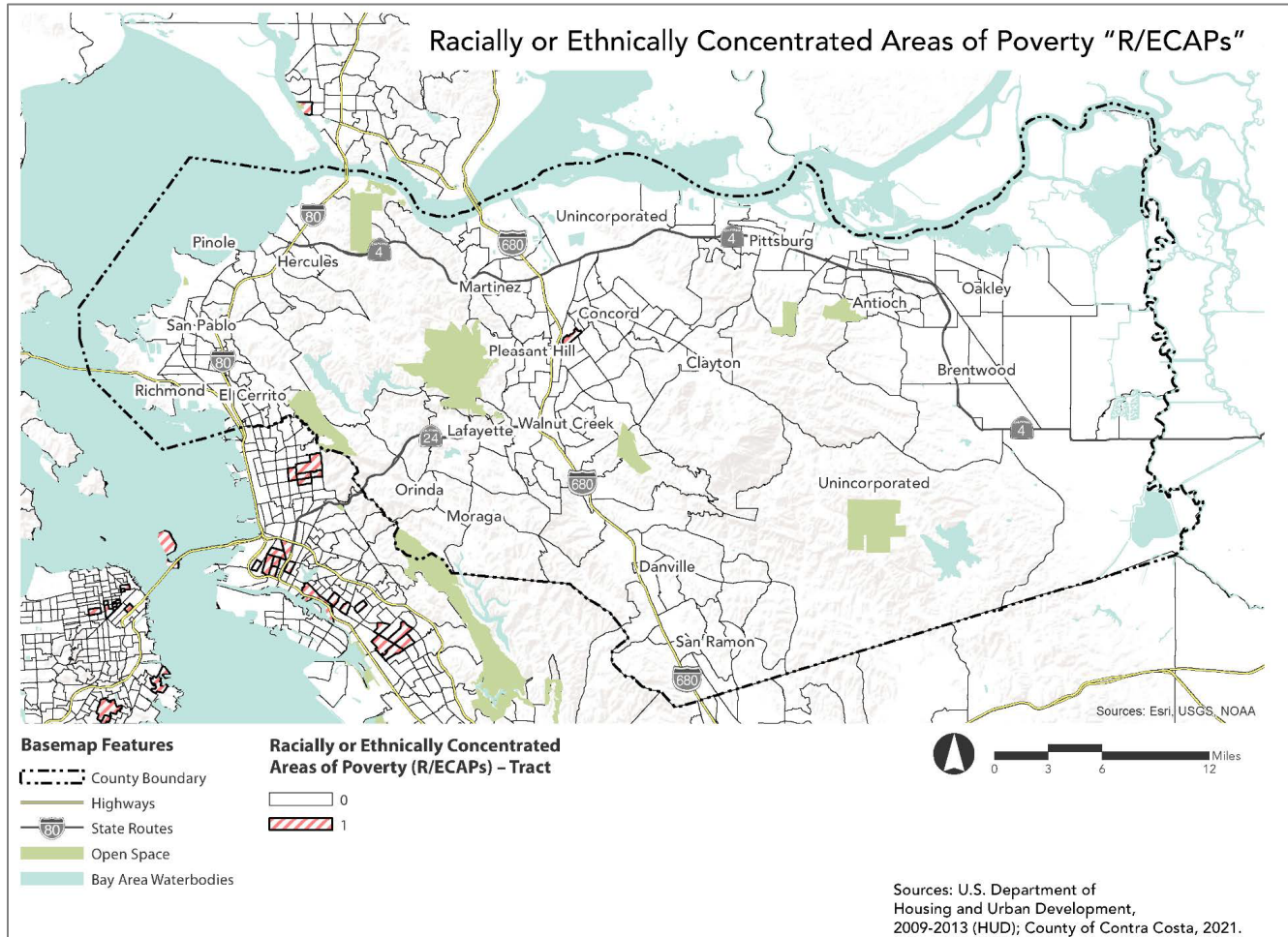
- A census tract that has a non-white population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. Identifying R/ECAPS facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws.

Regional Trends

In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord (highlighted with red stripes in Figure 3-11 below).

Figure 3-11: R/ECAPs in Contra Costa County, 2013



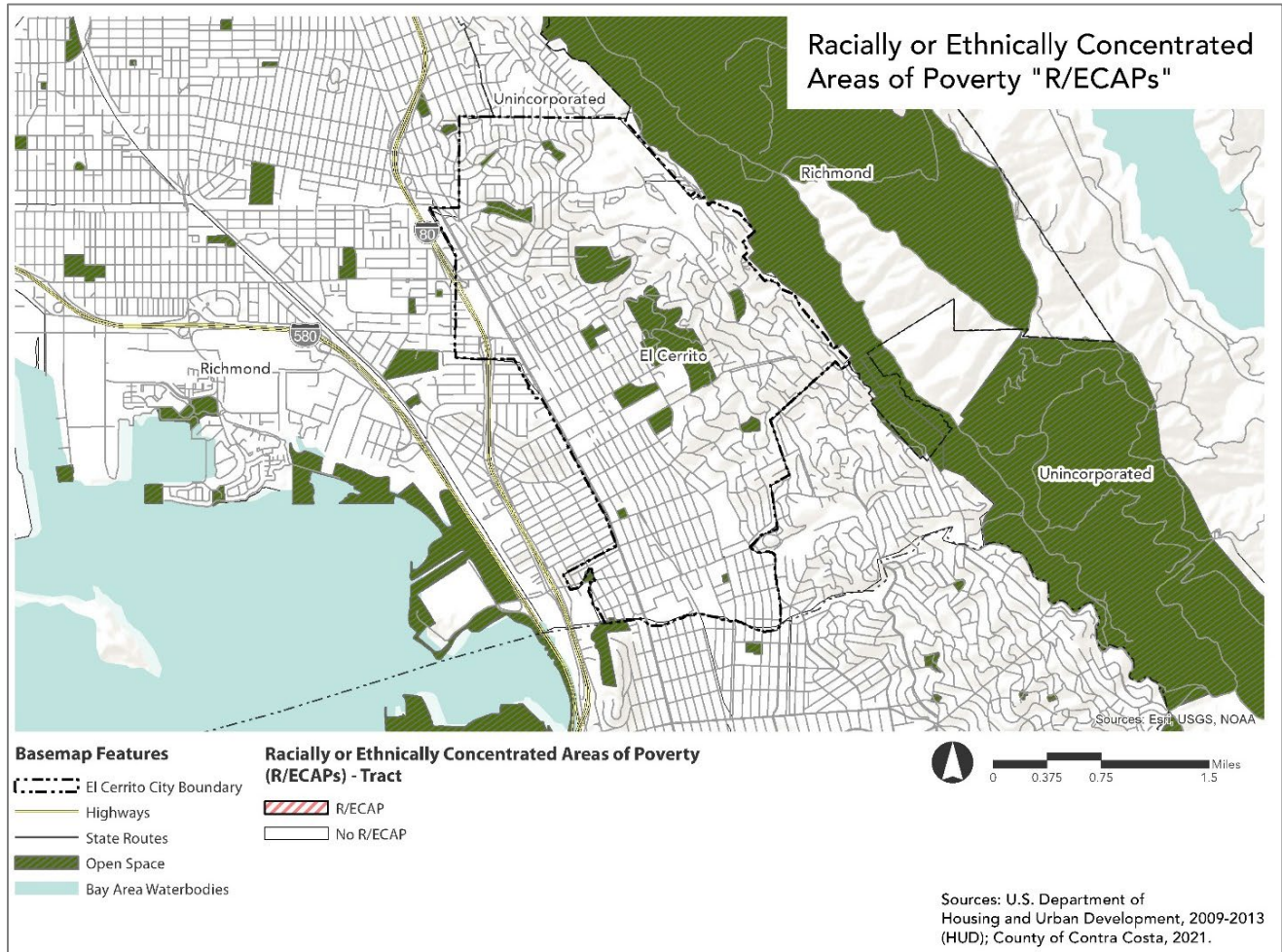
Source: HCD AFFH Data Viewer. U.S. Department of Housing and Urban Development (2009-2013).

Expanded R/ECAPs in Contra Costa County

According to the 2020 Contra Costa County AI, however, the HUD definition that utilizes the federal poverty rate is not suitable for analysis in the San Francisco Bay Area due to the high cost of living. The HUD definition would severely underestimate whether an individual is living in poverty. The Contra Costa County AI proposes an alternate definition of a R/ECAP that includes majority-minority census tracts that have poverty rates of 25 percent or more. Under this definition, twelve other census tracts would qualify as R/ECAPs in the areas of Antioch (1), Bay Point (1), Concord (3), Pittsburg (2), north Richmond (1), Richmond (3) and San Pablo (1). Refer to Figure 3-12 for the locations of R/ECAPS based on the expanded definition. Note that the Contra Costa County AI does not provide a legend for the map.

According to the 2012–2016 ACS, 69,326 people lived in these expanded R/ECAPs, representing 6.3 percent of the county’s population. Hispanic and Black populations make up a disproportionately large percentage of residents who reside in R/ECAPs compared to the population of the county or Region as a whole. In Contra Costa County, approximately 53 percent of individuals living in R/ECAPs are Hispanic, nearly 18 percent are Black, 19.57 percent are Mexican American, 4.65 percent are Salvadoran American, and 1.49 percent are Guatemalan Americans. Families with children under 18 still in the household comprise almost 60 percent of the population in Contra Costa County’s R/ECAPs. To those already living in poverty, the higher rate of dependent children in their households would translate to a greater strain on their resources.

Figure 3-13: R/ECAPs in El Cerrito, 2013



Source: HCD AFFH Data Viewer. U.S. Department of Housing and Urban Development (2009-2013).

Racially Concentrated Areas of Affluence (RCAAs)

Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by the HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAAs are currently not available for mapping on the AFFH Data Viewer. As such, an alternate definition of RCAA from the University of Minnesota Humphrey School of Public Affairs is used in this analysis. RCAAs are defined as census tracts where (1) 80 percent or more of the population is White, and (2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

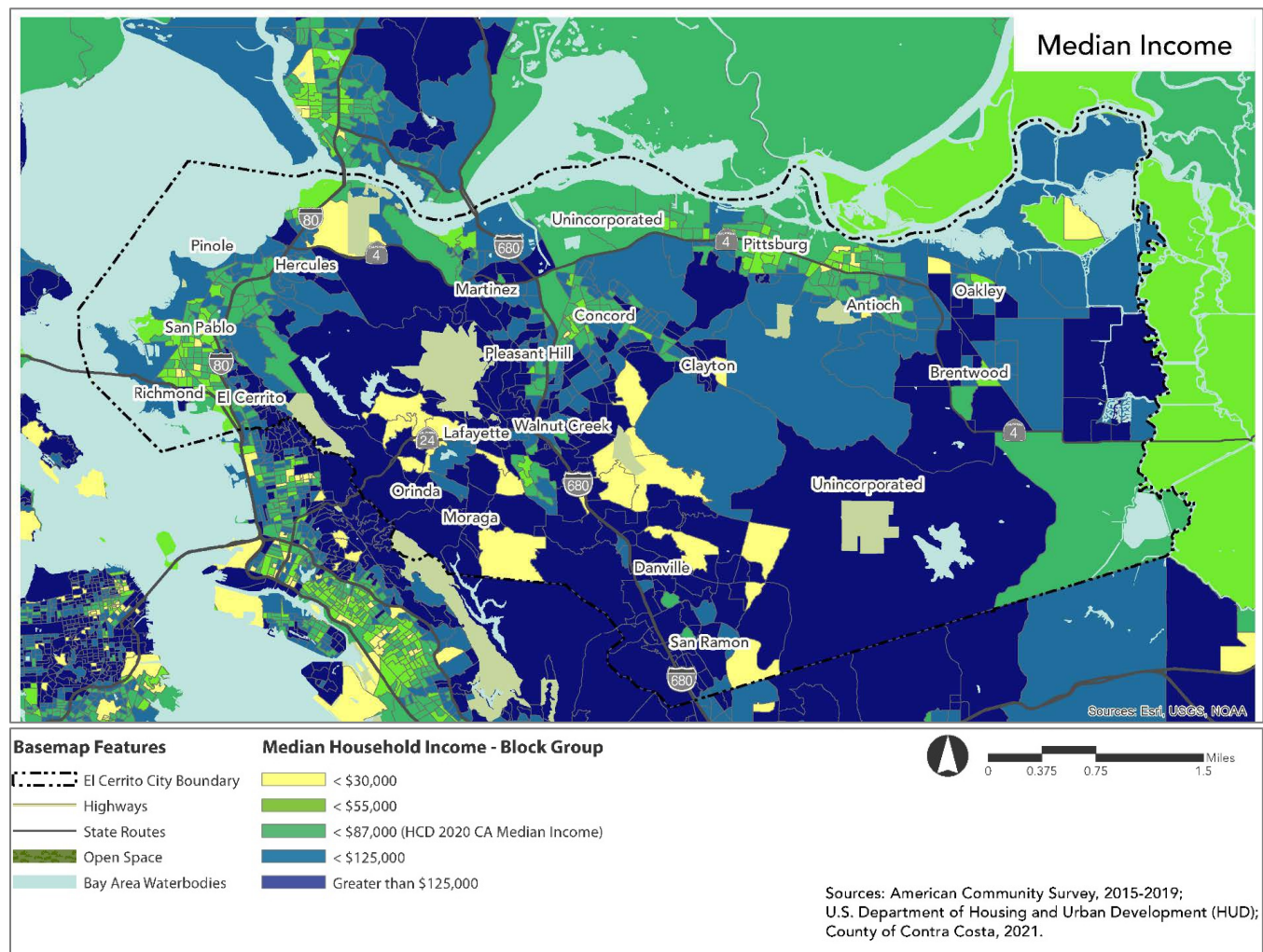
Regional Trends

By cross-referencing Figure 3-1 (Racial Demographics in Contra Costa County) and Figure 3-14 below showing median household incomes by census block group in Contra Costa County, there are a string of RCAAs that run from Danville to Lafayette and tapers off towards Walnut Creek emerges. This aligns with the cities' racial demographic and median income (summarized in Table 3-17 below). Although not all census tracts/block groups meet the criteria to qualify as RCAAs, there is a tendency for census block groups with higher White populations to have higher median incomes throughout the county.

City	White Population	Median Household Income (2019)
Danville	80.53%	\$160,808
Lafayette	81.23%	\$178,889
Walnut Creek	74.05%	\$105,948

Source: DataUSA.io (2019)

Figure 3-14: Median Household Income in Contra Costa County



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

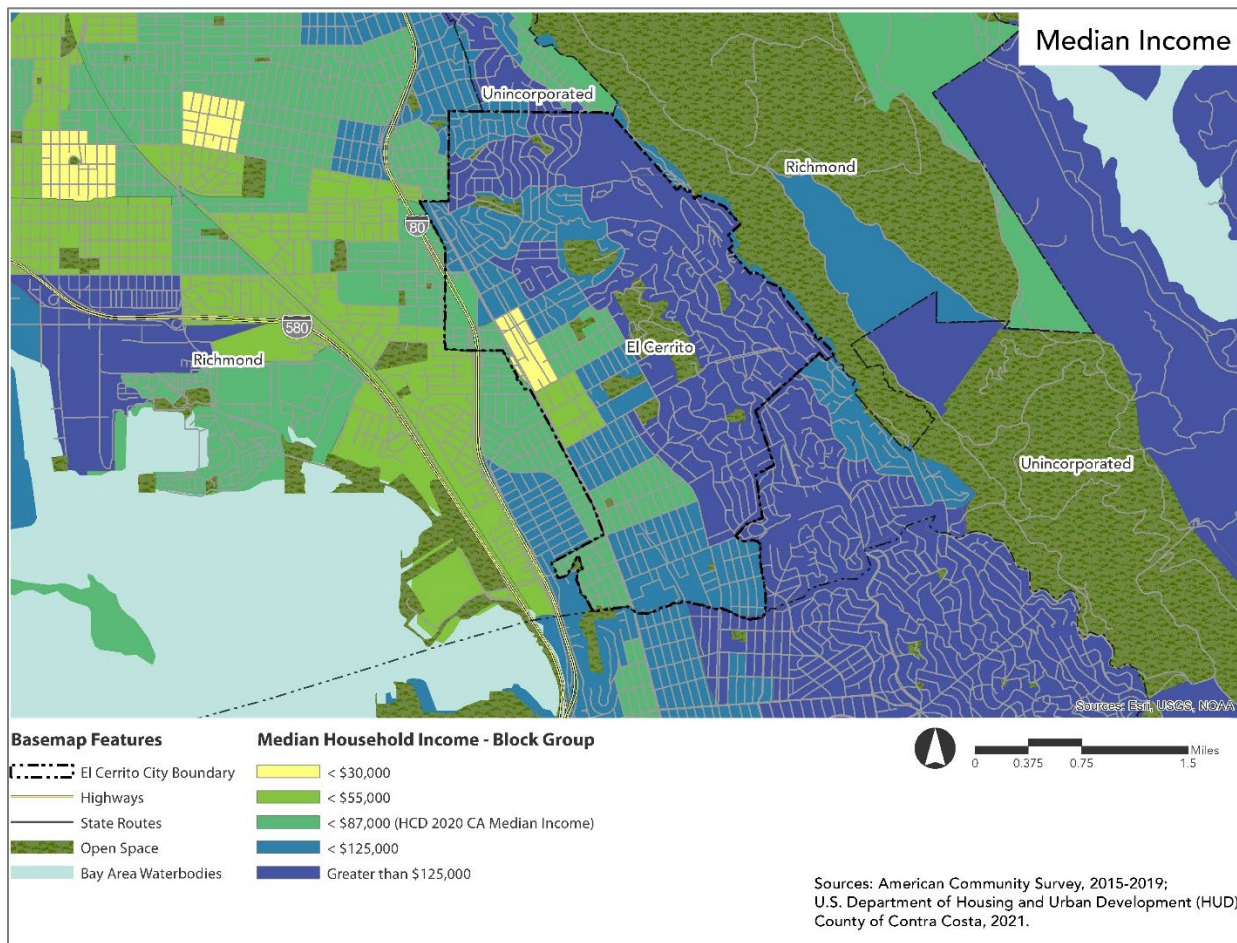
Local Trends

Figure 3-15 shows the median household income by block group in the City of El Cerrito. Notably, Contra Costa County’s area median income in 2020 was \$119,200 so a big portion of the city is displayed in blue and dark blue, indicating median household incomes above the 2020 State Median Income (\$87,100). Households with median income greater than \$125,000 are more concentrated in the east hillside areas. Only one small block group in the west has a median household income less than \$30,000, and other small pockets along the western border are also below the HCD’s median state income. The rest of the city has income between \$87,000–\$125,000. There are two block groups in the southeast area of the city that have the lowest proportion of non-White residents and median

income higher than \$125,000. However, these block groups contain approximately 35 percent non-White residents, which according to the HUD definition, do not qualify as an RCA.

Areas with the highest median income also have the highest rents in the city and the highest percent of children in married-couple households. Parts of the city with income greater than \$125,000 are considered high resource areas based on composite scores for opportunity areas. High composite scores for opportunity areas indicate high opportunity indicators such as employment rates, educational proficiency, proximity to jobs, etc.

Figure 3-15: Median Household Income in El Cerrito



Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

3.5 Access to Opportunities

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents’ mobility and access to ‘high resource’ neighborhoods.

HUD Opportunity Indices

This section presents the HUD-developed index scores based on nationally available data sources to assess residents’ access to key opportunity assets in comparison to the county. Table 3-18 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 3-18 Opportunity Indices in Contra Costa County

<i>Index</i>	<i>School Proficiency</i>	<i>Transit Trip</i>	<i>Low Transportation Cost</i>	<i>Labor Market</i>	<i>Jobs Proximity</i>	<i>Environmental Health</i>
Total Population						
White, Non-Hispanic	69.32	79.83	71.72	68.76	49.30	54.75
Black, Non-Hispanic	34.34	81.81	75.62	42.52	48.12	43.68
Asian or Pacific Islander, Non-Hispanic	59.43	80.81	72.22	66.87	45.27	52.22
Native American, Non-Hispanic	49.99	80.47	73.09	51.19	49.04	47.92
Hispanic	39.38	82.31	75.57	42.30	45.11	43.85
Population Below Federal Poverty Line						
White, Non-Hispanic	55.60	81.05	74.17	55.46	50.67	49.39
Black, Non-Hispanic	25.84	84.03	78.23	32.63	48.69	39.84
Asian or Pacific Islander, Non-Hispanic	46.48	84.04	77.75	52.15	50.02	41.52
Native American, Non-Hispanic	19.92	82.61	75.06	34.52	48.41	46.48
Hispanic	30.50	84.69	78.06	32.01	44.57	38.66

Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

TCAC Opportunity Maps

TCAC Maps are opportunity maps created by the California Fair Housing Task Force (a convening of the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC)) to provide research and evidence-based policy recommendations to further HCD’s fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. These opportunity maps identify census tracts with highest to lowest resources, segregation, and poverty, which in turn inform the TCAC to more equitably distribute funding for affordable housing in areas with the highest opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

TCAC Opportunity Maps display areas by highest to lowest resources by assigning scores between 0–1 for each domain by census tracts where higher scores indicate higher “access” to the domain or higher “outcomes.” Refer to Table 3-19 for a list of domains and indicators for opportunity maps. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation). The opportunity maps also include a measure or “filter” to identify areas with poverty and racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under the federal poverty line;
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the county

Table 3-19 Domains and List of Indicators for Opportunity Maps

<i>Domain</i>	<i>Indicator</i>
Economic	<ul style="list-style-type: none"> • Poverty • Adult Education • Employment • Job Proximity • Median Home Value
Environmental	<ul style="list-style-type: none"> • CalEnviroScreen 3.0 Pollution Indicators and Values
Education	<ul style="list-style-type: none"> • Math Proficiency • Reading Proficiency • High School Graduation Rates • Student Poverty Rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

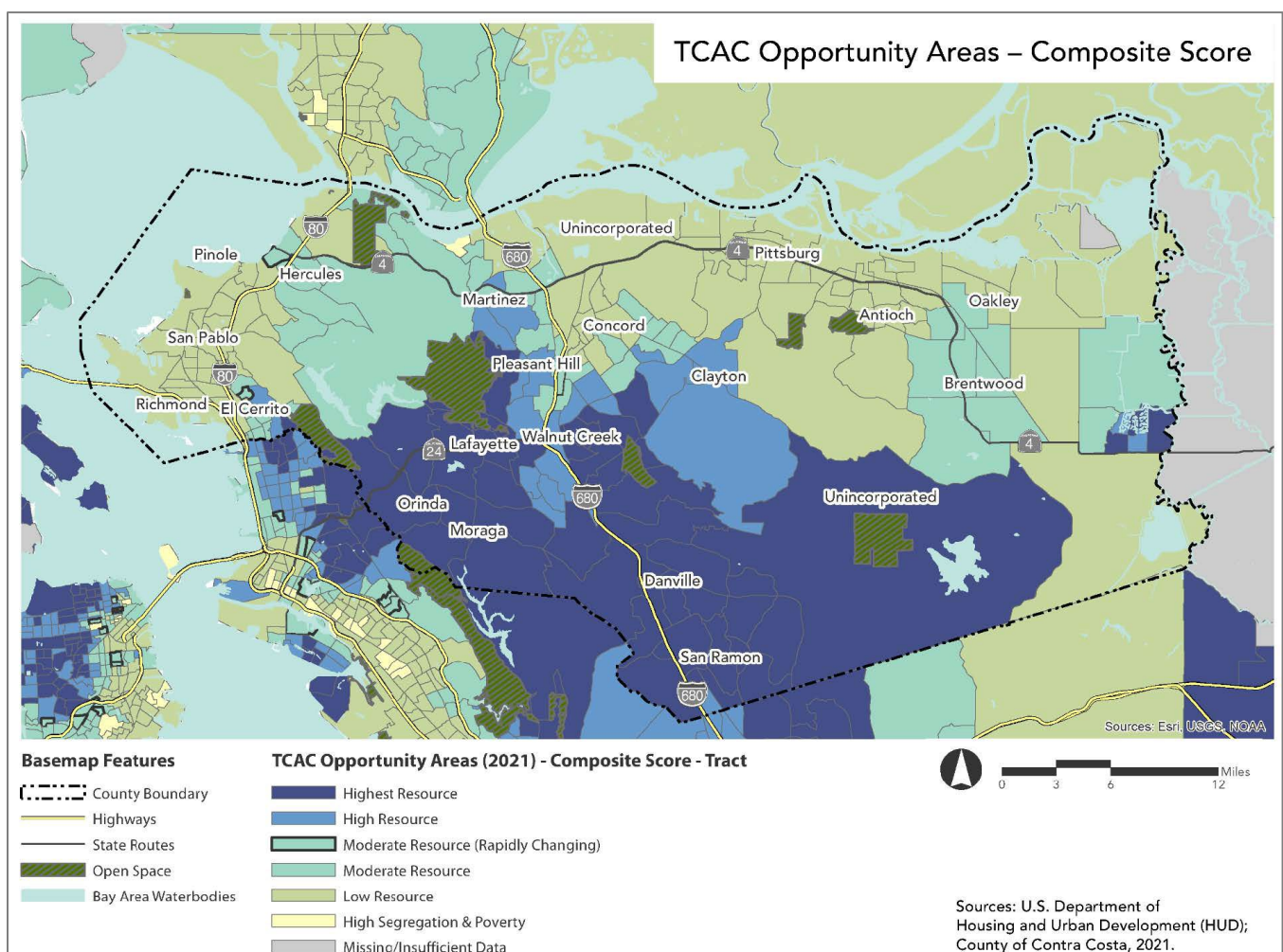
Regional Trends

Figure 3-16 provides a visual representation of TCAC Opportunity Areas in Contra Costa County based on a composite score, where each tract is categorized based on percentile rankings of the level of resources within the region. The only census tract in Contra Costa County considered an area of high segregation and poverty is located in Martinez. Concentrations of low resource areas are located in the northwestern and eastern parts of the county (Richmond to Hercules and Concord to El Cerrito); census tracts with the highest resources are located in central and southern parts of the county (San Ramon, Danville, Moraga, and Lafayette).

Local Trends

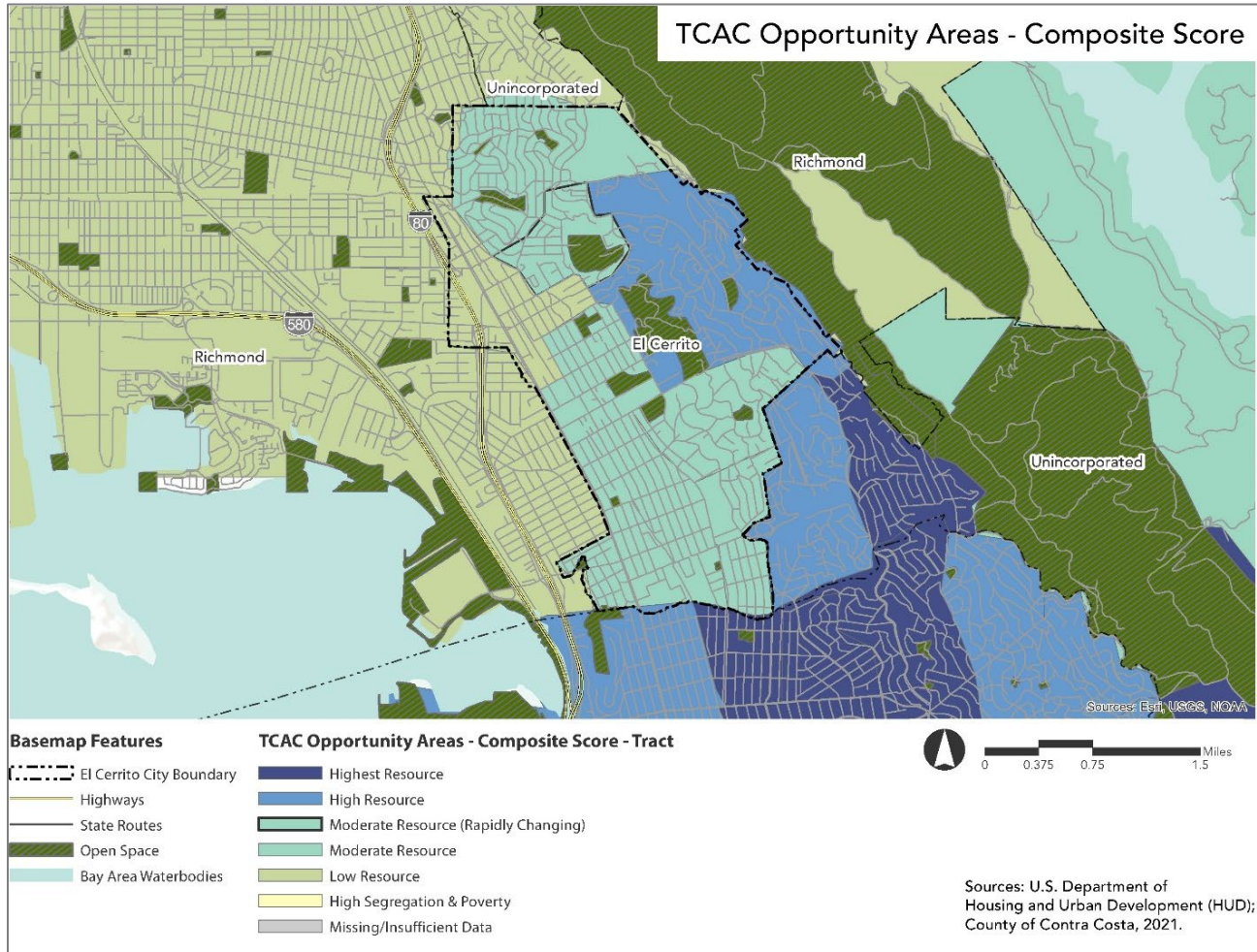
The City of El Cerrito is composed of mostly moderate to high resource areas, with a small portion of census tracts on the west considered low resource. Low resource areas correspond to areas with a higher percentage of children in female-headed households, lower scores on the healthy places index, lowest median gross rents (<\$1,000), and lowest median household income in the city.

Figure 3-16: Composite Score of TCAC Opportunity Areas in Contra Costa County, 2021



Source: Map 11(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 3-17: TCAC Composite Scores in El Cerrito, 2021



Source: Map 11(b) of Contra Costa Housing Collaborative AFFH analysis.

Educational Opportunity

Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI families (largely composed of minorities). As test scores are a reflection of student demographics, where Black/Hispanic/Latino students routinely score lower than their White peers, less diverse schools with higher test scores tend to attract higher income families to the school district. This is a fair housing issue because as higher income families move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

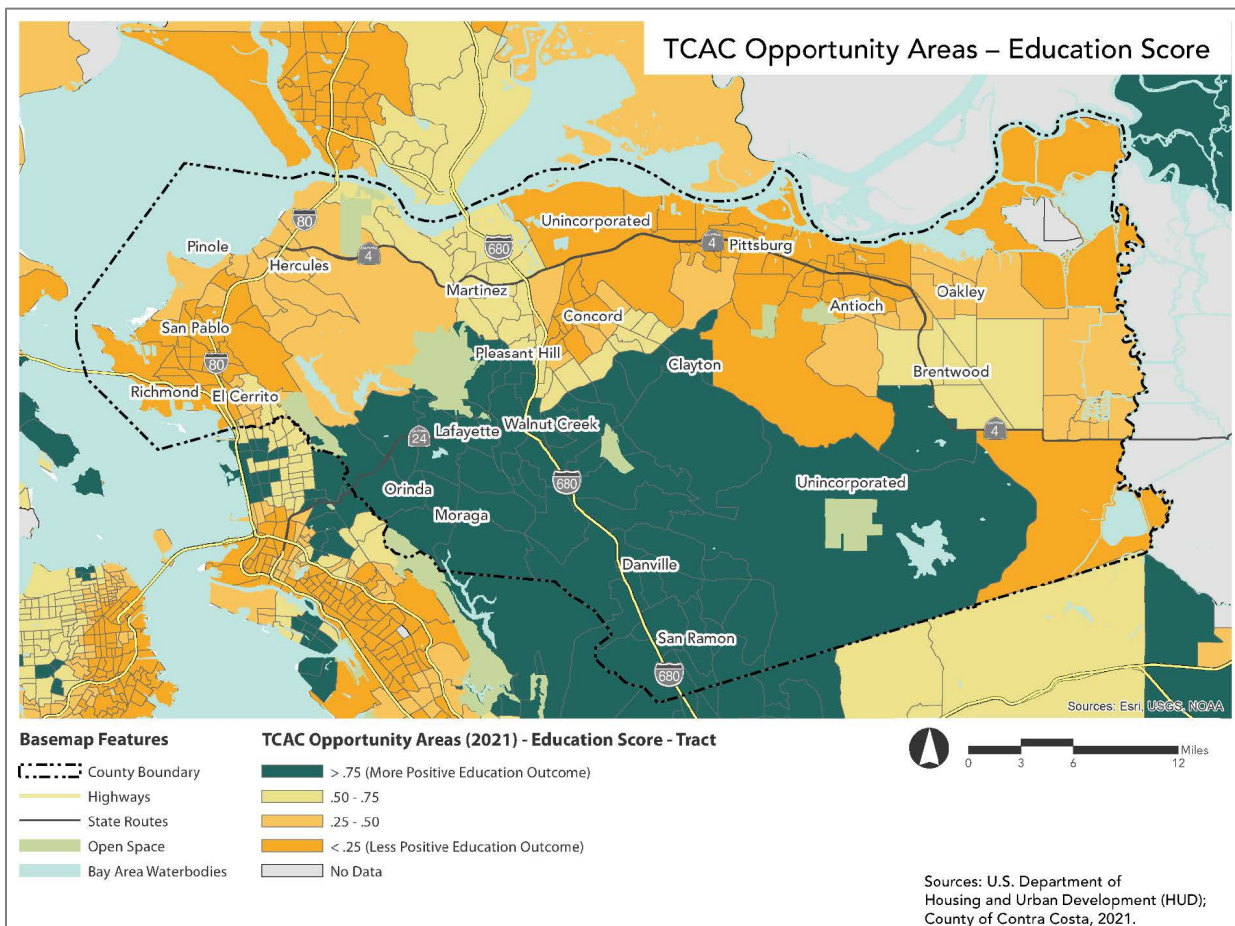
Regional Trends

There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. Figure 3-18 shows that the northwestern and eastern parts of the county have the lowest education domain scores (less than 0.25) per census tracts, especially around Richmond and San Pablo, Pittsburg, Antioch, east of Clayton, and Concord and its northern unincorporated areas. Census tracts with the highest education domain scores (greater than 0.75) are located in central and southern parts of the county (bounded by San Ramon on the south; Orinda and Moraga on the west; Lafayette, Walnut Creek, Clayton, and Brentwood on the north). Areas with lower education scores correspond with areas with lower income households (largely composed of minorities) and vice versa. Table 3-

18 also indicates that index values for school proficiency are higher for White residents, indicating a greater access to high quality schools regardless of poverty status.

According to the Contra Costa County 2020 AI, academic outcomes for low-income students are depressed by the presence of high proportions of low-income classmates; similarly situated low-income students perform at higher levels in schools with lower proportions of low income students. The research on racial segregation is consistent with the research on poverty concentration—positive levels of school integration led to improved educational outcomes for all students. Thus, it is important wherever possible to reduce school-based poverty concentration and to give low-income families access to schools with lower levels of poverty and greater racial diversity. The 2021 TCAC Opportunity Areas Education Composite Score for a census tract is based on math and reading proficiency, high school graduation rates, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying fewer positive outcomes.

Figure 3-18: TCAC Opportunity Areas’ Education Score in Contra Costa County, 2021



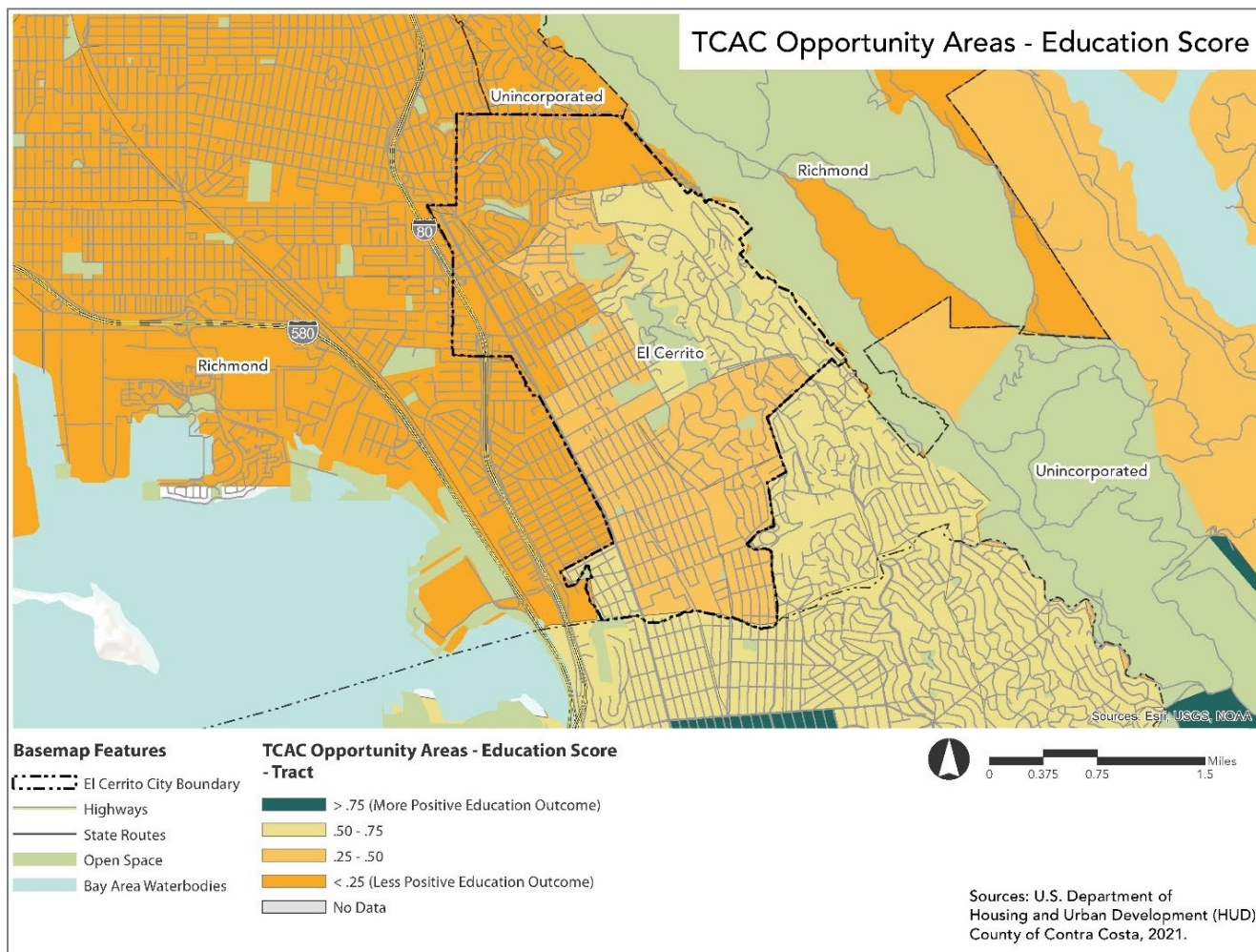
Source: Map 12(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

The City of El Cerrito is part of the West Contra Costa Unified School District (WCCUSD). Seven public schools in the city serve 4,109 students for the 2022 school year. El Cerrito public schools have an average math proficiency score of 44 percent (compared to the county average of 19 percent and state average of 40 percent) and an average reading proficiency score of 56 percent (compared to the county average of 21 percent and state average of 51 percent). The proficiency scores are based on the percentage of students in a given school or district that scored at or above “proficient” levels in math or reading as designated by California and its state tests. Schools in El Cerrito have an average ranking of 7/10, which is in the top 50 percent of California public schools. Minority enrollment is 72 percent

of the student body (majority Hispanic and Asian), which is slightly higher than the county public school average of 71 percent (majority Hispanic). In terms of education scores, eastern tracts and one small section in the southwest have the highest scores (0.50–0.75). Scores gradually decrease towards the west. The rest of the city is split between scores of less than 0.25 in the north and 0.25–0.50 in the south. Where education scores are the highest, tracts in the city are considered high resource areas and have median incomes greater than \$125,000. Tracts with low education scores are considered moderate to low resource areas and have lower median income.

Figure 3-19: TCAC Opportunity Areas’ Education Score in El Cerrito, 2021



Source: Map 12(b) of Contra Costa Housing Collaborative AFFH analysis.

Transportation

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices, especially because lower income households are often transit dependent. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.

Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public

transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Regional Trends

Neither index, regardless of poverty level, vary noticeably across racial/ethnic categories. All races and ethnicities score highly on both indices with values close in magnitude. If these indices are accurate depictions of transportation accessibility, it is possible to conclude that all racial and ethnic classes have high and relatively equal access to transportation at both the jurisdiction and regional levels. If anything, both indices appear to take slightly higher values for non-Hispanic Blacks and Hispanics, suggesting better access to transit and lower costs for these protected groups.

Contra Costa County is served by rail, bus, and ferry transit but the quality of service varies across the county. Much of Contra Costa County is connected to other parts of the East Bay as well as to San Francisco and San Mateo County by Bay Area Rapid Transit (BART) rail service. The Richmond-Warm Springs/South Fremont and Richmond-Daly City/Millbrae Lines serve El Cerrito and Richmond during peak hours while the Antioch-SFO Line extends east from Oakland to serve Orinda, Lafayette, Walnut Creek, Contra Costa Center/Pleasant Hill, Concord, and the Pittsburg/Bay Point station. An eastward extension, also known as eBART, began service on May 26, 2018. The extension provides service beyond the Pittsburg/Bay Point station to the new Pittsburg Center and Antioch stations. The Capitol Corridor route provides rail service between San Jose and Sacramento and serves commuters in Martinez and Richmond.

In contrast to rail transportation, bus service is much more fragmented in the county and regionally. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCat provide local service in different sections of the county. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and adds costs during a daily commute.

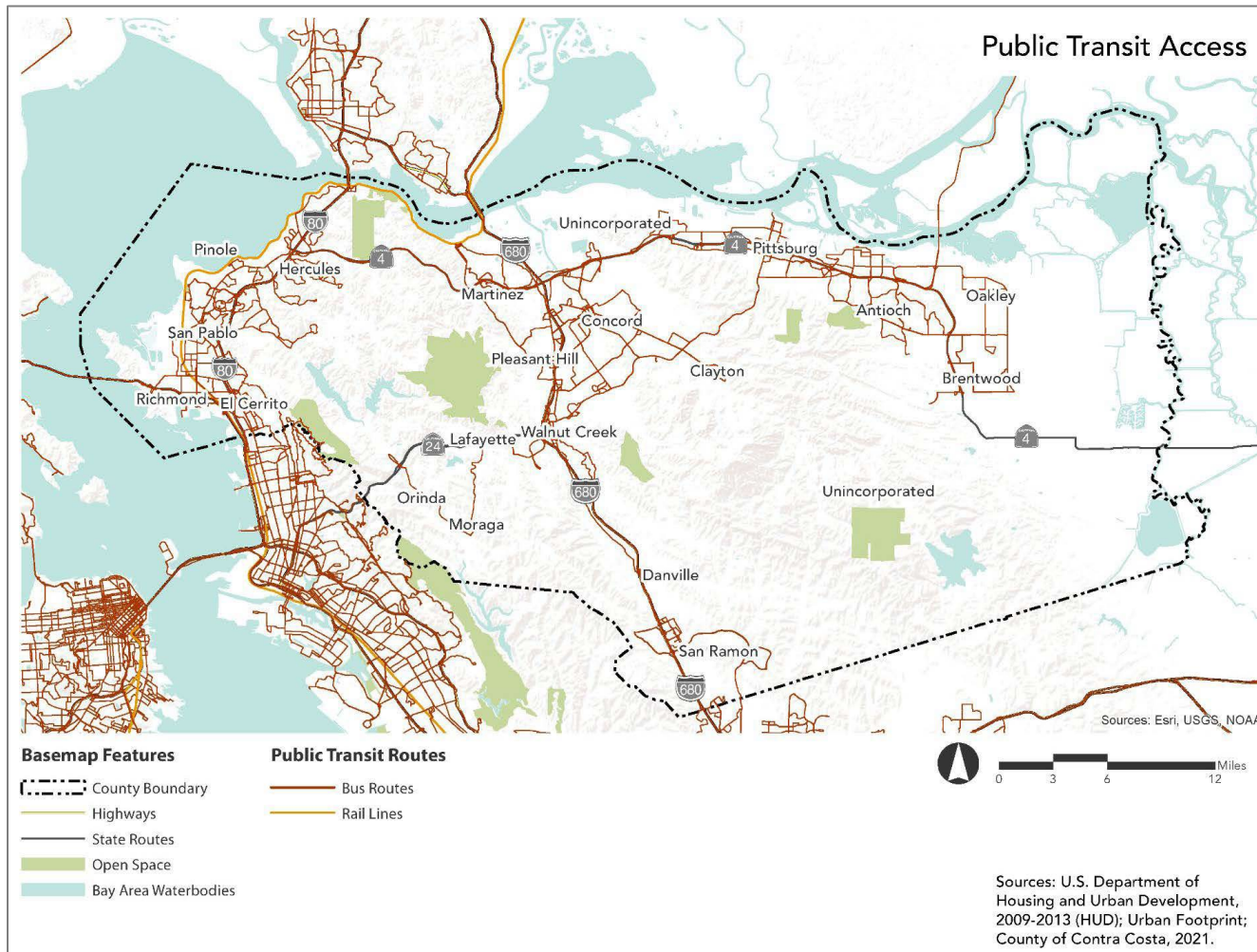
Within Contra Costa County, transit is generally not as robust in east county despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Pittsburg and Antioch exceed 70 minutes. In Brentwood, average transit commute times exceed 100 minutes.

Transit agencies that service Contra Costa County include County Connection, Tri Delta Transit, WestCAT, AC Transit, and BART. The County Connection Bus (CCCTA) is the largest bus transit system in the county that provides fixed-route and paratransit bus service for communities in central Contra Costa County. Other non-Contra Costa County agencies that provide express service to the county include:

- San Francisco Bay Ferry (Richmond to SF Ferry Building);
- Golden Gate Transit (Line 40);
- WHEELS Livermore Amador Valley Transit Authority (Route 70x);
- SolTrans (Route 80/82 and the Yellow Line);
- Capitol Corridor (Richmond/Martinez to cities between Auburn and San Jose);
- Fairfield & Suisun Transit (Intercity express routes);
- Altamont Corridor Express (commute-hour trains from Pleasanton);
- Napa Vine Transit (Route 29)

Figure 3-20 displays public transit routes in Contra Costa County.

Figure 3-20: Public Transit Routes in Contra Costa County, 2021



Source: Map 13(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Through the adopted Transit First Policy, it is the official policy of the City of El Cerrito to encourage and promote the use of public transit among El Cerrito residents and visitors and to expedite the movement of transit vehicles.

El Cerrito is primarily served by AC Transit, operated by Alameda-Contra Costa Transit District, and Bay Area Rapid Transit (BART). The city has two BART stations at El Cerrito Plaza and Del Norte. The Del Norte BART is also served by WestCAT Transit, VINE Transit, Vallejo Transit, Golden Gate Transit, and Fairfield and Suisun Transit (FAST). The city provides in-town transportation services for seniors and disabled residents through Easy Ride Paratransit Service; East Bay Paratransit operated by AC Transit also operates within the city.

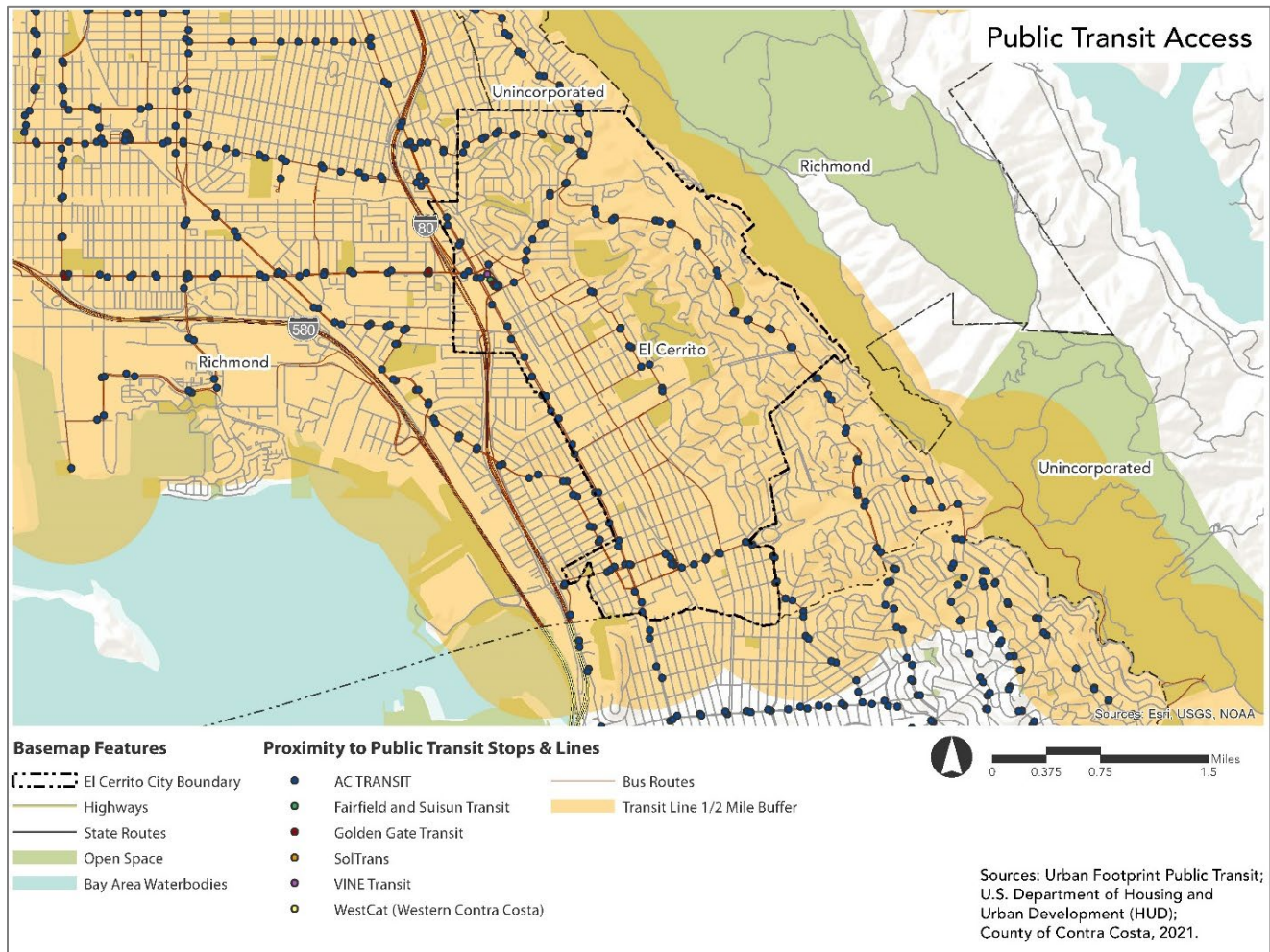
According to AllTransit, an online source of transit connectivity, access, and frequency data, 100 percent of jobs in El Cerrito are located within half a mile of transit and 28.02 percent of all commuters use transit. AllTransit states that 58.1 percent of the population (14,538 people) live within one-half mile of full-day high-frequency transit, defined as access from 7am to 10pm; 65.3 percent of the population (16,345 people) live within one-half mile of rush-hour high-frequency transit, defined as access from 7am–9am and 4pm–6pm.

Figure 3-21 illustrates transit scores from a range of 1< to >9, where higher scores indicate higher connectivity, access to jobs, and frequency of service. Approximately half (54.8 percent) of the population live in areas with scores in the 7–9 range, 38.5 percent of the population live in areas with scores of >9; 6.7 percent of the population live in areas with scores in the 5–7 range. Overall, AllTransit scores El Cerrito 8.5/10 for its transit performance, which means that

the city has an excellent combination of trips per week and number of jobs accessible enabling numerous people to take transit to work.

Based on ACS 2015-2019 5-year estimates, almost 25 percent of the population has a commute time of 15–24 minutes; almost 16 percent of the population has a commute time between 30–34 minutes; about 25 percent of the population has a commute time between 45–89 minutes.

Figure 3-21: AllTransit Overall Performance Score in El Cerrito, 2021



Source: Map 13(b) of Contra Costa Housing Collaborative AFFH analysis.

Additionally, AllTransit provides the transit connectivity index (TCI), a metric based on the number of bus routes and train stations within walking distance for households in a given Block Group scaled by the frequency of service. The result is scaled from 0-100, with zero being no transit and 100 being the best block group in the county. El Cerrito has an overall score of 13/100, which reflects that the City only has one high frequency transit route and 15 transit routes available within a one-half mile of an average block group. For comparison, a transit-rich city like San Francisco has a TCI score of 32, which has 26 total transit routes and 23 high frequency transit routes within one-half mile of an average block group.

Economic Development

Employment opportunities are depicted by two indices: (1) the labor market engagement index and (2) the jobs proximity index. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, taking into account the unemployment rate, labor-force participation rate, and percent with a bachelor’s degree or higher. The index ranges from 0 to 100, with higher values

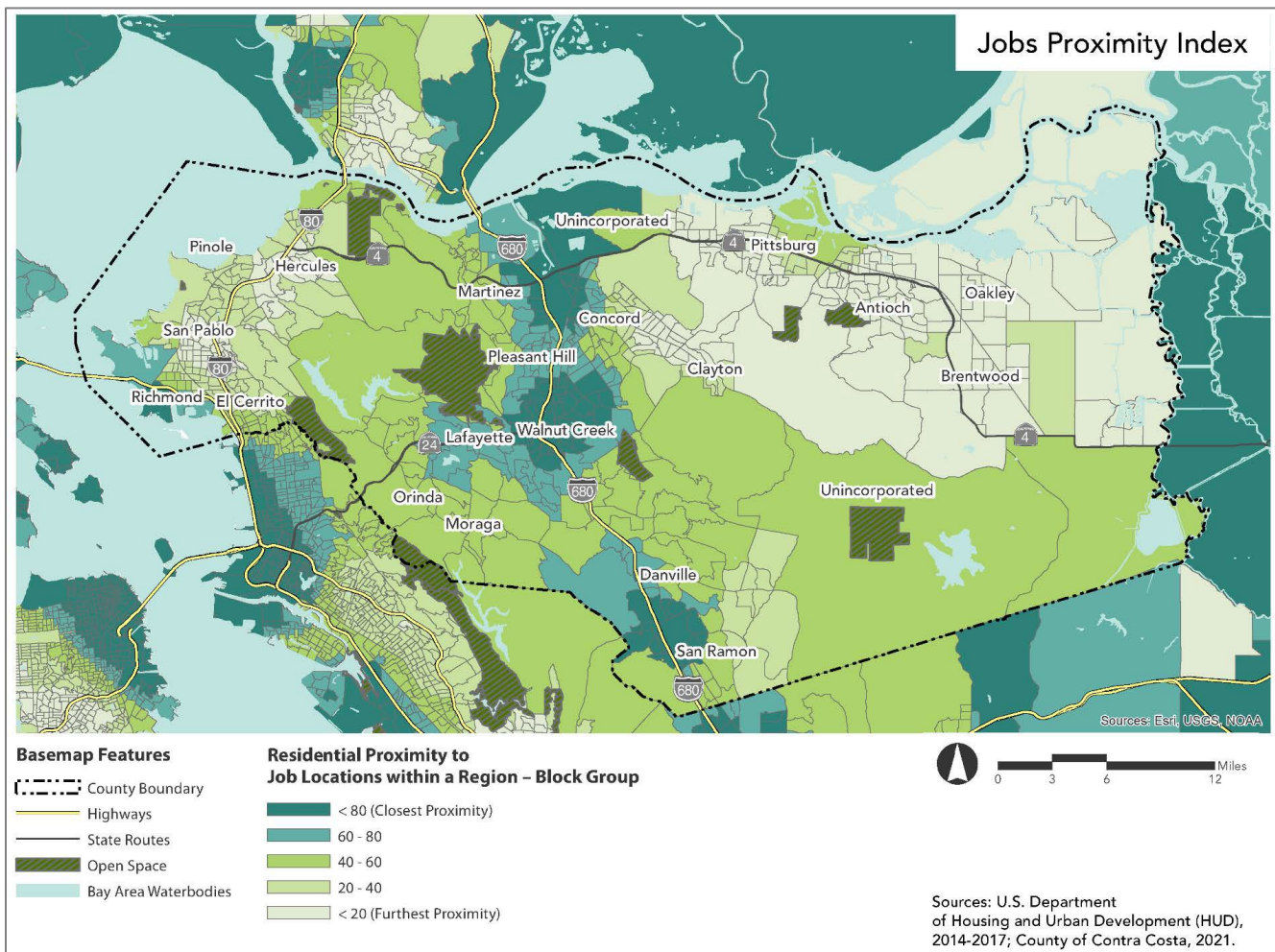
indicating higher labor force participation and human capital. The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

Regional Trends

In Contra Costa County, non-Hispanic Whites and non-Hispanic Asians/Pacific Islanders are at the top of the labor market engagement index with scores of 66.76 and 66.87 respectively. Non-Hispanic Blacks and Hispanics score the lowest in the county with scores around 32. (Refer to Table 3-18 for a full list of indices). Figure 3-22 shows the spatial variability of job proximity in Contra Costa County. Tracts extending north from Lafayette to Martinez and its surrounding unincorporated areas have the highest index values followed by its directly adjacent areas. Cities like Pittsburg, Antioch, Brentwood, Oakley, and Hercules have the lowest index scores (less than 20). Hispanic residents have the least access to employment opportunities with an index score of 45.11, whereas White residents have the highest index score of 49.30. These areas closely align with the areas scoring the lowest in the TCAC economic index, shown in Figure 3-23.

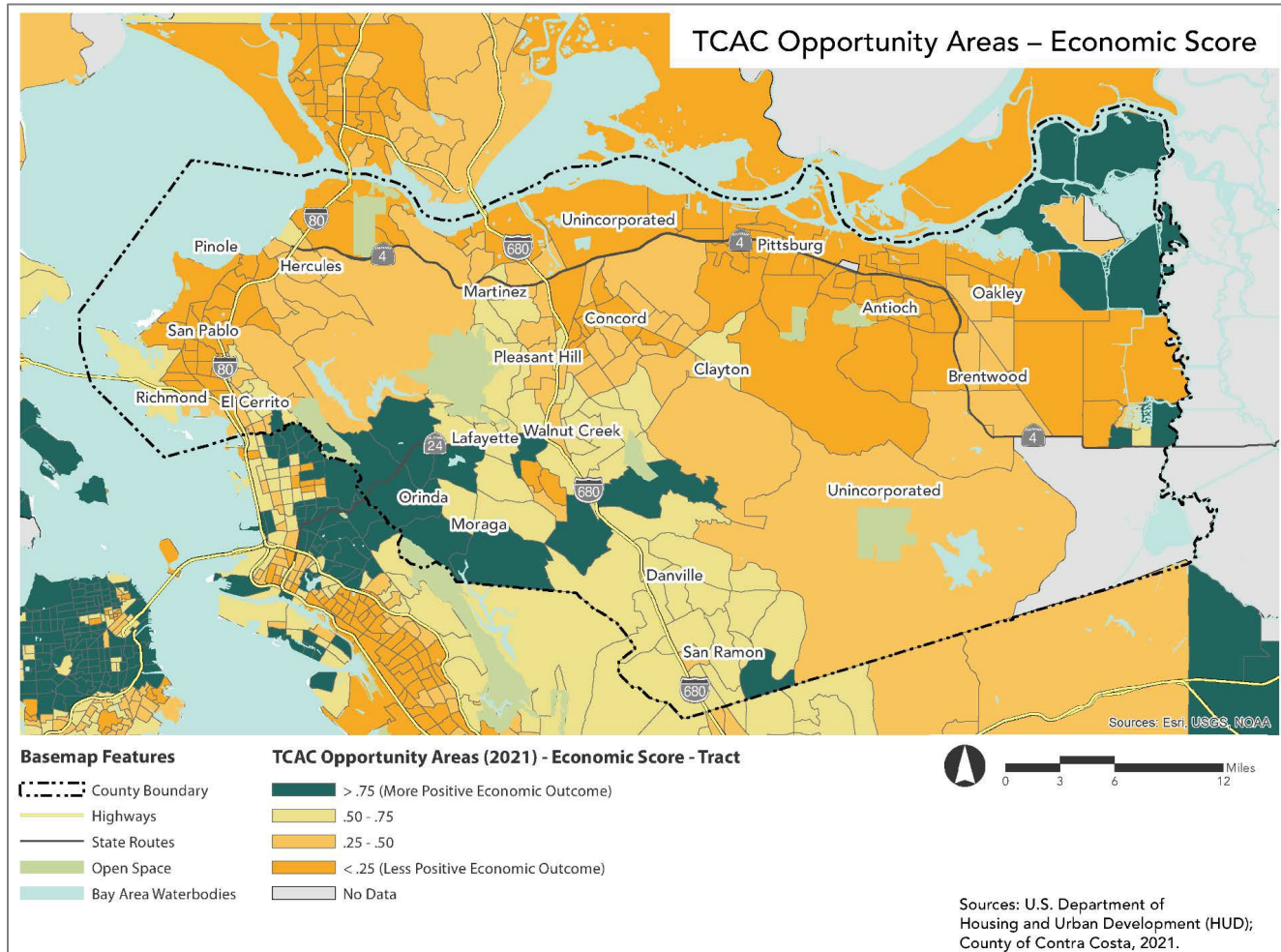
At the end of 2021, Contra Costa County had an unemployment rate of 4.2 percent, representing an estimated 22,900 residents. Antioch, Pittsburg, and Richmond were amongst the cities with the highest unemployment rates, 6.6 percent, 5.6 percent, and 5.2 percent respectively. These cities were closely followed by Brentwood, Oakley, and San Pablo. The unemployment rates in cities within Contra Costa County correspond with low opportunity index scores.

Figure 3-22: Job Proximity Index in Contra Costa County, 2017



Source: Map 14(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 3-23: TCAC Opportunity Areas' Economic Score in Contra Costa County, 2021



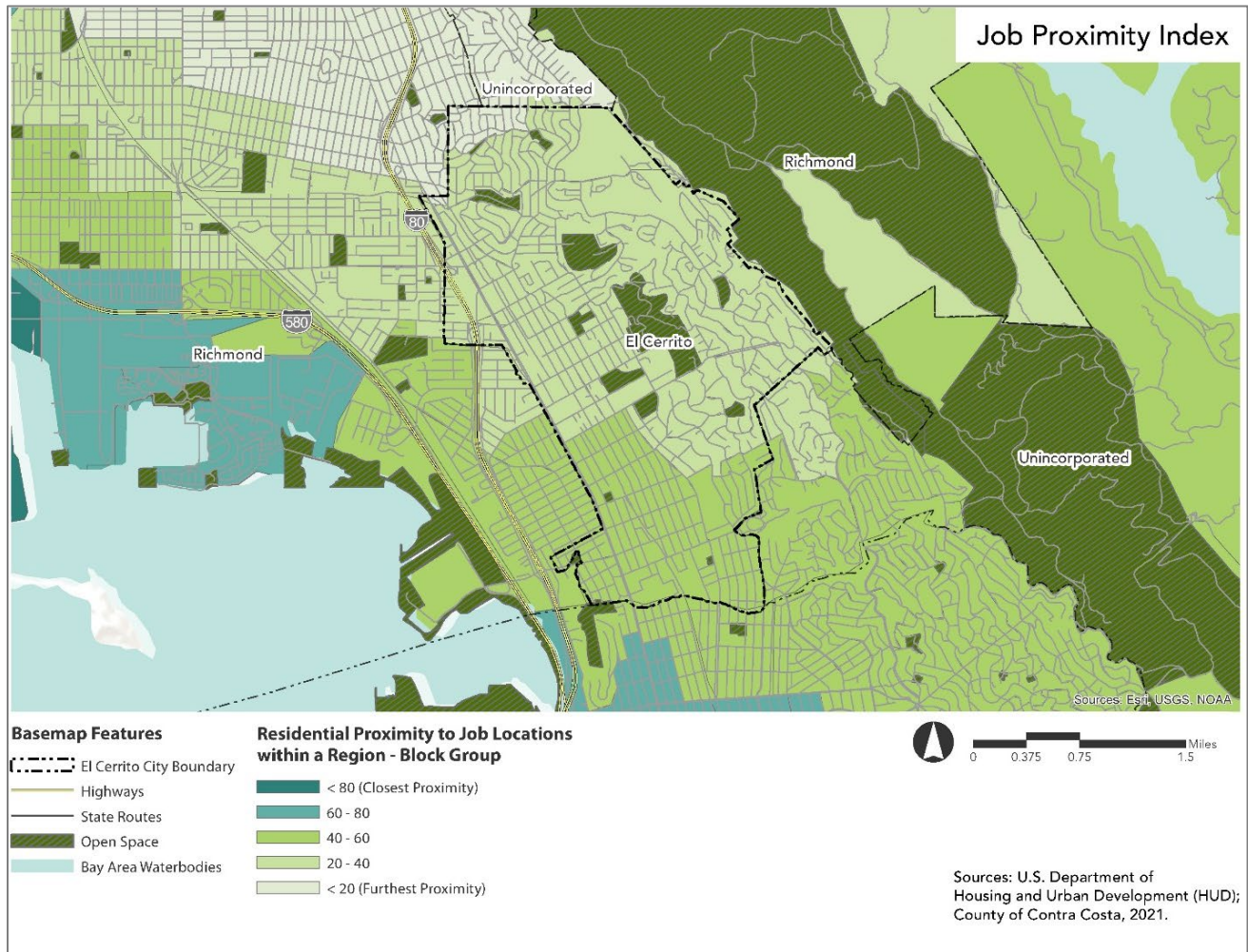
Source: Map 15(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

El Cerrito had an unemployment rate of 3.6 percent at the end of 2021, lower than the county unemployment rate of 4.2 percent. Figure 3-24 shows the job proximity index by block group for El Cerrito. Residents in south El Cerrito are closest in proximity to jobs with scores of 40–60. Proximity to jobs in the city decreases towards the north of the city; block groups with the lowest scores (<20) are located in the northern tip of the city. Block groups with the lowest score on the job proximity index also have the lowest economic scores in the city and lowest percentages of cost-burdened renter households.

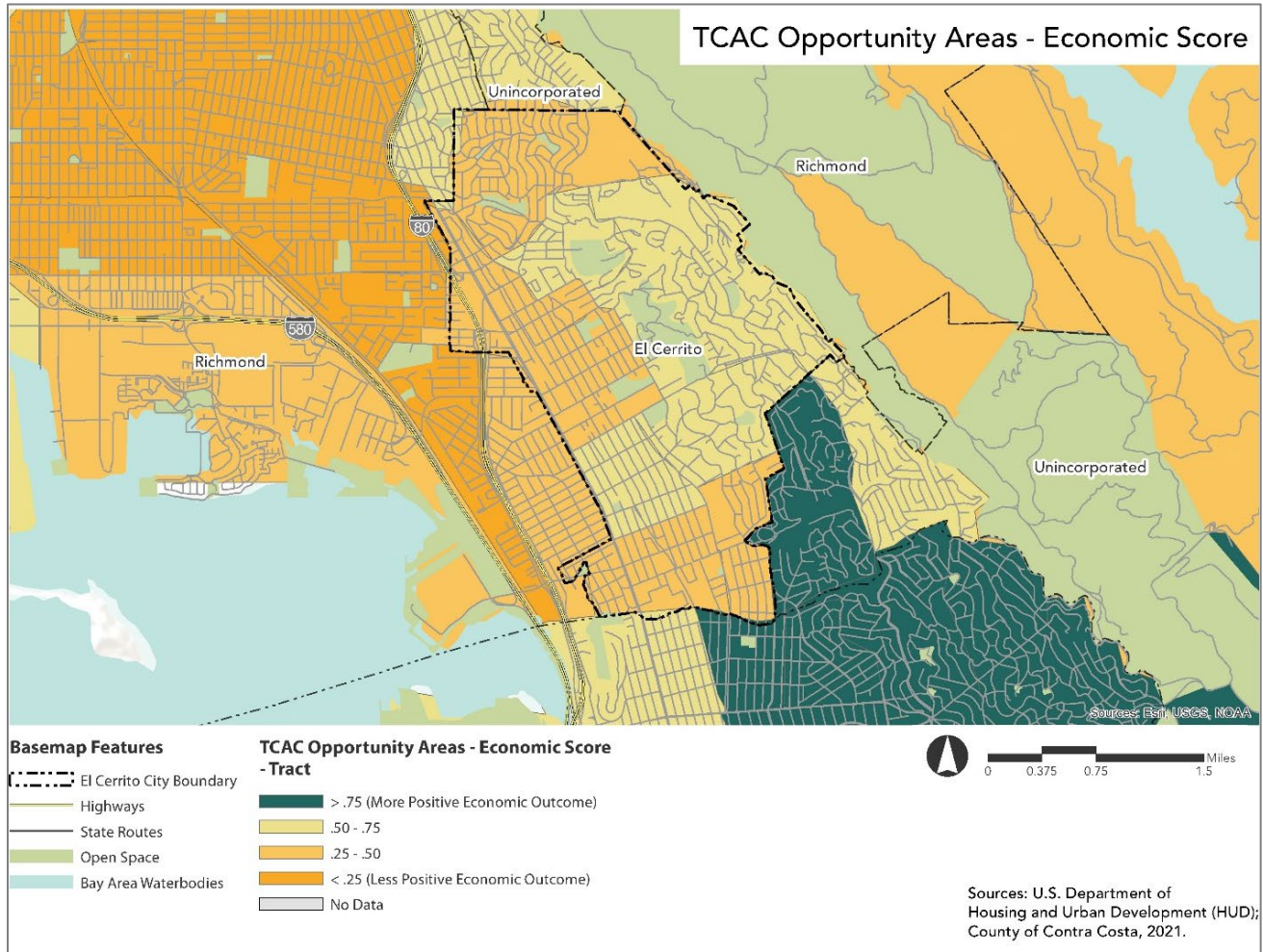
Figure 3-25 displays the economic index scores for the city. Overall, El Cerrito has moderate economic scores ranging from 0.25–0.75. For the most part, east El Cerrito has higher scores (0.50–0.75) than west El Cerrito (0.25–0.50). Tracts with the highest economic scores correspond to areas with the highest median income, areas considered high resource, and highest median gross rent in the city.

Figure 3-24: Job Proximity Index in El Cerrito, 2017



Source: Map 14(b) of Contra Costa Housing Collaborative AFFH analysis.

Figure 3-25: TCAC Opportunity Areas' Economic Score in El Cerrito, 2021



Source: Map 15(b) of Contra Costa Housing Collaborative AFFH analysis.

Environment

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. There are modest differences across racial and ethnic groups in neighborhood access to environmental quality. All racial/ethnic groups in the Consortium obtained moderate scores ranging from low 40s to mid-50s. Non-Hispanic Blacks and Hispanics have the lowest scores amongst all residents in Contra Costa County with scores of 43; whereas non-Hispanic Whites and Asians/Pacific Islanders have the highest scores (index score over 50) amongst all residents in Contra Costa County (Refer to Table 3- 18).

CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community’s vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive

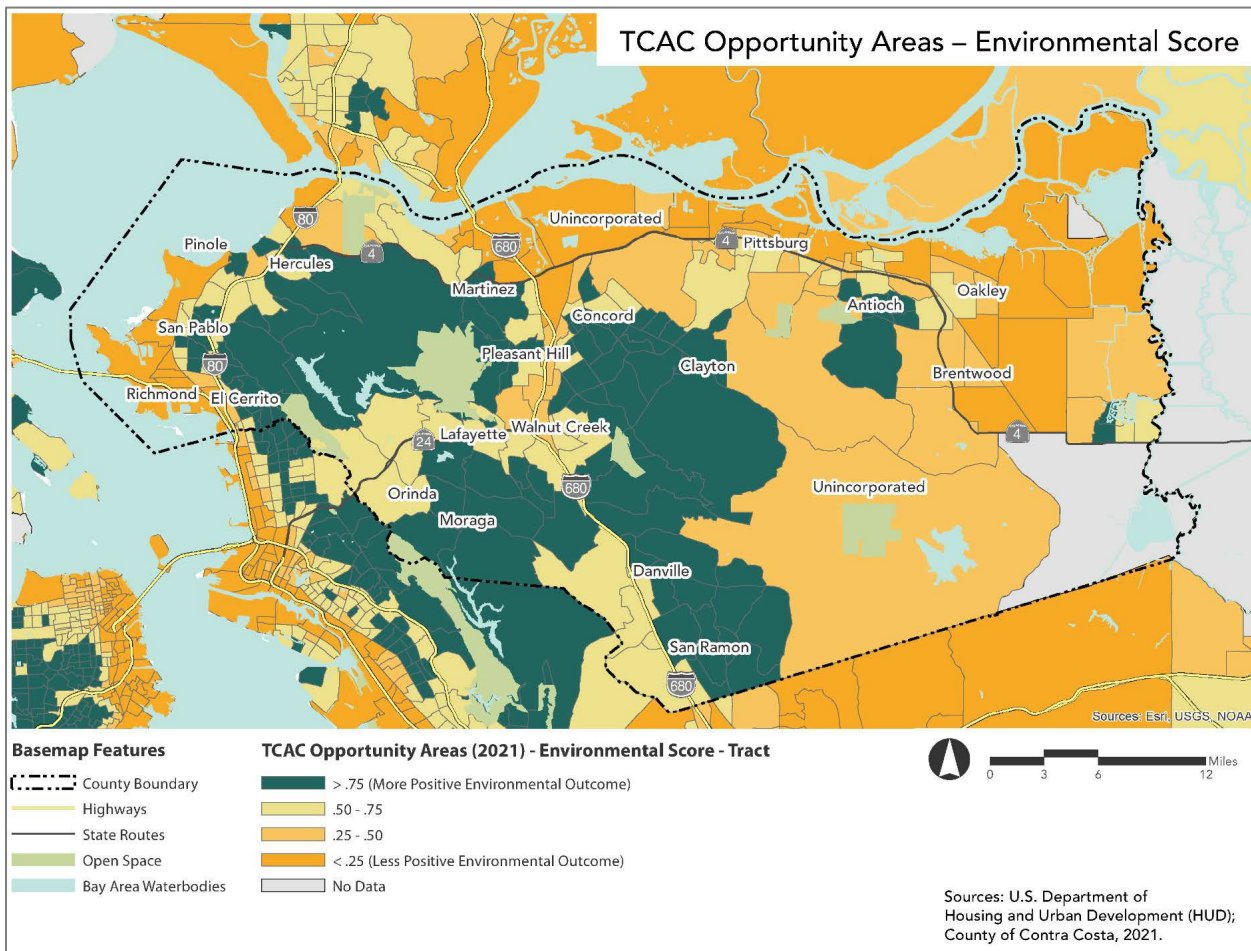
receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trends

Figure 3-26 below displays the Environmental Score for Contra Costa County based on CalEnviroScreen 3.0 Pollution Indicators and Values that identifies communities in California disproportionately burdened by multiple sources of pollution and face vulnerability due to socioeconomic factors. The highest scoring 25 percent of census tracts were designated as disadvantaged communities. In Contra Costa County, disadvantaged communities include census tracts in north Richmond, Richmond, Pittsburg, San Pablo, Antioch, Rodeo, and Oakley.

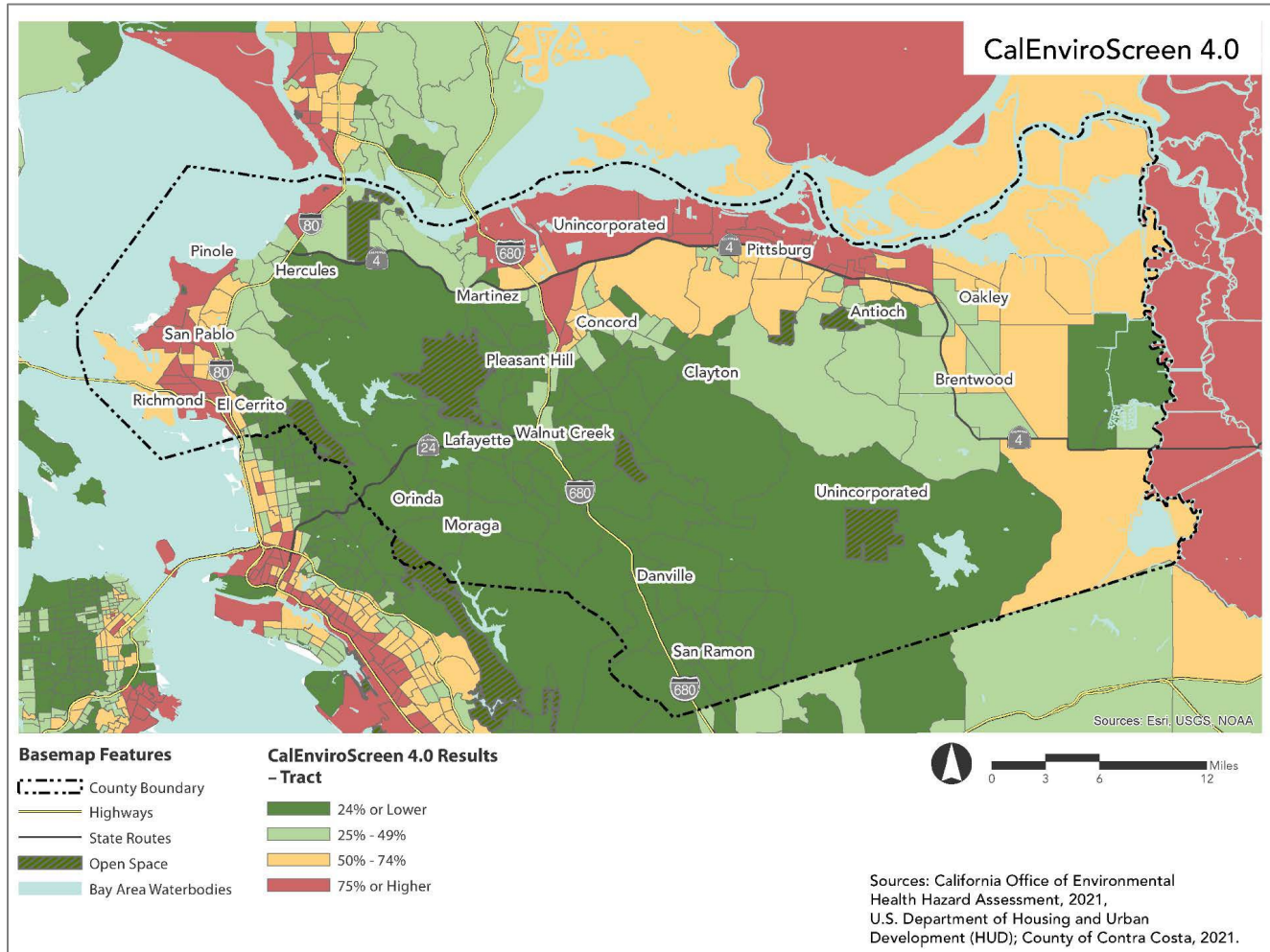
Figure 3-27 shows scores for CalEnviroScreen 4.0. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Bay Point to Pittsburg) and the western border of the county (Richmond to Pinole). Areas around Concord to Antioch have moderate scores and the rest of the county has relatively low scores. From central Contra Costa County, an almost radial gradient effect can be seen from green to red (least to most pollution).

Figure 3-26: TCAC Opportunity Areas’ Environmental Score in Contra Costa County, 2021



Source: Map 16(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 3-27: CalEnviroScreen 4.0 Results in Contra Costa County, 2021

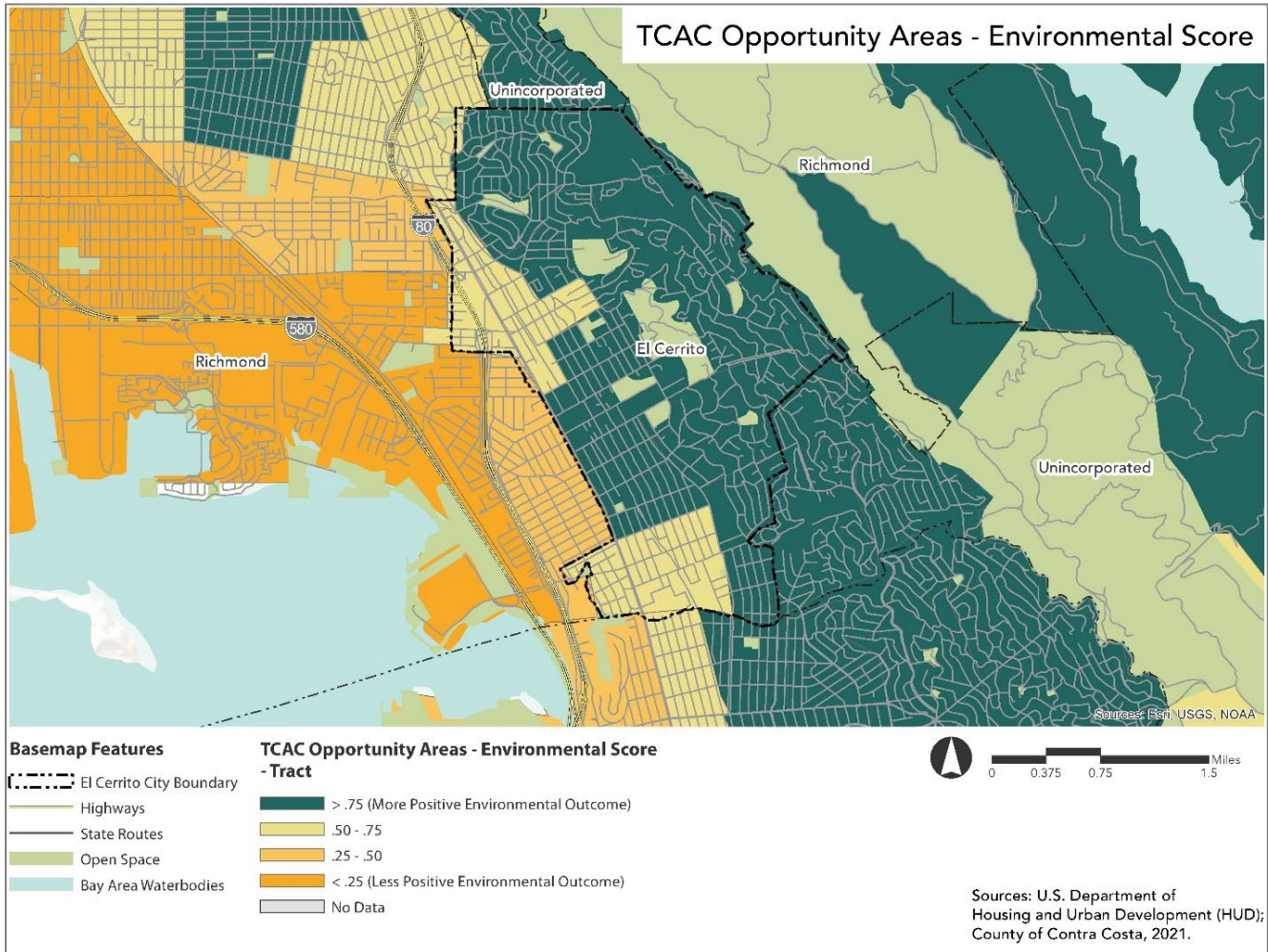


Source: Map 17(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

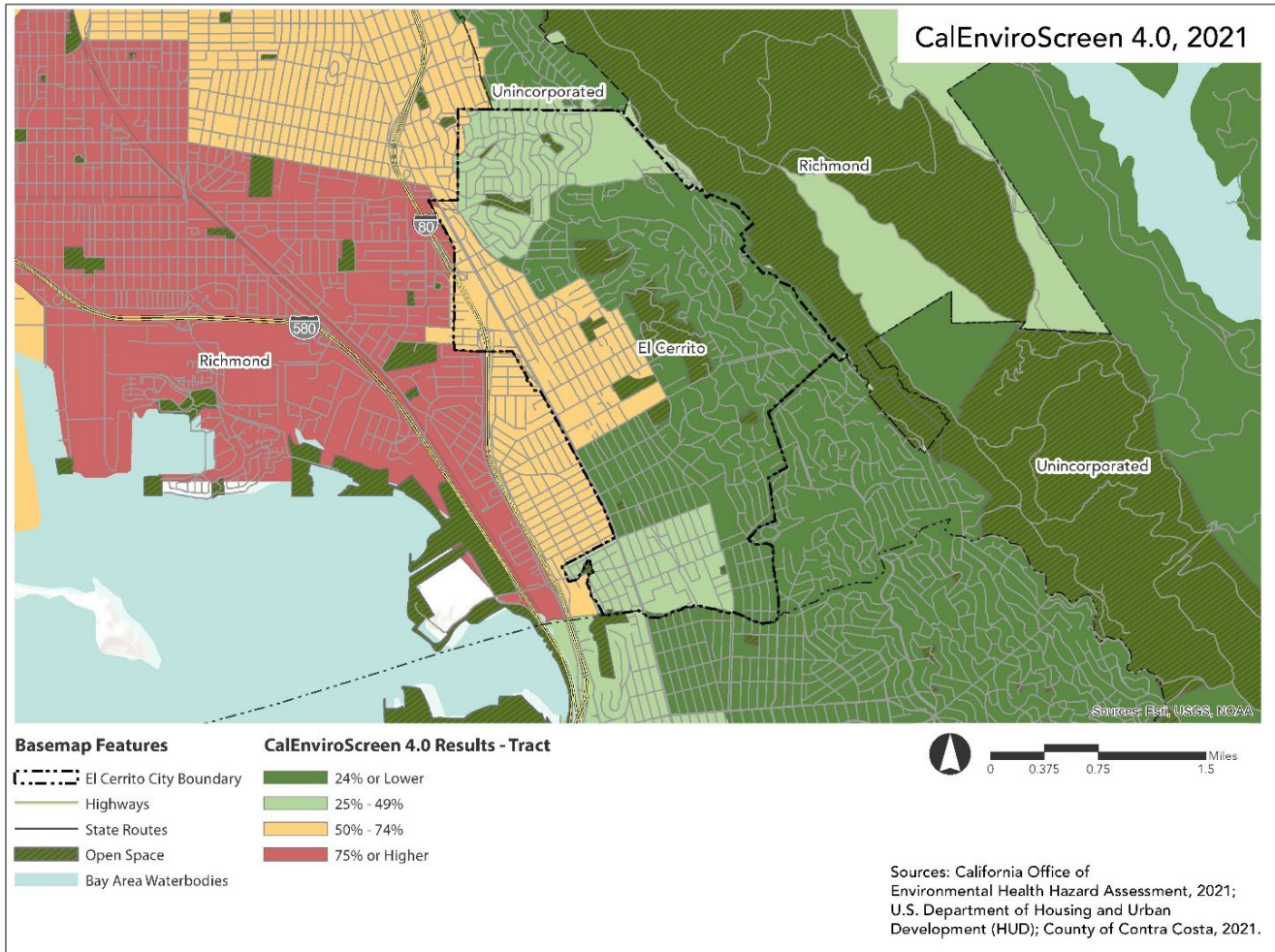
Environmental index scores for the City of El Cerrito, shown in Figure 3-28, are considerably higher than Richmond to the west, which is likely due to operational activities that occur at the Port of Richmond. The majority of the city has scores greater than 0.75, which indicate more positive environmental outcomes. Northwestern and southwestern El Cerrito have slightly lower scores (0.50–0.75) compared to the rest of the city. Figure 3-29 reflects similar patterns with CalEnviroScreen 4.0 scores, where the majority of the city has low risk of pollution, which decreases towards the western border of the city. The eastern area of the city is closer to more natural and open spaces, such as the Tilden Regional Park. Tracts with higher environmental scores have higher median gross rents, low percent of low-moderate income populations, and lower percent of non-White populations.

Figure 3-28: TCAC Opportunity Areas' Environmental Score in El Cerrito, 2021



Source: Map 16(b) of Contra Costa Housing Collaborative AFFH analysis.

Figure 3-29: CalEnviroScreen 4.0 Results in El Cerrito, 2021



Source: Map 17(b) of Contra Costa Housing Collaborative AFFH analysis.

Health and Recreation

The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions.

Regional Trends

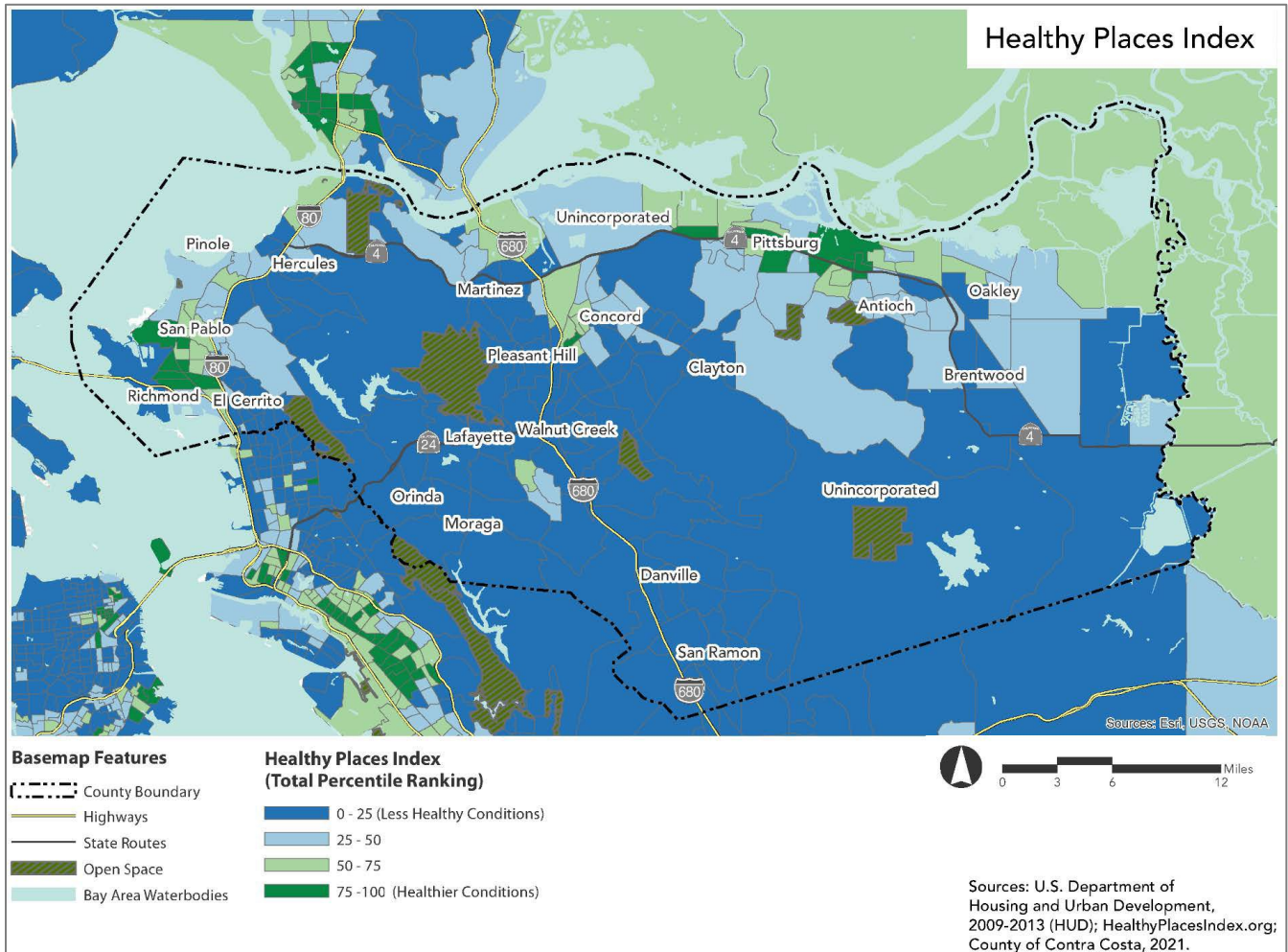
Figure 3-30 shows the HPI percentile score distributions for Contra Costa County. The majority of the county falls in the highest quarter, indicating healthier conditions. These areas have a lower percentage of minority populations and higher median incomes. The reverse is true for cities with the lowest percentile ranking, which indicates less healthy conditions, are Pittsburg, San Pablo, and Richmond. These areas have higher percentages of minority populations and lower median incomes.

Local Trends

Figure 3-31 shows the HPI percentile score distributions for Contra Costa County. Similar to TCAC Opportunity Area Environmental Scores for the city, the majority of El Cerrito is within the highest quartile (75–100) in the Healthy Places Index. Only northwestern and southwestern El Cerrito have slightly lower scores (50–75). Areas with the lowest scores in the HPI are also areas that have the most indicators of potential fair housing issues, as described throughout this

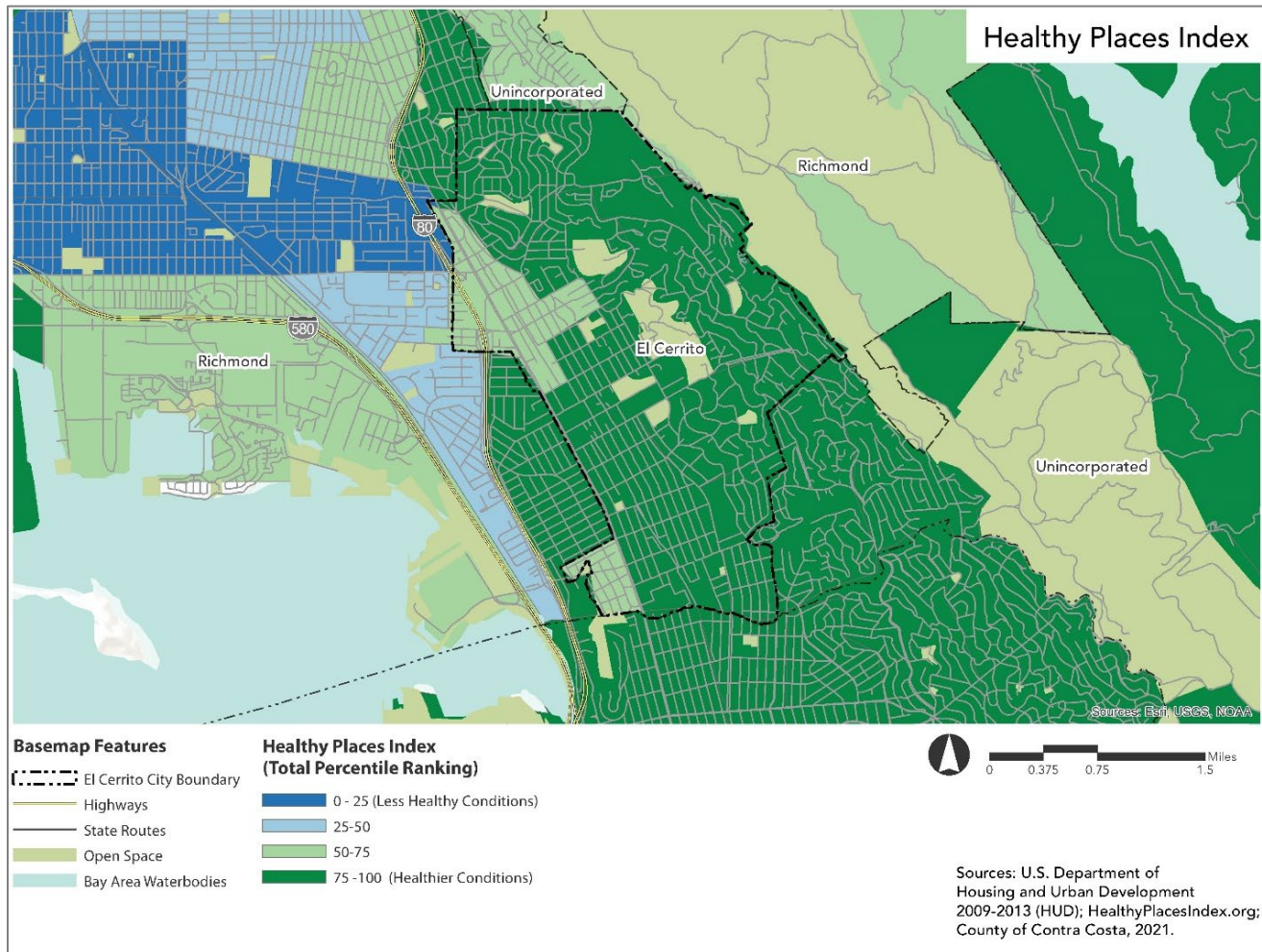
chapter. These areas have higher percentages of non-White populations, higher percentages of children in female-headed households and lowest median gross rents as presented in HUD’s Location Affordability Index discussed later in this chapter. These areas are considered low resource based on composite scores for opportunity areas and are considered sensitive communities vulnerable to displacement. Low composite scores for opportunity areas indicate low opportunity indicators such as employment rates, educational proficiency, proximity to jobs, etc.

Figure 3-30: Healthy Places Index in Contra Costa County



Source: Map 18(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 3-31: Healthy Places Index in El Cerrito



Source: Map 18(b) of Contra Costa Housing Collaborative AFFH analysis.

3.6 Disproportionate Needs

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Contra Costa County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

Severe housing problems are defined as households with at least 1 of 4 housing problems: overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities.

According to the Contra Costa County AI, a total of 164,994 households (43.90 percent) in the county experience any one of the above housing problems; 85,009 households (22.62 percent) experience severe housing problems. Based on relative percentage, Hispanic households experience the highest rate of housing problems regardless of severity, followed by Black households and 'Other' races. Table 3-20 lists the demographics of households with housing problems in the county.

Hispanic and Black residents face particularly severe housing problems. These housing burdens are greatest in portions of Hercules (along with other cities like Richmond, north Richmond, San Pablo, Concord, Martinez, Pittsburg, Antioch, and Oakley).

Table 3-20 Demographics of Households with Housing Problems in Contra Costa County

<i>Demographic</i>	<i>Total Number of Households</i>	<i>Households with Housing Problems</i>		<i>Households with Severe Housing Problems</i>	
	Number	Number	Percent	Number	Percent
White	213,302	80,864	37.91%	38,039	17.83%
Black	34,275	19,316	56.36%	10,465	30.53%
Asian/Pacific Islander	51,353	21,640	42.14%	10,447	20.34%
Native American	1,211	482	39.80%	203	16.76%
Other	10,355	5,090	49.15%	2,782	26.87%
Hispanic	65,201	37,541	57.58%	23,002	35.28%
Total	375,853	164,994	43.90%	85,009	22.62%

Source: Contra Costa County AI (2020)

There are significant disparities between the rates of housing problems that larger families (households of five or more people) experience and the rates of housing problems that families of five or fewer people experience. Larger families tend to experience housing problems more than smaller families. Non-family households in Contra Costa County experience housing problems at a higher rate than smaller family households, but at a lower rate than larger family households. Table 3-21 lists the number of households with housing problems according to household type.

Table 3-21 Number of Households with Housing Problems by Household Type in Contra Costa County

<i>Household Type</i>	<i>No. of Households with Housing Problems</i>
Family Households (< 5 people)	85,176
Family Households (> 5 people)	26,035
Non-family Households	53,733

Source: Contra Costa County AI (2020)

Cost Burden

Housing cost burden, or overpayment, is defined as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Renters are more likely to overpay for housing costs than homeowners. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Regional Trends

As presented in Table 3-22, 35.59 percent of all households experience cost burdens. Renters experience cost burdens at higher rates than owners (48.28 percent compared to 28.95 percent).

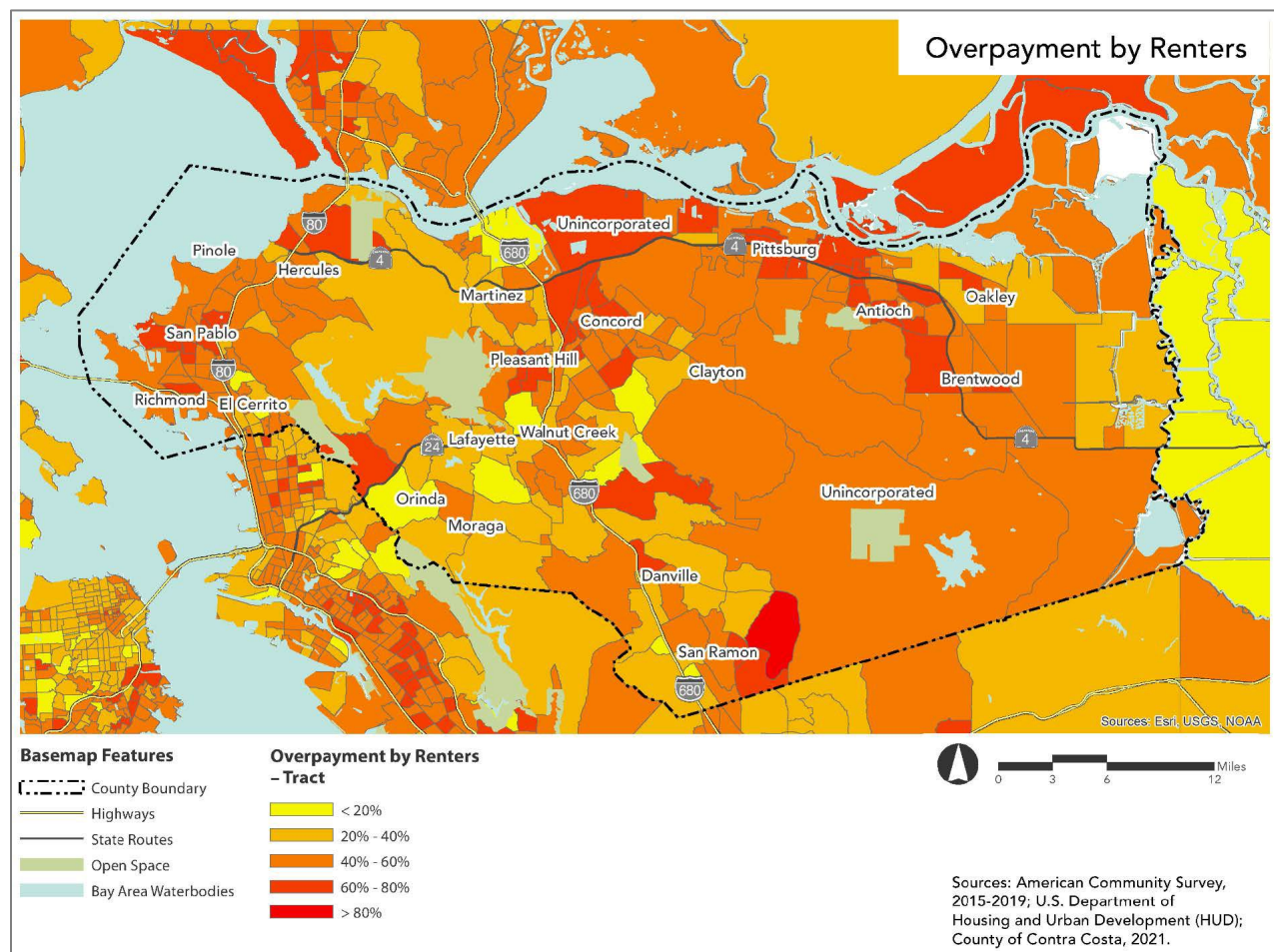
Table 3-22 Households that Experience Cost Burden by Tenure in Contra Costa County

	Total Number of Households	Cost burden >30% to < 50%	Cost burden > 50%	Percentage of Households that Experience Cost Burden
Owners Only	257,530	44,535	30,010	28.95%
Renters Only	134,750	32,015	33,040	48.28%
All Households	392,275	76,550	63,050	35.59%

Source: <https://www.huduser.gov/portal/datasets/cp.html>

Figure 3-32 shows concentrations of cost burdened renter households in Contra Costa County. As shown in the figure, the highly concentrated areas are around San Pablo, Pittsburg, Antioch, west Brentwood and Oakley, east San Ramon, and northern parts of Concord towards unincorporated areas. In these tracts, over 80 percent of renters experience cost burdens. The majority of east Contra Costa County has 60–80 percent of renter households that experience cost burdens; west Contra Costa County has 20–40 percent of renter households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20 percent of renter households experience cost burdens.

Figure 3-32: Distribution of Percentage of Overpayment by Renters in Contra Costa County



Source: Map 19(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Table 3-23 presents data for households that experience cost burden in El Cerrito by tenure. As shown in the table, almost 34 percent of all households experience cost burden across the city. Renters experience higher rates of cost

burdens than owners (42.94 percent to 27.65 percent). These patterns are similar to rates of overpayment for renters in the county where 48.28 percent of renters are cost burdened compared to 28.95 percent of homeowners.

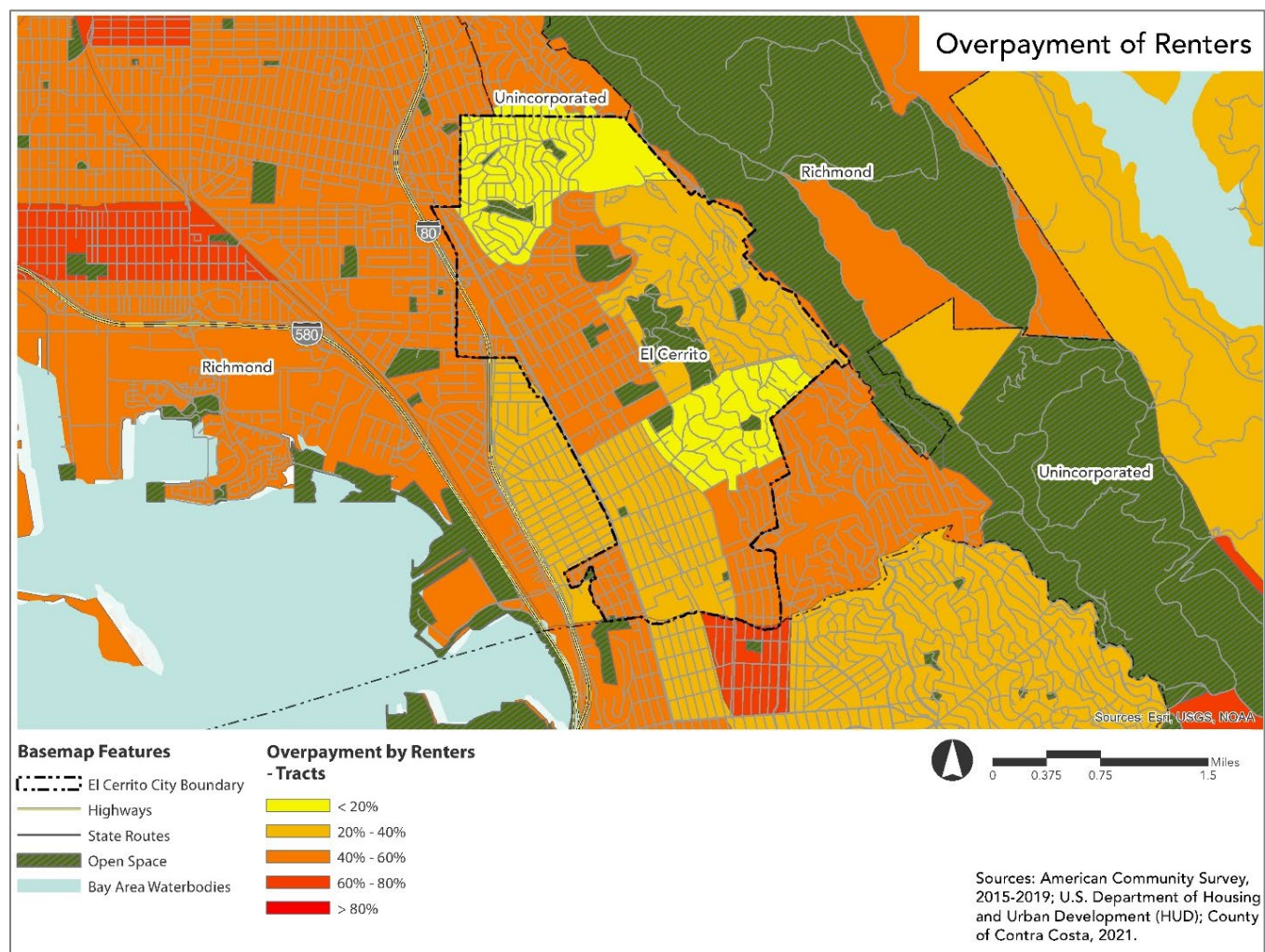
Figure 3-33 shows low concentrations (<20 percent) of cost-burdened renter households in northern and central eastern El Cerrito. The rest of the city has moderately high percentages of cost burdened renter households ranging from 20–60 percent. Where cost burden is the highest, economic scores are lowest, median household incomes are lowest, and percent of renter units with HCVs are highest. These areas are also considered sensitive communities vulnerable to displacement according to the UC Berkeley Urban Displacement Project.

Table 3-23 Households that Experience Cost Burden by Tenure in El Cerrito

	<i>Total Number of Households</i>	<i>Cost burden >30% to < 50%</i>	<i>Cost burden > 50%</i>	<i>Percentage of Households that Experience Cost Burden</i>
Owners Only	5,895	845	785	27.65%
Renters Only	4,085	925	829	42.94%
All Households	9,980	1,770	1,614	33.91%

Source: <https://www.huduser.gov/portal/datasets/cp.html>, 2014–2018

Figure 3-33: Distribution of Percentage of Overpayment by Renters in El Cerrito



Source: Map 19(b) of Contra Costa Housing Collaborative AFFH analysis.

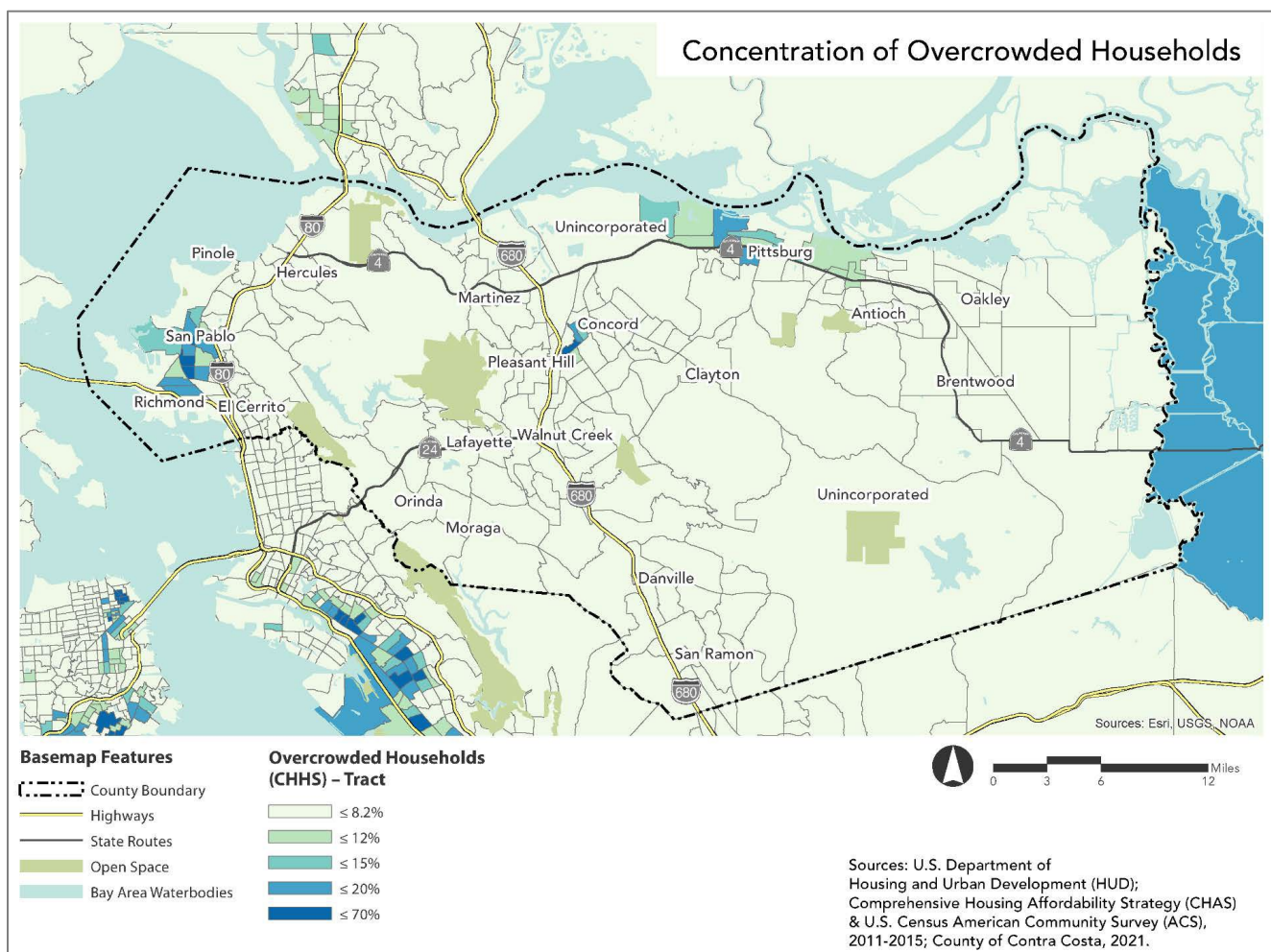
Overcrowded Households

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls).

Regional Trends

Figure 3-34 indicates that Contra Costa County in general has low levels of overcrowded households. Tracts in San Pablo, Richmond, and Pittsburg with higher percentages of non-White population show higher concentrations of overcrowded households compared to the rest of the county. Monument Corridor, the only official R/ECAP in Contra Costa County, a predominantly Hispanic community in Concord, also exhibits more overcrowding than other parts of the county.

Figure 3-34: Distribution of Percentage of Overcrowded Households in Contra Costa County



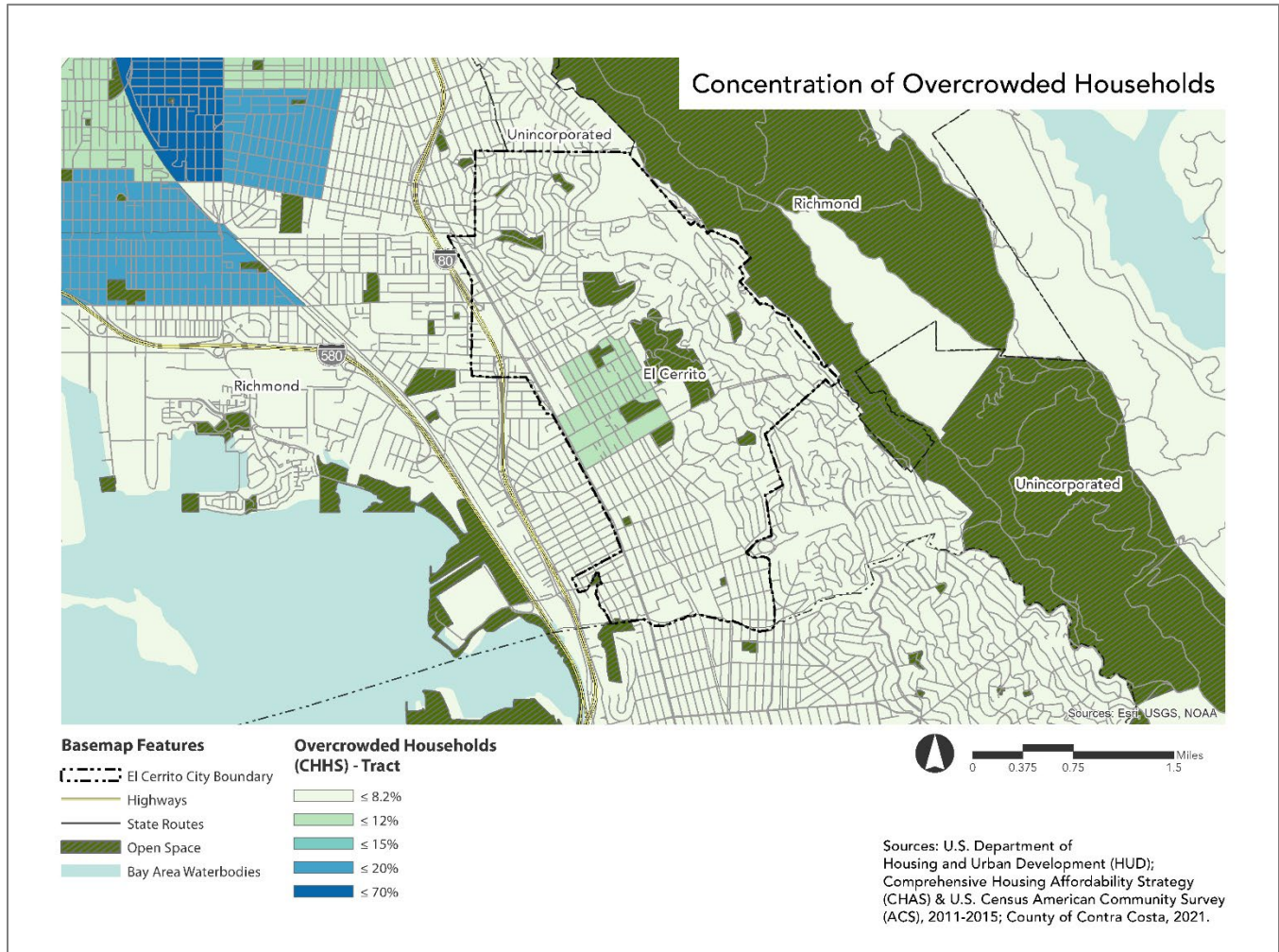
Source: Map 20(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Figure 3-35 shows the distribution of overcrowded households in the city. Almost all census tracts in El Cerrito have less than 8.2 percent of overcrowded households, with the exception of a pocket in the central western area of the city that has 8.2–12 percent of overcrowded households. Where the percentage of overcrowded households is highest, HCV use and the percentage of cost-burdened renter households are also highest. According to ACS 2015-

2019 5-year estimates, the majority (38.74 percent) of housing units in El Cerrito have 2 bedrooms; 35.75 percent of housing units have 3 bedrooms and 11.25 percent have 4 bedrooms. This may indicate that tracts with higher concentration of overcrowded households have larger family households. Given that tracts with higher concentrations of overcrowded households also correspond to lower median income, it may be that larger households in El Cerrito are unable to afford adequately sized housing for their families even with the use of HCVs.

Figure 3-35: Distribution of Percentage of Overcrowded Households in El Cerrito



Source: Map 20(b) of Contra Costa Housing Collaborative AFFH analysis.

Substandard Conditions

High housing costs can often result in households, particularly renters, living in substandard conditions to afford housing. Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions.

Regional Trends

According to 2015–2019 ACS estimates, shown in Table 3-24, 0.86 percent of households in Contra Costa County lack complete kitchen facilities and 0.39 percent of households lack complete plumbing facilities. Renter households are more likely to lack complete facilities compared to owner households.

Table 3-24 Substandard Housing Conditions by Tenure in Contra Costa County

	<i>Owner</i>	<i>Renter</i>	<i>All Households</i>
Lacking complete kitchen facilities	0.19%	0.67%	0.86%
Lacking complete plumbing facilities	0.19%	0.20%	0.39%

Source: American Community Survey, 2015-2019 (5-Year Estimates)

Local Trends

According to 2015–2019 ACS estimates, shown in Table 3-25, substandard housing conditions in El Cerrito follow similar patterns in Contra Costa County, where higher percentages of renter households have substandard housing conditions compared to owner households. El Cerrito has a higher percentage of households lacking complete kitchen and plumbing facilities than the county.

As described in Chapter 2, Housing Needs Assessment, the City’s Neighborhood Preservation Program gathers data on housing conditions through a combination of the City’s Residential Rental Inspection Program and code enforcement activities/complaints. Based on data from 2019, the Neighborhood Preservation Officer estimates that 1 percent of owner-occupied housing units and 10 percent of renter-occupied housing units are in substandard condition. The higher estimate of substandard rental units compared to owner-occupied units is a reflection of the City’s proactive approach to inspecting rental units and reactive code enforcement on owner-occupied units.

Table 3-25 Substandard Housing Conditions by Tenure in El Cerrito

	<i>Owner</i>	<i>Renter</i>	<i>All Households</i>
Lacking complete kitchen facilities	0.07%	3.79%	1.59%
Lacking complete plumbing facilities	0.15%	0.46%	0.28%

Source: American Community Survey, 2015-2019 (5-Year Estimates)

Housing Choice Vouchers

HCVs are a form of HUD rental subsidy issued to low-income households that promise to pay a certain amount of the household’s rent. Prices, or payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements

Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, disability, source of income, or other protected characteristics. Fair housing choice encompasses: (1) actual choice, which means the existence of realistic housing options; (2) protected choice, which means housing that can be accessed without discrimination; and (3) enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. Households participating in the HCV Program have enabled choice when they are provided with sufficient information regarding their housing options so that any choice is informed.⁵

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. One of the objectives of the HCV program is to encourage participants to avoid high-poverty neighborhoods and encourage the recruitment of landlords with rental properties in low-poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the program’s assessment structure (Section Eight Management Assessment Program) includes an “expanding housing opportunities” indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

⁵ HCD AFFH Guidance Memo, 2021.

A study prepared by HUD's Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration, and a negative association between rent and neighborhood poverty. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

This section will also discuss the Location Affordability Index. The Location Affordability Index, developed by HUD, measures standardized household housing and transportation cost estimates. The Index was developed in collaboration with DOT under the federal Partnership for Sustainable Communities (Partnership). One objective of the Partnership is to increase public access to data on housing, transportation, and land use. Before this Index, there was no standardized national data source on household transportation expenses, which limited the ability of homebuyers and renters to fully account for the cost of living in a particular city or neighborhood.

The prevailing standard of affordability for housing in the United States is paying 30 percent or less of your family's income on housing, but this fails to account for transportation costs. Transportation costs have grown significantly as a proportion of household income since this standard was established. According to the Bureau of Labor Statistics, in the 1930's American households spent just 8 percent of their income on transportation. Since then, as a substantial proportion of the U.S. population has migrated from center cities to surrounding suburbs and exurbs and come to rely more heavily (or exclusively) on cars, that percentage has steadily increased, peaking at 19.1 percent in 2003. As of 2013, households spent on average about 17 percent of their annual income on transportation, second only to housing costs in terms of budget impact. And for many working-class and rural households, transportation costs exceed housing costs.

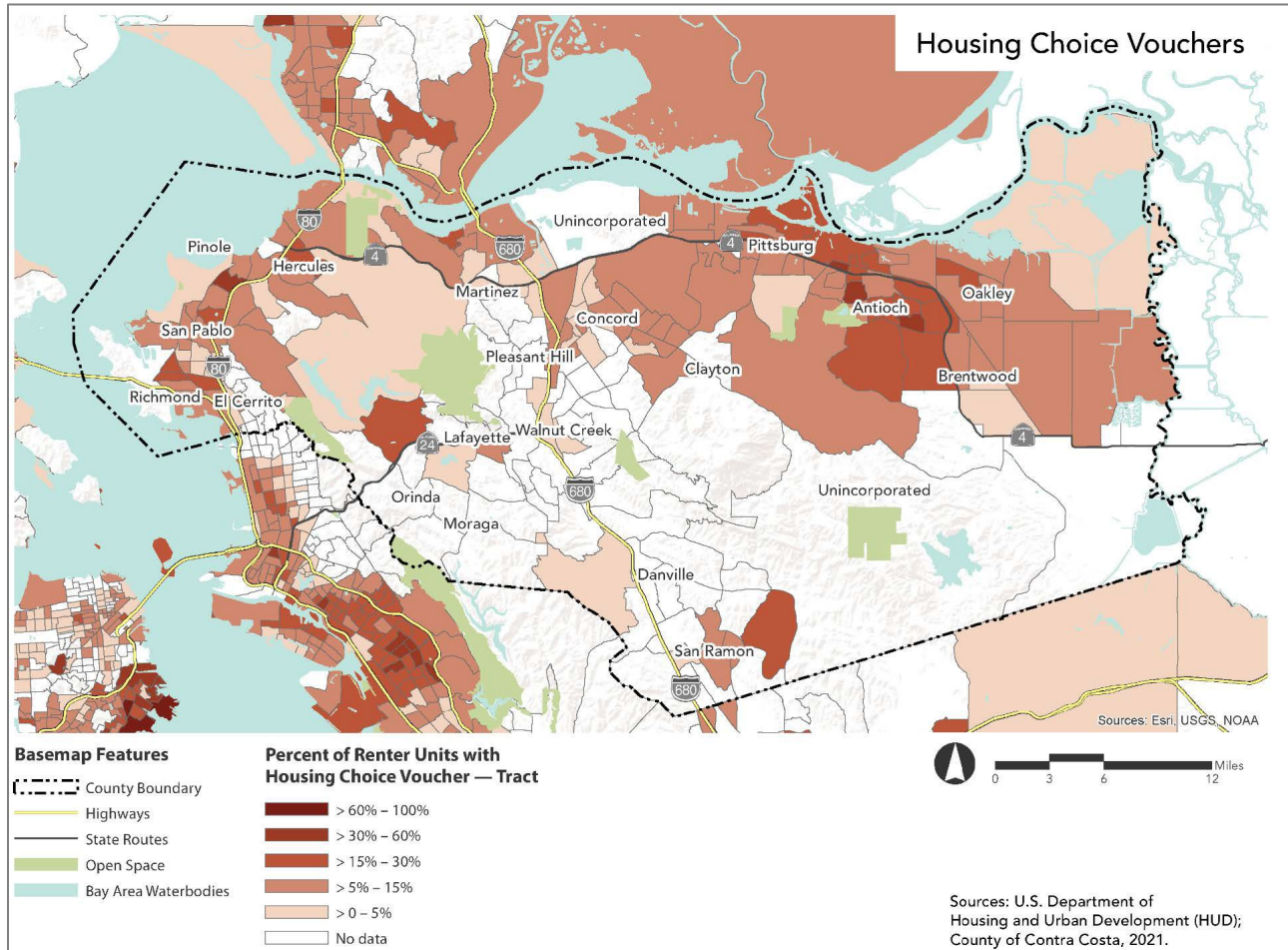
Regional Trends

According to the Contra Costa County 2020 AI, the Housing Authority of Contra Costa County (HACCC) administers approximately 7,000 units of affordable housing under the HCV program (and Shelter Care Plus program). Northwest Contra Costa County is served by the Richmond Housing Authority (RHA) that administers approximately 1,851 HCVs. North-central Contra Costa County is served by the Housing Authority of the City of Pittsburg (HACP), which manages 1,118 tenant-based HCVs.

The HCV program serves as a mechanism for bringing otherwise unaffordable housing within reach of low-income populations. With reference to Figure 3-36 the program appears to be most prominent in western Contra Costa County, in heavily Black and Hispanic areas, and in the northeast area of the county, in predominantly Black, Hispanic, and Asian areas. Central Contra Costa County largely has no data on the percentage of renter units with HCVs. The correlation between low rents and a high concentration of HCV holders holds true for the areas around San Pablo, Richmond, Martinez, Pittsburg, and Antioch.

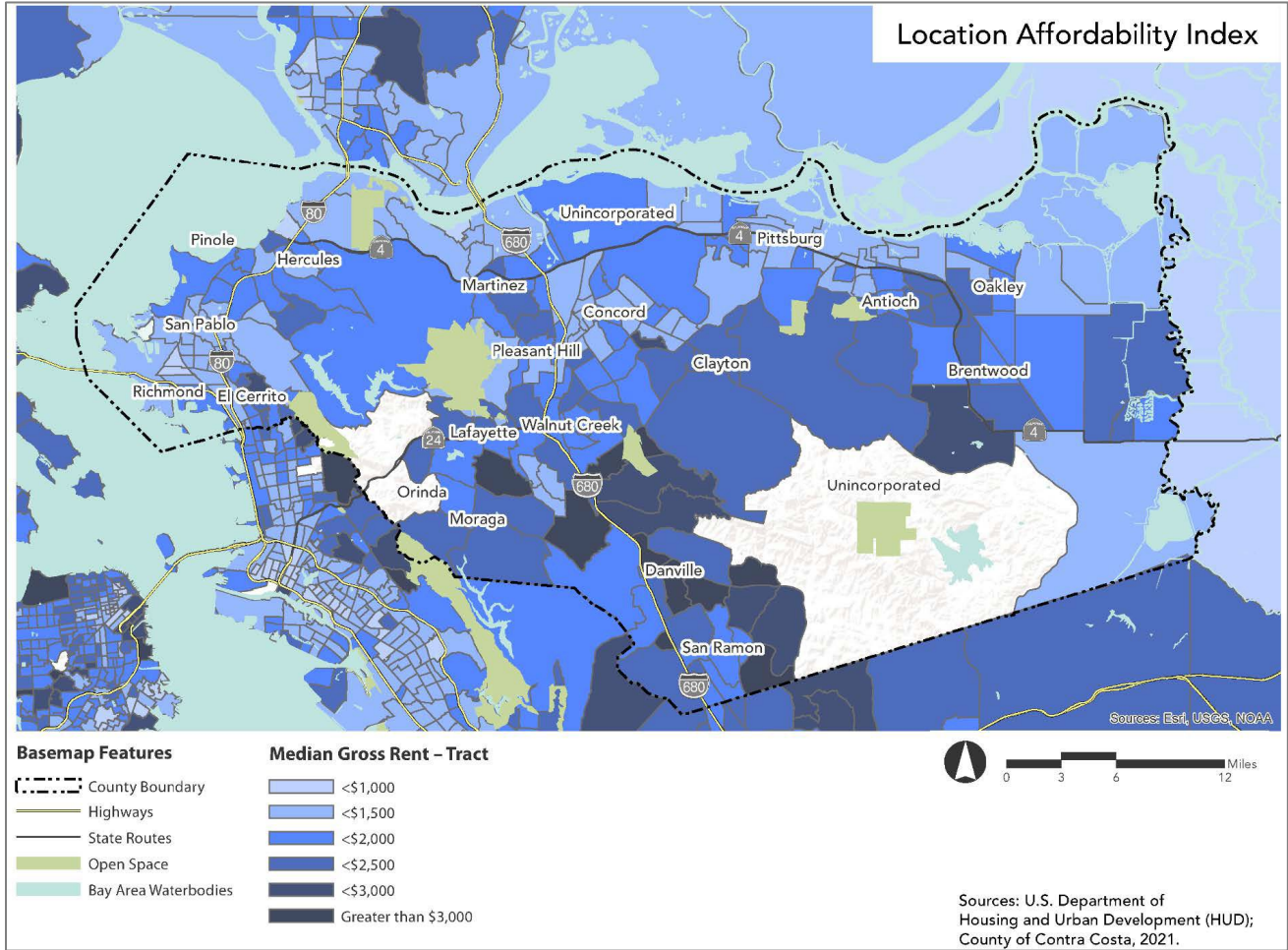
Figure 3-37 shows the Location Affordability Index in Contra Costa County (based on 2012-2016 ACS data). In Contra Costa County, the majority of the county has a median gross rent of \$2,000–\$2,500. Central Contra Costa County (areas between Danville and Walnut Creek) have the highest rents around \$3,000 or more. The most affordable tracts in the county are along the perimeter of the county in cities like Richmond, San Pablo, Pittsburg and Martinez.

Figure 3-36: Distribution of Percentage of Renter Units with HCVs in Contra Costa County



Source: Map 6(a) of Contra Costa Housing Collaborative AFFH analysis.

Figure 3-37: Location Affordability Index in Contra Costa County



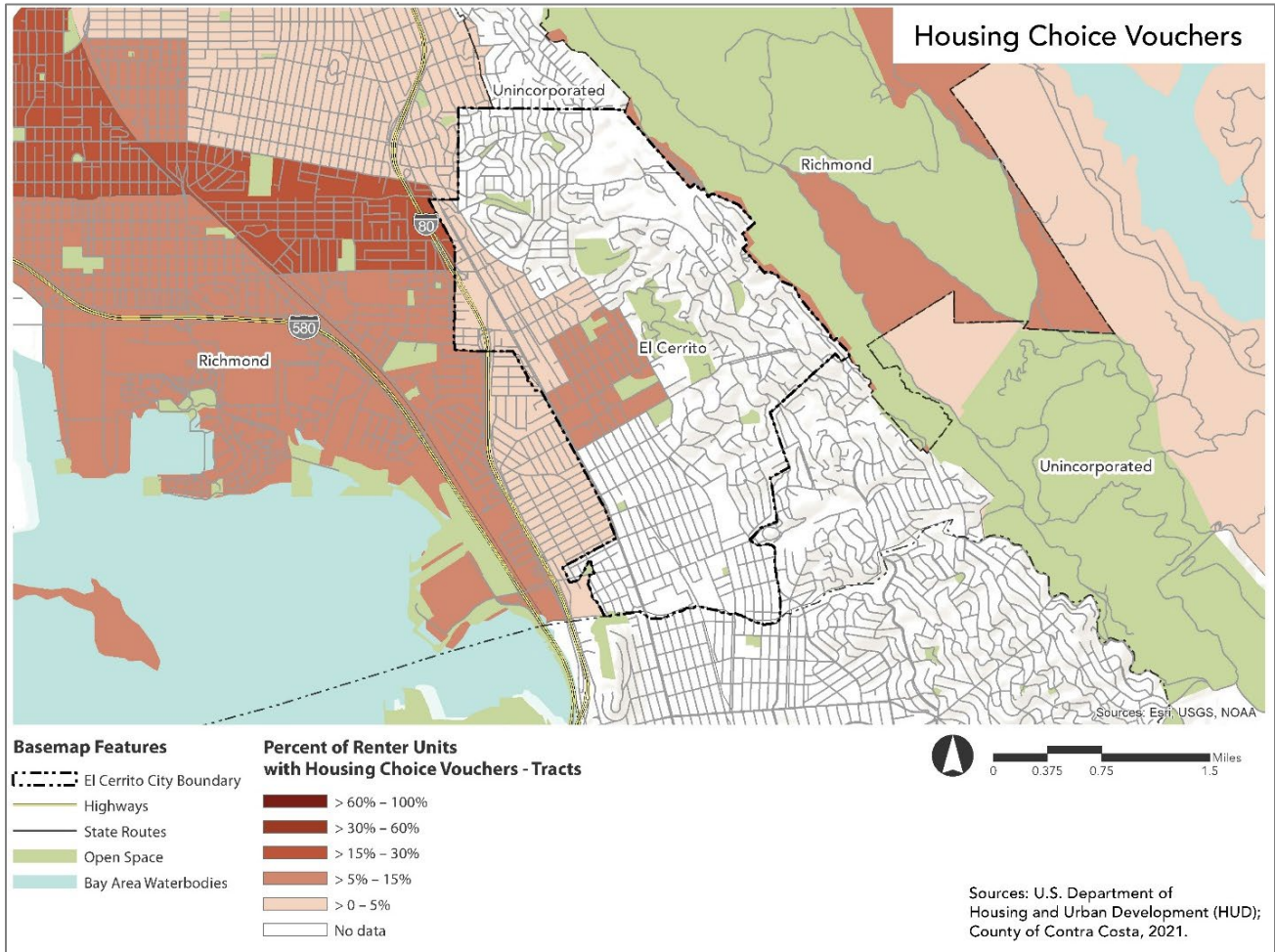
Source: Map 7(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

The Contra Costa County Housing Authority administers and manages the Housing Choice Voucher Program (HCV) in most of Contra Costa County, including El Cerrito. There are 140 HCVs households assisted in El Cerrito.

Figure 3-38 provides the percentage of renter units with HCVs in El Cerrito. The majority of the city has no data. The central west portion of the city has 5–15 percent of renter units with HCVs and the northwest corner of the city has 0–5 percent of renter units with HCVs. Tracts where there are renter units with HCVs in the city are considered sensitive communities vulnerable to displacement. Interestingly, these tracts also have a high percentage of cost-burdened renter households, which may indicate that renters who live here experience financial constraints in other aspects such as for food, transportation, education, etc. Tracts with the highest percent of renter units with HCVs also have the highest concentration of overcrowded households in the city.

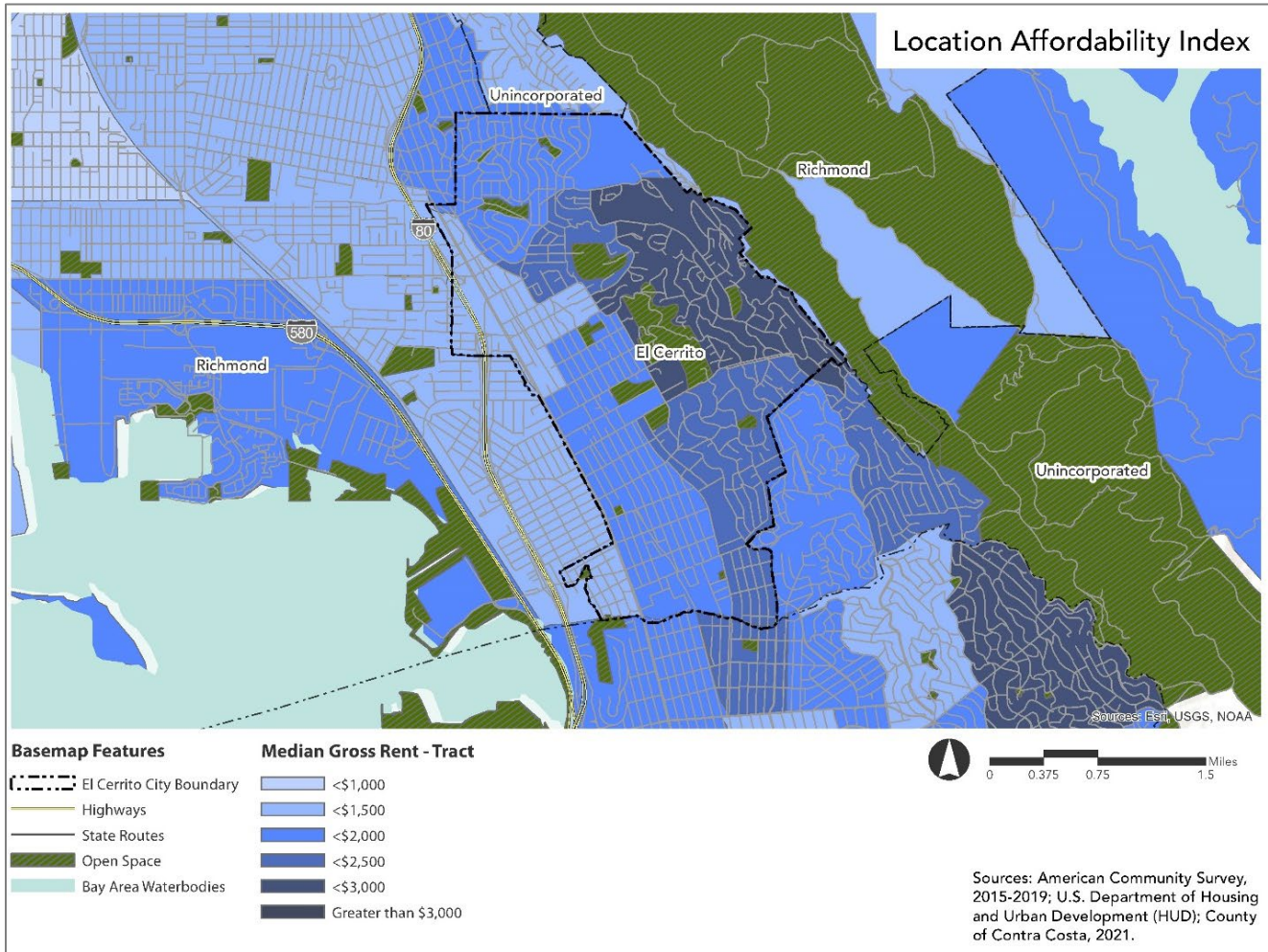
Figure 3-38: Distribution of Percentage of Renter Units with Housing Choice Vouchers in El Cerrito



Source: Map 6(b) of Contra Costa Housing Collaborative AFFH analysis.

Figure 3-39: shows the Location Affordability Index in the City of El Cerrito (based on 2012-2016 ACS data). Census tracts with the highest rents (\$2,500–\$3,000) are concentrated in the east and rents decrease to less than \$1,000 towards the west. Tracts with the highest rent have the lowest percent of LMI populations, highest median income, and highest composite scores for opportunity areas. High composite scores for opportunity areas indicate high opportunity indicators such as employment rates, educational proficiency, proximity to jobs, etc.

Figure 3-39: Location Affordability Index in El Cerrito



Source: Map 7(b) of Contra Costa Housing Collaborative AFFH analysis.

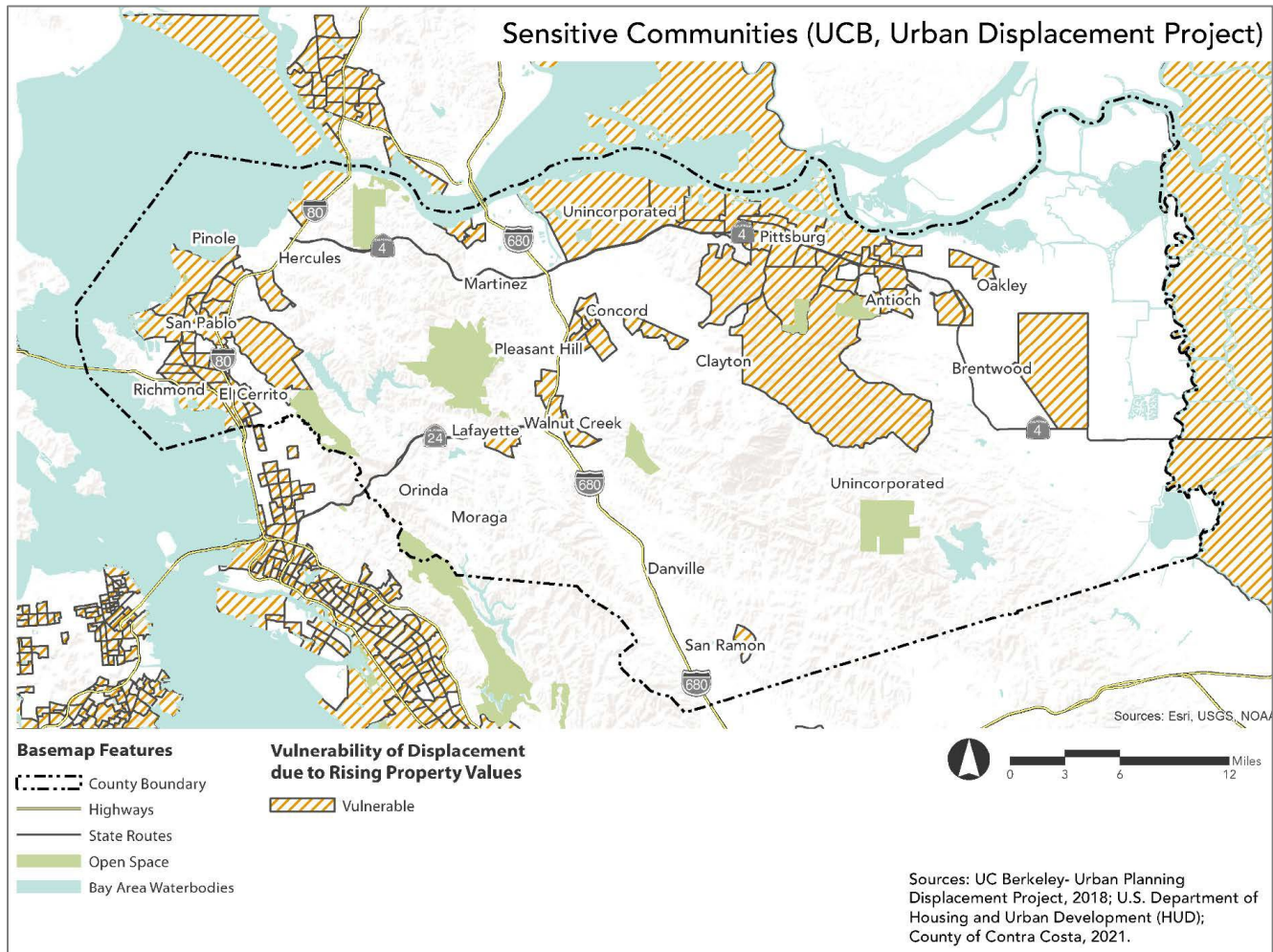
Displacement Risk

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. UC Berkeley’s Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low income residents was above 20 percent in 2017 and the census tracts meet two of the following criteria: (1) Share of renters above 40 percent in 2017; (2) Share of Non-White population above 50 percent in 2017; (3) Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures.

Regional Trends

Using the methodology above, sensitive communities were identified in areas between El Cerrito and Pinole; Pittsburg, Antioch and Clayton; east Brentwood; and unincorporated land in Bay Point. Small pockets of Sensitive Communities are also found in central Contra Costa County from Lafayette towards Concord. Refer to Figure 3-40.

Figure 3-40: Sensitive Communities as Defined by the Urban Displacement Project in Contra Costa County

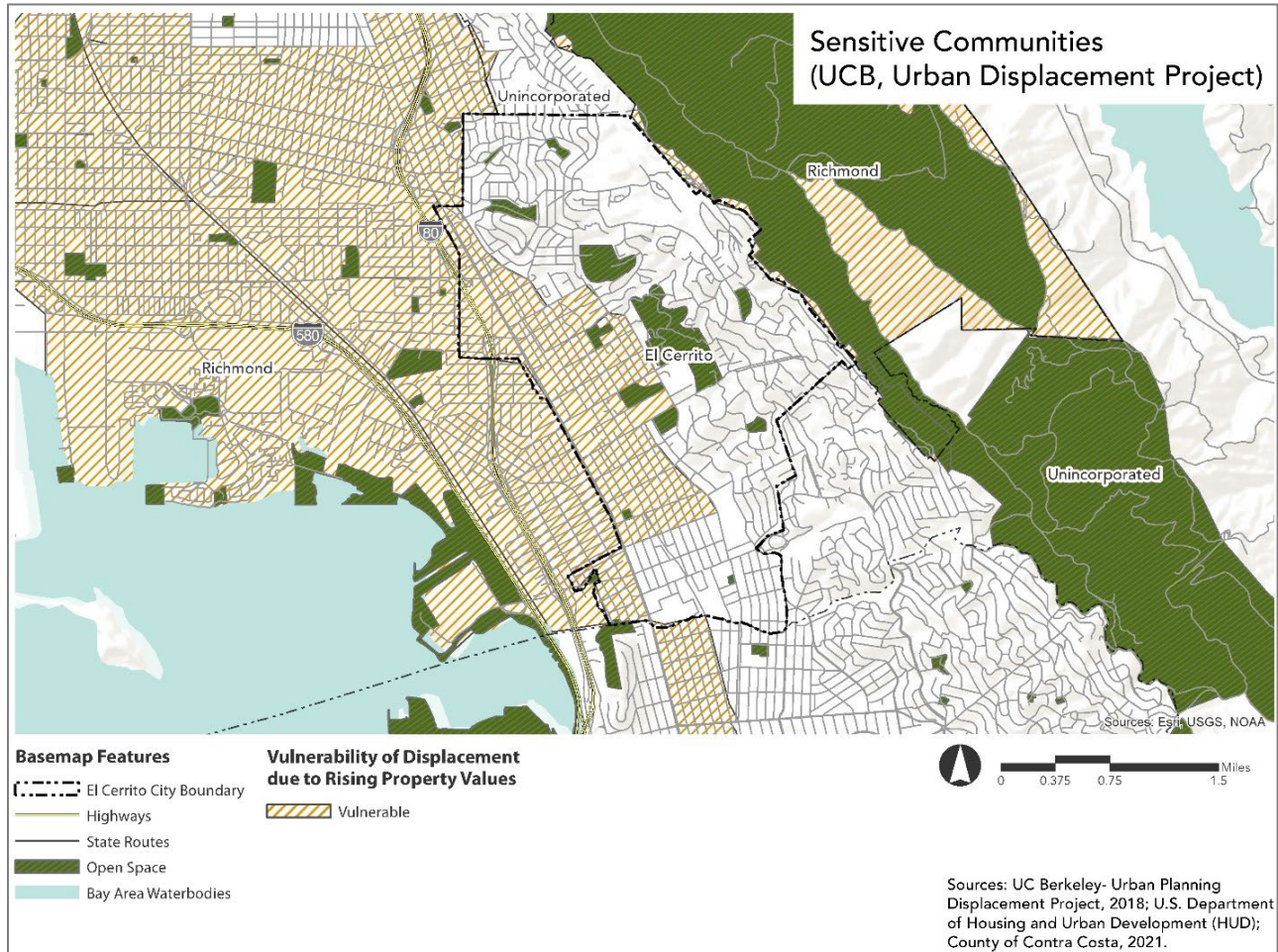


Source: Map 21(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

In 2015, the UDP conducted research on gentrification and displacement in the Bay Area, which concluded that nearly 48 percent of Bay Area neighborhoods are experiencing displacement. Only the western census tracts in El Cerrito, however, were identified as sensitive communities. These areas correspond to block groups with high percentages of cost-burdened renter households, low median income, high percentages of renter units with housing choice vouchers, and high percentage of children in female-headed households.

Figure 3-41: Sensitive Communities as Defined by the Urban Displacement Project in El Cerrito



Source: Map 21(b) of Contra Costa Housing Collaborative AFFH analysis.

3.7 Assessment of Sites Inventory and Fair Housing

State housing element law, Government Code Section 65583(c)(10), requires that the sites inventory (see Chapter 4) be analyzed with respect to AFFH. By comparing the sites inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element sites inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity throughout the city.

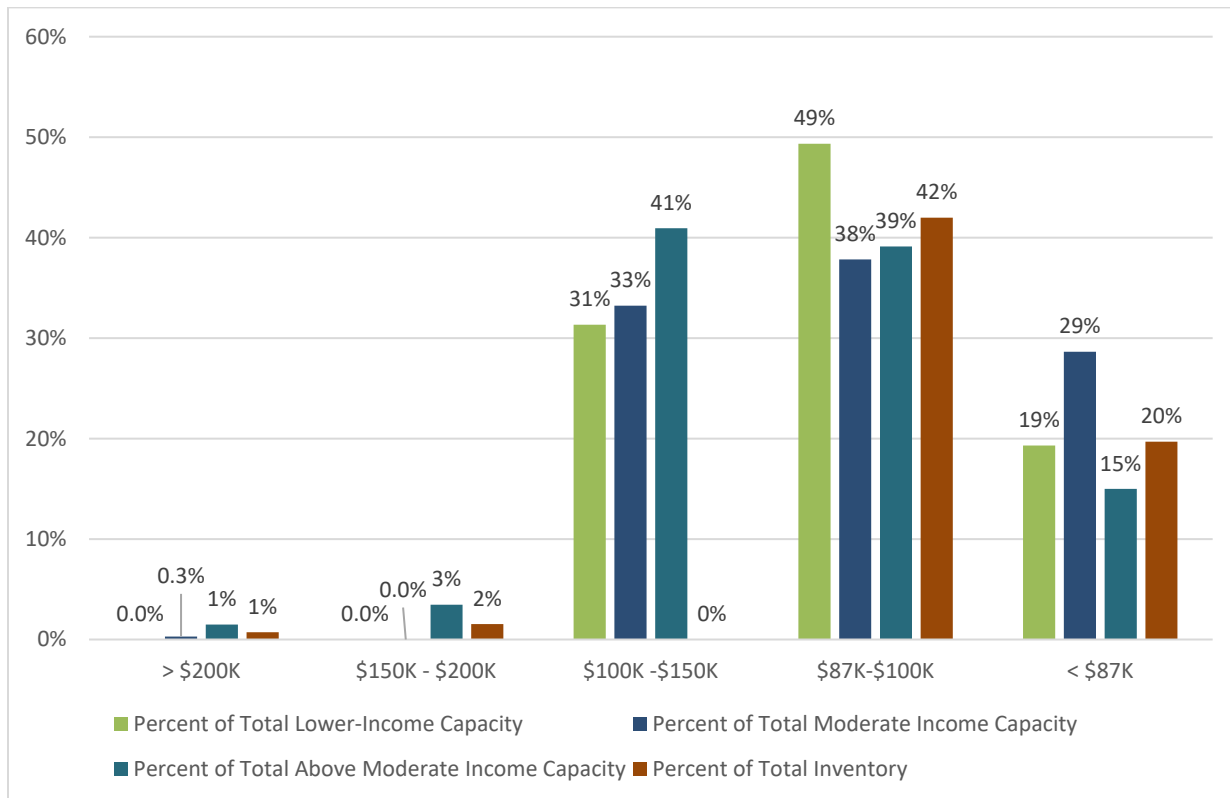
Potential Effects on Patterns of Segregation and Integration

As was shown in the assessment above, most of the city’s Non-White neighborhoods and LMI households are along the San Pablo Avenue corridor, specifically the northwest block groups within El Cerrito bordering Richmond. Based on recent specific plans and zoning changes, patterns of integration by race/ethnicity and income will likely change the most in neighborhoods along this corridor. As shown in Figure 3-42 , 62 percent of the total capacity identified in the sites inventory is located in areas with median incomes below \$100,000. This is primarily due to the high proportion of sites identified in the San Pablo Avenue Specific Plan (SPASP) area which is planned for redevelopment and significant public and private investment during the planning period. In addition, 69 percent of the lower-income capacity and 54 percent of the above moderate-income capacity identified in the sites inventory is also within areas with median incomes below \$100,000 to support a mix of incomes in these new growth areas.

The SPASP area includes the northwest census block groups which have a greater concentration of renter households, Non-White households, and households with lower-incomes households. The SPASP area also accounts for 91 percent of the City’s capacity for residential development (2,586 units) during the Regional Housing Needs Accommodation (RHNA) period, including 1,556 units in planned and approved residential projects and 1,030 units on vacant and underutilized sites.

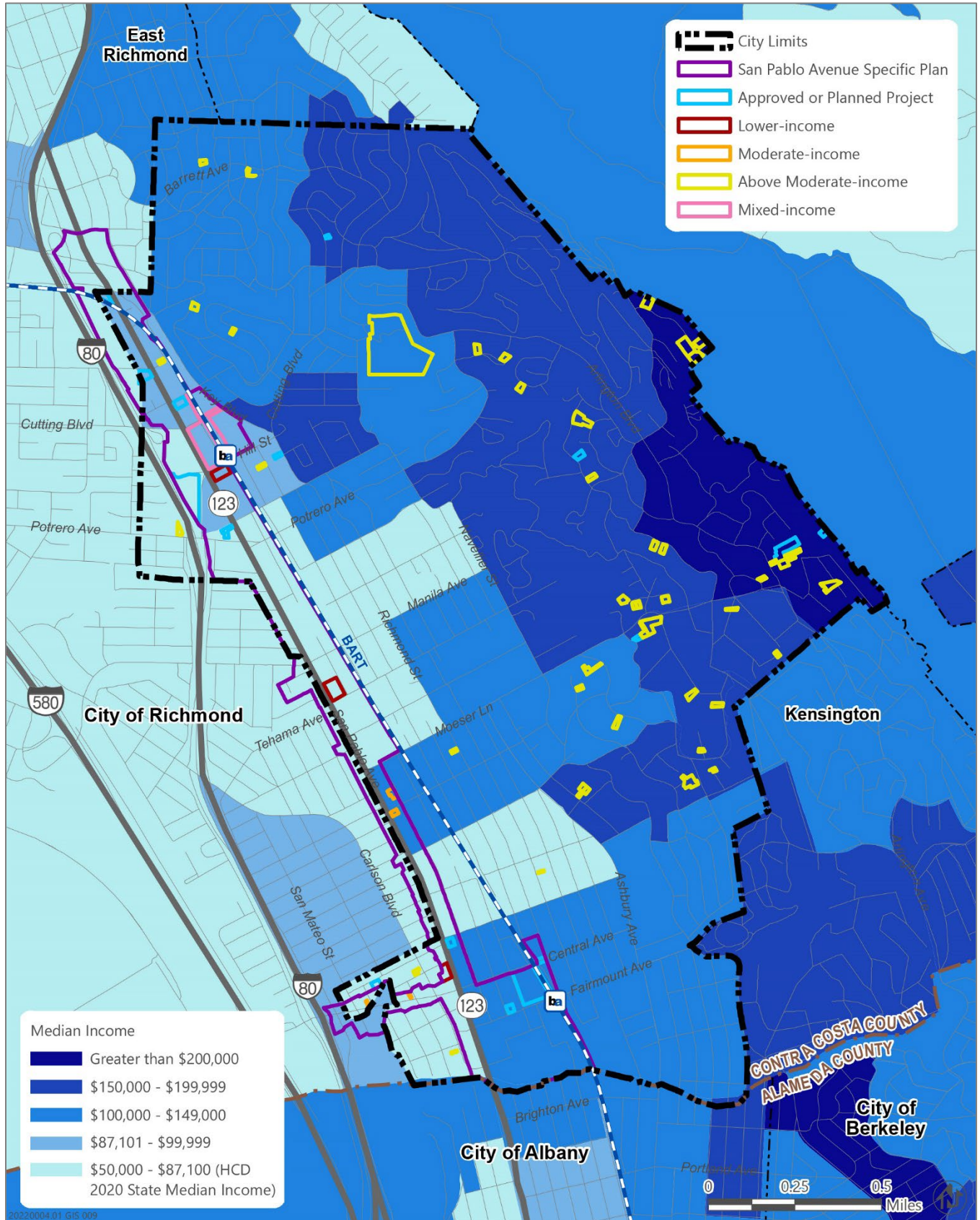
Of the 2,586 total units, there is capacity for at least 849 lower income units. Figure 3-43 displays the sites inventory distribution relative to the 2019 median household incomes in El Cerrito by census tract and Figure 3-44 displays the sites inventory distribution relative to the predominant racial or ethnic group of each census tract in El Cerrito. While the availability of more moderate and above-moderate income housing will provide more units to respond to population growth, the development of lower income units throughout the city will be integral to mitigating the displacement of LMI households and households of color as the housing market strengthens in the San Pablo Avenue corridor. However, it is important to note that additional housing on the San Pablo Avenue corridor could also increase levels of diversity and reduce segregation between Richmond and El Cerrito. On the other end of the income spectrum, the City’s capacity for above moderate-income sites is located mostly within existing neighborhoods. These sites are vacant and/or underutilized infill sites that could be used for single family homes, duplexes, triplexes, and accessory dwelling unit (ADU)s. The distribution pattern of households by income will likely not change in these areas of the city, as it is only representing three percent of the overall above-moderate capacity (Figure 3-42). As shown in Figure 3-42, most of the above-moderate income capacity (41 percent) is in neighborhoods with median incomes between \$100,000-\$150,000.

Figure 3-42: Sites Inventory Distribution by Median Income of Census Tract, El Cerrito



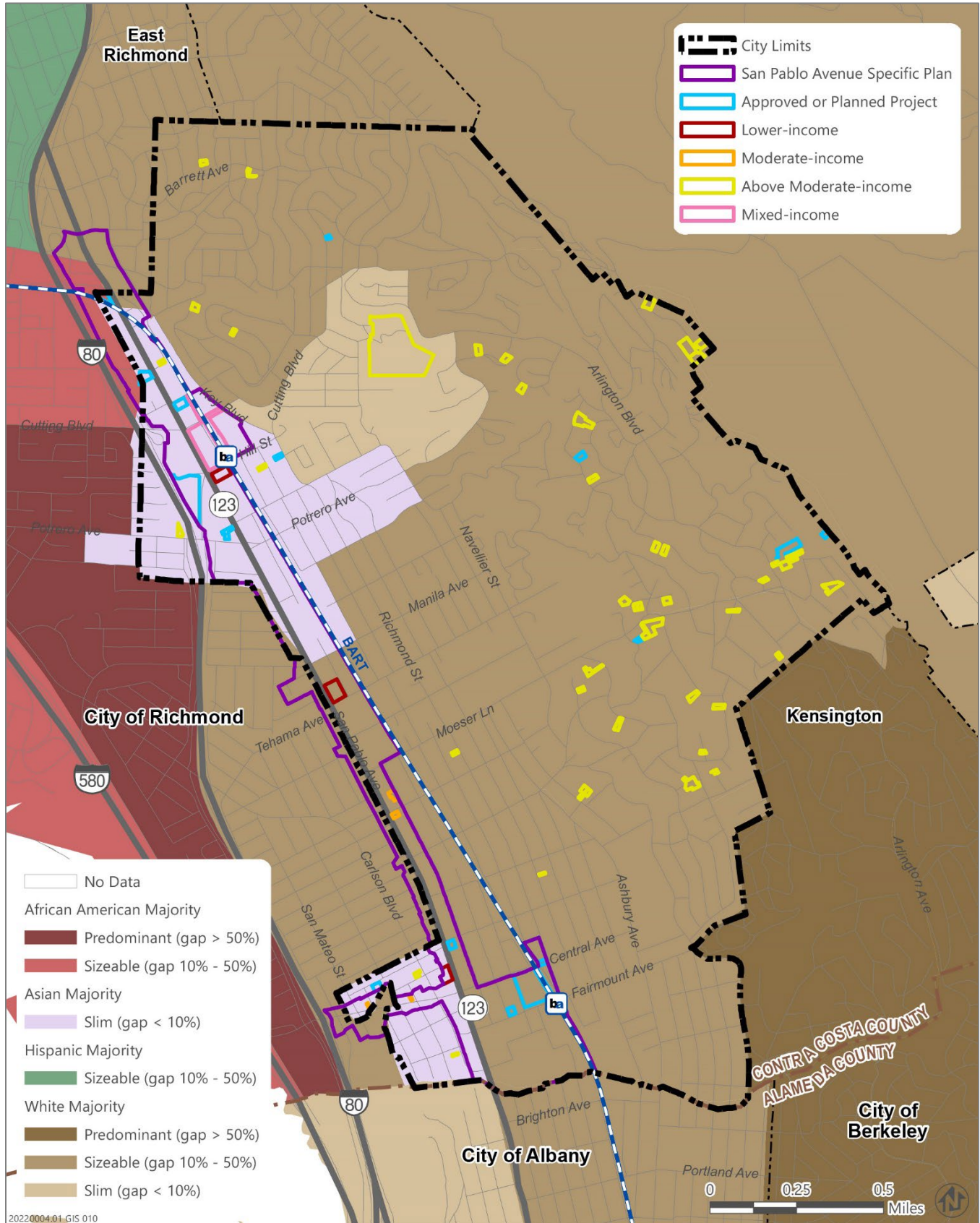
Source: Ascent, 2022.

Figure 3-43: Sites Inventory Income Distribution by Median Income of Census Tract, El Cerrito



Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Figure 3-44: Sites Inventory and Racial/Ethnic Distribution by Census Tract, El Cerrito



Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Potential Effects on Access to Opportunity

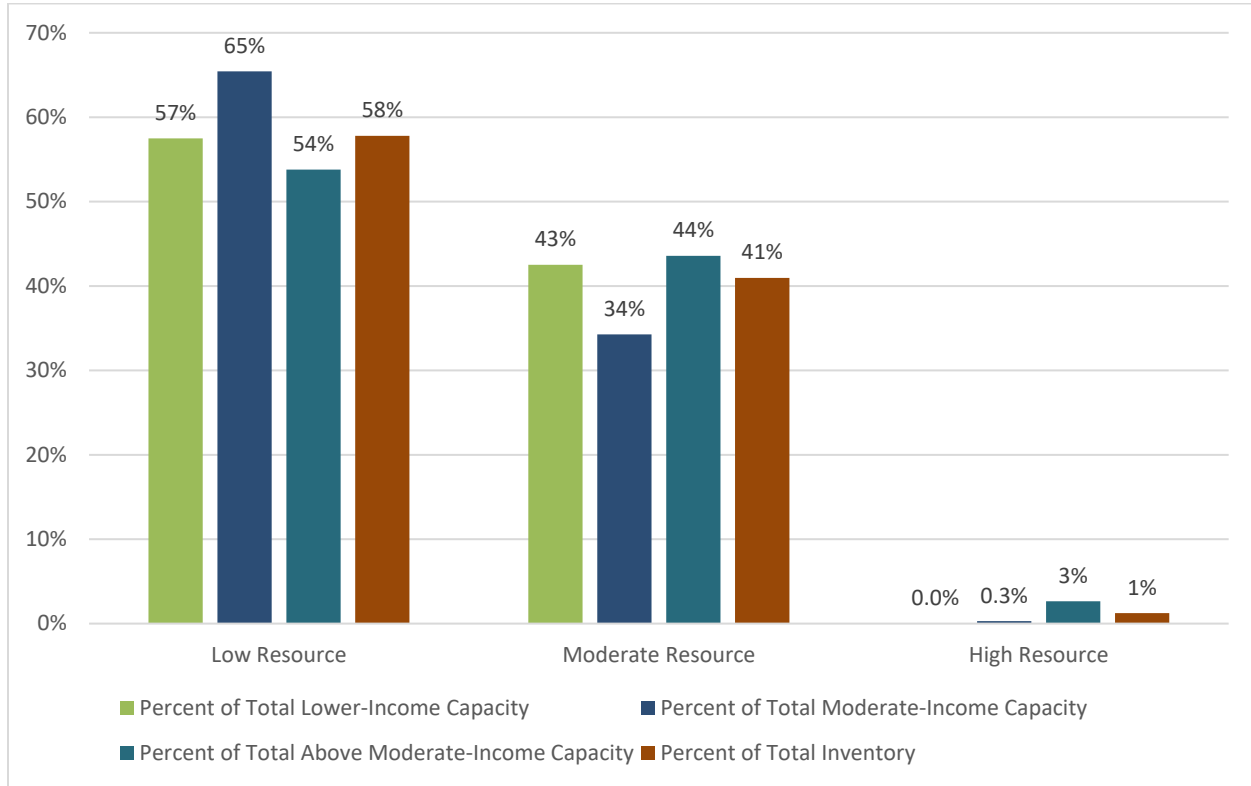
Figure 3-46 displays the location of projects and sites in relation to the 2022 TCAC opportunity areas. According to TCAC Opportunity Maps, the City has moderate to high access to opportunities in most neighborhoods. As shown in Figure 3-45, 58 percent of the total sites inventory is in low resource areas. As the City continues to increase the mixed-income housing stock on the San Pablo Avenue corridor, access to opportunity will likely increase in the low resource area identified near Potrero Avenue and Moeser Lane.

Phase II of the Mayfair Station development project is one of the City's projects in the SPASP. Previously used as a surface parking lot for El Cerrito BART Station, the 6-story Mayfair development is located in the currently low resource area near the El Cerrito del Norte BART Station. Phase II of the project, approved in August 2017, is 100 percent deed-restricted affordable housing with 1 manager unit for a total of 69 units that will provide access to transit, employment centers, and greater access to economic opportunities near the commercial corridor. The deed restricted affordable housing units developed at Mayfair Phase II will provide options for stability for lower income residents as neighborhood conditions continue to change in the SPASP area.

The El Cerrito Plaza BART Transit Oriented Development (TOD) project is another of the pending projects in the low resource area along San Pablo Avenue. Out of the two BART stations in the city, El Cerrito Plaza serves southern El Cerrito, northern Albany, Kensington and nearby areas of Berkeley and Richmond. The planning and development effort is still ongoing, however the proposed development concept anticipates 769 housing units, with 391 (51 percent) market-rate units, 112 (14 percent) moderate-income units, 196 (25 percent) low-income units, and 70 (10 percent) very low-income units. With a total of 266 lower income units, there is potential that the El Cerrito Plaza BART Station, Mayfair Station, and future TOD projects with mixed-income housing is positioned to support equitable housing opportunities in the city while connecting residents to the downtown and access to economic opportunities in the city.

Other sites identified for residential development are in moderate resource areas (41 percent). These sites are not likely to have an adverse impact on access to opportunities in the city, and could result in higher TCAC Opportunity scores if property values rise. The City's Inclusionary Zoning ordinance, described in Chapter 5, requires new market-rate residential projects to set aside between 10 to 12 percent of its units for low to moderate-income households or pay an in-lieu fee to the City's Affordable Housing Trust Fund. The Inclusionary Zoning ordinance has ensured that market-rate development contributes towards addressing the need for additional affordable housing. The City will continue to implement the Inclusionary Zoning ordinance to increase access to, and the availability of, affordable housing in higher resource areas.

Figure 3-45: Sites Inventory and TCAC/HCD Opportunity Areas, El Cerrito



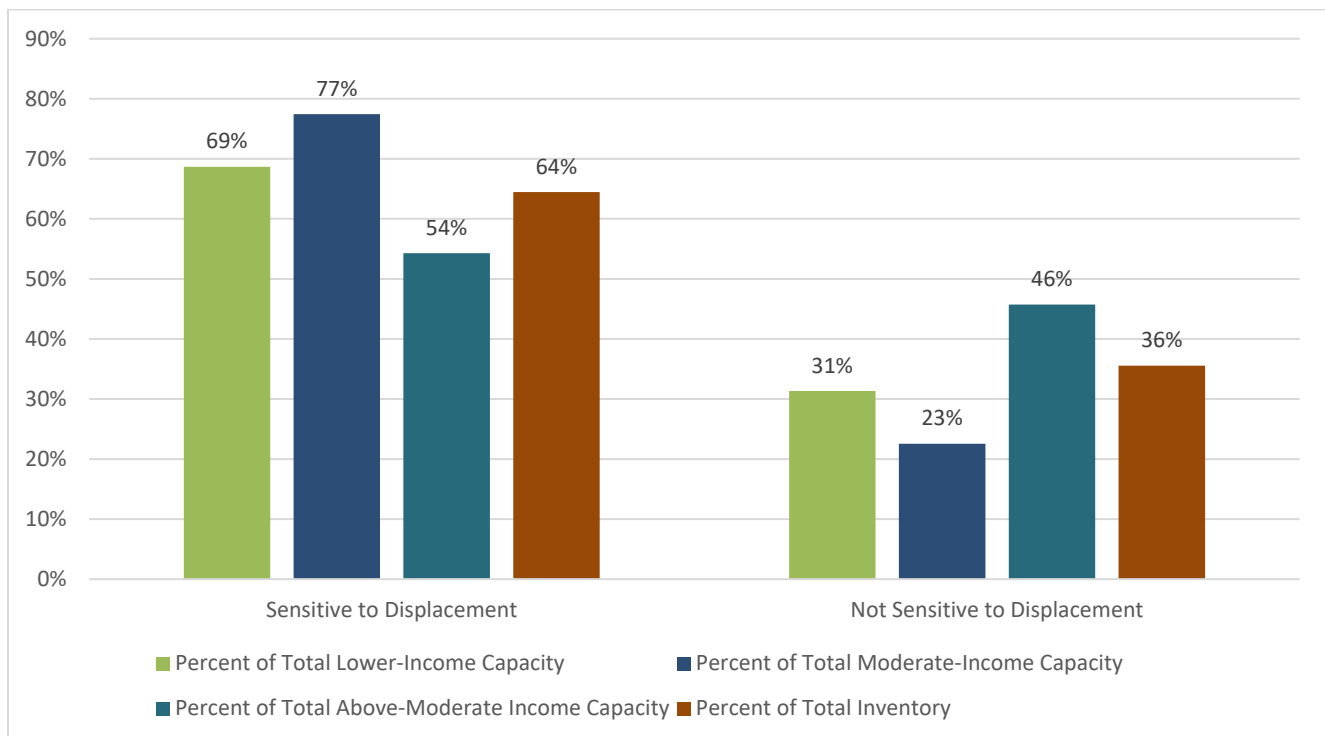
Source: Ascent, 2022.

Potential Effects on Disproportionate Housing Needs

As the housing market strengthens in El Cerrito, there is concern that tenants may be priced out and at a greater risk of displacement since rental rates and housing prices in the city and the overall East Bay region have increased rapidly in recent years. As shown in Figure 3-47, about 64 percent of the total inventory is identified in areas identified as sensitive to displacement Figure 3-48 shows the sites inventory relative to the communities sensitive to displacement per UC Berkeley’s Urban Displacement Project. As was shown in Figure 3-41 above, the western census tracts in the San Pablo Avenue corridor, bordering Richmond, were identified as sensitive to displacement. These areas correspond to high percentages of cost-burdened renter households, low median incomes, high percentages of renter units with housing choice vouchers, and high percentage of children in female-headed households. These areas also correspond to the SPASP area which accounts for 91 percent of the residential capacity for the Housing Element planning period (2,586 total units). Although the planned projects and investment could spur a process of gentrification, which will be beneficial to some, it could be harmful for those who cannot bear rent increases and are forced to leave the neighborhood.

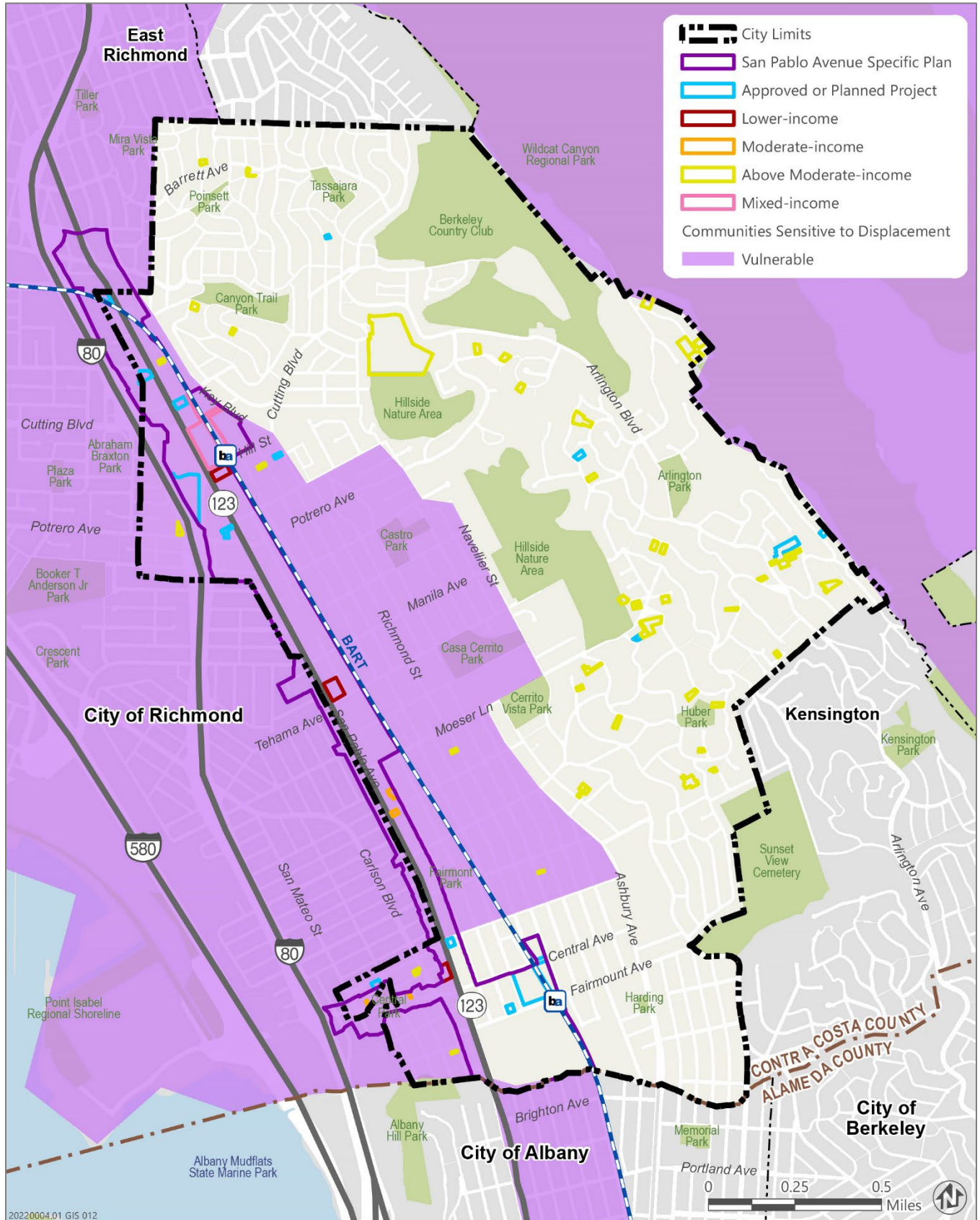
Notably, the sites inventory includes 69 percent of the lower income capacity in the same areas sensitive to displacement. Within the SPASP, the Housing Element includes inventoried capacity for at least 849 lower income units including units affordable to low- and very low-income households. The development of additional affordable housing will provide more options to mitigate displacement for residents. During the Housing Element planning period, the City will evaluate the best uses of the Affordable Housing Funds to assist development projects and support new housing opportunities for lower income and vulnerable households throughout the city. In addition, staff will continue to monitor and partner with County, State and Federal programs to expand resources and capacity to residents including tenant protections.

Figure 3-47: Sites Inventory and Areas at Risk of Displacement, El Cerrito



Source: Ascent, 2022.

Figure 3-48: Sites Inventory and Areas at Risk of Displacement, El Cerrito



Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on UC Berkeley Urban Displacement Project data.

3.8 Fair Housing Issues, Contributing Factors, and Actions

HCD defines a fair housing issue as “a condition in a geographic area of analysis that restricts fair housing choice or access to opportunity, which includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty and affluence, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing.”

Fair housing issues in El Cerrito are primarily related to segregation by income and race as compared to the greater region, disparities in access to opportunities and disproportionate housing needs for Midtown San Pablo Avenue neighborhoods, and increased risk of displacement as housing costs continue to rise in the region.

El Cerrito has been long considered an affordable place to buy a home. Historically, most development in El Cerrito was single-family homes. While there is still some vacant and underutilized land that could be used for future infill development, most available land is zoned to allow multifamily development. The City has taken strides to facilitate infill development by working with BART to increase the mixed-income housing stock. With the adoption of the SPASP and Form Based Code to support transit-oriented development, there has already been more multifamily housing on vacant and underutilized sites in the San Pablo Avenue commercial corridor. Through the Housing Element, the City plans to create a wider variety of housing options and encourage more affordable housing development. This includes facilitating higher density and TOD development on San Pablo Avenue; encouraging the production of Accessory Dwelling Units (ADUs) and innovative housing types throughout the city; and encouraging the reuse of underutilized sites in commercial areas to mixed use housing.

The City of El Cerrito has its own Housing Program that aims to foster the creation of high-quality affordable housing at all income levels and for a variety of needs. Staff in the City’s Community Development Department administer the housing policy and program and offer information about affordable housing opportunities in El Cerrito. In 2017, the City Council adopted the City’s first Affordable Housing Strategy with strategies, action items, and timelines to proactively achieve the City’s affordable housing goals to protect, produce, and preserve housing.

The City also adopted an Inclusionary Zoning Ordinance in 2018 that requires new market-rate residential projects to set aside 10 percent-12 percent of its units for low to moderate-income households or pay an in-lieu fee to the City’s Affordable Housing Trust Fund. In-lieu fees are earmarked for future affordable housing development opportunities.

In 2019, the City Council adopted a Rent Registry Ordinance. The ordinance establishes an annual reporting requirement for property owners to submit data into a City database regarding rents and other relevant information about rental units. This requirement applies to all owners of residential rental property, with some exceptions. The data collected will be used to inform the City Council about the rental market, trends, housing stock data and future policy considerations in El Cerrito.

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities. Table 3-26 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in El Cerrito.

Table 3-26 Fair Housing Issues, Contributing Factors, and Actions

<i>Identified Fair Housing Issue</i>	<i>Contributing Factor</i>	<i>Actions</i>	<i>Targets and Timeline</i>
Regional Patterns of Segregation by Race/Ethnicity and Income	The greatest housing growth in El Cerrito was between 1940-1949 and resulted in predominantly single-family homes and subdivisions citywide with larger lot homes and wealthier households settling in the hillside	Promote High Density and Mixed-use Development in San Pablo Avenue Specific Plan Area (Program H-1.B.) Continue to implement the Inclusionary Zoning Ordinance to ensure that private market-rate	Facilitate the development of 2,586 housing units within the San Pablo Avenue Specific Plan Area by 2031 (Program H-1.B.) Facilitate the development of 110 lower-income units and 60

Table 3-26 Fair Housing Issues, Contributing Factors, and Actions

<i>Identified Fair Housing Issue</i>	<i>Contributing Factor</i>	<i>Actions</i>	<i>Targets and Timeline</i>
	<p>areas of the city. Between 1980 and 2010, there was not much housing affordable to moderate- and lower-income households produced.</p>	<p>development is making a reasonable and feasible contribution towards addressing the need for additional affordable housing (Program H-2.A.)</p> <p>Allocate funds from the Affordable Housing Trust Fund toward the development and preservation of affordable housing for low-, very low-, and extremely low-income households (Program H-2.B.)</p> <p>Assist and support in the development of extremely low-, very low-, and low-income housing units, including supportive housing for seniors and persons with physical and developmental disabilities (Program H-2.D.)</p> <p>Continue ongoing partnership with BART to develop mixed-income housing on BART lands (Program H-2.E.)</p>	<p>moderate-income units through the Inclusionary Zoning Ordinance (Program H-2.A.)</p> <p>Establish priorities for the allocation of Affordable Housing Trust Funds by 2024 (Program H-2.B.)</p> <p>Support development of 50 extremely low-, 100 very low-, and 120 low-income housing units, including 25 units of supportive housing for special needs populations (Program H-2.D.)</p> <p>Partner with BART to include 15 percent missing middle units and 35 percent lower-income units of the 750-850 total units at El Cerrito Plaza BART Station (Program H-2.E.)</p>
<p>Disparities in Access to Opportunity</p>	<p>Until 2012, the City funded many of its programs through the Redevelopment Agency’s Low- and Moderate- Income Housing Fund (LMIHF). The dissolution of redevelopment agencies impacted funding for lower resource areas.</p>	<p>Continue to implement the Inclusionary Zoning Ordinance to facilitate development or secure provisions for the development of affordable housing to increase access to affordable housing in higher resource areas (Program H-2.A.)</p> <p>Allocate funds from the Affordable Housing Trust Fund toward the development and preservation of affordable housing for low-, very low-, and extremely low-income households (Program H-2.B.)</p> <p>Prioritize Capital Improvement Projects (CIP) that provide amenities and neighborhood improvements in low and moderate resource areas identified by the Tax Credit Allocation Committee (TCAC) Opportunity Area Maps (Program H-3.E.)</p>	<p>Facilitate the development of 110 lower-income units and 60 moderate-income units through the Inclusionary Zoning Ordinance (Program H-2.A.)</p> <p>Establish priorities for the allocation of Affordable Housing Trust Funds by 2024 (Program H-2.B.)</p> <p>Annually direct City investments in ways that serve to maintain older residential neighborhoods and transform low and moderate resource areas into areas of opportunity (Program H-3.E.)</p>
<p>Disproportionate Housing Needs in San Pablo Avenue corridor</p>	<p>Regional housing costs are rising faster than wages.</p> <p>Lack of economic mobility for marginalized residents including renter households, HCV households, and single-female headed households.</p>	<p>Enforce tenant protections consider potential for additional tenant protection policies (Program H-3.C.)</p> <p>Collaborate with the Housing Authority on an educational campaign to educate landlords about their obligation to accept Section 8 Housing Choice Vouchers under fair housing laws and to encourage</p>	<p>Review data collected through the Rent Registry annually (Program H-3.C.)</p> <p>Conduct an evaluation of the effectiveness of tenant protections in 2028 and consider additional tenant protections by 2029 (Program H-3.C.)</p>

Table 3-26 Fair Housing Issues, Contributing Factors, and Actions

<i>Identified Fair Housing Issue</i>	<i>Contributing Factor</i>	<i>Actions</i>	<i>Targets and Timeline</i>
		landlords in high resource, single-family neighborhoods to actively participate in the HCV Program (Program H-4.C.) Consider establishing a Community Opportunity to Purchase Act (COPA) ordinance or similar policy that would give tenants priority to purchase the building when a landlord sells their property (Program H-4.D.)	Increase HCVs in single family neighborhoods by 5 percent (Program H-4.C.) Consider adopting a COPA ordinance or policy by July 2027 (Program H-4.D.)

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CHAPTER 4 | Sites Inventory

4.1 Introduction

This chapter presents an inventory of sites within El Cerrito that are suitable for residential development during the planning period of this Housing Element. It starts with a description of the City's housing target for the 2023-2031 Housing Element planning period, called the Regional Housing Needs Allocation (RHNA). It then describes the number of residential units in the pipeline of planned and approved projects. The chapter then provides an analysis of capacity on vacant and underutilized sites where housing is an allowed use. It also includes information on the availability of infrastructure to support development of housing.

4.2 Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) is required to allocate each region's share of the statewide housing need to Councils of Governments (COGs) based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. Each COG then develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to cities and counties within the region. The RHNP must promote the following objectives:

- Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- Promote infill development and socioeconomic equity;
- Protect environmental and agricultural resources and encourage efficient development patterns;
- Promote an improved intraregional balance between jobs and housing; and
- Affirmatively further fair housing.

HCD assigned the Bay Area region a target of 441,776 housing units. On December 16, 2021, the Association of Bay Area Governments (ABAG) adopted the 2023-2031 RHNA Plan. Through the RHNA Plan, ABAG allocates a "fair share" by income category based on projected housing need for each jurisdiction. Each jurisdiction is required to prepare a sites inventory in the Housing Element showing how the fair share allocation can be accommodated within the planning period.

Table 4-1 shows the RHNA assigned to El Cerrito for the 2023-2031 Housing Element. It should be noted that the RHNA projection period is June 30, 2022 – December 15, 2030, which differs slightly from the Housing Element planning period of January 31, 2023 – January 31, 2031. As shown in the table, ABAG allocated 1,391 new housing units to El Cerrito, which includes 334 very low-, 192 low-, 241 moderate-, and 624 above moderate-income units.

Table 4-1 Regional Housing Needs Allocation, El Cerrito (June 30, 2022 – December 15, 2030)

<i>2023-2031 RHNA</i>	<i>Number of Units</i>
Very Low-Income Units ¹	334
Low-Income Units	192
Moderate-Income Units	241
Above Moderate-Income Units	624
Total Units	1,391

¹ Extremely low-income allocation is equal to 50 percent of very low-income allocation (167 units).

Source: Association of Bay Area Council of Governments (ABAG), Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (Adopted December 2021).

State law (Government Code Section 65583(a)) also requires the City to identify the projected need for extremely low-income housing. State law specifies that local agencies may calculate the projected housing need for ELI households by applying one of the following two methodologies to the RHNA for very low-income households: 1) use available U.S. Census data to calculate the percentage/number of very low-income households that qualify as ELI households, or 2) presume that 50 percent of very low-income households qualify as ELI households. The City assumes that 50 percent of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 167 extremely low-income housing units.

4.3 Planned and Approved Residential Projects

There are several residential developments that have either been approved or are in the planning process and are expected to be built during the RHNA projection period (June 30, 2022 – December 31, 2030). Table 4-2 provides a description of each of the approved projects and planned projects (application under review or anticipated) within El Cerrito. Figure 4-1 shows the location of these projects within the city.

The lower-income RHNA only includes projects with deed-restricted affordable units, including any inclusionary housing units that are required of market rate housing developments. Projects that include market-rate multifamily rental units are conservatively assumed to meet a 50/50 mix of moderate- and above moderate-income housing units based on an analysis showing that market rate rents in recently built multifamily developments are generally affordable to moderate-income households (see Table 4-3). Projects that include market-rate single-family units or other ownership units, such as townhomes or condominiums, are assumed to meet the above moderate-income RHNA. A description of the affordability of each approved project is included in Table 4-1.

Planned projects include projects that are pending approval but are expected to be built within the planning period. Planned projects are credited toward meeting the RHNA allocation based on proposed affordability and unit count within the proposed project. All planned projects included in the sites inventory are included because the City has received a development application. One exception is the El Cerrito Plaza BART Transit Oriented Development (TOD) Project; more detail about this project is provided below to demonstrate that the projected units can realistically be built within the planning period.

As shown in Table 4-2, there are a total of 1,571 units included as part of planned and approved projects in El Cerrito, including: 114 very low-, 241 low-, 479 moderate-, and 737 above moderate-income units.

Table 4-2 Planned and Approved Residential Developments, El Cerrito (As of June 2022)

Site ID	Name	APN(s)	General Plan	Zoning	Type of Units	Status	Description	Acres	Gross Density	Total Units	ELI	VLI	LI	MOD	AM
Sites within San Pablo Avenue Specific Plan															
1	Mayfair: Phase II – Affordable	502062031	TOHIMU	TOHIMU	Residential Mixed-Use	Approved August 2017; anticipated to break ground 2023.	100% deed-restricted affordable housing with 1 manager's unit (Included in previous Housing Element as low income site.)	0.48	143 units / ac	69	0	44	24	0	1
2	The Lexington (6501 Fairmount)	504140015	TOHIMU	TOHIMU	Residential Mixed-Use	Approved December 2021	40 Market rate apartments (assumed 50/50 mod/above mod) with 5 moderate-income inclusionary units; 1,841 sf commercial	0.26	173 units / ac	45	0	0	0	25	20
3	Potrero Property (6115/6111 Potrero Avenue And 11335-41 San Pablo Avenue)	513372015 513372046	TOHIMU	TOHIMU	Residential Mixed-Use	Approved April 2022	63 Market rate apartments (assumed 50/50 mod/above mod) with 5,000 sf commercial, including outdoor patio along San Pablo Avenue.	0.34	185 units / ac	63	0	0	0	31	32
4	10192 San Pablo Ave (Former Rob's Auto)	504012036	TOHIMU	TOHIMU	Apartments	Approved January 2019; Entitlement expires 1/24/2023	26 Market rate apartments (assumed 50/50 mod/above mod)	0.27	96 units / ac	26	0	0	0	13	13
5	Polaris Apartments (11965 San Pablo Ave)	513340059	TOHIMU	TOHIMU	Apartments	Approved June 2019; Entitlement expires 12/2022	135 Market rate apartments (assumed 50/50 mod/above mod) with 9 moderate-income inclusionary units	0.53	271 units / ac	144	0	0	0	76	68
6	Wall Avenue Apartments (11795 San Pablo Ave)	513351001	TOHIMU	TOHIMU	Apartments	Approved 10/2/2019	117 Market rate apartments (assumed 50/50 mod/above mod) with 6 low-income and 7 moderate-income inclusionary units, with 3,695 sf commercial	0.60	216 units / ac	130	0	0	6	65	59
7	El Cerrito Plaza BART TOD	504050012 504121017 504122010 504130031	TOHIMU	TOHIMU	Residential Mixed-Use	Developer selected. Planning underway.	See detailed description El Cerrito Plaza BART TOD above. (Included in previous Housing Element as low income site.)	7.54	101 units / ac	769	0	70	196	112	391
8	1711 Eastshore Dr (Former Orchard Supply Hardware Site)	513371002	TOHIMU	TOHIMU	Storage / Mixed-Use	SB 330 Preliminary Application Submitted	279 Market rate apartments (assumed 50/50 mod/above mod) with 15 low- and 16 moderate-income inclusionary units; Existing Building, on a portion of the site, will be converted to self-storage	3.77	82 units / ac	310	0	0	15	155	140
							<i>Subtotal</i>	<i>13.79</i>	<i>158 units/ac (average)</i>	<i>1,556</i>	<i>0</i>	<i>114</i>	<i>241</i>	<i>477</i>	<i>724</i>
Other Areas of City															
9	2332 ALVA AVE	500430016	RS-5	Low Density	SFR	Approved 07/19/2017; BP under review as of July 2022.	1 single-family unit; located in VHFHSZ.	0.08	12.7 units / ac	1	0	0	0	0	1
10	1745 ELM ST	502112037	RM	High Density	Duplex	Design Review Approved 9/2/2020	2 units in a duplex	0.14	14.4 units / ac	2	0	0	0	0	2
11	5730 EL DORADO ST	510045006	RM	High Density	Duplex/ Triplex	Design Review Approved 11/18/2020; Parcel Map Approved.	Subdivision of 12,500 sf lot with a duplex and triplex	0.29	17.5 units / ac	5	0	0	0	0	5
12	1324 CONTRA COSTA DR	505181018	RS-10	Very Low Density	SFR	Application Submitted	1 Single-family unit; located in VHFHSZ.	0.27	3.8 units / ac	1	0	0	0	0	1
13	LENEVE PL	573111008	RS-7.5	Very Low Density	SFR	Design Review Application submitted for new SFR; ministerial	1 Single-family unit; located in VHFHSZ.	0.23	4.4 units / ac	1	0	0	0	0	1
14	SEA VIEW DR	505221045	RS-5	Low Density	SFR	Application Submitted	1 Single family unit; located in VHFHSZ.	0.16	6.1 units / ac	1	0	0	0	0	1
15	921 CLARK PL ARLINGTON BLVD	505301032 505301043	RS-5	Low Density	Missing Middle	Application Submitted	Subdivision to split 2 parcels into 4; located in VHFHSZ.	1.39	2.9 units / ac	4	0	0	0	2	2
							<i>Subtotal</i>	<i>2.56</i>	<i>8.5 units/ac (average)</i>	<i>15</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>13</i>
							Total	16.35	94.8 units/ac (average)	1,571	0	114	241	479	737

Source: City of El Cerrito, 2022.



Rendering of El Cerrito Plaza BART Station Project Source: Related California

El Cerrito Plaza BART TOD Project

Assembly Bill 2923 created baseline zoning standards for BART station properties. The San Pablo Avenue Specific Plan is consistent with the baseline densities and building height requirements in AB 2923. (The Specific Plan update, underway, includes a BART-owned parcel that was not previously in the Specific Plan to be consistent with AB 2923.) In July 2020 BART issued a Request for Qualifications (RFQ) to identify a development team for the El Cerrito Plaza site. On November 19, 2020, the BART Board selected the development team—Holliday Development, Related California, and Satellite Affordable Housing Associates (SAHA)—to advance development at El Cerrito Plaza BART and entered into an Exclusive Negotiating Agreement (ENA). BART makes decisions about where and how to invest in future TOD based on its Transit-Oriented Development Work Plan (2020). The work plan establishes a 10-year program for facilitating TOD on the estimated 250 acres at 27 stations that could accommodate future development on BART-owned land. On March 7, 2022, BART sent a letter to the City confirming that the El Cerrito Plaza BART TOD Project is included as a near-term project in BART’s TOD Work Plan and that BART supports including the project in the City’s Housing Element (See Appendix C).

The project will provide community benefits and amenities for El Cerrito including affordable housing, public open space and art, and multimodal transportation infrastructure improvements. During the predevelopment process, the development team and City are also evaluating including a new library at the site (City Council Resolution 2016-68 and Resolution 2019-66). The proposed development concept anticipates 769 housing units, with 391 market-rate units (51 percent), 112 moderate-income units (14 percent), 196 low-income units (25 percent), and 70 very low-income units (10 percent). The planning and development effort is ongoing, including community engagement for the project. For more information, visit: www.el-cerrito.org/tod.

4.4 Affordability Analysis of Market Rate Apartments

Based on a review of rental listings at recently built apartments in the Specific Plan area, it was determined that new market-rate apartment units in El Cerrito are generally affordable to moderate-income households. Table 4-3 below compares affordable monthly rents for moderate income households earning 100 percent and 120 percent of the area median income with listed rents in two recently built market rate apartment complexes in the City. Studio

apartments and one-bedroom units are generally affordable to one-person households earning more than 100 percent AMI but less than 120 percent AMI. Two-bedroom units are generally affordable to two- and three-person households earning around 120 percent AMI.

Cerrito Vista, a 50-unit market rate apartment complex with 3,000 square feet of grand floor commercial built in 2020, had 9 available units listed in June 2022, including four 1-bedroom apartments, four 2-bedroom apartments, and one 3-bedroom apartments. Metro 510, a 128-unit market rate apartment complex with 19 units of affordable housing built in 2017, had four available units listed in June 2022, including one studio and three two-bedroom apartments. While these are only two examples of recently built market-rate apartments, research in other Bay Area communities indicates that market-rate rents for newly constructed apartments are generally affordable to moderate-income households across the Bay Area.

Income Level	Affordable Monthly Rent		
	1-Person	2-Person	3-Person
Moderate Income at 100% AMI	\$2,499	\$2,856	\$3,213
Moderate Income 120% AMI	\$3,499	\$3,999	\$4,498
Apartment Complex (Year Built)	Studio	1-Bedroom	2-Bedroom
Metro 510 (2017)	\$2,400 - \$2,650	\$2,800- \$3,005	\$3,400 - \$3,800
Cerrito Vista (2020)	\$1,762 - \$1,945	\$2,300 - \$2,545	\$2,682 - \$3,222

¹ See Table 2-10, Ability to Pay for Housing Based on HCD Income Limits, 2022

Sources: City of El Cerrito, 2022. Ascent, 2022. <https://cerritovista.com>

4.5 Vacant and Underutilized Sites Inventory

The residential land inventory is required “to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code Section 65583.2(a)). The phrase “land suitable for residential development” in Government Code Section 65583(a) (3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allows residential development; and
- Underutilized sites that have zoning that allows residential development and are capable of being developed at a higher density.

This section describes the vacant and underutilized sites included in the City’s Housing Element inventory, all of which already have appropriate zoning and general plan designations to allow for housing,

Methodology and Assumptions

The following is a description of the methodology used to estimate housing unit capacity on vacant and underutilized sites and classify sites by income level. Each land use designation corresponds with at least one zoning district, and in some cases more than one. Table 4-4 shows how sites were categorized by income level based on zoning and allowed density.

Table 4-4 Residential Land Use Categories and Estimated Affordability Level, El Cerrito (2022)	
General Plan Land Use	Zoning
Above-Moderate Income	
Very Low Density (6 du/ac)	RS-20 (2.2 du/ac)
	RS-10 (4.3 du/ac)
	RS-7.5 (5.8 du/ac)
Low Density (7-9 du/ac)	RS-10 (4.3 du/ac)
	RS-5 (8.7 du ac)
Moderate Income	
Medium Density (10-20 du/ac)	RD -Residential Duplex (11-20 du/ac)
Neighborhood Commercial (20 du/ac)	CN (20 du/ac)
Lower Income	
High Density (21 -35 du/ac)	RM - Multi-Family Residential (21 - 35 du/ac)
	TOM (35 du/ac)
Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)	Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)	Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

Source: El Cerrito General Plan and Zoning Ordinance; Ascent 2022.

4.5.1.1 Lower-income Sites

State law (Government Code Section 65583.2(c)(3)) establishes a “default density standard” of 30 units per acre for lower-income units in El Cerrito. This is the density that is “deemed appropriate” in State law to accommodate El Cerrito’s lower-income RHNA. Sites at least 0.5 acres and larger with zoning and General Plan land use designations that allow for development at 30 units per acre were generally included in the inventory as opportunity sites for lower-income housing. The City has several zoning districts that allow 30 units per acre, as shown in Table 4-4, including: RM - Multi-Family Residential (21 - 35 du/ac) and TOM (35 du/ac). The Transit-Oriented Mid-Intensity Mixed Use (TOMIMU), and Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) within the Specific Plan area do not have density standards because they are part of a form-based code. As described in the Realistic Density Assumptions section, recently entitled residential mixed-use developments within the TOMIMU and TOHIMU have been approved at densities ranging from 82 to 271 units per acre, with an overall average density of 158 units per acre.

4.5.1.2 Moderate-income Sites

Sites with zoning that allows for multifamily residential development at densities lower than 30 units per acre (i.e., Residential Duplex [11-20 du/ac]) and higher density sites (i.e., allowing 30 units per acre or more) smaller than 0.5 acres (i.e., small lots within the Specific Plan area) were inventoried as moderate income.

4.5.1.3 Above Moderate-income Sites

Sites with single-family zoning were categorized as above moderate-income based on evidence that single-family homes are generally only affordable to above moderate-income households.

4.5.1.4 AB 725 Compliance

Assembly Bill 725 (2021) requires that at least 25 percent of the above moderate-income RHNA be accommodated on sites that allow at least four units of housing, and that at least 25 percent of the moderate-income RHNA be accommodated on sites that allow at least four units of housing, but at a density of no more than 100 units per acre. One project in particular is expected to satisfy these requirements.

The El Cerrito Plaza BART TOD Project is expected to provide a mix of approximately 379 above moderate-income units (62 percent of the above moderate-income RHNA) and 112 moderate-income units (46 percent of the moderate-income RHNA), consistent with the requirements of AB 725, satisfying these requirements of State law, as well as 285 lower-income units (750 units total).

Realistic Density Assumptions

4.5.1.5 Sites within the San Pablo Avenue Specific Plan Area

The City's Housing Element inventory includes sites within the Specific Plan area. The Specific Plan is a form-based code that provides development regulations and design guidelines for parcels within the Specific Plan area including height, land use, parking, building placement, and open space standards. The Specific Plan does not include maximum density standards but does require residential development to be a minimum of 3 stories (except on constrained lots) in all zones. Maximum building height is 55 feet in the Transit-Oriented Mid-Intensity Mixed Use (TOMIMU) zone and 65 feet in the Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) zone. Additional building height is allowed if a project is considered an affordable housing project, as defined by State law.

Within the TOMIMU and TOHIMU zones of the Specific Plan, only some projects are required to include mixed-use. The Specific Plan establishes this requirement by street type, rather than by zoning district. On San Pablo Avenue Commercial Street Type and Major Commercial Street Type streets identified in the Specific Plan, a minimum of 50 percent of the ground floor frontage must have a shop front frontage type for commercial uses. Some of the other street types in the Specific Plan allow limited non-residential uses; and all of the other street types allow for residential only development.

However, the City is primarily seeing interest in residential-only and mixed-use projects and the City has consistently received applications for residentially-only development, as demonstrated by the list of planned and approved projects shown in Table 4-2. Many of the recently built, under construction, approved, and planned projects within the Specific Plan include only residential units, and only some include a limited commercial component. The TOMIMU and TOHIMU districts also allow for standalone commercial uses; and the City has seen some recent interest in hotel development. The City entitled one hotel project (Hampton Inn & Suites -11615-11645 San Pablo Avenue); and, another hotel is proposed (1612 & 1718 Eastshore Blvd -TRU by Hilton). It is assumed that the two hotels would likely satisfy the demand for hotel rooms in the area, making additional hotels unlikely.

As shown earlier in Table 4-2, residential mixed-use developments within the Specific Plan have been entitled at densities ranging from 82 to 271 units per acre, with an average of 158 units per acre. Within the Specific Plan, including on San Pablo Avenue Commercial and Major Commercial Street Types where commercial requirements apply, there are many recently built, under construction, planned, and approved projects that have developed high density residential at or above the assumed density of 158 units per acre, including many with only residential uses. This includes a 100 percent affordable development with no ground floor commercial at 143 units per acre (Mayfair: Phase II – Affordable). It also includes two projects that received a density bonus pursuant to state law, including: The Lexington (6501 Fairmount) which was approved with three bonus units; and, Polaris Apartments (11965 San Pablo Ave) which was approved with 32 bonus units. Using the "base project" before bonus units for each of these projects as part of the calculation of average density results in an average density of 149 units per acre.

The sites inventory uses 156 units/acre as a base assumption for estimating the total number of units that could be built on a site. This is the average density of all approved and planned projects, excluding density bonus units, and excluding the El Cerrito Plaza Bart TOD project. This project is omitted from the calculation of average density because of the special circumstances of this site. This base density assumption of 156 units per acre is applied to all sites within the Specific Plan where there is no requirement for commercial development, including sites that are along San Pablo Avenue Community, Gateway, Neighborhood, and Ohlone Greenway Street Types in the Specific Plan. The sites inventory assumes 85 percent of the base density assumption when estimating capacity of sites along San Pablo Avenue and Major Commercial Street Types where there is a requirement for commercial (reflecting an effective density of 132 units per acre), accounting for the potential for some sites to be built with non-residential uses.

4.5.1.6 Sites Outside the San Pablo Avenue Specific Plan

There are three inventoried sites outside of the Specific Plan area that allow multifamily development, each of them are designated RM and are small lots less than one-quarter acre. The density ranges of the areas outside the Specific Plan area generally allow for small-lot single family, duplexes, triplexes, and multiplexes on smaller infill lots that allow for multifamily. There is also the potential for townhomes that would be built at the middle end of the density range for larger lots. All other sites included in the inventory that are outside of the Specific Plan are within residential zones that do not allow mixed-use development (RM, RS-5, RS-10, and RS-20).

Generally, for sites outside the Specific Plan area, it was assumed that development will occur at 85 percent of maximum allowed density. There has been some recent multifamily development outside the Specific Plan area that has been built or approved near the high end of the density range. One market rate development, 1715 Elm Street, was approved with 14 units on a 0.42 acre site, and another, 5828 El Dorado Street, was approved with 29 units on a 0.84 acre site. Both projects are under construction and were built at the maximum density allowed (i.e., 35 units per acre). As shown in Table 4-2, two other recently approved duplex/triplex projects have been built on lots around 0.25 acres at densities around 15 units per acre. In addition, many of the lower density residential zones outside of the Specific Plan allow for development of single family homes (RS-5, RS-10, and RS-20).

4.5.1.7 Nonvacant Sites

Like many communities in the Bay Area, El Cerrito is a largely built out city. The city, like the region generally, faces a significant demand for new housing. Nearly all new residential development in El Cerrito occurs on underutilized nonvacant sites that have existing uses. The most significant examples of new development on underutilized land have occurred within the Specific Plan area. In addition to development within the Specific Plan area, there are other examples of redevelopment of underutilized sites throughout the city, such as 1715 Elm Street, that is under construction, and 5828 El Dorado Street that is completed. Table 4-5 below includes examples of recent housing developments in El Cerrito that were built or are approved on nonvacant sites with existing uses.

It is estimated that 67 percent of the City’s lower-income RHNA (526 lower income units) will be met by approved and planned projects (355 lower income units). The City does not rely on nonvacant sites to accommodate more than 50 percent of the lower-income RHNA, which means that it does not need to provide findings based on substantial evidence that the use is likely to be discontinued. However, the City is still required to analyze the existing uses of the sites and determine, based on past experience, current market demand, existing leases or contracts, development trends, and other factors, that the nonvacant sites can feasibly be developed during the planning period. The City still undertook a review to determine whether a nonvacant site should be included in the inventory. The City started by conducting a review of sites throughout the city zoned or designated in the General Plan and Specific Plan for high density residential or mixed-use development. Based on site conditions, combined with City staff knowledge of existing uses, property owner interest, and nearby development activity, a refined list of potential sites was prepared for inclusion in the Housing Element sites inventory. Generally, the factors considered when determining that the existing use would not impede development include property owner interest and the age and conditions of the sites and structures. There are several sites in the inventory where the property owner has expressed interest in developing the sites with residential development, particularly within the Specific Plan area. Many of the non-vacant sites in the inventory are considered underutilized because of the lack of existing structures, development of similar uses (e.g., surface parking lots), and the market potential for new housing development. The nonvacant sites include surface parking lots and the BART Stations, where BART has expressed development interest.

Table 4-5 Examples of Recent Housing Development on Underutilized Sites, El Cerrito

<i>Project Name</i>	<i>Project Description</i>	<i>Status</i>	<i>Prior Use</i>
Ohlone Gardens	4-story, mixed-use project, including 57 affordable units and 3,189 square feet of ground floor commercial space designated as TOMIMU.	Completed	Light Industrial / Distribution / Storage

Table 4-5 Examples of Recent Housing Development on Underutilized Sites, El Cerrito

<i>Project Name</i>	<i>Project Description</i>	<i>Status</i>	<i>Prior Use</i>
Hana Gardens Senior Housing Mixed-use Apartments	63-unit mixed-use senior affordable housing community on a 40,000-square-foot site designated as TOMIMU.	Completed	Contra Costa Florist/Mabuchi house complex (Commercial / Residential) and Warehouse Building (Furniture store)
Metro 510 (Creekside Walk)	128-unit apartment with 19 units of affordable housing constructed on a 3-plus acre designated as TOHIMU.	Completed	Surface parking serving El Cerrito Plaza shopping center.
Credence Condominiums	30 residential units and 2 live-work units on a 0.57 acre site that is designated as TOMIMU.	Completed	Retail (Previously Safeway and Guitar Center)
Mayfair: Phase I – Market Rate	Two buildings with a combined total of 223 residential units, shared parking in a garage, along with public, common and private open space creating an interconnected campus designated as TOHIMU.	Under Construction	Vacant and surface parking prior to development; prior uses were gas station and grocery.
1715 Elm Street	14 one and two bedroom dwelling units on a 0.42 acre site that is designed in the General Plan for high density.	Under Construction	Vacant Single Family Residence

Large Sites

The del Norte BART Station (12.5 acres) is the only site in the lower-income sites inventory that is larger than 10 acres. In a letter from BART, dated March 7, 2022, BART expressed that the El Cerrito del Norte BART Station is a “midterm” priority for transit-oriented development and identified a target of 2025-2030 for development at the station (See Appendix C). There are no proposed development plans for the site at this time and the City is unsure if BART intends to develop the entire site or just a portion. For the purpose of estimating capacity on the site, the City assumed development on 6.7 acres that is assumed to be developable at densities similar to the proposed El Cerrito Plaza (100 units per acre) and at a similar income mix (51 percent above moderate, 14 percent moderate, 25 percent low, and 10 percent very low income).

Availability of Infrastructure

As described in Chapter 5: Constraints, there is sufficient infrastructure to accommodate the RHNA and all sites included in the inventory have access to water, sewer, and dry utilities. However, the sewer system within the Specific Plan Area does need to be upsized to meet the needs of future development and the Stege Sanitary District has established a capacity fee to fund planned improvements.

Analysis of Environmental Constraints

All parcels (or portions of parcels) that met the criteria above were reviewed by City staff to confirm environmental constraints (e.g., flood zones and steep slopes), and other possible constraints to development feasibility. While environmental constraints are not a known issue for any of the sites, Chapter 5: Constraints describes environmental concerns that may impact the future development of residential units in the city.

Vacant and Underutilized Sites

This section contains details on the vacant and underutilized sites included in the Housing Element sites inventory, shown on Figure 4-1. Table 4-6 provides a summary of capacity on all the vacant and underutilized sites in El Cerrito. Sites are organized into two categories:

- 1) **San Pablo Avenue Specific Plan Sites.** These are opportunity sites within the Specific Plan area that are best suited for housing during the Housing Element planning period.
- 2) **Citywide Vacant and Underutilized Sites.** The sites in this category are located outside the Specific Plan area and already have the General Plan land use designations and zoning in place to allow housing at the assumed densities.

Table 4-6 Vacant and Underutilized Sites, El Cerrito (As of June 2022)

Site ID	Location	APN	Acres	Category	General Plan	Zoning	Site Description	Previous Housing Element Site	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
Sites within San Pablo Avenue Specific Plan														
16	del Norte BART Station	502052006 502061005 502060xxx 502060xxx 502071015 502082029	12.5 (assumes development on 6.7 acres)	Underutilized	TOHIMU	TOHIMU	The del Norte BART Station was identified by BART as a midterm priority. Development is assumed on 50% of the site at an average density of 100 units/acre and an income distribution similar to that of the proposed El Cerrito Plaza development.	Yes – Low Income Site	Yes	670	232	97	341	100 du/ac
17	Safeway / 11450 San Pablo Avenue	502100042	0.86	Underutilized	TOHIMU	TOHIMU	This parcel makes up about 1/3 of the surface parking lot for Safeway. The site is adjacent to del Norte BART. APN 502100041 not a part of this site.	Yes – No units counted toward RHNA.	No	113	113	0	0	132 du/ac, 85% residential
18	921 Kearney	503233007 503233032	0.12 0.19 0.31	Vacant	TOMIMU	TOMIMU	2 vacant parcels. Entitlement for 59-unit project expired 2022.	Yes – Low Income Site	No	48	0	48	0	156 du/ac, 100% residential
19	Kearny St./Kearney Lane	501252019 501252020	0.05 0.06 0.11	Underutilized	TOHIMU	TOHIMU	2 adjacent parcels used as surface parking for businesses on San Pablo Ave.	Yes – Low Income Site	No	17	0	17	0	156 du/ac, 100% residential
20	10496 San Pablo Ave	503236027	0.17	Underutilized	TOMIMU	TOMIMU	Vacant corner lot	Yes – Low Income Site	No	26	0	26	0	156 du/ac, 100% residential
21	5833 Central Ave	510036012	0.06	Underutilized	TOHIMU	TOHIMU	Parcel fronting on Central Ave. used as yard for adjacent residences. Fenced, but otherwise vacant. Site is located within a FEMA 100-Year flood zone. Due to flood constraints, no units are counted towards the RHNA from this site.	Yes	No	0	0	0	0	156 du/ac, 100% residential
22	5627 Central Ave	510043004	0.05	Underutilized	TOHIMU	TOHIMU	Undeveloped parcel fronting on Central Ave.	Yes	No	7	0	7	0	156 du/ac, 100% residential
23	10810 San Pablo Ave (Village at Town Center - expansion)	503010015	1.42 (assumes development on 0.35-acre portion of surface parking lot)	Underutilized	TOMIMU	TOMIMU	A recently expired entitlement was approved for a 40-unit, 4-story building on the parking lot of the existing Village at Town Center mixed-use apartment complex. Development potential remains on this surface parking lot.	No	No	54	54	0	0	156 du/ac, 100% residential
24	10135, 10163, 10167 San Pablo Ave	510034002 510034003 510034001	0.25 0.28 0.19 0.72	Vacant	TOHIMU	TOHIMU	3 vacant adjacent parcels with previous (expired) entitlements for two separate development projects totaling 134 units.	No	No	95	95	0	0	132 du/ac, 85% residential
Subtotal										1,030	494	195	341	
Citywide Vacant and Underutilized Sites														
25	Fairview Drive	505040006	14.92	Underutilized	Very Low Density	RS-10	Vacant site; located in VHFHSZ.	Yes	No	64	0	0	64	4.4 du/ac
26	2065 Tapscott Ave	501340036	0.11	Underutilized	Low Density	RS-5	Vacant undeveloped site. Unleveled terrain. Directly across an elementary school.	Yes	No	1	0	0	1	8.7 du/ac

Table 4-6 Vacant and Underutilized Sites, El Cerrito (As of June 2022)

Site ID	Location	APN	Acres	Category	General Plan	Zoning	Site Description	Previous Housing Element Site	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
27	2610 Yuba St	500050034	0.16	Underutilized	Low Density	RS-5	Undeveloped site with dense vegetation and miscellaneous storage.	Yes	No	1	0	0	1	8.7 du/ac
28	928 – 934 Arlington Blvd	505301006 505301007	0.33	Underutilized	Low Density	RS-5	Undeveloped land on a slight slope. Parcel does not front an existing road/street and requires access through adjacent property. Surrounded by few established homes along two streets and other adjacent undeveloped land parcels that make this a viable development opportunity. Located in VHFHSZ.	Yes	No	2	0	0	2	8.7 du/ac
29	716 Balra Dr	503322063 503322065 503322068 503322069	0.67	Underutilized	Low Density	RS-5	Undeveloped site. No existing access; but potential access point through already paved driveway of neighboring home. Located in VHFHSZ.	Yes	No	5	0	0	5	8.7 du/ac
30	920 Balra Dr	503301024	0.13	Underutilized	Low Density	RS-5	Undeveloped sloped site with temporary structures, storage, and parking; located in VHFHSZ.	Yes	No	1	0	0	1	8.7 du/ac
31	Barrett Ave	500271003	0.12	Underutilized	Low Density	RS-5	Undeveloped with sloped terrain. No existing access, but two possible street access points.	Yes	No	1	0	0	1	8.7 du/ac
32	7834 - 7846 Burns Ct	505101019 505101020	0.23	Underutilized	Low Density	RS-10	Undeveloped site, may have had previous structures built. Cars parked on site. Located in VHFHSZ.	Yes	No	1	0	0	1	4.4 du/ac
33	911 Clark Pl	505301047	0.28	Underutilized	Low Density	RS-5	Undeveloped site; located in VHFHSZ.	Yes	No	1	0	0	1	8.7 du/ac
34	834 Craft Ave	505302028	0.58	Underutilized	Low Density	RS-5	Undeveloped site with sloped terrain; located in VHFHSZ.	Yes	No	5	0	0	5	8.7 du/ac
35	7755 Earl Ct	505103023	0.27	Underutilized	Low Density	RS-10	Undeveloped site; located in VHFHSZ.	Yes	No	1	0	0	1	4.4 du/ac
36	630 Everett St	503374006	0.05	Underutilized	Low Density	RS-5	Undeveloped site, with narrow lot.	Yes	No	1	0	0	1	8.7 du/ac
37	943 Galvin Dr	503301018	0.32	Underutilized	Low Density	RS-5	Undeveloped flag lot with sloped terrain located behind existing home with driveway for access to site. Located in VHFHSZ	Yes	No	2	0	0	2	8.7 du/ac
38	712 Gelston Pl	505282030	0.12	Underutilized	Low Density	RS-5	Undeveloped site with dense vegetation and sloped terrain. Located in VHFHSZ.	Yes	No	1	0	0	1	8.7 du/ac
39	2138 - 2142 Junction Ave	501300002 501300003 501300004 501300005	0.22	Underutilized	Low Density	RS-5	4 adjacent single family lots on slope. Mostly vacant, with existing dilapidated structure.	Yes	No	1	0	0	1	8.7 du/ac
40	805 Park Way	505241012	0.09	Underutilized	Low Density	RS-5	Undeveloped site; located in VHFHSZ.	Yes	No	1	0	0	1	8.7 du/ac
41	754 Pomona Ave	503480014	0.16	Vacant	Low Density	RS-5	Undeveloped site that is adjacent to two another undeveloped sites with access to Pomona Ave.	Yes	No	1	0	0	1	8.7 du/ac
42	5399 Potrero Ave	513250039	0.20	Underutilized	Low Density	RS-5	Church parking lot.	Yes	No	1	0	0	1	8.7 du/ac
43	925 Richmond St	503241026	0.11	Underutilized	Low Density	RS-5	Undeveloped site.	Yes	No	1	0	0	1	8.7 du/ac

Table 4-6 Vacant and Underutilized Sites, El Cerrito (As of June 2022)

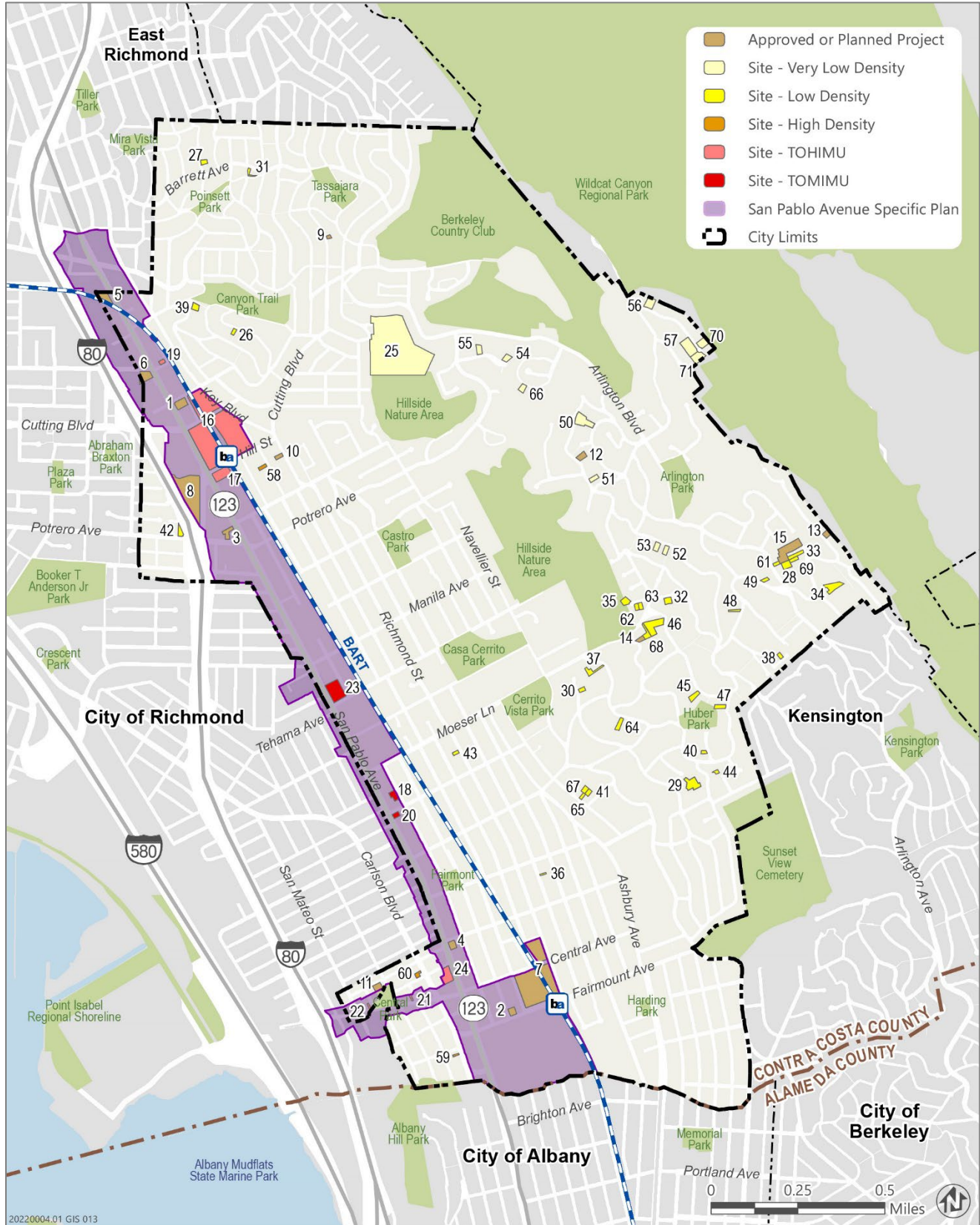
Site ID	Location	APN	Acres	Category	General Plan	Zoning	Site Description	Previous Housing Element Site	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
44	Sea View Dr	505244022	0.08	Underutilized	Low Density	RS-5	Undeveloped site that does not front an existing street, but has the potential for access through adjacent parcel. Located in VHFHSZ.	Yes	No	1	0	0	1	8.7 du/ac
45	839 Shevlin Dr	505230044	0.29	Underutilized	Low Density	RS-5	Undeveloped site on sloping lot. Existing structure on adjacent lot with similar slope and site conditions. Located in VHFHSZ.	Yes	No	2	0	0	2	8.7 du/ac
46	937 – 941 Shevlin Dr	505221026 505221027	0.95	Underutilized	Low Density	RS-5	Undeveloped site with sloped terrain. Adjacent vacant land behind site would require having street access from Moser Lane or else would be landlocked. Located in VHFHSZ.	Yes	No	8	0	0	8	8.7 du/ac
47	8049 Terrace Dr	505230036	0.24	Underutilized	Low Density	RS-5	Undeveloped sloped lot; located in VHFHSZ.	Yes	No	2	0	0	2	8.7 du/ac
48	8363 Terrace Dr	505272017	0.12	Underutilized	Low Density	RS-5	Undeveloped site with dense vegetation; located in VHFHSZ.	Yes	No	1	0	0	1	8.7 du/ac
49	8551 Terrace Dr	505291014	0.12	Underutilized	Low Density	RS-5	Undeveloped site with landscaping and minor site improvements adjacent to existing single family home. Located in VHFHSZ.	Yes	No	1	0	0	1	8.7 du/ac
50	1355 Brewster Dr 1364 - 1370 Contra Costa Dr	505181004 505181010 505181011	0.82	Underutilized	Very Low Density	RS-10	3 adjacent undeveloped sloped sites fronting Contra Costa Dr and Brewster Dr. in existing neighborhood. Only concrete foundations of structures remain. Located in VHFHSZ.	Yes	No	3	0	0	3	4.4 du/ac
51	1304 Contra Costa Dr	505181032	0.20	Underutilized	Very Low Density	RS-10	Undeveloped site with existing single family homes on each side. Located in VHFHSZ.	Yes	No	1	0	0	1	4.4 du/ac
52	1103 Contra Costa Dr	505203029	0.23	Underutilized	Very Low Density	RS-10	Undeveloped sloped site adjacent to public path on separate lot. Located in VHFHSZ.	Yes	No	1	0	0	1	4.4 du/ac
53	1115 Contra Costa Dr	505203009	0.23	Underutilized	Very Low Density	RS-10	Undeveloped site on sloped terrain. Located in VHFHSZ.	Yes	No	1	0	0	1	4.4 du/ac
54	1618 Julian Dr	505421008	0.24	Underutilized	Very Low Density	RS-10	Undeveloped site on sloped terrain. Very sloped terrain adjacent to public path on separate lot. Located in VHFHSZ.	Yes	No	1	0	0	1	4.4 du/ac
55	1638 Julian Dr	505421014	0.26	Underutilized	Very Low Density	RS-10	Undeveloped site on sloped terrain. Located in VHFHSZ.	Yes	No	1	0	0	1	4.4 du/ac
56	8407 Wildcat Dr	573132023	0.46	Underutilized	Very Low Density	RS-20	Undeveloped site on sloped terrain. Located in VHFHSZ.	Yes	No	1	0	0	1	2.2 du/ac
57	8440 Wildcat Dr 8436 Wildcat Dr	573132002 573132003	0.91	Underutilized	Very Low Density	RS-20	Undeveloped site on sloped terrain. Located in VHFHSZ.	Yes	No	1	0	0	1	2.2 du/ac
58	1743 Liberty St	502113029	0.15	Underutilized	High Density	RM	Undeveloped site.	Yes	No	4	0	0	4	85% of 35 du/ac
59	3405 Carlson Blvd	510014015	0.12	Underutilized	High Density	RM	Site is located within a FEMA 100-Year flood zone. Due to flood constraints, no units are counted towards the RHNA from this site.	Yes	No	0	0	0	0	0
60	3027 Carlson Blvd / 5931 Avila St	510037013 510037015	0.12	Underutilized	High Density	RM	Two adjacent undeveloped lots with storage and temporary structures and access from Carlson Blvd. and Avila St.	Yes	No	3	0	0	3	85% of 35 du/ac

Table 4-6 Vacant and Underutilized Sites, El Cerrito (As of June 2022)

Site ID	Location	APN	Acres	Category	General Plan	Zoning	Site Description	Previous Housing Element Site	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
61	940 Arlington Blvd	505301046	0.11	Underutilized	Low Density	RS-5	Undeveloped sloped site. Previous building permit expired. Located in VHFHSZ.	No	No	1	0	0	1	8.7 du/ac
62	7770 Earl Ct	505103026	0.14	Vacant	Low Density	RS-10	Possible existing structures, concrete foundations remain. Slightly sloped terrain. Existing infrastructure tower rear of property. Located in VHFHSZ.	No	No	1	0	0	1	4.4 du/ac
63	7780 Earl Ct	505103027	0.15	Vacant	Low Density	RS-10	Undeveloped site with sloped terrain; concrete foundation of previous home remains on site. Located in VHFHSZ.	No	No	1	0	0	1	4.4 du/ac
64	835 Galvin Dr	503311017	0.26	Vacant	Low Density	RS-5	Vacant undeveloped site. Located in VHFHSZ.	No	No	1	0	0	1	8.7 du/ac
65	758 Pomona Ave	503480015	0.10	Vacant	Low Density	RS-5	Vacant undeveloped site.	No	No	1	0	0	1	8.7 du/ac
66	1544 Madera Cir	505421027	0.22	Underutilized	Very Low Density	RS-10	Undeveloped site on sloped terrain in existing single family neighborhood. Located in VHFHSZ.	No	No	1	0	0	1	4.4 du/ac
67	Pomona Ave	503480013	0.16	Underutilized	Low Density	RS-5	Undeveloped site that is adjacent to two another undeveloped sites with access to Pomona Ave.	No	No	1	0	0	1	8.7 du/ac
68	Sea View Dr	505221046	0.29	Vacant	Low Density	RS-5	Undeveloped site. Located in VHFHSZ.	No	No	2	0	0	2	8.7 du/ac
69	Clark Pl	505301023	0.15	Vacant	Low Density	RS-5	Undeveloped site adjacent to several other undeveloped sites with access to Clark Pl. Located in VHFHSZ.	No	No	1	0	0	1	8.7 du/ac
70	8441 Wildcat Dr	573132030	0.44	Vacant	Very Low Density	RS-20	Undeveloped site on sloped terrain. Located in VHFHSZ.	No	No	1	0	0	1	2.2 du/ac
71	8444 Wildcat Dr	573132032	0.54	Vacant	Very Low Density	RS-20	Undeveloped site on sloped terrain. Located in VHFHSZ.	No	No	1	0	0	1	2.2 du/ac
Subtotal										136	0	0	136	
Total										1,166	494	195	477	

Source: City of El Cerrito, 2022

Figure 4-1: Sites Inventory Map, El Cerrito, 2022



Source: City of El Cerrito (2022); Contra Costa County (November 2021); Ascent (2022); ESRI.

4.6 Projection of Accessory Dwelling Units

Per State law, a projection of the number of ADUs expected to be built within the eight-year planning period can also be considered as part of the inventory. The City has seen a slight increase in the rate of ADU production since 2018 when the State passed several bills to facilitate ADUs statewide. In 2021, the City revised its ADU ordinance to be consistent with the requirements under State law. Table 4-7 shows the total number of ADU building permits issued each year since 2018. ADU production has remained steady, with the City issuing permits for 21 ADUs per year, on average.

Table 4-7 ADU Building Permits, El Cerrito (2018-2022)

<i>Year</i>	<i>ADU Permits Issued</i>
2018	16
2019	16
2020	22
2021	31
Average	21

Source: City of El Cerrito and Ascent, 2022.

For the purpose of the Housing Element, the City assumes that ADU production will continue at the same pace experienced since 2018, estimated at 168 ADUs during the 2023-2031 RHNA projection period. ABAG prepared the Affordability of Accessory Dwelling Units in September 2021 to provide jurisdictions a foundation for housing element assumptions. The report is based on a statewide survey conducted by the University of California at Berkeley's Center for Community Innovation, in collaboration with Baird + Driskell Community Planning in 2020. ABAG analyzed the raw survey data for Bay Area ADUs constructed in 2018 or 2019 to determine affordability. According to the ABAG report, 43 percent of ADUs, based on the East Bay counties surveyed, are assumed to be used as short-term rentals, home offices, or other non-residential uses. As such, of the 168 ADUs expected to be produced, only 95 ADUs are assumed to be available on the market as rental housing or housing for family and friends.

Using ABAG affordability recommendations for ADUs, the sites inventory includes a projection of 58 ADUs affordable to lower-income households, or 60 percent of the projected ADU units. Twenty-eight ADUs, or 30 percent of projected units, are affordable to moderate-income households, and 9 ADUs, or 10 percent of projected units are affordable to above-moderate income households (see Table 4-8).

4.7 RHNA Summary

Table 4-8 provides a summary of El Cerrito's ability to meet the 2023-2031 RHNA. Based on the housing units in the approved and planned projects, vacant and underutilized sites, and the projection of ADUs, the City has sufficient capacity to meet the RHNA with a surplus of 505 lower-income units, 392 moderate-income units, and 556 above moderate-income units.

Table 4-8 Sites Inventory Capacity Summary, El Cerrito (2023-2031)

	<i>Lower¹</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Regional Housing Needs Allocation	526	241	624	1,391
Approved and Planned Projects	355	479	737	1,571
Vacant and Underutilized Sites within San Pablo Avenue Specific Plan	494	195	341	1,030
Citywide Vacant and Underutilized Sites	0	0	136	136
Accessory Dwelling Unit (ADU) Projection	58	28	9	95
Total Capacity	906	702	1,223	2,831
Surplus(+)	+380	+461	+599	+1,440

CHAPTER 5 | Constraints Analysis

State housing law requires the City to analyze potential governmental and non-governmental constraints to the maintenance and production of housing for all income levels. State law requires the local governments to take action through their Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing including housing for all income levels and housing for persons with disabilities,” (Government Code Section 65583(c) (3)). A thorough understanding of the potential constraints to development can help to create appropriate policy responses.

5.1 Potential Governmental Constraints

Governmental constraints are policies, standards, requirements, and actions imposed by the government that have a negative impact on the development and provision of housing for a variety of income levels. These constraints may include land use controls, building codes and their enforcement, environmental review fees and processes, site improvements, fees and exactions required of developers, and local processing and permit procedures. State and Federal agencies play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are, therefore, not addressed in this analysis.

Transparency in Development Regulations

El Cerrito complies with the requirement of providing transparency in development regulations. The City’s Community Development Department Services page of the City’s website provides all necessary information related to planning and building, including the General Plan, specific plans, the zoning code, fees, application forms and checklists, and all other applicable plans, policies, and regulations.

Land Use Controls

Land use controls include city-initiated General Plan policies, zoning regulations and standards, permit processing requirements, and development fees.

General Plan

The General Plan constitutes the highest-level policy document for the City. The Land Use Element of the General Plan identifies the location, distribution, and density/intensity of the land use within the city. Residential densities are measured in dwelling units per acre (du/ac). The 1999 El Cerrito General Plan, as amended in November 2014, identifies seven land use designations that permit residential uses, shown in Table 5-1.

<i>Designation</i>	<i>Description</i>	<i>Permitted Density*</i>
Very Low Density Residential	The Very Low Density category of residential land uses is intended for single-family, residential units on large lots. Typically, the Very Low Density category is to protect sensitive hillside areas from extensive development and to protect against hazards related to earthquakes, unstable terrain, and wildfires. In addition, Very Low Density land uses are also intended to protect sensitive environmental areas and features, and provide sites for larger, distinctive residences.	Maximum of 6 dwelling units per net acre.
Low Density Residential	The Low Density category of residential land uses is intended to promote and protect single-family neighborhoods.	7 to 9 dwelling units per net acre.
Medium Density Residential	The Medium Density category of residential land use accommodates more intensive forms of residential development while still remaining compatible with surrounding land uses. This category is intended to provide greater housing choice in the city for different family sizes and incomes. Medium density residential uses are intended to be located closer to community and	10 to 20 dwelling units per net acre.

Table 5-1 General Plan Residential Land Use Designations - El Cerrito (2014)		
Designation	Description	Permitted Density*
	retail services, such as neighborhood shopping centers, parks, and open spaces areas, and near minor and major collector streets where greater access can be provided. This land use category includes a number of housing development types including duplexes, townhouses, apartments, and small-lot, single-family residential designs.	
High Density Residential	The High Density residential land use category is intended to provide opportunities for multiple-family residential development in a well-designed environment. The range is intended to be located in areas where higher traffic volumes and buildings can be accommodated. These developments should be located outside of single-family residential communities, where services and transportation systems are adequate to serve the increased densities.	21 to 35 dwelling units per net acre.
Commercial/Mixed Use	The Mixed-Use Commercial designation is intended primarily for all types of commercial uses and secondarily for residential uses or a combination of the two. The designation is intended to encourage ground floor, pedestrian-friendly, retail sales and service uses with upper floors of office and residential uses. The Mixed-Use Commercial category applies to commercial activity ranging from neighborhood convenience stores to community shopping centers and regionally-oriented specialty stores. In addition to retail stores, the Mixed-Use Commercial designation is also intended to allow for residential and office uses, including administrative, professional, medical, and dental offices, and "high-tech" research and development uses and laboratories. The Mixed-Use Commercial designation also allows for limited, small-scale specialty manufacturing uses, such as arts and crafts, woodworking, and assembly processes, when located on sites compatible with surrounding neighborhoods.	General: Maximum of 35 units per net acre. Neighborhood: Maximum of 20 units per net acre
Transit-Oriented Higher-Intensity Mixed Use	The San Pablo Avenue Specific Plan articulates a vision for the future of San Pablo Avenue, identifies improvements, and adopts context-sensitive regulations that can be applied along its length and to adjacent areas. The Plan's Form-Based Code regulates land use and development standards based on Transect Zone, Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) and Transit-Oriented Mid-Intensity Mixed Use (TOMIMU), designed to encourage vertical and horizontal mixed use. The Specific Plan requires ground floor commercial frontages on San Pablo Avenue Commercial and Major Commercial street types, while standalone residential is allowed on other street types.	Maximum height of 65 feet.
Transit-Oriented Mid-Intensity Mixed Use		Maximum height of 55 feet.

Source: City of El Cerrito General Plan, September 2014.

*Not including City incentives or state-mandated density bonuses.

San Pablo Avenue Specific Plan and Form-Based Code

The San Pablo Avenue Specific Plan (SPASP), adopted in 2014, laid the groundwork for development and increased economic activity along the San Pablo Avenue corridor. It encourages new mixed-use (residential and commercial development) along San Pablo Avenue and near the city's two BART stations to create housing near transit and more pedestrian traffic to stimulate new businesses. The SPASP identifies three Priority Development Areas that are distinguished by the following characteristics:

1. Downtown: An entertainment/theater and shopping district that serves as the southern gateway
2. Midtown: A civic, commercial and community-oriented zone
3. Uptown: A mixed use, hospitality and commercial area that serves as the northern gateway

The SPASP articulates a vision for the future of San Pablo Avenue, identifies improvements, and adopts context sensitive regulations that can be applied within the Specific Plan Area. Its key principles are to deepen a sense of place and community identity; attract private investment; strengthen partnerships; enhance the public realm; promote the everyday use of transit, walking, and biking; and foster environmental sustainability. The Specific Plan establishes a Form-Based Code that regulates land use and development standards based on Transit-Oriented

Higher-Intensity Mixed Use (TOHIMU) and Transit-Oriented Mid-Intensity Mixed Use (TOMIMU) Transect Zones, as well as two blocks in the downtown that are within the Theater District Overlay Zone.

Goals and strategies include:

- Maximize Transit-Oriented Development (TOD) potential along the corridor;
- Allow ground floor residential development to provide flexibility and expand the Plan Area’s residential base;
- Promote residential infill development through increased land use intensity close to existing transit infrastructure; and
- Increase the supply, diversity, and affordability of housing in proximity to existing or planned transportation investments.

The SPASP has been successful in promoting and attracting development and investment in the San Pablo Avenue Corridor. Due to this success, the residential development capacity of 1,706 units originally evaluated under the Environmental Impact Report (EIR) has nearly been reached. The EIR also covered 243,112 commercial square feet. The City is currently updating the Specific Plan and preparing a Supplemental EIR so that development supporting the plan vision as well as RHNA goals can be met. The Specific Plan update is addressing commercial requirements, street standards, frontage types, daylight plane standards, design review process, open space standards, and other technical cleanups. No changes to densities or intensities are proposed. The permitted uses and development standards within the SPASP zones are shown in the tables within the following section.

Zoning Ordinance

The City’s Zoning Ordinance is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety, and welfare, as well as to promote quality design and quality of life. El Cerrito regulations are comparable to those of similar cities. In addition to the base zoning districts described in the following tables, applicants can request rezoning to a customized Planned Development (PD) District that allows deviation from the normal regulations where a development project is consistent with the General Plan and meets other community objectives. El Cerrito’s zoning regulations are not restrictive and do not create a financial or physical constraint to residential development due to a wide range of densities permitted by the City and flexible parking requirements. Additionally, the San Pablo Avenue Specific Plan contains a Form-Based Code, which establishes flexible development regulations for structures within its Plan Area, including building height, parking, setbacks, and access (See Table 5-5).

Residential and Mixed Use Districts

El Cerrito provides zoning that facilitates a range of residential development types. The City’s residential zoning designations control both the use and development standards of each residential parcel. Residential districts include the following, with increases in maximum density allowed with approval of a State Affordable Housing Density Bonus:

- ***RS Single-family Residential.*** To promote and protect single-family neighborhoods at a base density of up to 10 dwelling units per net acre (du/ac); and to minimize the out-of-scale appearance of large homes and development relative to their lot size and slope, and relative to adjacent homes in the neighborhood.
- ***RD Duplex Residential.*** To accommodate more intensive forms of residential development, including duplexes, townhouse projects, apartments, and small-lot, single-family residential uses, at a density of 11 to 20 dwelling units per net acre (du/ac).
- ***RM Multi-family Residential.*** To provide opportunities for multiple-family residential development in a well-designed environment at a density of 21 to 35 dwelling units per net acre (du/ac). Up to 70 du/ac can be achieved for housing for elderly and persons with disabilities under the City’s Incentives Program if services are provided.

Housing is also permitted in the Commercial and Transit-Oriented Mixed-Use Districts, and in the TOHIMU and TOMIMU transect zones of the San Pablo Avenue Specific Plan. The purpose of the mixed-use zones is to provide for commercial and employment development and promote and encourage multiple-family developments at densities that are consistent with the General Plan land use designation and surrounding development. The intent is to provide

for higher-density classifications in and around the development nodes and adjacent to major transit centers, and lower-density multiple-family development in transition areas between single-family development and commercial areas or higher-density residential areas. However, the TOHIMU and TOMIMU transect zones of the San Pablo Avenue Specific Plan replaced most of the CC and TOM zoned sites in the city. The City's commercial and mixed-use districts include:

- ***CN Neighborhood Commercial.*** To create, maintain, and enhance mixed-use, neighborhood-serving commercial areas that reflect smaller-scale, pedestrian-oriented development with continuous street frontage and a mix of uses. Residential and office uses are encouraged on upper floors.
- ***TOM Transit-Oriented Mixed Use.*** To create, maintain, and enhance activity center nodes around BART stations and along transportation corridors and San Pablo Avenue that provide a mix of commercial, office and higher-density residential uses in a pedestrian-oriented setting.
- ***CC Community Commercial.*** To create, maintain, and enhance areas of the city that are appropriate for a wide variety of commercial and institutional uses along the city's major transportation corridors, and in shopping districts or centers. Residential uses are also allowed, particularly on upper floors.

The housing types allowed within the City's zoning districts are described below in Table 5-2. In summary, residential uses are permitted within six main districts: RS, RD, RM, TOM, CC, and CN as well as the TOHIMU and TOMIMU Transect Zones of the San Pablo Avenue Specific Plan (See section b. San Pablo Avenue Specific Plan). The RS District is split into four separate subsets guiding the minimum size of each lot and other development standards such as minimum lot depth and width and setbacks.

Single-family units are permitted by right in all single-family residential districts. New single-family uses are not allowed in the RM, TOM, CC, and CN districts. Multiple-family dwellings are permitted by right in the RM, TOM, CC, CN zones, and San Pablo Avenue Specific Plan Transect Zones. Multiple-family dwellings are not permitted on the ground floor of the Theater Overlay Block of the San Pablo Avenue Specific Plan. Multiple-family structures that contain more than 25 units require a conditional use permit in the CC zone. However, as described earlier, the TOHIMU and TOMIMU transect zones of the San Pablo Avenue Specific Plan replaced most of the CC and TOM zoned sites in the city. Tables 5-3 and 5-4 describes residential development standards and Table 5-5 describes multiple-family development standards in commercial areas and the San Pablo Avenue Specific Plan TOHIMU and TOMIMU transect zones.

Table 5-2 Housing Types Permitted by Zone - El Cerrito (2022)

	<i>RS-5</i>	<i>RS-7.5</i>	<i>RS-10</i>	<i>RS-20</i>	<i>RD</i>	<i>RM</i>	<i>CN</i>	<i>CC</i>	<i>TOM</i>	<i>TOMIMU</i>	<i>TOHIMU</i>	<i>Theater Overlay Block</i>
Single-family Dwelling	P	P	P	P	P	P	p ²	p ²	p ²	p ²	p ²	
Multiple-family Residential (e.g., townhouse, apartments)						P	L-2	L-2 and P<25 units C>25 units	L-2	P	P	L-2
Accessory Dwelling Unit	P	P	P	P	L-1	L-1	p ¹	p ¹	p ¹	p ²	p ²	
Duplex – Two Family Dwelling					P	P	P	P	P	p ²	p ²	
Community Social Service Facilities (e.g., homeless shelters)						C		P	A	A	A	
Emergency Shelters										p ³	p ³	
Manufactured Housing ⁴	P	P	P	P	P	P						
Single Room Occupancy						C	C	P	P	C	C	
Group Housing (doesn't include residential care facilities)						C	C	L-2 and P<25 units C>25 units	L-2	A	A	
Live/Work Loft							A	A	P	P	P	
Senior Citizen Housing	A	A	A	A	A	P	P	P	P			
Residential Care – General (for 7 or more)	C	C	C	C	C	C	C	C	C	C	C	C
Residential Care – Limited (for 6 or fewer)	P	P	P	P	P	P	C	C	C	C	C	C
Residential Care – Senior	A	A	A	A	A	A	C	C	C	C	C	C

P = Permitted, C = Conditional Use Permit, A = Administrative Use Permit, L-1 = Location limitations; see Additional Regulations, L-2 = Not allowed on the ground floor along San Pablo, Stockton, and Fairmount Avenues without a conditional use permit.

Transitional and supportive housing are allowed in all zoning districts under the same standards as other types of permitted residential uses.

¹ Permitted with existing single-family use.

² Permitted if an existing use; new uses are prohibited.

³ Within the Specific Plan Area, emergency shelters are a separate land use type from Commercial Social Service Facilities. Emergency shelters are permitted in the TOHIMU and TOMIMU zones, with the exception of the Theater Overlay Block, subject to operating standards described in the San Pablo Avenue Specific Plan.

⁴ The City of El Cerrito Municipal Code defines “single-family dwelling” to include manufactured homes.

Source: City of El Cerrito Municipal Code, 2022.

Residential Development Standards

The City's Zoning Ordinance regulates the location and scale of development through requirements including density, minimum lot areas, setbacks, coverage, FAR, height limits, and parking, as summarized in Tables 5-3 through 5-6.

	<i>RS-5</i>	<i>RS-7.5</i>	<i>RS-10</i>	<i>RS-20</i>	<i>RD</i>	<i>RM</i>
Minimum Lot Area (sq. ft.)						
Interior Lots	5,000	7,500	10,000	20,000	5,000	5,000
Corner Lots	6,000	7,500	10,000	20,000	6,000	6,000
Minimum Lot Width at Building Setback Line (ft.)						
Interior Lots	50	75	80	100	50	50
Corner Lots	60	75	80	100	60	60
Maximum Lot Coverage (%)						
Where Lot Slope is 30% or Less	50	50	50	50	50	60, up to 80 with underground parking
Where Lot Slope >30%	40	40	40	40	40	40
Maximum Impervious Surface Coverage on Lots with Slopes >30%	40	40	40	40	40	40
Minimum Yards (ft.)						
Front – Minimum	10	20	20	30	10	10
Front - For the Entire Width of Required Covered Parking	20	25	25	35	20	20
Side	5	6	6	12	5	5; 10 for portions of building greater than 25 feet in height
Corner Side – Minimum	8.5	8.5	8.5	12	8.5	8.5
Corner Side – For the Entire Width of Required Covered Parking	20	20	20	20	20	20
Rear	15	15	20	25	15	15, 20 in some cases
Other Requirements						
Required Daylight Plan	Yes					
Building Design Components	Yes				Yes	Yes
Maximum Height (ft.)	Base Height 25-35; Maximum Height with CUP 30-40				Base Height 30; Maximum Height with CUP-35	35
Open Space - Common space per unit	N/A				150	150
Open Space – Private per unit	N/A				100 on ground level or 50 on upper levels	100 on ground level or 50 on upper levels
Required Off-Street Parking	2 spaces per dwelling unit for each unit of two or more bedrooms. 1 space per studio or 1-bedroom unit.					

Source: City of El Cerrito Municipal Code, 2022.

Table 5-4 describes the minimum lot area for a given number of units in the RM District. When a lot is irregular, the minimum lot area shall be as determined by the Zoning Administrator but at least 10 percent greater than the following table.

<i>Number of Units</i>	<i>Minimum Lot Size</i>
2 units:	5,000 square feet
3 units:	6,500 square feet
4 units:	7,700 square feet
5 units:	8,700 square feet
6 units:	9,650 square feet
7 units:	10,500 square feet
8 units:	11,350 square feet
9 units:	12,150 square feet
10 units:	13,000 square feet
11 units	13,900 square feet
12 units	15,000 square feet
12+ units	1,250 square feet x the number of units.

Source: City of El Cerrito Municipal Code, 2022.

Multiple-family Housing in Commercial/Mixed Use Areas

The City’s mixed-use zones promote and encourage multiple-family developments at densities that are consistent with the General Plan land use designation and surrounding development. The intent is to provide for higher-density classifications in and around the development nodes and adjacent to major transit centers, and lower-density multiple-family development in transition areas between single-family development and commercial areas or higher-density residential areas.

Multiple-family dwellings are permitted by right in the RM, TOM, CC, CN, and San Pablo Avenue TOHIMU and TOMIMU transect zones. Multiple-family structures that contain more than 25 units require a conditional use permit in the CC zone. However, as described earlier, the TOHIMU and TOMIMU transect zones of the San Pablo Avenue Specific Plan replaced most of the CC and TOM zoned sites in the city. Table 5-5 describes multiple-family development standards in commercial areas and the San Pablo Avenue Specific Plan TOHIMU and TOMIMU transect zones.

	<i>CN</i>	<i>CC</i>	<i>TOM</i>	<i>TOHIMU</i> <i>(San Pablo Avenue Specific Plan)</i>	<i>TOMIMU</i> <i>(San Pablo Avenue Specific Plan)</i>
Minimum Lot Size (sq. ft.)	5,000 2,000 for commercial	5,000	5,000	5,000	5,000
Minimum Residential Density	—	—	35 units per acre within 300 feet of the BART stations	N/A	N/A
Maximum Residential Density – lot area per unit (sq. ft.) (may be in addition to non-residential FAR)					
Base Density	20 units per acre	35 units per acre	35 units per acre	N/A	N/A

Table 5-5 Multiple-family Residential Development Standards in Commercial Zones - El Cerrito (2022)					
	CN	CC	TOM	TOHIMU (San Pablo Avenue Specific Plan)	TOMIMU (San Pablo Avenue Specific Plan)
Density for Mixed Use Development	—	—	35 units per acre	N/A	N/A
Density with City Incentives	25 units per acre	45 units per acre	45 units per acre; up to 70 du/ac for housing for elderly and persons with disabilities if services are provided.	N/A (See State Affordable Housing Bonuses)	N/A (See State Affordable Housing Bonuses)
Maximum Building Height (ft.)	35	35, up to 50 with CUP	50, up to 65 with CUP in Del Norte & Plaza areas 35, up to 45 with CUP in Midtown node	65, up to 85 with State Affordable Housing Bonuses	55, up to 65 with State Affordable Housing Bonuses
Minimum Building Height	—	—	2 stories, exceptions may be granted with a CUP	3 stories Residential (except constrained lots) 2 stories commercial (exceptions granted with CUP)	3 stories Residential (except constrained lots) 2 stories commercial (exceptions granted with CUP)
Building Setback on Street Frontages	0 - 10 feet	0 - 10 feet, more with a CUP	0 - 10 feet	0 – 15, front setback is regulated by Street Type. See Section 2.04.01 Regulation by Street Type of the San Pablo Avenue Specific Plan	0 – 15, front setback is regulated by Street Type. See Section 2.04.01 Regulation by Street Type of the San Pablo Avenue Specific Plan
Minimum Yard Requirements (ft.) – None unless adjacent to a residential district				Building Placement Requirements - vary by street type. See Section 2.04.01 Regulation by Street Type of the San Pablo Avenue Specific Plan	
Building Transition Zone Adjacent to Residential Districts	For any portion of a structure adjacent to a residential district boundary), the minimum required setbacks of the residential district shall apply. To protect privacy and minimize sunlight blockage, structures shall not intercept a 45-degree daylight plane inclined inward starting from a height of 35 feet above existing grade at the setback line. Exceptions to the above requirements are permitted for a one-story parking or garage structure that does not exceed 10 feet in height in a side or rear yard that does not front on a street.			To minimize impacts of shadows on adjacent residential districts, buildings abutting existing residential uses shall not intersect a 45 degree daylight plane inclined inward starting from a height of 25' above existing grade at the lot line.	To minimize impacts of shadows on adjacent residential districts, buildings shall not cast shadows onto adjacent existing residential uses on December 21st greater than 14' deep at 1:30 pm on adjacent parcels to the east. To protect privacy and minimize additional sunlight blockage, structures shall not intercept a 45-degree daylight plane inclined inward starting from a height of 35 feet above existing grade at the setback line.
On-Site Residential Open Space Requirements					
Private/Common Open Space	100 SF per unit may be provided as common or private open space			80 square feet (SF)/unit min)	
Public Open Space	100 SF. per unit may be provided as common or private open space			Public open space may be used to fulfill the private/common open space requirement - each sf of public open	

	<i>CN</i>	<i>CC</i>	<i>TOM</i>	<i>TOHIMU</i> <i>(San Pablo Avenue Specific Plan)</i>	<i>TOMIMU</i> <i>(San Pablo Avenue Specific Plan)</i>
				space counts as 2 sf of private open space. Buildings greater than 25,000 sf must first meet their public open space requirement before using public open space to fulfill the private/common open space requirements	
Public Open Space Buildings >25,000 SF	Additional 25 SF min./1000 SF of building				
Parking Areas	Privacy and parking location for ground-floor residential uses specified.			Auto parking shall be located behind habitable space, underground, or on the interior of the building. Long-term bicycle parking shall be located in a secure, weather-protected place on-site. Short-term bicycle parking shall be located inside or outside the building. It will need to be visible to pedestrians and bicyclists and serve the main entrance of a building	
Types of Auto Parking	Parking Requirements shown in Table II-11.			Shared, Stacked, Unbundled	
Building Design Components	Yes			yes	
Landscape Requirements	Yes			Yes	

Source: City of El Cerrito Municipal Code, 2022 and San Pablo Avenue Specific Plan, Form-Based Code, 2014

*There are additional design requirements found in Zoning Ordinance Table 19.07-B and throughout the Form-Based Code.

Parking

Table 5-6 summarizes residential parking requirements in El Cerrito. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot area for residential development and increase development costs that may be passed on to consumers. The City offers reduced parking for uses near major transit stations. Unlike other areas of the city where parking standards are regulated by use, the SPASP regulates parking by district and two broad use categories (residential and commercial). Parking standards for the SPASP Area were established to facilitate transit-oriented development as well as pedestrian and bicycle use, and therefore include parking maximums for automobiles and parking minimums for bicycles. In addition, a use permit may be approved for shared parking facilities and other parking reductions. Bicycle parking is required in Code Section 19.24.090. The impact of parking requirements on affordable housing can be mitigated through the parking reductions and waivers available through density bonus, ADUs, and supportive housing regulations.

<i>Use Classification/District</i>	<i>Required Off-Street Parking Spaces</i>	<i>Additional Regulations</i>
Single-family Dwelling	2 spaces per dwelling unit for each unit of two or more bedrooms. 1 space per studio or 1-bedroom unit.	19.06.030(N), Limitations on Parking and Garage Frontage. All required spaces must be in a garage or carport.
Accessory Dwelling Units	None required.	Section 19.20.190, Accessory Dwelling Units
Two-Family Dwelling;	1 space per unit for each studio or 1-bedroom unit. RD, RM & CC Zones: 2 spaces per dwelling unit for each unit of two or more bedrooms.	19.06.030(N), Limitations on Parking and Garage Frontage At least one space per unit must be in a garage or carport.

Table 5-6 Required Residential Parking - El Cerrito (2014)

<i>Use Classification/District</i>	<i>Required Off-Street Parking Spaces</i>	<i>Additional Regulations</i>
	TOM Zones: 1.5 spaces per dwelling unit for each unit of two or more bedrooms.	
Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)	Up to 1 auto space/unit	Projects proposing less than 0.5 parking spaces per unit may be required to perform a parking study and/or provide additional Transportation Demand Management (TDM) measures.
Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)	Up to 1.5 auto spaces/unit	Projects proposing less than 1 parking spaces per unit may be required to perform a parking study and/or provide additional TDM measures.
Group Housing	0.5 per unit	19.06.030(N), Limitations on Parking and Garage Frontage.
Senior Citizen Housing	0.5 per unit	19.06.030(N), Limitations on Parking and Garage Frontage.
Transitional Housing	0.5 per unit	19.06.030(N), Limitations on Parking and Garage Frontage.
Residential Care, General	1 space per 2 beds	
Residential Care, Limited	None required above the requirement for the residential dwelling type.	
Residential Care, Senior	1 space per 5 beds	

Note: For any land use except Single-Family Dwelling and Two Family Dwelling, if any portion of a lot is located within one-quarter (¼) mile of a Bay Area Rapid Transit (BART) station, the number of normally required parking spaces stated is reduced by 25 percent. Additional reductions of required spaces may be approved with a Use Permit.

Source: City of El Cerrito Municipal Code, 2022.

Planned Development District

The specific purpose of the PD Planned Development district is to provide for detailed review of development that warrants special review and deviations from the existing development standards. This district is also intended to provide opportunities for creative development approaches and standards that will achieve superior community design, environmental preservation, and public benefit, in comparison to subdivision and development under district regulations. All site and building requirements, including yard, building height, lot coverage, and landscaping are determined on a case-by-case basis based on the specific characteristics of the site and the need to provide additional zoning control by establishing site specific conditions of approval and standards for a specific PD District.

Density Bonus Ordinance

State law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Government Code Sections 65915 through 65918 requires that the City provides density bonuses and incentives for projects which provide for one of the following:

- 5 percent of units for very low income households
- 10 percent of units for lower income households
- A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons
- 10 percent of units in a condominium for moderate income households
- 10 percent of units for transitional foster youth, disabled veterans, or homeless persons
- 20 percent of units for lower income students in a student housing development

- 100 percent of units for lower income households, except that up to 20 percent may be for moderate income households
- Donation of at least one acre of land or of sufficient size and appropriate zoning and characteristics to permit development of at least 40 units for very-low-income units.

In addition to the density bonus, eligible projects may receive one to three additional development incentives or concessions, depending on the proportion of affordable units and level of income targeting. These incentives/concessions could address a height limitation, a setback requirement, a floor area ratio, an on-site open-space requirement, and other requirements. State law also provides additional relief from parking requirements if requested by a developer for a density bonus project.

In order to encourage the construction of affordable housing developments for very low- and low-income households and senior households, and in accordance with Section 65915 et seq. of the California Government Code, the City has two different Density Bonus Ordinances. The first is the Affordable Housing Bonus Program (Chapter 19.22.030 of the Zoning Ordinance) that is governed by the requirements of Government Code Section 65915. The second is the Incentives Program (Chapter 19.23. of the Zoning Ordinance), which is still in place but has limited applicability now that the San Pablo Avenue Specific Plan is in place. In addition to the Affordable Housing Bonus Program, the San Pablo Specific Plan includes a “Tier IV” review process to consider projects that do not meet the form-based code standards but provide community benefit, such as affordable housing. The Tier IV process is described under “c.” below.

Affordable Housing Bonus (i.e., State Density Bonus)

The Affordable Housing Bonus Program, which is intended to implement State Density Bonus (Government Code Section 65915), is in Chapter 19.22 of the El Cerrito Municipal Code. The City last updated its affordable housing bonus ordinance in 2008. Beyond State law, the City’s program also provides additional incentives for affordable housing containing three or more bedrooms to meet the needs of large families. It also requires resale and rental controls on affordable housing and ensures that lower-income rental units remain affordable for at least 30 years, or such other term approved by the City, consistent with State law.

The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income. The number of units to which the applicant is entitled can increase to a maximum of 35 percent of the maximum allowable residential density for the site for very low-income dwellings, low-income dwellings, condominium and planned unit developments, and housing accompanied by land donation. Depending upon the percentage of affordable units and the level of affordability, the program also provides the applicant with the opportunity to receive incentives such as increased building height, reduced building setbacks, reduced parking requirements, or other incentives that would improve the economic feasibility of the affordable development. State density bonus law has been amended multiple times since 2008. Current law (found in California Government Code Sections 65915 – 65918) includes up to a 50 percent increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80 percent increase in density for projects which are completely affordable. A program has been added to Chapter 7: Housing Plan to review the City’s Density Bonus Ordinance and to update it for consistency with state law.

Incentives Program (Chapter 19.32 of the ECMC)

In 1977 the City adopted an Incentives Program that provided flexibility in the application of development standards within the RM, CC, or TOM districts in exchange for community and environmental benefits or creative designs that enhanced quality of life in the city. Points can be earned to make a project eligible for an incentive award through provision of affordable housing that is over and above what is required by State law, for a range of incomes and lifestyles, or individuals or groups with special needs. Under the Incentives Program, project density of up to 70 du/acre may be allowed provided the project includes housing for elderly and/or disabled persons, where there is a commitment to provide services such as congregate care, on-site counseling, rehabilitation or medical services for residents.

The San Pablo Avenue Specific Plan was adopted in September 2014 and rezoned the majority of parcels zoned RM, CC, and TOM to TOHIMU and TOMIMU. Many of the incentives provided through the program are now granted as a matter of right through the Form-Based Code in an effort to encourage mixed-use development along the corridor. With the adoption of the Specific Plan, the Incentives Program now has limited applicability.

San Pablo Avenue Specific Plan

Projects within the San Pablo Avenue Specific Plan Area are subject to the Administration regulations of the Specific Plan. The Plan Form-Based Code is designed to facilitate an increased intensity of residential development in proximity to transit. In the event that the development standards for the Transect Zones create an impediment to achieving multiple-family residential development, the developer may submit an application for Site Plan and Design Review – Tier IV. The Tier IV Site Plan and Design Review process is meant to incentivize overarching community benefits, including affordable housing, as part of developments that would not otherwise be permitted under Specific Plan regulations but nevertheless comply with the intent of the Specific Plan. Approval findings for Tier IV Site Plan and Design Review include the following:

- That the project furthers the goals of the Specific Plan by encouraging practical and market-friendly development, ensuring return on investment, strengthening a sense of place, enhancing and humanizing the public realm, and catalyzing mode shift;
- That the project provides a public benefit which is consistent with the goals of the Specific Plan and furthers an important goal(s) stated in adopted city policy documents as identified by the Community Development Director. These documents include, but are not limited to: El Cerrito Climate Action Plan, El Cerrito Strategic Plan, El Cerrito General Plan, El Cerrito Economic Development Action Plan, El Cerrito Urban Greening Plan, El Cerrito Active Transportation Plan;
- That the development will not have an undue adverse effect upon the Transect Zone in which it is located, and will be compatible with the design features and land uses permitted in the Transect Zone in which the project is located;
- That the proposed development complies with the intent of the Specific Plan, and;
- That the project implements applicable goals and policies of the General Plan.

Inclusionary Housing

On May 15, 2018, the City Council adopted an Inclusionary Zoning Ordinance. All new residential development that includes 9 or more rental dwelling units, 10 or more for-sale dwelling units, or any combination of 9 or more for-sale and rental dwelling units are required to participate in the Inclusionary Housing Program. Inclusionary zoning requires new market-rate residential projects to set aside between 10 to 12 percent of its units for low to moderate-income households or the option of paying an in-lieu fee to the City's Affordable Housing Trust Fund. In-lieu fees are earmarked for future affordable housing development opportunities. The City Council adopted amendments to the Ordinance in May 2021 to provide for extensions of time for the permit process and commencement of construction in recognition of delays due to the COVID-19 pandemic.

Assembly Bill (AB) 1505 amended Government Code Section 65850 in 2018 to authorize cities and counties to adopt inclusionary ordinances. The law does not limit the percentage of units that a jurisdiction may require to be affordable. However, if an inclusionary rental ordinance that is adopted or amended after September 15, 2017, requires that more than 15 percent of the total units be affordable to low-income households, the Department of Housing and Community Development has the authority to review the ordinance. The City's Inclusionary Zoning Ordinance requirement for low-income housing is less than 15 percent and not considered a constraint to development.

Emergency Shelters

Emergency shelters are the first step in a continuum of care and provide shelter to families and/or individuals experiencing homelessness on a limited short-term basis. State law (Government Code 65583(a)(4)) requires local jurisdictions to identify where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit in at least one zone. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Shelter need is determined through a point-in-time count. Contra Costa County's 2020 point-in-time count identified 24 unsheltered individuals in El Cerrito. Recent state law also specifies that parking standards for shelters be based on staffing, not the occupants of the shelter (Government Code Section 65583, per AB 139, 2019).

Note: The 2022 Point-in-time count results will be included here once available.

State law also includes provisions for low barrier navigation centers (LBNCs) to assist persons experiencing homelessness. A LBNC is defined as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." California Government Code Section 65662 (AB 101,2019) requires Low Barrier Navigation Center development to "be a use by-right in areas zoned for mixed uses and nonresidential zones permitting multiple-family uses" if it meets specified requirements. Section 65660 of the Government Code defines "Low Barrier" as best practices to reduce barriers to entry, and may include, but is not limited to, the following: 1) the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth; 2) pets; 3) the storage of possessions; 4) privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms. The City is addressing the requirements of LBNC in the update to the San Pablo Avenue Specific Plan, however, the City's Zoning Ordinance still needs to be updated to permit LBNCs in other non-residential zones allowing mixed use.

The City Zoning Ordinance allows emergency shelters as a permitted use under "Community Social Service Facilities" within the Community Commercial (CC) zone. The definition of Community Social Service Facilities as listed in the City's Zoning Ordinance is:

- **Community Social Service Facilities.** Any noncommercial facility, such as homeless shelters, emergency shelters and facilities providing social services such as job referral, housing placement and which may also provide meals, showers, and/or laundry facilities, typically for less than 30 days. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide living accommodations for a longer term.

Parking requirements for Community Social Service Facilities are "to be determined by the Zoning Administrator, who may require parking demand analysis" pursuant to Municipal Code section 19.24.040. A program has been added to review regulations for Community Social Service Facilities for conformance with new state laws and to amend this code section as needed, including requiring parking based on the number of employees of emergency shelters, and addressing Low Barrier Navigation Centers.

Within the San Pablo Avenue Specific Plan, emergency shelters with a maximum of 50 beds are permitted in the TOHIMU and TOMIMU zones, with the exception of the Theater Overlay Block, subject to specified operational standards. The definition of Emergency Shelter as listed in the San Pablo Avenue Specific Plan is:

- **Emergency Shelters.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person or family. No individual or household may be denied emergency shelter because of an inability to pay. Medical assistance, counseling, and meals may be provided.

Emergency shelters are permitted subject to the following operational standards: emergency shelters shall have a maximum of 50 beds, shall provide on-site staffing, and shall comply with licensing requirements and all applicable health and safety codes. Emergency shelters shall provide a written management plan to the Zoning Administrator. A minimum separation of 300 feet is required between emergency shelters. The City's operational standards for emergency shelters are in compliance with State law.

Nearly all Community Commercial parcels were rezoned with the San Pablo Avenue Specific Plan to either TOHIMU or TOMIMU. There are nine vacant or underutilized sites included in the Housing Element sites inventory zoned TOMIMU or TOHIMU. Of these nine sites, four sites are considered to have potential for an emergency shelter based on site characteristics (i.e., primarily vacant with lack of existing structure). These four sites are identified in Table 5-7 and would have adequate capacity to accommodate the City's unmet shelter need of 24 beds. Existing and future building vacancies could also accommodate one or more year-round emergency shelters.

Table 5-7 Sites in TOMIMU and TOMIHU Zones - El Cerrito (2022)

<i>APN</i>	<i>Address</i>	<i>Zoning</i>	<i>Acreage</i>	<i>Site Description</i>
503233007 503233032	921 Kearney Street	TOMIMU	0.31	2 adjacent vacant parcels
501252019 501252020	2101-2103 Kearney Street	TOHIMU	0.11	Two adjacent surface parking lots used as parking for businesses fronting San Pablo Avenue.
503236027	10496 San Pablo Ave	TOMIMU	0.17	Vacant corner lot
510034002 510034003 510034001	10135, 10163, 10167 San Pablo Ave	TOHIMU	0.72	3 vacant adjacent parcels

Source: City of El Cerrito, 2022.

Transitional Housing and Supportive Housing

Transitional housing is a type of temporary housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. Supportive housing is affordable housing with onsite or offsite services that help a person or family with multiple barriers to employment and housing stability. Supportive housing is a link between housing providers and social services for persons experiencing homelessness, people with disabilities, and a variety of other special needs populations. State law requires transitional and supportive housing to be allowed in all zones allowing residential uses subject only to the same standards that apply to other residential uses of the same type in the same zone.

The definitions of transitional housing and supportive housing contained within the City's Municipal Code Section 19.47.020 were updated in 2015. Definitions are:

- **Transitional Housing.** Buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance.
- **Supportive Housing.** Housing with no limit on length of stay that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community.

The City allows transitional and supportive housing in all zones allowing residential, consistent with state law. Within the San Pablo Specific Plan, transitional housing and supportive housing are allowed in the TOHIMU and TOMIMU zones under the same standards as other types of permitted residential uses. Parking standards for transitional housing are 0.5 spaces per unit per Zoning Ordinance Table 19.24-A.

More recent changes to state law, per Government Code Section 65650-65656, include:

- Consider supportive housing a residential use by right in zones where multiple-family and mixed uses are permitted, including nonresidential zones permitting multiple-family uses, if the proposed housing development satisfies specified requirements.

- Local government may require a supportive housing development to comply with written, objective development standards and policies. However, the standard and policies must be the same as those that apply to other multiple-family development within the same zone.
- Approve an application for supportive housing that meets criteria within specified periods
- Eliminate parking requirements for supportive housing located within ½ mile of public transit

The City does not yet comply with these new requirements. A program has been added to review current regulations and adopt amendments as needed to conform with state law.

Single Room Occupancy Units

Single Room Occupancy (SRO) units, as defined in the California Code of Regulations, Title 4, Section 10325(g)(3), are efficiency units that may include shared or private bath and kitchen facilities and are typically between 200 and 500 square feet in size. SROs are rented on a monthly-basis and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons.

The City's Zoning Ordinance allows SROs as a permitted use under "Group Housing" within the Community Commercial (CC) zone, requires a Conditional Use Permit in the CN, and RM zones, and requires an Administrative Use Permit in the TOHIMU and TOMIMU zones. The definition of Group Housing as listed in the City's Zoning Ordinance and San Pablo Avenue Specific Plan is below:

- **Group Housing.** Shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes rooming and boardinghouses, dormitories, and private residential clubs, offering shared living quarters, but excludes hotels, residential care facilities and transitional housing facilities.

Accessory Dwelling Unit Ordinance

An Accessory Dwelling Unit (ADU) is a complete, independent living facility for one or more persons. These structures can be detached from or attached to a primary residence, converted from existing square footage of a primary residence, or converted from an existing accessory structure such as a garage or workshop. In Government Code Section 65852.150, the California Legislature found that, among other things, allowing ADUs in zones that allow single-family and multiple-family uses provides additional rental housing, and is an essential component in addressing California's housing needs. Over the years, ADU law has been revised to improve its effectiveness at creating more housing units.

El Cerrito amended its second residential unit ordinance on June 6, 2017, and established Accessory Dwelling Unit (ADU) regulations in Section 19.20.190 of the Municipal Code. The regulations were adopted to comply with Government Code Sections 65852.150 and 65852.2 (or as otherwise amended) and implement the General Plan. The City made further amendments to its regulations on December 17, 2019, to address provisions of new state laws adopted in 2019 (AB 68, AB 587, AB 670, AB 671, AB 881 and SB 13), and adopted additional amendments regarding accessory dwelling units and junior accessory dwelling units on November 16, 2021. Key requirements of the City's ADU regulations include:

- Accessory Dwelling Units shall be allowed on a parcel with a proposed or existing single-family dwelling, consistent with state law:
- Accessory Dwelling Units shall be allowed on a parcel with an existing multiple-family dwelling or a duplex, consistent with state law
- Accessory Dwelling Units may be established on any lots zoned to allow single-family or multiple-family residential uses.
- The architectural design, exterior materials and colors, roof pitch and style, type of windows, and trim details of an Accessory Dwelling Unit shall be substantially the same as, and visually harmonious and or compatible with the primary dwelling, as determined by the Zoning Administrator.

- No parking spaces shall be required. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an Accessory Dwelling Unit or converted to an Accessory Dwelling Unit, replacement off-street parking spaces shall not be required.
- Owner occupancy, deed restriction, and sale prohibition restrictions in accordance with related Government Code sections, with text that the City's requirements would continue to follow those Government Code sections as otherwise amended.
- Development standards are provided for setbacks, floor area, height, entries/access, and lot location.
- Exception procedures and permitting requirements are specified.
- Provisions included that notwithstanding certain local development standards, and Accessory Dwelling Unit that is no more than eight hundred square feet shall be allowed.
- Code section 19.20.195 was added to address Junior Accessory Dwelling Units with provisions addressing: parking, short-term rentals, building code compliance, owner occupancy, sale prohibited, deed restriction, and development standards.

Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

The City is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Government Code Section 65583(a) and (c) requires municipalities to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities.

Reasonable Accommodations

Chapter 19.37 of the City's Municipal Code contains the City's reasonable accommodations procedures. This Code section states that it is the policy of the City to comply with the Federal Fair Housing Act, the Americans with Disabilities Act and the California Fair Employment and Housing Act to provide reasonable accommodation by modifying the application of its zoning and subdivision regulations for persons with disabilities seeking fair access to housing. This Chapter authorizes the Zoning Administrator to grant administrative relief from the Zoning Ordinance's dimensional requirements to achieve these and other objectives and also allows the Planning Commission to grant exceptions and waivers when necessary to accommodate uses protected by state or federal law. The Zoning Administrator and Planning Commission may impose conditions.

Non-discretionary (ministerial) projects are routed through the department responsible for the request. Typically, ministerial projects in El Cerrito only require building permits. The Building Department, via administrative procedures, ensures that accessible modifications for persons with disabilities comply with the California Building Code. If reasonable accommodations are requested, the Building Department provides additional help, information, and/or consideration to applicants on an as needed basis.

An application for relief filed with the Zoning Administrator requires submittal of plans delineating the requested exception and payment of a fee. The Zoning Administrator may grant relief from the dimensional requirements of the Zoning Ordinance not to exceed 10 percent of the requirement, by approving an Administrative Use Permit. Any relief request to establish a use or structure that would exceed the density or development intensity allowed in a residential district shall be reviewed and decided by the Planning Commission, following the procedures of Chapter 19.34, Use Permits. A public hearing shall be required.

A decision to grant a waiver or exception requires the approval of findings, including:

1. The waiver or exception is necessary due to the physical characteristics of the property, the proposed use or structure, or other circumstances including but not limited to topography, noise exposure, irregular property boundaries, or other unusual circumstance.

Analysis: This finding is typical for variances and would not constrain the granting of reasonable accommodations.

2. There are no alternatives to the requested waiver or exception, including siting at another location that could provide similar benefits to the applicant with less potential detriment to surrounding owners, occupants, and the public.

Analysis. The requirement that there be "no" alternatives to the request and the suggestion of siting at another location could potentially act as a constraint.

3. The granting of the requested waiver or exception would not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of the Zoning Ordinance.

Analysis: This finding is limited to health and safety, and land use and density, so would not likely constrain the granting of reasonable accommodations.

4. The granting of the waiver or exception will substantially meet or advance the intent and purpose of the zoning district in which the subject property is located.

Analysis: This finding is broad but appears reasonable and would not constrain the granting of reasonable accommodations.

5. In addition, if the request is pursuant to federal or state statute, an additional finding is that "denial of the requested waiver or exception would impose a substantial burden on religious exercise or conflict with any Federal or State statute requiring reasonable accommodation of persons with disabilities."

While most of the findings appear appropriate for a discretionary project, the City has added a program to Chapter 7: Housing Plan to further facilitate and streamline the process for reasonable accommodations. The program includes review and consideration of modifications as needed, potentially resulting in removal of Finding #2; lowering the decision-making level for 10 percent relief from Zoning requirements from the Zoning Administrator to a staff level decision, which would remove the need for a public hearing, and prominently posting information on the City's process on the website.

Residential Care Facilities Permits and Processing

California law states that persons who require supervised care are entitled to live in normal residential settings. A "residential care facility" is a resident-occupied dwelling, licensed by the State/County that provides housing and care for children and/or adults on a full-time, live-in basis. State-licensed residential care facilities serving six or fewer persons must be: 1) treated the same as any other residential use, 2) allowed by right in all residential zones, and 3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

The City's Municipal Code defines three types of residential care facilities as follows:

- **Residential Care – Limited.** A residential care facility providing 24-hour non-medical care for six or fewer persons in a single unit, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. This classification includes residential care facilities restricted to persons 60 years of age or older if there are six or fewer residents. Six or fewer persons does not include the licensee or members of the licensee's family or persons employed as facility staff. Residential Care – Limited facilities are permitted by right in all residential zones (consistent with State law) but require a conditional use permit in all commercial zones.

- **Residential Care – General.** A residential care facility providing 24-hour nonmedical care for more than six persons in a single unit in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. Residential Care – General facilities require a conditional use permit in all residential and commercial zones.
- **Residential Care – Senior.** A housing arrangement chosen voluntarily by the resident, the resident’s guardian, conservator, or other responsible person; where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents, as provided in Health & Safety Code Section 1569.316 or a successor statute. This classification includes continuing care retirement communities and lifecare communities licensed for residential care by the State of California. Residential Care – Senior facilities require a conditional use permit in all residential and commercial zones, except in RM zones, where an administrative use permit is required.

In El Cerrito, “residential care facilities – limited” (for less than six individuals) are allowed by right in all residential zones, consistent with State law. The City does not restrict “residential care facilities – limited” other than compliance with the same zoning standards as for any other single-family use. “Residential care facilities – general” (for more than six individuals) are allowed in all residential and commercial zones with a conditional use permit.

In accordance with El Cerrito Municipal Code Section 19.20.180, residential care facilities of seven or more persons must meet the following standards:

- in a residential district, maintain at least 300 feet from other Residential Care Facilities
- provide a minimum six-foot high perimeter wall to secure outdoor recreation areas and screen the site
- provide one passenger loading space
- in a residential district, delivery of goods shall occur between the hours of 8:00 a.m. and 8:00 p.m.

The requirement for a CUP for residential care facilities for more than six people has been identified as a constraint. A program has been added to the Housing Plan to evaluate development standards and procedures that add certainty to and streamline the permit process.

Definition of Family

Recognizing that some persons with disabilities may require the assistance of specially trained persons who live with the disabled persons, the Zoning Ordinance does not differentiate between related and unrelated persons occupying the same residential unit. The City defines “family” as: “One or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a ‘family’ need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house.”

Farmworker and Employee Housing

State law requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure permitted in residential zones. Further, state law requires that employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. The City’s Zoning Ordinance does not discriminate against unrelated persons living together and does not place any limitations on employee housing for six or fewer.

State law also requires that employee housing consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single-family or household shall be deemed an agricultural land use designation and shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. State law requires that no conditional use permit, zoning variance, or other zoning clearance shall be

required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

The City does not have any agricultural zones but does identify two uses: “crop and animal raising” and “nurseries” as agricultural use types. Crop and animal raising is permitted with a conditional use permit in the “Open Space and Parks Districts.” Nurseries are defined as a retail use and are permitted subject to limitations in the “Open Space and Parks Districts” and with an Administrative Permit in the CC and TOM zones.

The specific purposes of the open space and parks districts are to: create, preserve and enhance land for permanent open space, including environmentally sensitive lands and habitats, creeks, and city parks and recreation facilities that meet community needs for both active recreational use and passive visual enjoyment, and to provide appropriately located areas for public and privately owned lands to be used for low-intensity, open space activities, such as hiking, walking or picnicking and to meet the active and passive recreational needs of the city’s residents. As such, the open space zones are not intended for agricultural uses and are not appropriate for farmworker housing.

Building Codes and Enforcement

The City’s building codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

Building Codes

The latest edition of the California Building Code must be submitted to the City Council from time to time together with changes or modifications as are reasonable and necessary because of local climatic, geological, or topographical conditions, or as otherwise permitted by State law. The regulations set forth are designed to ensure the safety and welfare of El Cerrito’s residents. As of January 2, 2020, the City started enforcing the 2019 California Building Code (CBC), based on the 2018 International Building Code; the 2019 California Residential Code (CRC), based on the 2018 International Residential Code; the 2019 California Existing Building Code (CEBC), based on the 2018 International Existing Building Code; the 2019 California Green Building Standards Code (CalGreen); the 2019 California Electrical Code (CEC), based on the 2017 National Electrical Code; the 2019 California Plumbing Code (CPC), based on the 2018 Uniform Plumbing Code; the 2019 California Mechanical Code (CMC), based on the 2018 Uniform Mechanical Code; the 2019 California Fire Code (CFC), based on the 2018 International Fire Code; and the 2019 California Energy Code (Commonly referred to as Title 24).

The City adopted several amendments to the 2019 California Building Code. The amendments were reviewed, and most were found to be of a general administrative, or narrow technical applicability, including: exempting certain retaining walls, adding driveway grades, specifying Fire Chief review for Fire Code provisions, addressing littering of streets, possible limiting of construction work during inclement weather, specifying the method of address identification, specifying bracing methods, and others. Other local amendments require more stringent building and housing regulations including: Section 16.02.080 of the City’s Municipal Code requires automatic fire-extinguishing systems to be installed in every building where the total floor area exceeds 5,000 square feet, and in every building having three or more stories; Section 16.02.100 requires standpipes in all buildings three stories in height; Section 16.02.110 requires inspections and tests for concrete construction; Section 16.02.120 modifies seismic design categories; Section 16.02.140 addresses wood siting for fire safety; and Section 16.02.160 adds storm water pollution control measures. While these amendments affect the construction of housing and mixed-use structures within the city, they address local conditions and safety and do not substantially add to the cost of housing.

Code Enforcement

The City conducts code enforcement activities through its Neighborhood Preservation Program. The code enforcement process is typically initiated on a complaint basis in response to reports from residents and other community members. When a complaint is received the City inspects the property and determines whether there is a code violation. If there is a code violation, the City sends a letter to the property owner informing them that they have 10 days to correct the violation. The City’s goal is to work with the property owner to resolve conflict(s) through

voluntary compliance. If the violation is not abated within the 10 days, an administrative citation with a fine is issued. Each violation of the El Cerrito Municipal Code constitutes a separate violation for every day such violation continues, and an administrative citation may be issued for each and every separate violation. As such, an administrative citation will then be issued every day until the violation is abated.

The City also implements a Residential Rental Inspection Program to ensure that rental housing units are in compliance with the City's codes and ordinances. Before a business license is issued to an owner or agent for the rental of any residential unit, the owner/agent must pay a fee for an inspection, undergo the inspection, and receive a certificate of compliance issued from the housing administrator. Where an inspection discloses such unit is not in compliance with such codes and ordinances, the housing administrator shall give written notice of each deficiency to the owner. No certificate of compliance shall be issued to the owner until all deficiencies are corrected.

Local Processing and Permit Procedures

Building and Development Fees

Development impact fees provide a mechanism for development projects to contribute financially to the cost of improving and expanding the infrastructure and facilities needed to accommodate that development. Impact fees are used by local agencies throughout California and in many other states as one of many funding sources for capital improvement programs. Fees are a one-time, non-recurring revenue source paid at the start of a development project, typically at building permit issuance. The City adopted a local impact fee for transportation improvements in January 2019. The Transportation Impact Fee for single-family residential is \$3,628 per dwelling unit and for multiple-family development is \$2,539 per dwelling unit. Accessory dwelling units within footprint of an existing dwelling unit are not required to pay the fee. The City also collects the West County Subregional Transportation Mitigation Program fee administered by the West Contra Costa County Transportation Advisory Committee (WCCTAC STMP fee) to require new development to pay its share of the costs of regional transportation improvements, including projects in El Cerrito.

Water and sewer treatment facilities impact fees are levied directly by the East Bay Municipal Utilities District (EBMUD). EBMUD charges a System Capacity Charge (SCC) to fund the capital cost of the water system and pay for the cost of providing additional long-term water supply for new water service applicants. The amount of the system capacity charge is based on the applicant's expected water use, which is determined by the location and type of service (e.g., single-family residential, multiple-family residential, or non-residential), and the meter size or number of multiple-family units to be served. A typical single-family residential unit will have between a ¾" and 1" line, for a cost of \$18,810 - \$40,310 per water connection, and a typical multiple-family development will be charged \$8,510 for each dwelling unit 500 square feet and under and \$10,750 for each dwelling unit over 500 square feet (if located in EBMUD Region 2).

EBMUD charges a wastewater capacity fee based on the demands placed on the regional wastewater treatment system, as calculated by the EBMUD. Developers are required to provide laterals to connect to local sewer lines that feed into the regional system.

Wastewater collection in the city is primarily provided by Stege Sanitary District (SSD). If sufficient capacity exists, SSD collects a connection charge of \$3,201 per unit for a single-family unit and \$2,093 per unit for multiple-family units (as of 2022). If there is insufficient capacity, including existing deficiencies, the development project is responsible for the costs of the upgrade to the sewer line capacity, in addition to the connection charge. Main line extension permitting cost is approximately five percent of construction cost. Existing sewer pipelines located in the SPASPA and pipelines downstream of the SPASPA are insufficiently sized to serve the projected development and must be upsized. The cost of these localized improvements is recovered in the SPASPA impact fee. The impact fee (\$271 as of 2022) is only charged to new development in the SPASPA. New development outside of the SPASPA is not charged the impact fee.

School impact fees are levied by the West Contra Costa Unified School District and collected at the time of application for a building permit. The school impact fee is \$4.08 per square foot for new residential dwellings. The City also charges an Art in Public Places Fee at 1.02 percent of valuation.

Many entitled projects will not be moving forward with their existing entitlements within the San Pablo Avenue Specific Plan area citing financial feasibility as the reason. Staff has stated that outside help, e.g. state or regional

funding, to help offset the costs of development, including necessary impact fees to assure infrastructure is adequate to support new housing development would likely help advance entitled projects.

Planning Fees

The City collects fees from project applicants to cover the costs of processing permits, including fees for preliminary review, design review, fire review, use permits, building permits, environmental review, and subdivision maps. In addition to the fees shown on Table 5-8 that were compiled by the Contra Costa Collaborative and used to compare fees across jurisdictions, additional planning fees are as shown in Table 5-8.

Table 5-8 Planning Fees – El Cerrito (FY 2022/23)	
<i>San Pablo Avenue Specific Plan Design Review Per Project</i>	
Projects Up to 2,500 sq ft	\$3,481 - \$4,391
Projects – 2,501 – 10,000 sq ft	\$8,907 - \$10,739
Projects 10,001-40,000 sq. ft	\$12,653-\$14,070
Projects 40,001 – 100,000 sq. ft	\$18,331-\$20,622
Projects 100,001+ sq. ft plus per hour of staff time	\$18,449 - \$21,592, after base fee depleted, project goes to hourly rate.
Selected Other	
General/Specific Plan and/or Zoning Amendment	\$20,462 per project
Tentative Parcel Maps	\$7,632 - \$15,381 depending on number of lots
Final Maps	\$7,902-\$8,985 depending on number of lots
Planned Development	\$41,936 per project
Accessory Dwelling Unit Permit	\$339 per unit
Environmental Review	Consultant costs, plus City administrative fee (30% of consultant cost) per project
Environmental Review – Categorical Exemption	\$185 per project

Source: City of El Cerrito Master Fee Schedule, Fiscal Year 2021-2022

Notes: San Pablo Specific Plan Fees shown are for Tier 2 (new construction), Tier 3 (major improvements), and Tier 4 (innovative design) Residential Projects

By themselves, planning fees for discretionary multiple-family applications represent a small fraction of the overall development cost and do not pose barriers for multi-unit development. Most of the multiple-family housing units built during the planning period will be within the TOHIMU and TOMIMU transect zones within the San Pablo Avenue Specific Plan Area where design review is required. Fees for environmental review under CEQA vary dependent upon the nature of the proposed development and existing conditions. The City charges a 30 percent administrative fee on any consultant contract for an environmental review. Fees for a categorical exemption are \$177. The City has reduced the cost of CEQA review in the Specific Plan area by adopting a Programmatic Environmental Impact Report.

Total Fees

Based on a development fee comparison prepared for the Contra Costa County Collaborative in April 2022, El Cerrito’s fees for a single-family residential unit, estimated at \$57,356, are slightly below the average cost with 10 of the 19 jurisdictions showing higher fees (see Figure 5-1). The City’s estimated fees for a 100-unit multiple-family development project were slightly above the average cost, with nine jurisdictions showing higher fees (see Figure 5-2). For a 10-unit project, the City’s fees, at \$44,072 per unit, were among the highest with only one jurisdiction having a higher fee (see Figure 5-3). The primary differentiator appears to be the City’s Building Permit Fee of \$102,756 for a 10-unit project (based on valuation) and the Plan Check Fee of \$66,791 (calculated as 65% of the Permit Fee). In addition, the inclusionary zoning in-lieu fee contributes \$144,000 to the total fees paid for the 10-unit project.

Assuming an average development cost of \$600,000 per unit for an affordable housing development,¹ the per unit fee of \$29,277 for large multifamily developments would represent about 5 percent of the total development cost.

¹ The Costs of Affordable Housing Production: Insights from California’s 9% Low-Income Housing Tax Credit Program. Turner Center for Housing Innovation. U.C. Berkeley. March 2020. https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

Table 5-9 Fees for New Residential Multiple-family Development – El Cerrito (2022)

<i>Site Information</i>	<i>Single-family</i>			<i>Multiple-family – Large</i>			<i>Multiple-family – Small</i>		
	Unit S.F.		3100	Unit S.F.		800	Unit S.F.		800
	# of Units		1	# of Units		100	# of Units		10
	Valuation		\$582,800.00	Valuation		\$15,040,000.00	Valuation		\$1,504,000.00
<i>Fee Classification</i>	<i>Multiplier</i>	<i>Per</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Per</i>	<i>Cost</i>	<i>Multiplier</i>	<i>Per</i>	<i>Cost</i>
Entitlement Fees									
Preliminary Review – Multi-Story Single-family	\$1,535.00	Set	\$1,535.00			N/A			N/A
Design Review	\$853.00	Set	\$853.00	\$7,643.00	Set	\$7,643.00	\$5,123.00	Set	\$5,123.00
Fire Review	\$530.00	Set	\$530.00	\$732.00	Set	\$732.00	\$732.00	Set	\$732.00
Use Permit	\$1,990.00	Set	\$1,990.00	\$5,117.00	Set	\$5,117.00	\$4,226.00	Set	\$4,226.00
TOTAL ENTITLEMENT FEES			\$4,908.00			\$13,492.00			\$10,081.00
Building Fees									
Building Permit Fee	Based on Valuation		\$14,609.02	Based on Valuation		\$194,666.27	Based on Valuation		\$102,756.83
Building Plan Check Fee	65% of Permit Fee		\$9,495.86	65% of Permit Fee		\$126,533.08	65% of Permit Fee		\$66,791.94
Electrical Permit	\$132.00	Set	\$132.00	\$132.00	Set	\$132.00	\$132.00	Set	\$132.00
Plumbing Permit	\$132.00	Set	\$132.00	\$132.00	Set	\$132.00	\$132.00	Set	\$132.00
Mechanical Permit	\$132.00	Set	\$132.00	\$132.00	Set	\$132.00	\$132.00	Set	\$132.00
Electrical Plan Check	\$232.00	Hr	\$464.00	\$232.00	Hr	\$464.00	\$232.00	Hr	\$464.00
Plumbing Plan Check	\$232.00	Hr	\$464.00	\$232.00	Hr	\$464.00	\$232.00	Hr	\$464.00
Mechanical Plan Check	\$232.00	Hr	\$464.00	\$232.00	Hr	\$464.00	\$232.00	Hr	\$464.00
Fire Review	\$513.00	Set	\$513.00	\$203 for the 1st 5k SF + \$203 per 1k after		\$15,428.00	\$203 for the 1st 5k SF + \$203 per 1k after		\$1,725.50
SMIP Fee	0.013%	Val	\$75.76	0.013%	Val	\$1,955.20	0.013%	Val	\$195.52
CA Building Standards Fee	\$1 per \$25k Valuation		\$23.31	\$1 per \$25k Valuation		\$601.60	\$1 per \$25k Valuation		\$60.16
Construction Tax	0.51%	Val	\$2,972.28	0.51%	Val	\$76,704.00	0.51%	Val	\$7,670.40
TOTAL BUILDING FEES			\$29,477.24			\$417,676.15			\$180,988.35
Impact Fees									
School District Fee	\$4.08	SF	\$10,608.00	\$4.08	SF	\$326,400.00	\$4.08	SF	\$32,640.00

<i>Site Information</i>	<i>Single-family</i>		<i>Multiple-family – Large</i>			<i>Multiple-family – Small</i>			
Inclusionary Zoning In-lieu Fee	-	-	N/A	\$18.00	SF	\$1,440,000.00	\$18.00	SF	\$144,000.00
Stege Sanitary District Connection Charge	\$2,854.00	Unit	\$2,854.00	\$1,866.00	Unit	\$186,600.00	\$1,866.00	Unit	\$18,660.00
Subregional Transportation Mitigation Program (STMP)	\$5,881.00	Unit	\$5,881.00	\$2,897.00	Unit	\$289,700.00	\$2,897.00	Unit	\$28,970.00
Transportation Impact Fee (TIF)	\$3,628.00	Unit	\$3,628.00	\$2,539.00	Unit	\$253,900.00	\$2,539.00	Unit	\$25,390.00
Art in Public Places	1.02%	Val	\$5,944.56	1.02%	Val	\$153,408.00	1.02%	Val	\$15,340.80
TOTAL IMPACT FEES			\$22,971.00			\$2,496,600.00			\$249,660.00
TOTAL PROJECT FEES			\$57,356.24			\$2,927,768.15			\$440,729.35
Cost Per Unit			\$57,356.24			\$29,277.68			\$44,072.93
Planning and Permit %			59.95%			14.73%			43.35%
Impact Fee %			40.05%			85.27%			56.65%

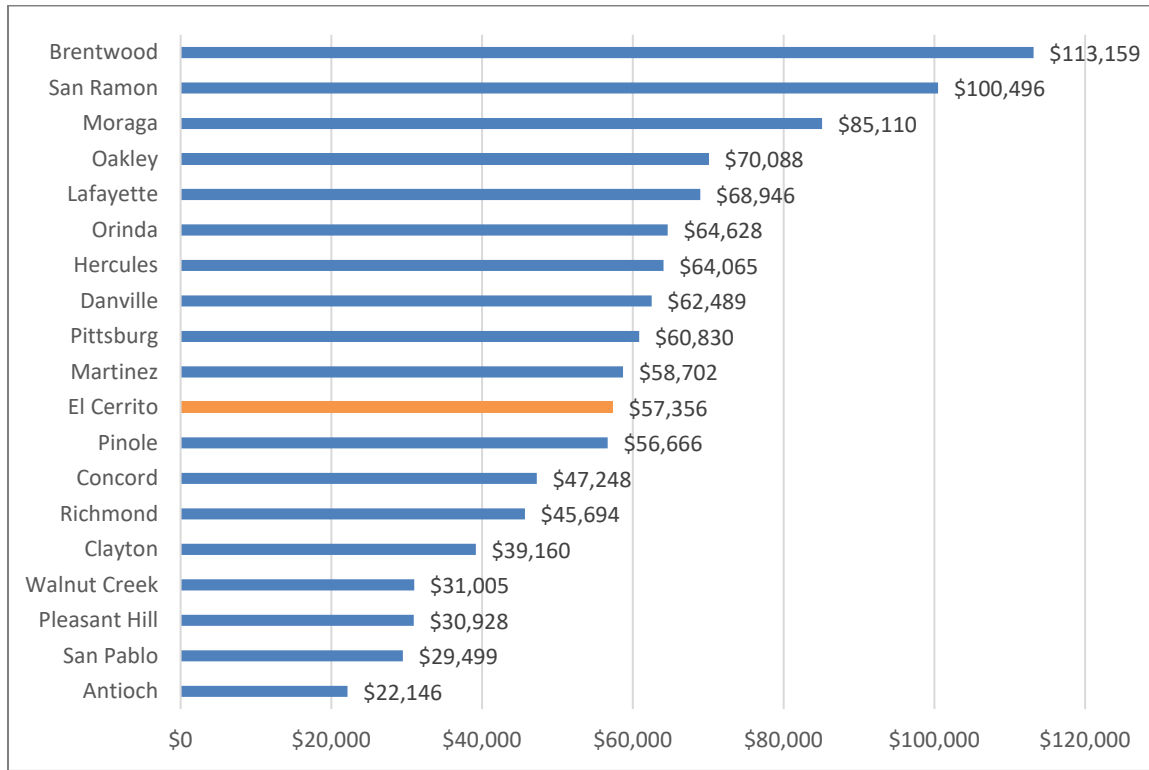
Notes:

East Bay Municipal Utility District (EBMUD) are not included in the multiple-family development fees described above.

Inclusionary Zoning In-Lieu Fee shown is for 9 or more rental units. Not shown are Inclusionary Monitoring and Agreement fees totaling \$2,200 per rental project

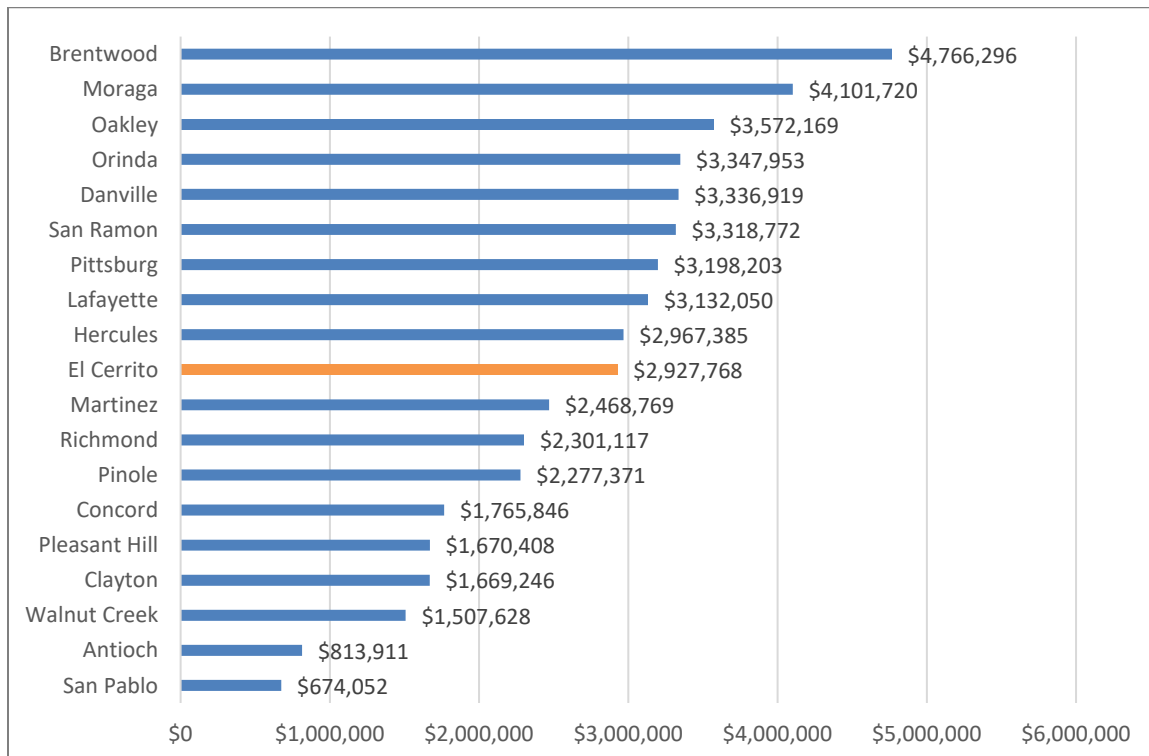
Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

Figure 5-1: Comparison of Estimated Single-family Residential Fees in Contra Costa County Jurisdictions



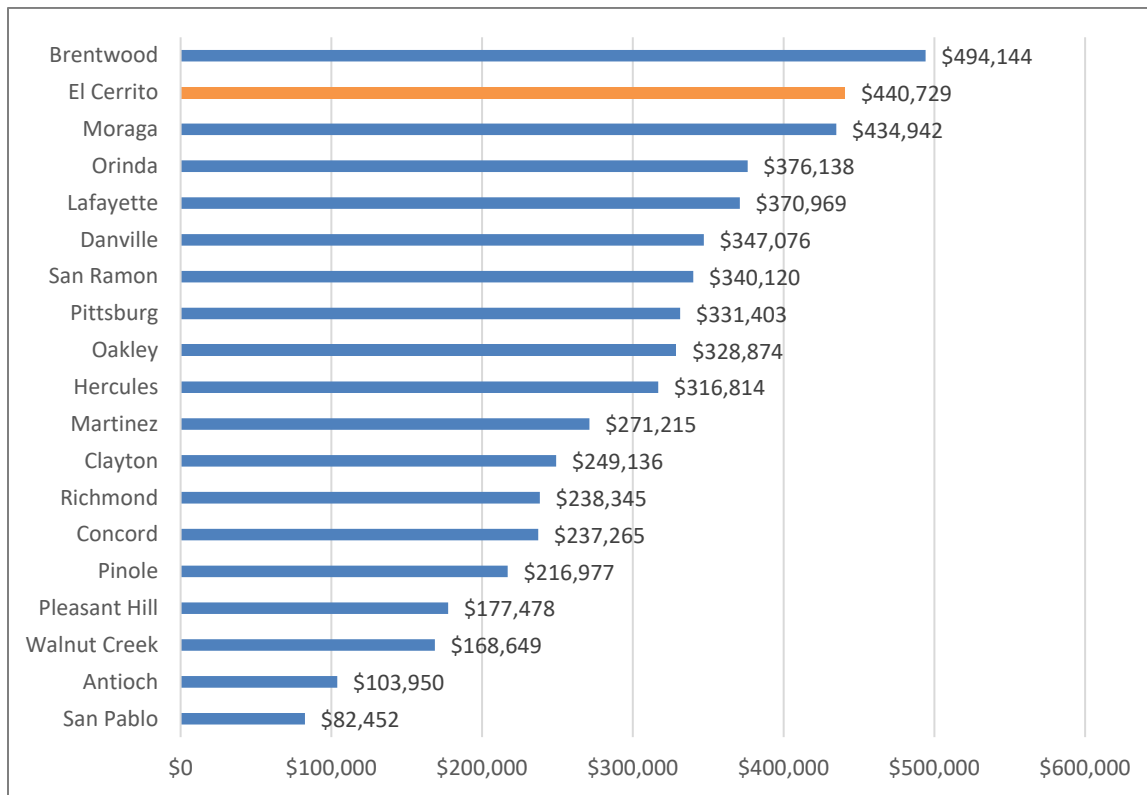
Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

Figure 5-2: Comparison of Estimated Residential Fees in Contra Costa County Jurisdictions (100-Unit Multifamily Development)



Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

Figure 5-3: Comparison of Estimated Residential Fees in Contra Costa County Jurisdictions (10-Unit Multifamily Development)



Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

Permit Processing Procedures

Applications for development permits are made in writing to the Community Development Department. The City is required to determine if an application is complete within 30 days of receipt. Once deemed complete, application processing begins. Applications are reviewed for consistency with the General Plan and Zoning Ordinance, and conformance with design standards.

Assuming that neither a general plan amendment, Planned Development or rezoning is needed, a typical single-family home will require the following permits:

- If in a new subdivision, tentative/final subdivision approval (more than four parcels) or parcel map approval (four parcels or fewer);
- CEQA compliance review (A single-family home will typically be exempt or require a negative declaration if part of a subdivision.);
- Grading permit;
- Site work plan review (if project is not part of a subdivision) if two or more stories are proposed; and
- Building permit.

A typical multiple-family project will require the following permits:

- Administrative design review (for small projects) or Design Review Board review;
- Use permit if housing is located on the ground floor in the TOM, CC and CN, or if the proposal is greater than 25 units.
- CEQA compliance review (typically a negative declaration);
- Grading permit; and
- Building permit.

Planning permits are processed by city staff. However, several types of discretionary permits require public hearings before the Planning Commission and/or Design Review Board. These entitlements include tentative subdivision maps, design review applications, and use permits. The City's experience has been that even projects requiring discretionary review can be processed within a reasonable timeframe with minimal modifications that do not significantly affect cost or project density so long as the City's development standards are followed.

In El Cerrito, the time necessary for obtaining these typical permit approvals varies widely depending on the complexity of the project. On average, a single-family development of more than two dwellings will require a maximum of six months for development approvals. Delays usually only occur because of complex environmental analysis. El Cerrito acts upon tentative subdivision applications for minor subdivisions within three months. Final maps require only one month. El Cerrito completes plan checks and building permits within approximately three weeks.

Multiple-family projects can also be reviewed and approved within six months, unless the project requires an environmental impact report (EIR). The programmatic EIR prepared for the San Pablo Avenue Specific Plan helps facilitate CEQA environmental review for multiple-family development in the Plan Area. In the part of the city not included in the San Pablo Avenue Plan Area, a typical multiple-family project will involve conceptual and final review by the Design Review Board (DRB).

Multiple-family projects are permitted by right within the multifamily residential zone (RM). A use permit would be required for multiple-family projects of 25 units or more within the CC and TOM zones; however mixed-use projects are permitted by right (no additional CUP required for retail). However, as noted previously, very little CC and TOM zoning remains in the city. The findings of approval required for projects that require a use permit are listed in Section 19.343.040 of the El Cerrito Municipal Code. These findings provide guidance to developers throughout the design and permit processes as do codified guidelines for basic massing and compatibility with other zoning districts within the Zoning Ordinance. The required findings of approval for a CUP are as follows:

- The location, size, design, and operating characteristics of the proposed development will be harmonious and compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
- The location and design of the proposal will provide a convenient and functional living, working, shopping, or civic environment that will be an attractive amenity for the city.
- The proposal is consistent with the purposes of the district where it is located and conforms in all significant respects with the El Cerrito General Plan and with any other applicable plan adopted by the City Council.

Within the San Pablo Avenue Specific Plan Area, if a project meets all of the development parameters stated in the Form Based Code, (e.g., height, parking, open space) it qualifies for Tier II design review and it will only require approval by the Design Review Board. A completely residential project does not require a use permit, even if greater than 25 units. However, if a proposal had a use that did require a use permit, (e.g., restaurant serving alcohol) it would still require a hearing before the Zoning Administrator (Administrative Use Permit) or the Planning Commission (Conditional Use Permit).

Design Review

Throughout the city, the design elements of multiple-family housing require approval by the Design Review Board. In practice, design review by the Board does not add significant time for approving a multiple-family project. Outside the Specific Plan Area, if a developer wishes to design a project that varies from the City's zoning requirements, the Incentives Program is available to permit variations from the underlying standards in exchange for a project-specific design review. Projects that incorporate "desirable features" can qualify for modified parking, setback, building, lot coverage, and other standards. Because many of the desirable features for which the City may grant incentives relate to project design, the Incentives Program is used in conjunction with design review. However, as described earlier, the Incentives Program has limited applicability now that the San Pablo Avenue Specific Plan provides the flexible development standards as a matter of right.

San Pablo Avenue Specific Plan's Tier System.

As mentioned above, if an application for a new project conforms to the standards of the FBC, then it qualifies for Tier II Design Review. Inside the Specific Plan Area, if a developer wishes to design a project that varies from the standard of Tier II but has a project that the City feels will serve the goals of the Specific Plan, they can apply for Tier IV Design Review. This will include review from both the Planning Commission and the Design Review Board. Tier IV Design Review is intended to allow high-quality new development projects that would not otherwise be allowed under a strict interpretation of the Specific Plan regulations but nevertheless comply with the intent of the Specific Plan and that help ensure the City's long-term financial sustainability.

Environmental Review

All applications for development are subject to the requirements of the California Environmental Quality Act (CEQA) and require some level of environmental review. The higher levels of environmental review can include the preparation of an environmental document (e.g., environmental impact report or mitigated negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. In El Cerrito, however, for most multifamily development since it occurs in the San Pablo Avenue Specific Plan area, this time has been significantly shortened as the City adopted a Program EIR, which allows projects within the area to simply do an "initial study" to demonstrate that the project is compliant with the analysis of the Program EIR, or identify whether additional information is needed. The cost associated with preparing an environmental document is not considered to disproportionately constrain residential development in El Cerrito.

On and Off-Site Improvements

The cost of producing a housing unit not only includes land, construction, and design costs, but also infrastructure connections, site improvements, and payment of fees to ensure adequate public facilities and services. Because many sites are small and being reused, improvements consist of upgrading water and sewer lines if needed for intensification of use, providing parking and on-site circulation, and placing utilities underground. Public improvements may also be required to improve the safety and livability of the city. These include curbs, gutters, and sidewalks, street trees, street reconstruction, traffic signals, utility lines, and park and greenway improvements.

For new subdivisions, the City may require developers to dedicate land, construct on and off-site improvements, or pay fees necessary to construct the necessary improvements. Pursuant to the City's Subdivision Ordinance, the City may require construction of streets, including curbs, gutters and sidewalks; and all necessary public utilities. For new projects, underground utilities are required. In addition to the required on-site improvements, the City may require off-site improvements as mitigation measures to certain project impacts. These off-site mitigations are determined as necessary on a project specific basis through the CEQA process.

Most new development is not required to dedicate or construct a significant amount of off-site street improvements due to the built-out nature of El Cerrito. Nearly every street in the city is improved with curbs, gutters, and sidewalks that continue to serve future residential development. Street widening could possibly occur within existing public rights-of-way, if necessary, and complete streets components may be required. There is only one parcel in the Housing Element sites inventory large enough to require new streets, but it is unlikely that any project would need to

dedicate right-of-way or construct a public street with a right-of-way wider than that of a minor street. There are no additional major or secondary streets identified for construction in the City's General Plan.

5.2 Non-Governmental Constraints

Land Prices

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land costs are affected by such factors as zoning density, the availability of infrastructure, the existence or absence of environmental constraints, and the relative amount of similar land available for development. As land becomes less available, the price of land increases. Land costs in the San Francisco Bay Area are relatively high compared with the rest of the nation.

A search of LoopNet and Zillow property and land-for-sale records in June 2022 uncovered few vacant properties for sale in El Cerrito. The property characteristics and price per square foot are outlined in Table 5-10. As shown in the table, the price per square foot ranged from \$72 per square foot for a vacant hillside property to \$310 per square foot for a centrally-located mixed-use parcel. There are relatively few recent land sales in the City and pricing is variable based on whether the property is improved or unimproved, entitled for an approved project, or has other constraints or considerations.

<i>Location</i>	<i>General Characteristics</i>	<i>Status</i>	<i>Square Feet (lot size unless noted)</i>	<i>Price</i>	<i>Price/Square Foot</i>
El Cerrito	Infill site. Former stand-alone Taco Bell at 11965 San Pablo Ave. – Retail (Opportunity Zone)	For Sale	21,780	\$3,700,000	\$170
Richmond	3-building complex, 10819-10829 San Pablo Ave. Storefront Retail/Residential One block from City Hall, across the street from El Cerrito Town Center	For Sale	4,356	\$1,349,000	\$310
El Cerrito	Auto Dealership (11820 San Pablo Ave) CC Zone	For sale	39,640	Not published	Not published
El Cerrito	Newly remodeled retail building at 11060 San Pablo Ave (C3 Zoning)		63,597 (1.46 acres)	\$8,084,000	\$127
El Cerrito	6-unit apartment building built in 1966 Multiple-family zoning, 905 Liberty	For sale	7,100	\$1,950,000	\$274
El Cerrito	Credence, New, 32 unit townhome and flats development, 10300 San Pablo Ave	Units for sale	1,194 sf unit	\$874,000	\$731/unit SF
El Cerrito	527 Ashbury Ave., 2 bd. 1 ba home (R1 Zoning)	For sale	5,292 SF lot	\$990,000	\$187
El Cerrito	Vacant single-family lot at 835 Galvin Dr.	For sale	10,454	\$749,000	\$72

Source: Loopnet.com and Zillow.com accessed on 6/14/2022

Construction Costs

Construction costs can also act as a constraint to the production of new housing, particularly in the Bay Area. Both material and labor costs have increased substantially in recent years. Supply chain issues during the Covid-19 pandemic are partly responsible for recent material cost increases, and a shortage in the construction labor market is adding significantly to the cost of producing housing. According to the Turner Center for Housing Innovation at UC Berkeley, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. Hard construction costs have climbed statewide, but they are the most expensive and have risen most dramatically in the Bay Area. While normalized statewide costs increased 25 percent between 2008-2009 and 2018, costs for projects in the Bay Area rose 119 percent over the same period, reaching more than \$380 per

square foot in 2018.² The Turner Center Report notes that the Bay Area has comparatively higher construction wages than elsewhere in California, which could help to explain the difference in hard costs at the regional level.

Construction costs have outpaced rent increases, challenging the feasibility of several recently approved projects in El Cerrito. Significant increases in lumber and other construction materials as well as labor shortages will likely continue to be a constraint on housing production during the planning period.

Affordable housing projects also cost more on average than market-rate and mixed-affordability projects. The 2020 Turner Center report found that affordable projects cost \$48 more per square foot on average compared to market-rate and mixed affordability projects. Some of the added costs for affordable housing are because many affordable housing developers are required to pay “prevailing wages.”

To reduce construction costs, developers may build at higher densities to increase the economies of scale. In most cases, reduced parking requirements can also make construction more affordable. Developers can also reduce costs by using newer construction methodology such as modular construction, off-site manufacturing, and prefabrication. Many of these techniques help save time, control quality, and eliminate waste and labor costs – thereby keeping costs to a minimum. Gap financing and assistance with impact fees may also be needed to help projects pencil out.

Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Average mortgage interest rates have varied over time from approximately 8 percent in 2000 to approximately 4 percent in 2013, to historically low rates of less than 3 percent in early 2021, to rising rates that were approaching 6 percent in early summer of 2022. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. Currently, there are national and global supply chain disruptions and rising interest rates as impacts of the pandemic and the reduction of emergency stimulus measures continue.³

In order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements. Federal, state, and local housing programs, particularly first-time homebuyer programs and similar mortgage assistance programs, can be a useful tool for providing help with down payment and closing costs, which can be significant obstacles to home ownership for lower-income and minority groups.

Development Below Allowable Density and Permit Timing

California Government Code, Section 65583(a)(6), requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. During the 5th Cycle Housing Element planning period El Cerrito did not receive requests for development below anticipated densities. On the contrary, development projects within the San Pablo Avenue Specific have mostly been approved at much higher densities than what was included in the 5th Cycle Housing Element. Because the San Pablo Avenue Specific Plan was being prepared around the time that the 5th Cycle Housing Element was adopted, the City had not yet received development proposals under the new Specific Plan designations, and therefore, had no evidence of what residential densities to anticipate. The 5th Cycle Housing Element therefore used a conservative estimate of 40 units per acre. In reality, development projects within the San Pablo Avenue Specific Plan have been approved at densities ranging from 41-142 units per acre. None of the sites have developments approved at lower densities than what was assumed in the 5th Cycle Housing Element.

² The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California | Hayley Raetz, Teddy Forscher, Elizabeth Kneebone, & Carolina Reid | March 2020. See: <https://turnercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/>

³ See: <https://www.reuters.com/business/central-bank-moves-supply-shocks-among-top-risks-global-economy-2021-10-28/>

While there has been a lot of development activity within the city in recent years, development projects often take several years (often two to three years or more) from the time they are approved by the City to the time they pull building permits. There are several developments in the pipeline that were approved in 2018, 2019, and 2020 that either have yet to pull building permits, have requested extensions, or the entitlements expired before permits were pulled. Developers have indicated that they delays are primarily due to labor shortages and escalating construction costs that have outpaced rising rents.

Environmental Constraints

The Contra Costa County Local Hazard Mitigation Plan (LHMP) identifies risks associated with various types of hazards and disasters at the regional and local scale. The LHMP identifies the extent to which critical facilities, infrastructure, the population, and/or buildings in El Cerrito estimated to be affected under a range of hazards related scenarios, including dam failure, earthquake, 10-year/100-year/500-year flood, landslide, and wildfire. Environmental hazards affecting housing units include geologic and seismic conditions, and wildfire, which provide the greatest threat to the built environment. The following environmental concerns may impact future development of residential units in the city.

Noise

The major sources of noise in El Cerrito are related to vehicular traffic including automobile and truck traffic, particularly in areas along Interstate 80 and San Pablo Avenue. This traffic noise is expected to continue to be a major noise source in the future, however, there is not expected to be a significant increase in noise from these sources. A 3 dBA change is realized by a doubling or halving of the traffic volume or by about 7 miles per hour increase or decrease in speed. Interstate 80 at the present time only has a direct noise impact on El Cerrito at the northern end of San Pablo Avenue near Cutting and Potrero. In most of this area, the freeway and San Pablo Avenue are just 450 feet apart and the combination of the two generates levels of noise exceeding 70 decibels.

BART noise affects the city differently in that unlike traffic, which is characterized by gradual changes in volumes, train noise is characterized by numerous discrete, periodic events during train pass-bys. Based on existing studies, BART trains produce maximum noise levels typically in the range of 72-76 dBA. When the trains travel farther away from the station at a significantly higher speed maximum noise levels range from 75-80 dBA, and other characteristics such as curves, like in the north end of El Cerrito, can further increase noise. New development can mitigate noise through building design and orientation and by incorporating double or triple paned windows and wall insulation.

Geologic and Seismic Hazards

The Hayward Fault passes through El Cerrito, generally following the route of Arlington Boulevard. The city is also potentially subject to ground-shaking from a major earthquake on the San Andreas Fault, located about 18 miles away. According to the Contra Costa County Hazard Mitigation Plan (Volume 1, January 2018), the probability of experiencing a Magnitude 6.7 or greater earthquake along the Hayward Fault in the next 30 years is 33 percent. An earthquake of this magnitude has regional implications for the entire Bay Area, as the Hayward Fault crosses transportation and resource infrastructure, such as multiple highways and the Hetch-Hetchy Aqueduct.

From a geologic and geotechnical standpoint, the primary concerns in El Cerrito are (1) slope stability, (2) earthquake ground shaking, (3) fault ground rupture, and (4) liquefaction potential. According to the Tri-Cities Seismic Safety Study (Bishop 1973), virtually all of the upland areas of El Cerrito have a moderate to high landslide risk. The highest risk for ground shaking is in the flatter areas, which have shallow alluvium. The greatest risk of ground rupture is along the fault trace. Several small areas along Baxter and Cerrito creeks are identified as having a high liquefaction potential.

Flood Hazards

A number of large storms have caused drainage problems and flooding in the past in El Cerrito. The first phase in the City's storm drain master plan program has addressed the highest priority sites and significantly reduced localized flooding issues in the city. During past years of heavy rains, only three sites had drainage-related flooding problems. The only portion of El Cerrito located in a FEMA Flood Insurance Zone is the area located west of San Pablo Avenue and south of Central Avenue. Flooding is generally caused by the relatively low ground elevations and high tides in

this area, coupled with hydraulic restrictions in the existing downstream channels located in Richmond between El Cerrito and San Francisco Bay. There is one parcel identified in the sites inventory as site 21, that is within the FEMA 100-year flood zone. As noted in Table 4-7, no units are counted towards the RHNA on this site.

Fire Hazards

California law requires CAL FIRE to identify areas based on the prevailing expected severity of fire hazard. These areas, or “zones,” are based on factors such as fuel, slope, and fire weather. There are three zones, based on increasing fire hazard: medium, high, and very high. The eastern half of El Cerrito is in a Very High Wildfire Severity Zone. Wildfires are a threat in El Cerrito due to its proximity to the Hillside Natural Area and Wildcat Canyon Regional Park. As a result, the Fire Department has made vegetation management and emergency preparedness a priority. Among other actions, the Fire Prevention Office inspects all parcels in El Cerrito to ensure that vegetation is managed in a way as to not create a fire hazard. Many of the sites included in the sites inventory are within a Very High Fire Hazard Severity Zone (VHFHSZ) and is noted where applicable in the sites inventory Table 4-7.

Water

Water supply to the Planning Area is provided by the East Bay Municipal Utility District (EBMUD), which derives its water source from the Mokelumne River in the Sierra Nevada. This pristine water is transmitted, via aqueduct, to storage and treatment facilities throughout EBMUD’s service area, and then distributed to customers. EBMUD operates five terminal reservoirs within the following East Bay areas: Briones, Chabot, Lafayette, Upper San Leandro, and San Pablo.

EBMUD’s Urban Water Management Plan is a long-range planning document updated every five years to support long-term resource planning and water supply sustainability. The plan provides an assessment of supply and demand, an overview of the conservation program, recycled water program, groundwater plan, and the Water Shortage Contingency Plan. To improve water supply reliability in future droughts, EBMUD employs multi-pronged approach to reduce water demand, increase water storage capacity, and find alternative sources of water supply. Some ongoing programs include the Freeport Regional Project, Seawater Desalination Research, and Groundwater Banking Program. EBMUD has also developed mitigation and adaptation strategies to deal with the changing climate and its effects on water resources. These efforts should improve the water supply situation during the planning period. There is sufficient water supply to accommodate the RHNA and all sites included in the inventory have access to water.

Wastewater

El Cerrito is located in the Stege Sanitary District (SSD), which comprises 5.3 square miles and includes the communities of El Cerrito, Kensington, and a portion of Richmond Annex west of El Cerrito and south of Potrero Avenue. The sewage collection system includes 147 miles of collection lines and two small pump stations. The primary elements of this collection system are the public main sewers and the private lateral sewers. The SSD owns and has maintenance responsibility for the main sewers located in public rights-of-way or in easements on private land. Individual property owners own and have maintenance responsibility for their lateral sewers installed between the building plumbing and the main sewer. Wastewater collected in the SSD system flows to the Special District #1 Interceptor sewer and is then conveyed to the East Bay Municipal Utility District (EBMUD) Wastewater Treatment Facility in Oakland. The anticipated growth of the District is through building on the remaining vacant or underutilized parcels and commercial area redevelopment. Average annual rainfall is 26.3 inches and generally occurs between November and April.

As of 2019 the average age of the collection system is about 58 years. The oldest lines in the District are about 97 years old. District main lines are predominantly vitrified clay pipe (VCP) with cement mortar joints, and six inches diameter. Over 90 percent of the VCP sewers were installed prior to the introduction of modern pipe joints such as compression gaskets, which were not available until the 1960s and the introduction of improved VCP manufacturing standards initiated in the mid-1950s.

In 1995 a System Rehabilitation Program (SRP) was developed as a result of the need to maintain the collection system in a serviceable condition for the current and future generations of customers of the District. Its emphasis is on optimizing the useful life of the collection system and eliminating costly and environmentally damaging system failures. The SRP is planned to continue indefinitely to ensure a reliable sanitary sewer system into the future.

In September 2017, a special study was completed to help plan for planned developments in the San Pablo Avenue Specific Plan Area. The study determined that without the required pipe upsizing, the anticipated development in the SPASPA would surcharge existing facilities. In October 2017, the Board approved an impact fee to fund sewer capacity improvements needed to serve the projected growth within the SPASPA. The Board has since approved updates to the impact fee based on knowledge of additional developments and updated construction costs. As of February 2022, for new connections and increased discharges in the SPASPA, both residential and nonresidential developments will pay \$271.19 per fixture unit in addition to the existing District-wide sewer connection/capacity charge. The sewer capacity improvements will be performed by the Stege Sanitary District and exclusively funded by the SPASPA sewer connection/capacity impact fee. District staff will determine the priority of the sewer capacity improvements based on the sewer capacity demand and timing of the proposed developments as they are approved and as funding allows. All sites included in the Housing Element sites inventory have sewer access and the District's plans for improvements will ensure sufficient wastewater capacity to accommodate the RHNA.

Electricity and Gas

All sites in the Housing Element sites inventory have access to dry utilities. Pacific Gas & Electric (PG&E) currently provides gas and electric services to El Cerrito homes and businesses and is regulated by the California Public Utilities Commission (CPUC). PG&E obtains its energy supplies from power plants and natural gas fields in northern California and delivers electricity through high voltage transmission lines. Electrical power is provided to the city from various distribution feeders located throughout the city. Access to electricity and gas services is not expected to become an issue during the housing planning period since almost all land inventory sites are located within urban infill areas close to existing development. If increased capacity is needed, PG&E can increase demand from regional power plants and natural gas fields or construct new electrical substations in the region, as necessary. However, because of public safety power shutoffs by PG&E, new projects are required to include backup generators to power fire pumps in the event of an emergency. This adds to the cost of development.

5.3 Developer Input on Constraints

As a part of a panel held with active, East Bay Area developers in November 2021, developers identified the following as governmental and non-governmental constraints to housing development that they have experienced within the broader East Bay Area. Not all of these identified constraints apply to the City.

- Community opposition to housing/affordable housing and resulting litigation and time delays.
- Discretionary processes that result in ad-hoc changes (e.g., community benefits added as a requirement in the middle of the process).
- Lack of funding for affordable housing.
- Requiring retail in mixed-use developments.

Some policies and programs that panelists recommended to facilitate housing development included:

- Objective design review processes.
- Absolute clarity of the process (e.g., here are the steps, here are the discretionary items, here is a list of the community benefits to choose from).
- Guarantee an SB 35 process for Housing Element sites.
- Have one person who is familiar with the process and can be the champion of the affordable housing projects, especially relative to keeping the process aligned with funding timelines.

- Achieve more of a partnership relationship between development teams and cities across California.

An Affordable Housing Developer Panel was also hosted by the Contra Costa County Collaborative on April 20, 2022. This panel reinforced many of the recommendations made by the previous panel and provided additional insights. Panelists discussed the challenges of building affordable housing, and identified incentives, solutions, and project characteristics most conducive to realizing affordable housing, including: finding local funding, land acquisition, form-based codes, community opposition, the strict sequence of events that must be followed to secure tax credit funding, permit processing timelines, and labor shortages among others. The developers reported that SB 35 permit streamlining and overall permit streamlining is very important to successful outcomes. Panelists indicated that commercial and institutional sites present challenges but are more feasible if cities have supportive general plan designations and zoning in place. The best incentives that cities can offer were identified as: reduced requirements for public facilities, reduced parking requirements (and no required parking structures), and prioritized permit streamlining by all relevant departments. Those present indicated a preference for project sizes of 70-100 units, or 120-140 units to make beneficial use of density bonuses, appeal to investors, and avoid the need for construction elevators.

The City, since it adopted the San Pablo Avenue Specific Plan in 2014, has addressed many of these issues through adoption of a Form Based Code and Program EIR, and having “by right” zoning in place, including sufficient height to allow the optimal densities and low parking requirements as recommended by development feasibility studies. Community opposition is minimal at public hearings, in part due to the adoption of the Specific Plan, and the Form Based Code provides objective standards, which simplifies and creates more certainty in the design review process. The City also has a staff person dedicated to working with affordable housing developers and a track record of helping to secure outside financing. Availability of local funding, including funding for land acquisition, the lengthy process of securing affordable housing financing, and labor shortages/construction costs continue to be impediments.

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CHAPTER 6 | Energy Conservation, Climate Action, and Sustainability

State Housing Element Law (Government Code Section 65583[a][7]) requires an analysis of the opportunities for energy conservation in residential development. According to the California Department of Housing and Community Development (HCD), the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.

The City plays an important role in encouraging energy conservation through policies, programs, regulations, education, and offering financial incentives. Energy efficient buildings increase the health of residents, improve comfort, and decrease utility bills. Furthermore, high energy costs have significant effects on low-income households that do not have the ability to absorb rate increases or seasonal spikes in demand to meet heating/cooling needs, and at times may be forced to make choices between basic needs such as housing, food, and energy. Energy efficient housing is also more resilient to climate change by helping to keep homes comfortable during extreme heat events.

This chapter describes the City's programs, policies, and initiatives that further its goals for a "Green El Cerrito." In addition to local resources, there are several resources available within the region, and there are many actions that are taken by individual residents in the city. There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy-efficient techniques into the construction. Since most of El Cerrito's single-family homes were built between 1940 and 1970, long before California's energy code required houses to be built to a minimum level of energy efficiency, retrofit efforts are also important.

6.1 Energy Efficiency Building Requirements

The City encourages use of additional green building measures to reduce impacts on the environment and create a healthier environment for building occupants. Green building techniques and materials can be used for both new building construction and remodels. Green building includes:

- Energy and water efficient technologies (such as double-pane windows and low-flow toilets)
- Using recycled content materials (such as plastic lumber made with recycled plastic containers)
- Reducing the amount of construction & demolition (C&D) waste generated by a construction project.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. The standards are updated every three years to consider and incorporate new energy efficiency technologies and methods. The 2019 Title 24 standards apply to projects constructed after January 1, 2020, and the next standards will apply after January 1, 2023.

The California Green Building Standards Code, 2019 Edition also includes green building regulations (Title 24, Part 11, of the California Code of Regulations), referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. There are mandatory measures, which apply statewide, and voluntary measures, which can be adopted locally.

The measures are organized into two tiers with their own respective prerequisites and elective measures: Tier 1 prerequisites set a higher baseline than CALGreen mandatory measures while Tier 2 prerequisites include all of Tier 1 prerequisites plus some enhanced or additional measures. El Cerrito adopted the voluntary measures of CALGreen in 2019.

Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made. The City continues to enforce State requirements, including updates to Title 24 requirements, for energy conservation in residential development.

6.2 Energy Efficiency and Conservation Programs

This section briefly describes some of the potential ways to achieve energy savings through the regulations and programs of local utility providers, the city, and the State.

Local Public Utilities

El Cerrito receives both electricity and natural gas services from Pacific Gas and Electric Company (PG&E). The following financial and energy-related assistance programs are available for El Cerrito residents:

- **Energy Savings Assistance Program.** PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for the California Alternate Rates for Energy (CARE) program. The City promotes weatherization and energy upgrade programs through its website.
- **California Alternate Rates for Energy (CARE).** PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills. The program includes assistance with attic insulation, weather stripping, caulking, and other minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
- **Relief for Energy Assistance through Community Help (REACH).** The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.
- **Medical Baseline Allowance.** The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. Under this program, qualifying residential customers receive discounted energy rates and are given the option to receive more energy, if needed.

City Programs

The City continues to prioritize residential energy-efficiency and participates in the following programs.

- **Bay Area Regional Energy Network (BayREN) Programs.** BayREN is a coalition of the Bay Area's nine counties partnering to promote resource efficiency at the regional level, focusing on energy, water, and GHG reduction. It is one of three regional energy networks (RENs) in California funded by the California Public Utilities Commission (CPUC). BayRen offers rebates, funding, and technical assistance to help residents, property owners, and local governments improve resource-efficiency. Since the BayREN Home+ Program launched in January 2019, 1,983 households installed 6,134 unique measures across Alameda County. Regionally, 9,026 homes have installed over 29,494 measures. Excluding mandatory safety tests, the most commonly installed measures are gas furnaces and

smart thermostats, followed by attic insulation and duct repair/replacement. 2022 has seen an increase in the installation of fuel substitution measures.

- **Marin Clean Energy (MCE).** MCE is a public, not-for-profit electricity provider that gives all PG&E electric customers (residential, commercial, and municipal) the choice of having 60% or 100% of their electricity supplied from clean, renewable sources at stable and competitive rates. MCE provides electricity service and innovative programs to more than 575,000 customer accounts and more than one million residents and businesses in 37 member communities across four Bay Area counties: Contra Costa, Marin, Napa, and Solano. MCE is governed by a Board of Directors that represents each of the member communities that it serves. As a member agency, the City has a representative on the Board of Directors. MCE offers a variety of residential, commercial, and workforce programs that offer energy savings and solutions to address climate change, save money, and reduce greenhouse gas emissions. Specific residential programs include:
 - **Home Energy Savings Program.** Provides income-qualifying single-family homeowners and renters with energy upgrades, a virtual home energy assessment, and energy-saving gift box – all at no cost.
 - **Low Income Families and Tenants (LIFT) Program:** In conjunction with the Multifamily Energy Savings Program, provides an extra \$1,200 per unit for income-qualified multifamily property owners or renters for energy and water savings measures.
 - **Multifamily Energy Savings Program:** Provides multifamily property owners with rebates up to \$1,000 per unit as well as free comprehensive assessments and consultations for energy and water saving measures.
 - **Single Family Comprehensive Program.** Provides digital or paper Home Energy Reports directly to eligible residents with personalized recommendations for electricity savings, comparisons of energy usage to similar homes, and seasonal savings tips.
 - **Heat Pump Water Heater Incentive for Contractors.** The Heat Pump Water Heater Contractor Incentive Program provides \$1,000 in cash rebates for participating contractors to install energy-efficient heat pump water heaters for MCE customers. For single-family homes, the incentive can be combined with BayREN's Home+ rebates.
- **Energy Upgrade California.** Energy Upgrade California is a statewide initiative to provide educational resources for residents and small business owners for energy management concepts, tools, and programs. The City promotes the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail.
- **East Bay Energy Watch (EBEW).** EBEW is a collaboration between PG&E and local governments, providing direct install programs bring energy efficiency services to local governments, small and medium businesses, and residents throughout the year. EBEW provides no-cost home energy assessments, or Green House Calls for residents. EBEW also provides energy assistance to businesses, institutions, nonprofits, and multiple-family buildings. Services include no-cost energy assessments of buildings, where Energy Watch professionals make recommendations for cost effective retrofits and improvements that are designed to save business owners money on their utility bills. Such recommendations are based on an inventory of each business' energy consuming equipment. Recommendations can include such simple solutions as replacing old and inefficient lighting or improving efficiency of refrigeration systems. The Energy Watch program also offers technical assistance for implementation of energy efficiency projects and rebates to help defray project costs. Parameters and funding availability vary over time.
- **Solar Assessments.** El Cerrito partners with Community Energy Serves Corporation to provide free solar assessments to help residents and businesses consider their energy efficiency and solar options.
- **Energy Assessments.** Through the City's community choice aggregate, Marin Clean Energy (MCE), businesses can receive a free energy assessment and assistance with energy efficiency upgrades.
- **Cost Benefit Analysis for Energy and Water Efficiency Upgrades.** Community Energy Services Corporation offers the Your Energy Manager program to help businesses reduce energy and water use and become Green Business Certified.

- **Climate Action Plan.** To achieve energy savings and promote greater sustainability through citywide initiatives, El Cerrito adopted a Climate Action Plan (CAP) in May 2013. Prepared by the City's Community Development Department, the CAP assists the City Council and the community in determining the best actions to reduce energy use and to create a safer and more sustainable city. The City adopted targets to reduce GHG emissions by 15 percent below 2005 levels by 2020 and 30 percent below 2005 levels by 2035. The plan suggests resource conservation measures designed to achieve greater energy efficiency, water efficiency, and renewable energy in existing and new buildings through education, incentives, and ordinances.

Federal and State Programs

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households.

CHAPTER 7 | Housing Plan

Previous sections of the Housing Element establish the housing needs, opportunities, and constraints in the city. The Housing Plan contains goals, policies, and implementation programs to address a number of important housing-related issues. This section also contains quantified objectives for housing construction, rehabilitation, and the preservation of affordable housing. City staff regularly reviews Housing Element programs and progress towards accommodating the City's share of the regional housing need. The City will prepare an annual progress report (APR) and provide it to the California Office of Planning and Research (OPR) and HCD.

7.1 Funding Resources

The following summarizes the types of funding resources that are available at the state, federal, and local level for affordable housing.

Federal Funding

The Low Income Housing Tax Credits program (LIHTC) is the most important federal funding source for affordable rental housing. Other important federal sources are the Section 8 Project-Based Housing Choice Vouchers, which are administered by Contra Costa County Housing Authority; and Affordable Housing Program (AHP) grants, awarded competitively by the Federal Home Loan Bank of San Francisco to lenders working with affordable housing developers. The HOME Investments Partnership Program (HOME) and Community Development Block Grants (CDBG) are smaller federal programs. El Cerrito's population is under 50,000, and thus CDBG and HOME funds are administered and allocated by Contra Costa County to fund program and service priorities that are established and implemented through the Five-Year Contra Costa County Consolidated Plan. Larger cities receive direct allocations.

State Funding

California's most substantial funding source for affordable housing is currently the Affordable Housing and Sustainable Communities grant program (AHSC), which provides grants for affordable housing projects that reduce greenhouse gas emissions. The amount of funding available through AHSC fluctuates based on the state's "cap and trade" revenues. The Hana Gardens Senior Housing Mixed-use Apartments in El Cerrito received over \$5 million in funding from the AHSC program and more recently in 2021 the Mayfair Affordable Apartments (69 units) received \$26.9 million in funding for transportation improvements and affordable housing. In addition to AHSC, the state also offers subsidies for the development of permanent supportive housing to serve persons with serious mental illness and their families who are homeless or at risk of homelessness, through the Mental Health Services Act (MHSA) and No Place Like Home (NLPH) programs. As discussed below, these programs are administered in part through the County.

County Funding

In addition to administering HOME and CDBG funding, Contra Costa County assists affordable housing development by issuing tax-exempt revenue bonds to finance development projects. The County also represents all Contra Costa jurisdictions for purposes of administering the federal Housing Opportunities for Persons with AIDS (HOPWA) and state Mental Health Services Act (MHSA) programs, which provide housing assistance and services to people with special needs. Several affordable housing projects in El Cerrito have received funding through these programs, including Ohlone Gardens, Idaho Apartments, and Mayfair Affordable. Finally, the Contra Costa Housing Authority administers the Section 8 voucher program.

In 2020 Contra Costa voters approved Measure X, a 20-year half-cent sales tax. The County Board of Supervisors established a Local Housing Trust Fund with \$10 million from Measure X. Measure X funds will contribute \$12 million annually to the fund, administered by County agencies in part to support acquisition, construction, preservation, and rehabilitation of affordable housing in the county.

Local Funding

When redevelopment agencies were dissolved in California in 2012, the City elected to serve as the Successor Agency, and assumed all of the former Redevelopment Agency's assets, liabilities, and obligations. The City's role is to serve as a fiduciary agent for the Successor Agency, administering payments and performance of its obligations. The City also elected to retain the housing functions of the former Redevelopment Agency. Prior to the dissolution of Redevelopment Agencies, the Low- and Moderate-Income Housing Fund (LMIHF) was the main source of housing funds used to support the City's housing programs. State law required that the Redevelopment Agency deposit 20 percent of the gross tax increment revenues from redevelopment project areas into the LMIHF to be used exclusively for housing for persons of low and moderate income. Prior to its dissolution, the LMIHF provided \$7.5 million in financial assistance to the Ohlone Gardens and Hana Gardens Senior Housing affordable developments to create 120 units of affordable housing. With the elimination of the Redevelopment Agency, there will be no future funding for the LMIHF from property tax increment.

In 2018, the City adopted an Inclusionary Zoning Ordinance requiring market rate developments to provide affordable housing or pay an in-lieu fee. In-lieu fees are deposited into the City's Affordable Housing Trust Fund and earmarked for affordable housing development. The City currently (July 2022) has about \$800,000 in the Affordable Housing Trust Fund and expects to collect another \$1 million over the next two years. The in-lieu fees help leverage additional funds and result in the production of more affordable housing units at usually deeper levels of affordability than the onsite production of inclusionary housing does overtime.

7.2 Goals, Policies, and Implementation Programs

This section describes the City's goals, policies, and implementation programs for the 2023-2031 Housing Element planning period.

Goal H1. Accelerate Housing Production

Accelerate the production of housing at all income levels to meet regional housing needs allocation by facilitating and streamlining housing development and minimizing the impact of governmental constraints.

Policies

- H-1.1 Ensure sufficient land is available and zoned at a range of residential densities to accommodate the City's regional housing needs allocation. ***NEW***
- H-1.2 Direct growth into compact patterns of development to promote infill and intensify land uses.
- H-1.3 Facilitate the construction of transit-oriented development (TOD) that maximizes opportunities for the use of public transit within the San Pablo Avenue Specific Plan area.
- H-1.4 Encourage and facilitate "missing middle" housing in existing single-family neighborhoods through the construction of accessory dwelling units, ministerial lot splits, and ministerial duplexes. ***NEW***
- H-1.5 Encourage the reuse of underutilized sites in commercial areas with potential for conversion or redevelopment to mixed use housing.
- H-1.6 Provide expeditious approval of residential and mixed-use developments that meet adopted development and design standards. ***NEW***
- H-1.7 After January 31, 2026, the City shall allow developments with at least 20 percent affordable lower-income housing units by-right, consistent with objective development and design standards, on lower-income sites counted in previous housing cycles, consistent with Government Code Section 65583.2. ***NEW***

Implementation Programs

***NEW* Program H-1.A. Maintain Sites Inventory**

The City shall continue to maintain a current inventory of Housing Element sites to assist developers in identifying land suitable for residential development. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City shall continue to update the inventory on an ongoing basis as projects are approved and new sites are rezoned. The City shall continue to make this information available to the public and developers through the City's website.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City shall make findings related to the potential impact on the City's ability to meet its unmet regional housing needs allocation when approving applications to rezone sites included in the lower- and moderate-income sites inventory or develop a lower- or moderate-income housing element site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with "no-net-loss" zoning requirements in Government Code Section 65863. If at any point it is determined that the City does not have adequate capacity to meet the unmet lower- or moderate-income RHNA, the City shall identify and make available a replacement site within 180 days.

- ❖ **Objective:** Facilitate development of Housing Element sites and ensure adequate sites are maintained throughout the eight-year planning period to meet the RHNA
- ❖ **Timeframe:** Ongoing updates to the inventory as development projects are approved
- ❖ **Responsible Department or Agency:** Community Development Department

***NEW* Program H-1.B. Promote High Density and Mixed-use Development in San Pablo Avenue Specific Plan Area**

The City shall continue to facilitate the development of high-density residential and mixed-use development within the San Pablo Avenue Specific Plan Area by providing objective standards, streamlining the approval process, and providing CEQA streamlining opportunities for projects consistent with the Specific Plan.

- ❖ **Objective:** 2,586 housing units within the San Pablo Avenue Specific Plan Area
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** Community Development Department

***NEW* Program H-1.C. Accessory Dwelling Unit Tools and Resources**

The City shall promote the development of accessory dwelling units (ADUs) through the following actions:

- Annually reviewing legislative changes to ADU regulations and updating the City's Zoning Ordinance (Sections 19.20.190 and 19.20.195), as necessary, to maintain compliance with State law.
 - Exploring potential loan programs and/or partnerships with local lenders to provide funding for accessory dwelling unit construction, and
 - Distributing informational handouts and holding community workshops to promote ADU tools and resources to homeowners throughout the city, particularly in high resource areas, to promote mixed-income neighborhoods.
- ❖ **Objective:** 144 ADUs
 - ❖ **Timeframe:**
 - Review legislative changes annually;
 - Initiate regional coordination in 2023 and ongoing; and
 - Distribute information to homeowners and hold community workshops in 2024 and bi-annually thereafter.
 - ❖ **Responsible Department or Agency:** Community Development Department

NEW* Program H-1.D. Objective Design Standards

The City shall prepare and adopt objective design standards for residential development.

- ❖ **Objective:** Ensure adopted standards are clear and objective
- ❖ **Timeframe:** 2023
- ❖ **Responsible Department or Agency:** Community Development Department

NEW* Program H-1.E. Zoning for Innovative Housing Types

The City shall evaluate current zoning standards and consider potential zoning modifications and/or incentives to encourage innovative housing types, including tiny homes, efficiency units, and missing middle housing types.

- ❖ **Objective:** Encourage innovative housing types
- ❖ **Timeframe:** 2026
- ❖ **Responsible Department or Agency:** Community Development Department

Goal H2. Support Affordable and Special Needs Housing

Facilitate the development of housing for lower-income residents and those with special housing needs, including the elderly, large households, persons with disabilities, the unhoused, and other persons with special housing needs.

Policies

- H-2.1 Continue to implement the Inclusionary Zoning Ordinance to ensure that private market-rate development is making a reasonable and feasible contribution towards addressing the need for additional affordable housing. **NEW***
- H-2.2 Provide regulatory and/or financial incentives where appropriate to offset or reduce the costs of affordable housing development, including density bonuses, flexibility in site development standards, and fee deferrals.
- H-2.3 Assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing, including extremely low-income housing and supportive housing for persons with disabilities.
- H-2.4 Increase local funding for affordable housing in El Cerrito and work with other jurisdictions in Contra Costa County to place a countywide affordable housing bond on the ballot. **NEW***
- H-2.5 Work with Bay Area Rapid Transit (BART) to develop affordable and mixed-income housing projects on BART property.
- H-2.6 Coordinate transportation projects with affordable housing proposals to attract state funding through the Affordable Housing and Sustainable Communities (AHSC) program. **NEW***
- H-2.7 Encourage innovative approaches in the design and ownership structure of housing units to increase the availability of affordable ownership housing.
- H-2.8 Encourage diversity of unit size and number of bedrooms within multifamily housing developments and strive to provide family housing of three to four bedroom units within projects.
- H-2.9 Encourage the development of housing accessible to people with disabilities, including developmental disabilities.
- H-2.10 Provide land use incentives to developers that build a higher share of accessible units than required by law.

- H-2.11 Encourage the development of senior housing and residential care facilities that offer a wide range of housing choices and community services including healthcare, nutrition, transportation, and other amenities, and supports “aging in place” for the City’s senior population.
- H-2.12 Support efforts to provide temporary shelter and permanent and transitional housing for persons experiencing homelessness.

Implementation Programs

NEW Program H-2.A. Inclusionary Zoning Ordinance

The City shall monitor and evaluate the effectiveness of the Inclusionary Zoning Ordinance in providing affordable housing. Consider potential changes to the Ordinance, as financial feasibility allows, to increase the effectiveness, including increases in the percentage of affordable units or deeper affordability of the required units. Balance the goal of increasing the amount of affordable housing built in the City while ensuring the requirements do not pose a constraint to overall housing production.

- ❖ **Objective:** 110 lower-income units and 60 moderate-income units
- ❖ **Timeframe:** Conduct evaluation and consider potential modifications to the ordinance by 2026
- ❖ **Responsible Department:** Affordable Housing Division

NEW Program H-2.B. Affordable Housing Trust Fund Priorities

The City shall continue to allocate funds from the Affordable Housing Trust Fund toward the development and preservation of affordable housing for low-, very low-, and extremely low-income households. The City shall establish priorities for the distribution of Affordable Housing Trust Fund monies, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, number of bedrooms, amenities and support services, and target geographies that serve to affirmatively further fair housing, such as high opportunity areas and neighborhoods underserved by existing affordable housing.

- ❖ **Objective:** Establish priorities for the allocation of Affordable Housing Trust Funds
- ❖ **Timeframe:** 2024
- ❖ **Responsible Department:** Affordable Housing Division

NEW Program H-2.C. New Local Sources of Affordable Housing Funding

The City shall investigate potential local funding sources that could be used to leverage state or federal grant programs and develop affordable housing. Potential new sources of funding could include but are not limited to the following:

- Working with the County to establish an Affordable Housing Bond;
 - An Enhanced Infrastructure Financing District (EIFD) for the San Pablo Avenue Specific Plan Area;
 - Property transfer tax revenues;
 - Commercial linkage fee on new non-residential development; and/or
 - Condominium conversion fees. (NEW PROGRAM)
- ❖ **Objective:** Increase local funding for affordable housing
 - ❖ **Timeframe:** Initiate evaluation of funding sources in June 2023 with the goal of establishing at least one local source of affordable housing funding by 2026
 - ❖ **Responsible Department:** Community Development Department, Affordable Housing Division

Program H-2.D. Assist in Affordable Housing Development

The City shall assist and support in the development of extremely low-, very low-, and low-income housing units, including supportive housing for seniors and persons with physical and developmental disabilities, by supporting applications for State and Federal funding, providing match funding with Affordable Housing Trust funds and other local funding sources, and providing development incentives and fee waivers or deferrals. The City will look for opportunities to cooperate with non-profits and other agencies to expand the City's supply of affordable housing, prioritizing locations within high resource areas and areas currently underserved by affordable housing.

- ❖ **Objective:** Support development of 50 extremely low-, 100 very low-, and 120 low-income housing units, including 25 units of supportive housing for special needs populations
- ❖ **Timeframe:** Review funding opportunities annually
- ❖ **Responsible Department:** Affordable Housing Division

***NEW* Program H-2.E. Develop Mixed Income Housing on BART Lands**

BART owns approximately 20 acres of land in El Cerrito at the El Cerrito Del Norte and El Cerrito Plaza BART stations that are suitable for affordable and market-rate housing development. The City shall partner with BART to develop mixed-income housing on BART lands, with a goal of providing 15 percent missing middle units and 35 percent affordable units for lower-income households.

- ❖ **Objective:** 750-850 total units at El Cerrito Plaza BART Station, including 15 percent missing middle units and 35 percent lower-income units
- ❖ **Timeframe:**
 - Break ground on development of El Cerrito Plaza BART Station by 2025.
 - Initiate discussions with BART in 2025 on development of Del Norte Station.
- ❖ **Responsible Department:** Community Development Department

***NEW* Program H-2.F. Coordinate Transportation Projects with Affordable Housing**

The City shall review the capital improvement program and identify transportation projects that improve pedestrian and bicycle access or enhance transit and coordinate the timing and location of those transportation projects with proposed affordable housing developments.

- ❖ **Objective:** Help affordable housing development projects to score more competitively when applying for Affordable Housing and Sustainable Communities (AHSC) grants
- ❖ **Timeframe:** Review CIP annually
- ❖ **Responsible Department:** Community Development Department, Public Works Department

***NEW* Program H-2.G. Shelter and Housing Solutions for Persons Experiencing Homelessness**

The City shall partner with Contra Costa County and other local jurisdictions in the County to expand outreach and increase emergency shelter beds, interim housing solutions, and permanent supportive housing for people experiencing homelessness. The City shall identify additional funding to support outreach to the unhoused through the Coordinated Outreach Referral, Engagement (C.O.R.E.) program. Additional funding may include a portion of the Cannabis Community Benefit fund.

- ❖ **Objective:** Increase shelter beds and housing for persons experiencing homelessness
- ❖ **Timeframe:**
 - Coordinate with the County on an ongoing basis
 - Consider additional funding sources by July 2023
- ❖ **Responsible Department:** Affordable Housing Division

***NEW* Program H-2.H. Zoning Amendments for Special Needs Housing**

The City shall amend the zoning ordinance as follows to facilitate special needs housing consistent with State law:

- Allow “low barrier navigation center” developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.
- Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).
- Eliminate parking requirements for supportive housing located within ½ mile of public transit consistent with Government Code 68654 and establish appropriate parking standards for emergency shelters consistent with Government Code 65583.
- Review and amend the zoning ordinance, as necessary, to ensure requirements for group homes, including those with 6 or fewer persons and those with more than six persons, are consistent with State law and fair housing requirements.
 - ❖ **Objective:** Compliance with State law
 - ❖ **Timeframe:** June 2024
 - ❖ **Responsible Department:** Community Development Department

***NEW* Program H-2.I. State Density Bonus**

The City shall amend the Affordable Housing Bonus Program in Chapter 19.22 of the El Cerrito Municipal Code to ensure compliance with State Density Bonus Law.

- ❖ **Objective:** Compliance with State law
- ❖ **Timeframe:** Update Ordinance by June 2024; and review legislative changes annually thereafter to maintain compliance
- ❖ **Responsible Department:** Community Development Department

***NEW* Program H-2.J. Affordable Housing and Places of Assembly**

The City shall explore the creation of an overlay zone or other zoning mechanism that would allow and provide incentives for affordable housing development on property owned or leased by a faith-based institution.

- ❖ **Objective:** Create new opportunities for affordable housing
- ❖ **Timeframe:** Evaluate potential zoning mechanisms and adopt an overlay zone or other zoning mechanism by December 2026
- ❖ **Responsible Department:** Community Development Department

Goal H3. Conserve Existing Housing and Prevent Displacement

Conserve and improve El Cerrito’s existing housing supply and protect existing residents from displacement.

Policies

- H-3.1 Partner with non-profit affordable housing developers and property owners/managers to preserve existing deed-restricted units. ***NEW***
- H-3.2 As new sources of local funding are developed, prioritize funding for the preservation of at-risk affordable units. ***NEW***

- H-3.3** Protect residents from displacement and homelessness by continuing to prohibit eviction without “just cause” and enforcing the adopted limitations on rent increases consistent with the Tenant Protection Act of 2019. ***NEW***
- H-3.4** Encourage neighborhood preservation and housing rehabilitation of viable older housing to preserve neighborhood character and, where possible, retain a supply of very low-, low-, and moderate-income units.
- H-3.5** Maintain housing supply and reduce the loss of life and property caused by earthquakes by encouraging seismic upgrading of soft-story residential buildings.
- H-3.6** Continue to ensure rental housing units are maintained in a safe and habitable condition through the Residential Rental Home Inspection Program. ***NEW***
- H-3.7** Protect the existing supply of long-term rental housing by enforcing short-term rental regulations. ***NEW***
- H-3.8** Continue to regulate condominium conversions in accordance with Chapter 19.45 of the Zoning Ordinance.
- H-3.9** Ensure that sites being redeveloped for housing do not result in a net reduction in housing unit capacity, consistent with Government Code Section 66300(d). ***NEW***

Implementation Programs

Program H-3.A. Residential Rental Inspection Program

The City shall continue to implement the Residential Rental Inspection Program (Section 16.30.040 of the El Cerrito Municipal Code) to ensure that rental housing units are maintained in a safe and habitable condition and comply with all codes and standards applicable to rental housing. If the property is in compliance with applicable codes and standards, a certificate of compliance shall be issued to the property owner.

- ❖ **Objective:** Ensure all rental units are maintained in a safe and habitable condition
- ❖ **Timeframe:** Annually
- ❖ **Responsible Department or Agency:** Building Division

Program H-3.B. Housing Rehabilitation Programs

The City shall continue to encourage the rehabilitation of existing housing units by providing information on programs available to assist in housing rehabilitation, such as the Contra Costa County Housing Authority Rental Rehabilitation Loan Program and the Contra Costa County Neighborhood Preservation Program. Informational material on these programs will be available through the City’s website, at City Hall, and in conjunction with the City’s code enforcement program.

- ❖ **Objective:** Connect at least 10 homeowners with resources for housing rehabilitation
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** Community Development Department

NEW Program H-3.C. Tenant Protections

The City shall review data collected through the Rent Registry and evaluate the effectiveness of current tenant protections. Based on the evaluation, the City shall consider potential for additional tenant protection policies such as tenant relocation assistance, mediation, and/or other eviction protections.

- ❖ **Objective:** Limit displacement of existing residents
- ❖ **Timeframe:**

- Review Rent Registry data annually;
- Conduct evaluation in 2028; and
- Consider additional tenant protections by 2029 prior to sunset of the California Tenant Protection Act of 2019.

❖ **Responsible Department or Agency:** Community Development Department

Program H-3.D. Monitor Assisted Units

The City shall continue to maintain a database of assisted housing units and annually review existing agreements to ensure that they are in compliance with affordability requirements. The City shall continue to enforce notification requirements on City-assisted units and units subject to an Affordable Housing Agreement in accordance with Chapter 19.22 of the Zoning Ordinance. The City shall update the notification requirement under Chapter 19.22 to require three year notice prior to resale of units or and/or conversion of such units to market-rate, in accordance with State law. The City shall meet with the owner of the at-risk project to determine their financial objectives and analyze the feasibility of providing financial assistance from any available affordable housing resources. The City shall ensure tenants receive proper notification in compliance with Government Code Section 65863.10 and information on available affordable housing resources. The City shall reach out to qualified entities that may be interested in purchasing and/or managing units at-risk, and where feasible, shall provide technical and/or financial assistance.

❖ **Objective:** Preserve 277 units of affordable housing, including 70 units at-risk of converting by 2033

❖ **Timeframe:**

- Update noticing requirements by December 2023
- Monitor assisted units annually

❖ **Responsible Department:** Affordable Housing Division

Program H-3.E. Capital Improvements Program

The Planning Commission and City Council shall, on an annual basis, review the City Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. The City shall prioritize CIP projects that provide amenities and neighborhood improvements in low and moderate resource areas identified by the Tax Credit Allocation Committee (TCAC) Opportunity Area Maps. Annual review of the CIP shall also include verification that needed improvements are scheduled for funding.

❖ **Objective:** Direct City investments in ways that serve to maintain older residential neighborhoods and transform low and moderate resource areas into areas of opportunity

❖ **Timeframe:** Annually

❖ **Responsible Department:** Planning Division, Public Works Department

Program H-3.F. Seismic Retrofit Program

The City shall consider enacting additional incentive programs and requirements to encourage retrofitting of seismically unsafe buildings, such as soft-story buildings. The City shall explore possible funding sources or programs to minimize the financial impact of retrofits on low- and moderate-income residents, review upcoming grant opportunities on a quarterly basis, and explore programs bi-annually.

❖ **Objective:**

❖ **Timeframe:** Review funding opportunities quarterly, plan for programs bi-annually

❖ **Responsible Department or Agency:** Community Development Department

Goal H4. Affirmatively Further Fair Housing

Ensure fair and equal housing opportunity for all residents regardless of race, color, religion, gender identity, age, marital status, national origin, ancestry, familial status, disability, or sexual orientation and to promote equal housing opportunities.

Policies

- H-4.1 Ensure planning policies and development regulations follow the principle of equal access to housing opportunities.
- H-4.2 Improve access to opportunity in low and moderate resource areas through financial investments, provision of public facilities and services, and encouragement of private retail, service, and employment opportunities.
- H-4.3 Continue to provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed with either City funds or when City participation occurs.
- H-4.4 Provide fair housing outreach and education for residents, property owners, and housing providers to ensure each understands their rights and responsibilities.
- H-4.5 Educate landlords on their obligation to rent to Housing Choice Voucher (Section 8) voucher holders, consistent with Government Code Section 12927.

Implementation Programs

Program H-4.A. Fair Housing Services and Information

The City shall continue to distribute information about fair housing services offered by the Contra Costa Housing Services Collaborative, including tenant-landlord counseling, fair housing services, and legal advice and representation for residents. The City will distribute brochures and information about the services offered by the Housing Services Collaborative through the City's website, at City Hall, the City's Senior and Community Centers, and the El Cerrito Library. The City shall work with the Housing Services Collaborative to expand multilingual access to fair housing services.

- ❖ **Objective:** Ensure fair housing information is accessible to all
- ❖ **Timeframe:** Distribute information every six months
- ❖ **Responsible Department:** Affordable Housing Division

NEW Program H-4.B. Reasonable Accommodation Procedures

To accommodate the needs of persons with disabilities and provide a streamlined permit review process, the City shall continue to implement reasonable accommodation procedures consistent with Chapter 19.37 of the City's Municipal Code. The City shall review the list of required findings for reasonable accommodation and the current process and consider modifications, as needed, to further remove barriers to housing for persons with disabilities. The City shall post information on reasonable accommodation procedures prominently on the City website and at the public counter.

- ❖ **Objective:** Affirmatively further fair housing by removing barriers to housing for persons with disabilities
- ❖ **Timeframe:** Review and update, as necessary, Reasonable Accommodation Ordinance in 2025; review information on City's website in 2026; and make information available at the public counter on an ongoing basis.
- ❖ **Responsible Department:** Planning and Building Division

***NEW* Program H-4.C. Housing Choice Voucher (HCV) Program**

The City shall collaborate with the Housing Authority on an educational campaign to educate landlords about their obligation to accept Section 8 Housing Choice Vouchers under fair housing laws and to encourage landlords in high resource, single-family neighborhoods to actively participate in the HCV Program as a way to affirmatively further fair housing.

- ❖ **Objective:** Increase HCVs in single family neighborhoods by 5 percent
- ❖ **Timeframe:** Initiate collaboration with Housing Authority in 2025
- ❖ **Responsible Department or Agency:** Affordable Housing Division

***NEW* Program H-4.D. Community Opportunity to Purchase Act**

The City shall research best practices related to Community Opportunity to Purchase Act (COPA) programs in California, and based on the findings of the research, consider establishing a COPA ordinance or similar policy that would give tenants priority to purchase a building when a landlord sells their property.

- ❖ **Objective:** Enhance tenant protections and increase community ownership
- ❖ **Timeframe:** Consider adopting an ordinance or policy by July 2027
- ❖ **Responsible Department or Agency:** Affordable Housing Division

Goal H5. Energy Conservation and Sustainable Development

Promote energy conserving practices in the location, construction, renovation and maintenance of El Cerrito's housing units.

Policies

- H-5.1 Promote residential energy conservation programs that provide assistance for energy conservation improvements, including the City's Real Property Transfer Tax Rebate Program.
- H-5.2 Encourage the incorporation of energy conservation design features in existing and future residential development.
- H-5.3 Encourage the use of sustainable and green building design in new and existing housing, including solar installations, electric vehicle charging infrastructure, and electrification of buildings.
- H-5.4 Encourage the location of multifamily housing near transit centers where living and/or working environments are within walkable distances in order to reduce auto trips to work, roadway expansion, and air pollution.
- H-5.5 Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.
- H-5.6 Encourage energy efficiency improvements to existing homes in order to improve health and reduce utility costs.
- H-5.7 Evaluate opportunities to transition housing from gas to electricity in order to reduce greenhouse gas emissions.

Implementation Programs**Program H-5.A. Partnerships for Energy and Water Efficiency**

The City shall continue to develop partnerships with PG&E, EBMUD, ABAG, Contra Costa County Weatherization and Green Business Programs, Marin Clean Energy and others to bring residential energy and water efficiency technical assistance and incentives to El Cerrito.

- ❖ **Objective:** Reduce residential energy use and greenhouse gas emissions
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department:** Public Works Department

Program H-5.B. Marketing Strategy

The City shall continue to implement a low-cost marketing strategy to encourage resident participation in energy and water efficiency programs.

- ❖ **Objective:** Reduce residential energy use and greenhouse gas emissions
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department:** Public Works Department

Program H-5.C. Develop and/or Pursue Funding for Energy Efficiency Programs

The City shall apply for appropriate grants for marketing, outreach, and incentive programs dedicated to energy and water efficiency in El Cerrito.

- ❖ **Objective:** Reduce residential energy use and greenhouse gas emissions
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department:** Public Works Department

Program H-5.D. Home Energy Conservation

The City shall encourage homeowners to undertake energy and water conservation projects that save energy, lower costs and protect the environment.

- ❖ **Objective:** Reduce residential greenhouse gas emissions and promote cost-saving energy efficiency
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department:** Public Works Department

7.3 Quantified Objectives

State law requires that the City plan to accommodate its fair share of the Regional Housing Needs Allocation (RHNA). In addition, this Housing Element includes quantified objectives, shown in Table 7-1, for the number of units that can reasonably be expected to be constructed, rehabilitated, or conserved during the eight-year planning period. The quantified objectives expected to be met through Housing Element programs are estimated based on past program performance, construction trends, land availability, and anticipated future program funding.

Table 7-1 Quantified Objectives - (January 31, 2023 – January 31, 2031)

<i>Income Category</i>	<i>New Construction</i>	<i>Rehabilitation¹</i>	<i>Preservation²</i>
Extremely-Low Income	50	0	0
Very-Low Income	284	16	0
Low Income	192	24	70
Moderate Income	241	0	0
Above-Moderate Income	624	0	0
Total	1,391	32	70

¹ The quantified objective for rehabilitated units is based on the County program.

² The City will continue to monitor the 121 at-risk assisted units.

Appendix A | Evaluation

Major Accomplishments

State housing element law (Government Code Section 65588) requires cities and counties to assess the achievements under their adopted housing programs to inform the development of new programs. State law also requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. The City has made significant progress in implementing the programs adopted in the 2015-2023 Housing Element. Some of El Cerrito's major accomplishments include:

- Adoption of San Pablo Avenue Specific Plan (SPASP) and Pending Update. Through the adoption of the SPASP, which was aligned with adoption of the last Housing Element, the City has successfully incentivized and streamlined (through changes to the Zoning Ordinance) new housing production, as evidenced by significantly more entitlement and production of housing during the last element than any prior. The City received grant funding in 2018 to update the San Pablo Avenue Specific Plan, which will include a Supplemental EIR to continue streamlining new housing production and an analysis of opportunity sites.
- Opening of Hana Gardens in 2019: Hana Gardens is a 63-unit mixed-use senior affordable housing community adjacent to City Hall. It also includes two commercial spaces (2,300-2,400 square feet), and a beautiful Japanese Heritage Garden and public plaza, inspired by the single-story structure at 10848 San Pablo Avenue known as the Contra Costa Florist building. This cultural building was rehabilitated to house some of Eden Housing's community and management functions.
- Adopting an Affordable Housing Strategy in 2017, which identified tactics to address affordable housing needs and displacement risk and ranked the priority for such actions.
- Adopting an inclusionary housing ordinance in 2018 to require market rate housing to provide for low- and moderate-income housing.
- Implementing the El Cerrito Rent Registry Program to collect local rental data.
- Providing BRIDGE Housing \$350,000 in pre-development funding to assist and support the development of 69 affordable units for the Mayfair project.
- Continuing to update regulations for Accessory Dwelling Units (ADUs) in response to changes in State Law.
- Beginning work on developing objective design standards to facilitate and expedite the construction of housing.
- Partnering to obtain funding for BRIDGE affordable housing project, and securing a \$500,000 HUD Hope VI Main Street grant and an Affordable Housing and Sustainable Communities (AHSC) allocation of \$26.0 million for housing and transportation.

Progress Toward Meeting the 2015-2023 RHNA

Table A-1 shows the City's progress toward meeting the 2015-2023 RHNA, as of December 31, 2021. The City has issued 603 building permits for housing units since the start of the Fifth RHNA Cycle in 2015. Of the permits issued, 522 were for above moderate-income housing, 13 were for moderate-income housing, six were for low-income housing, and 62 were for very low-income housing. Because of the City's progress toward meeting its RHNA, El Cerrito is one of only 29 jurisdictions in the state that is not currently (2022) subject to the streamlined ministerial approval process (SB 35 streamlining) as indicated in HCD's Streamlined Ministerial Approval Process (SB 35) Statewide Determination Summary, updated June 30, 2022. This determination indicates that El Cerrito has met its prorated lower- (i.e., very low- and low-) and above moderate-income RHNA as of June 1, 2022.

<i>Income Level</i>	<i>2015-2023 RHNA</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>Total to Date</i>	<i>Unmet RHNA</i>
Very Low	100	-	-	62	-	-	-	-	TBD	TBD	62	38
Low	63	6	-	-	-	-	-	-	TBD	TBD	6	57
Moderate	69	13	-	-	-	-	-	-	TBD	TBD	13	56
Above Moderate	166	120	9	12	18	136	171	56	TBD	TBD	522	-
Total	398	139	9	74	18	136	171	56	TBD	TBD	603	151

*Note: Units serving extremely low-income households are included in the totals for very low-income permitted units.

Source: City of El Cerrito, 2021 Annual Progress Report.

Program Evaluation

The following section reviews and evaluates the City's progress in implementing programs from the previous planning period. As part of analyzing prior programs, the City must assess the effectiveness of programs for special needs populations. Table A-2 summarizes progress on the implementation programs from the previous Housing Element, including programs addressing special needs populations.

Table A-2 2015 Housing Element Program Evaluation			
<i>Program ID</i>	<i>Program Language</i>	<i>Description of Accomplishments</i>	<i>Recommendation for 2023 Housing Element</i>
Program 1.1	Continue to implement the Residential Rental Inspection Program	The City continued implementing the Residential Rental Inspection Program (RRIP) during the planning period. Staff operated the program at modified levels due to COVID-19 during 2020 and 2021. However, between 2018 and 2021 the City conducted 597 initial RRIP inspections and 396 re-inspections.	Continue program.
Program 1.2	Continue to investigate complaints and take action about rental housing code violation	The City continued investigations in 2021	Continue as a policy.
Program 1.3	Continue to encourage the rehabilitation of existing housing units by providing program information	The City makes information available to the public at the front counter.	Continue program. Consider methods for distributing information.
Program 1.4	Evaluate displacement, as appropriate in studies of regional housing needs and displacement	In 2017, the City Council adopted an Affordable Housing Strategy that identified tactics to address displacement and ranked the priority for such actions. In 2021, the City implemented the third El Cerrito Rent Registry Program to collect local rental data. The City also tracks regional/state legislation and posts information to the public.	Incorporate displacement strategies from Affordable Housing Strategy report
Program 1.5	Continue to regularly monitor assisted housing units to help preserve existing stock of affordable housing	The City continues to work with other regulatory agencies and non-profit developers to monitor assisted housing units	Modify program to reflect updated noticing requirements per state law
Program 1.6	Vet and consider adopting a Good Cause for Eviction Ordinance	On May 21, 2019, the City Council adopted the Just Cause for Eviction and Prohibition on Harassment of Tenants Ordinance, El Cerrito Municipal Code Chapter 10.300 (Ordinance No. 2019-04), which was to become effective June 20, 2019. However, in June 2019 a referendum petition was filed related to the ordinance and it contained the required valid voter signatures, as defined by the CA Elections Code. On July 31, 2019 the City Council passed a motion to repeal the ordinance and assign the Just Cause for Eviction policy to the newly formed (July 2019) Tenant Protections Task Force. On March 25, 2020, the City Council adopted an Urgency Ordinance enacting a temporary moratorium to halt evictions for residential and commercial tenants financially impacted by COVID-19. As of January 2022, the City's local ordinance remains in place through the duration City's Local Emergency Declaration. The City's local ordinances comply with the California Tenant Protection Act of 2019.	Program Completed. Modify program to evaluate effectiveness of existing ordinance and consider additional protections prior to sunset of the California Tenant Protection Act of 2019
Program 1.7	Annual review of the City Capital Improvements Program (CIP)	The City continues to annually review the CIP Program.	Continue program.

Table A-2 2015 Housing Element Program Evaluation			
<i>Program ID</i>	<i>Program Language</i>	<i>Description of Accomplishments</i>	<i>Recommendation for 2023 Housing Element</i>
Program 1.8	Consider enacting additional incentive programs and requirement to encourage retrofitting of seismically unsafe buildings, as soft-story buildings	In 2021, City staff issued a Request for Qualification for seeking qualified engineers/consultants to complete an inventory and analysis of soft story residential buildings in El Cerrito and develop program recommendations. This analysis will be used to inform future policy considerations with the needs of the City, its residents, and property owners. This project is funded by a Cal OES/FEMA grant and will be completed in 2022.	Program completed. Modify program based on findings of the study.
Program 2.1	Conduct an annual evaluation of the City's inventory of available sites	The City continues to monitor the sites inventory.	Replace with a "no net loss" tracking program to maintain a current inventory.
Program 2.2	Promote development of mixed-use and high-density residential housing in development nodes of the city	Mixed-use and high density housing is promoted within the San Pablo Ave Specific Plan (SPASP) area. In 2018, the City received grant funding to update the SPASP, which will include an amendment to the Environmental Impact Report (EIR) and an analysis of opportunity sites. The Supplemental EIR is slated to be final/adopted in Spring 2022.	Continue program to implement SPASP.
Program 2.3	Continue to fast track processing for second units meeting established City standards	In 2021, the City implemented new standards for Accessory Dwelling Units to further streamline this process, consistent with State laws adopted in 2019	Modify to include specific actions to promote ADUs.
Program 2.4	During the annual Master Fee Schedule revision, evaluate development fees	Fees were updated with Master Fee Schedule as part of 2021 budget	Remove program.
Program 2.5	Streamline the application process by continuing to offer interdepartmental team meeting for applicants	The City conducted several such meeting in the reporting period	Continue as a policy.
Program 2.6	Assist developers in obtaining state and federal funding available to develop affordable housing	In 2021, the City provided BRIDGE Housing \$150K in pre-development funding to assist and support the development of 69 affordable units for the Mayfair project. This project also received a funding award of \$500K for HUD's Hope IV Main Street Grant in April 2021. The City, BRIDGE and BART applied for additional funding in June 2021 through the Affordable Housing Sustainable Communities Program (\$27M).	Continue program, combine action with program 2.7.
Program 2.7	Look for opportunities with non-profits and other agencies to expand supply of affordable housing	The City continues to explore programs with the County, CDFI's, non-profits developers, etc. for preserving existing affordable units as well as purchasing existing multi-family building(s) and converting them to affordable units	Combine program with program 2.6.
Program 2.8	Study the feasibility of an inclusionary housing ordinance	The City adopted an inclusionary housing ordinance in 2018 and staff is currently implementing it	Program completed. Replace with a program to implement and evaluate adopted ordinance.

Table A-2 2015 Housing Element Program Evaluation			
<i>Program ID</i>	<i>Program Language</i>	<i>Description of Accomplishments</i>	<i>Recommendation for 2023 Housing Element</i>
Program 2.9	Investigate potential local financing sources that could be used to develop affordable housing	The City continues to work with County stakeholders to assess the opportunity for a Countywide affordable housing bond	Continue program. Expand list of potential funding sources.
Program 2.10	Use existing zoning regulation to allow innovative approaches to increasing affordable housing	The San Pablo Avenue Specific Plan's Tier IV Design Review process can provide flexibility to projects to implement innovative approaches	Achieved through San Pablo Avenue Specific Plan. Modify to consider other zoning modifications and/or incentives to encourage innovative housing types and affordable housing development.
Program 2.11	Pursue funding for infrastructure improvements to accommodate future transit oriented development	The City coordinated with the Stege Sanitary District to develop a fee program to fund sewer improvement necessary to support future development	Program completed. Remove from Housing Element.
Program 3.1	Pursue funding for special needs housing	This is done in conjunction with funding pursuits for other affordable housing.	Combine with program 2.6 to pursue funding for affordable housing.
Program 3.2	Continue to fast track inspection processes for large family and special needs housing	The City contracted with additional inspectors to provide needed inspections in a timely manner	Remove from Housing Element.
Program 3.3	Continue to encourage and support development of senior housing	Ongoing. Opening of Hana Gardens in 2019 with 63-units of senior affordable housing in mixed-use development. Hana Gardens used density bonus provided for senior housing.	Continue as a policy
Program 3.4	Participate in the biannual homeless census count	The City continues to participate in the biannual homeless point-in-time count.	Replace with action-oriented programs to address homeless needs.
Program 3.5	Continue to coordinate with the County and cities to develop the Five-Year Consolidated Plan to address housing and social services	The City continues to participate in the Five-Year Consolidated Plan	Replace with action-oriented programs to address homeless needs.
Program 3.6	Implement reasonable accommodation procedures to provide a streamlined permit review process	The City continues to provide a process for reasonable accommodations	Review ordinance for potential constraints and address.
Program 3.7	Encourage development of housing for persons with disabilities including developmental disabilities	Ongoing. Ohlone Gardens opened in 2015 and included 10 units reserved for special needs residents. Ohlone Gardens used density bonus provided for housing reserved for disabled people.	Continue as a policy
Program 3.8	Implement an outreach program informing residents of the housing and services available for persons with developmental disabilities	The City provides a clearinghouse of information on the City website.	Expand and combine with other outreach programs on affordable housing.

Table A-2 2015 Housing Element Program Evaluation			
<i>Program ID</i>	<i>Program Language</i>	<i>Description of Accomplishments</i>	<i>Recommendation for 2023 Housing Element</i>
Program 4.1	Continue to provide non-discrimination clauses in rental agreements and deed restrictions	The City continues to implement this program.	Continue as a policy.
Program 4.2	Continue the City's participation in the Contra Costa Urban County CDBG Consortium	Participation in the Consortium is ongoing.	Continue as a policy.
Program 5.1	Consider ways to incentive energy efficiency, clean energy, and water conservation improvements through building permit fees	The City created a streamline permit process for electrical vehicle chargers	Program completed. Remove from Housing Element.
Program 5.2	Continue to develop partnership for energy and water efficiency technical assistance and incentives	The City adheres to the CA Green, Energy and Plumbing Codes	Continue program.
Program 5.3	Continue to encourage resident participation in energy and water efficiency programs	Ongoing	Continue program.
Program 5.4	Apply for appropriate grants for marketing, outreach, and incentive programs dedicated to energy and water efficiency	Ongoing	Continue program.
Program 5.5	Adopt residential PACE financing if it becomes available in California	Completed	Program completed. Remove program.
Program 5.6	Encourage home energy performance reports at time of sale	The City's transfer tax includes a rebate to property owners who make energy efficiency and water conservation improvements	Remove program.

Appendix B | Community Engagement

This appendix includes a record of all feedback and comments received as part of community engagement for the housing element process, including: meeting flyers, online survey results, responses to live polling during community workshops, and all other comments submitted during the community workshops for the 2023-2031 El Cerrito Housing Element.

Community Engagement Flyers

City of El Cerrito

2023-2031 HOUSING ELEMENT



El Cerrito is updating its Housing Element and your input is needed. The Housing Element is the City's 8-year plan for how to accommodate El Cerrito's fair share of housing and address the housing needs of everyone in the community.

Get involved!

Share your input, ideas, issues, and solutions for housing at upcoming workshops or by completing the survey.

Attend a Virtual Workshop



April 26th, 2022

7:00pm – 8:30pm

Register here:

qrc0.de/virtual-ws

Take the Community Survey

Available in the following languages:



ENGLISH

qrc0.de/elcerrito1



ESPAÑOL

qrc0.de/elcerrito2



中文

qrc0.de/elcerrito3



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



Ciudad de El Cerrito

ELEMENTO DE VIVIENDA 2023-2031



El Cerrito está actualizando su Elemento de Vivienda y se necesita su opinión.

¿Qué tipos de viviendas deberían haber en el futuro? ¿En qué partes de El Cerrito deberían ubicarse las nuevas viviendas? El Elemento de Vivienda es el plan a 8 años de la Ciudad para abordar las necesidades de vivienda de todos en la comunidad. El Elemento de Vivienda es el plan de la Ciudad para acomodar la parte justa de la vivienda de El Cerrito.

¡Participe!

Comparta su opinión, sus ideas, sus problemas, y sus soluciones sobre la vivienda en los próximos talleres, o bien puede contestar la encuesta.

Asista a un Taller Virtual



26 de abril de 2022

7:00pm – 8:30pm

Regístrese aquí:

qrco.de/virtual-ws

Conteste la Encuesta de la Comunidad

Available in the following languages:



INGLÉS

qrco.de/elcerrito1



ESPAÑOL

qrco.de/elcerrito2



CHINO

qrco.de/elcerrito3



Para obtener más información sobre la actualización del Elemento de Vivienda, conéctese a:

www.el-cerrito.org/HousingElement2023



El Cerrito市

2023-2031 住房要素



El Cerrito正在更新其住房要素, 希望
获得您的意见。

将来应该建哪些类型的住房? 新住房应该建在El Cerrito的哪些地方? 住房要素是该市的8年规划, 旨在解决社区中每个人的住房需求。此住房要素是该市如何满足El Cerrito公平住房份额的规划。

积极参与!

在即将到来的研讨会上
或通过完成本次调查,
分享你对住房的意见、想
法、问题和解决方案。

参加网上会议



2022年4月26日
晚上7:00 - 8:30

在此注册:
qrco.de/virtual-ws

参加社区调查

提供以下语言版本:



英语

qrco.de/elcerrito1



西班牙语

qrco.de/elcerrito2



中文

qrco.de/elcerrito3



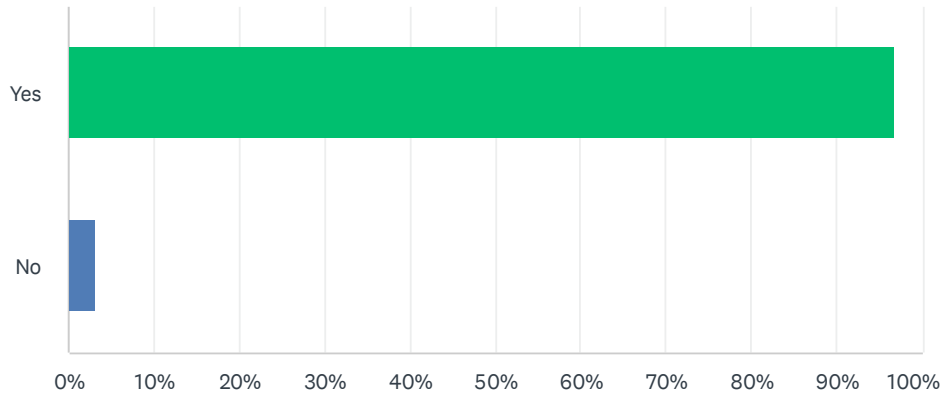
通过访问网站了解更多
关于住房要素的更新信息:
[www.el-cerrito.org/
HousingElement2023](http://www.el-cerrito.org/HousingElement2023)



Online Survey Results

Q1 Are you a resident of El Cerrito? (Choose one)

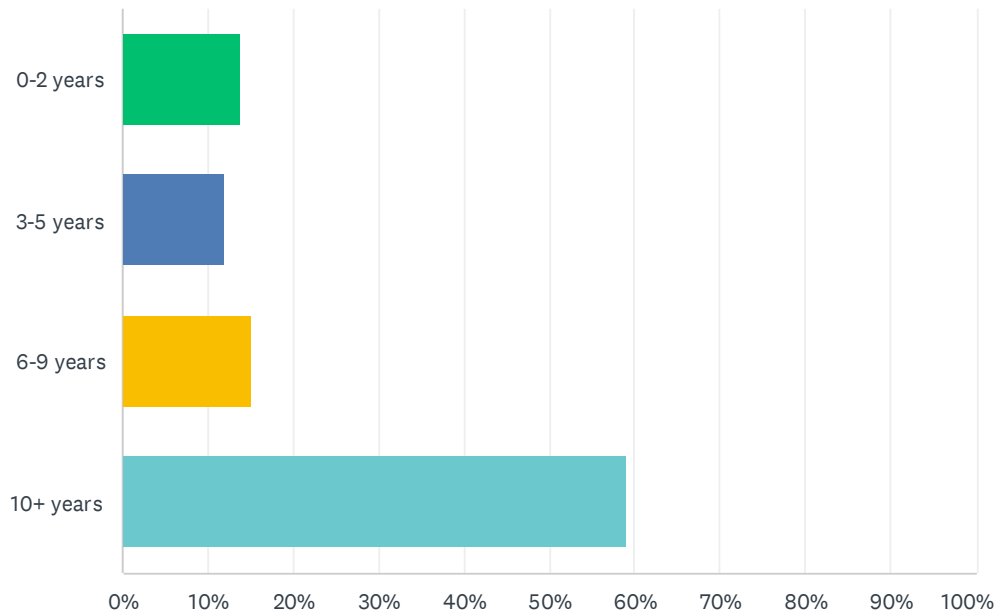
Answered: 218 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	96.79%	211
No	3.21%	7
TOTAL		218

Q2 How long have you lived in El Cerrito?

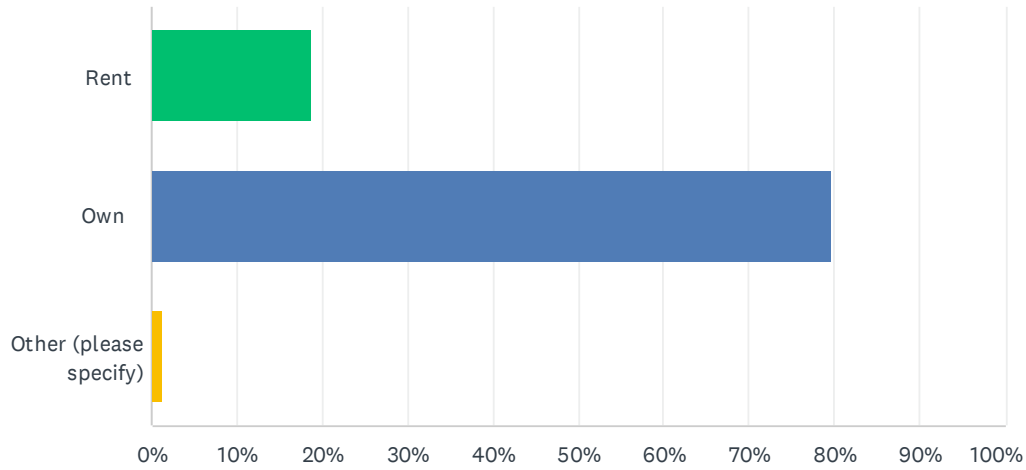
Answered: 217 Skipped: 2



ANSWER CHOICES	RESPONSES
0-2 years	13.82% 30
3-5 years	11.98% 26
6-9 years	15.21% 33
10+ years	58.99% 128
TOTAL	217

Q3 Do you currently rent or own your home? (Choose one)

Answered: 218 Skipped: 1

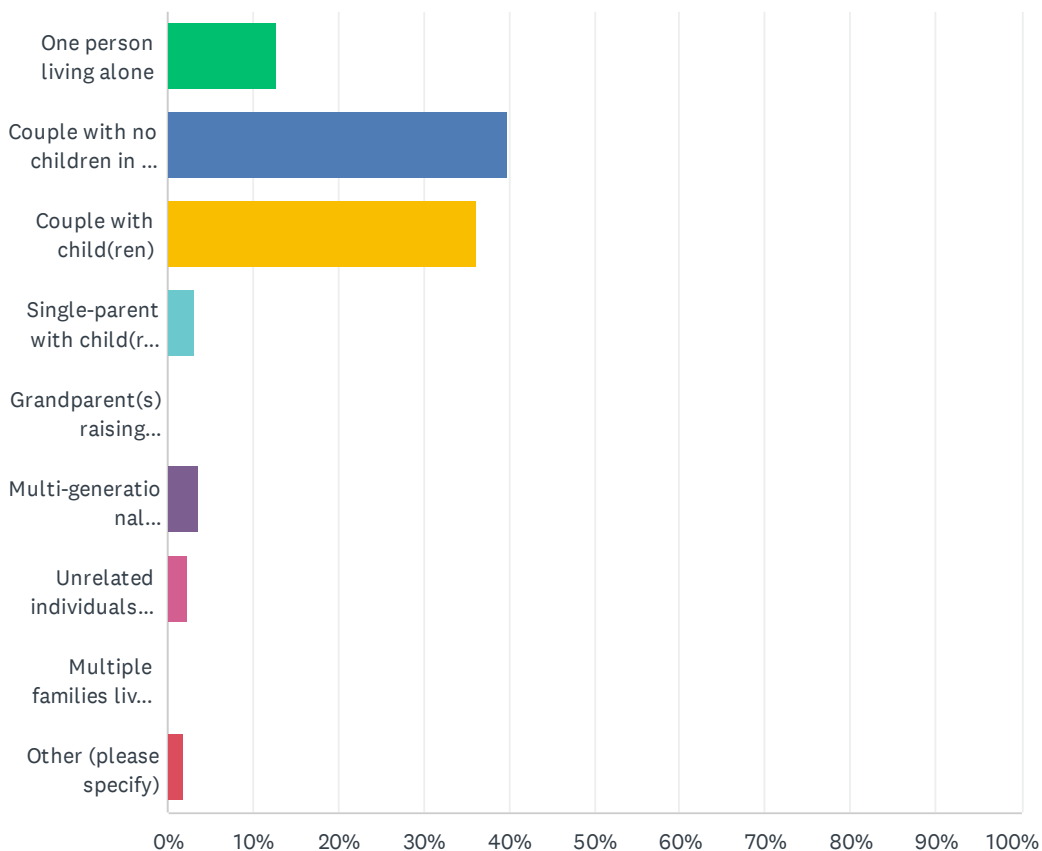


ANSWER CHOICES	RESPONSES
Rent	18.81% 41
Own	79.82% 174
Other (please specify)	1.38% 3
TOTAL	218

#	OTHER (PLEASE SPECIFY)	DATE
1	Family owns home	5/20/2022 1:32 PM
2	Rent from parents, who are the owners	4/19/2022 8:26 PM
3	own with the credit union	4/18/2022 1:49 PM

Q4 Which of the following best describes your household? (Choose one)

Answered: 218 Skipped: 1



ANSWER CHOICES	RESPONSES	
One person living alone	12.84%	28
Couple with no children in the home	39.91%	87
Couple with child(ren)	36.24%	79
Single-parent with child(ren)	3.21%	7
Grandparent(s) raising grandchild(ren)	0.00%	0
Multi-generational (grandparents, parents, and grandchildren)	3.67%	8
Unrelated individuals living together	2.29%	5
Multiple families living together	0.00%	0
Other (please specify)	1.83%	4
TOTAL		218

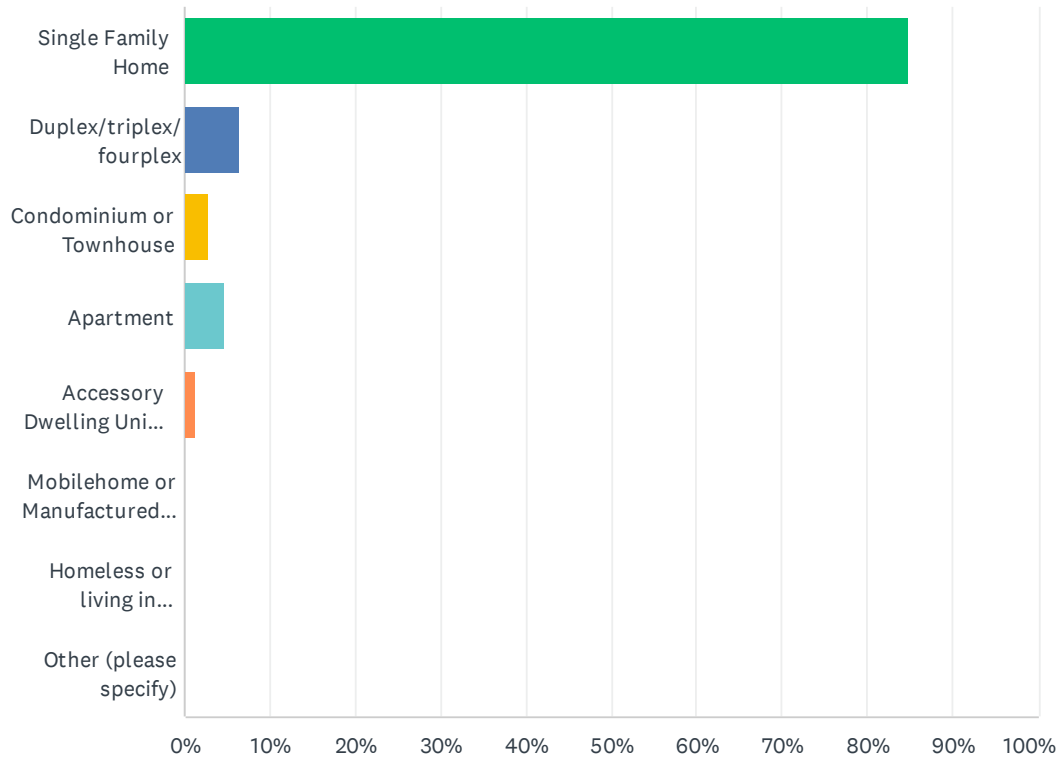
#	OTHER (PLEASE SPECIFY)	DATE
1	Multigenerational house with a unrelated tenant	5/30/2022 10:02 PM

El Cerrito Housing Element Update

2	Couple with adult disabled child.	4/21/2022 9:21 PM
3	2 siblings renting together	4/19/2022 8:26 PM
4	adult and adult son	4/18/2022 1:49 PM

Q5 What type of housing do you live in? (Choose one)

Answered: 218 Skipped: 1

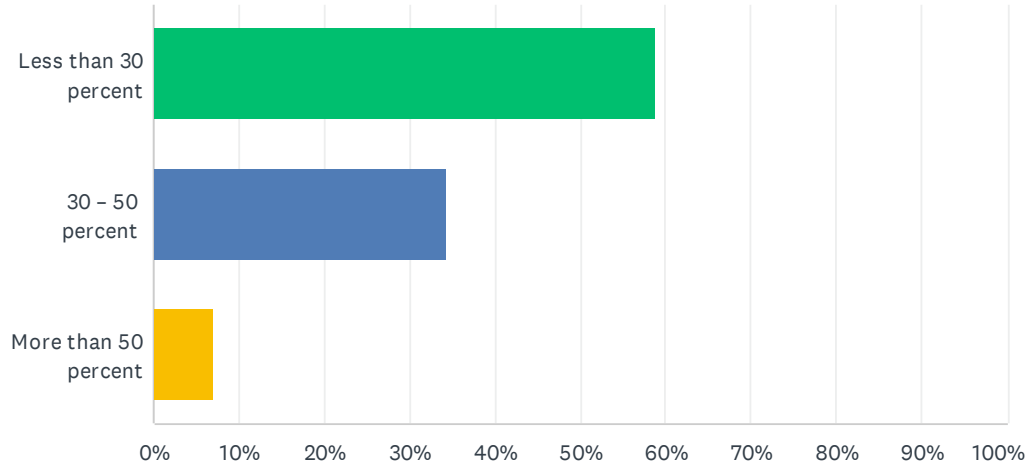


ANSWER CHOICES	RESPONSES	
Single Family Home	84.86%	185
Duplex/triplex/fourplex	6.42%	14
Condominium or Townhouse	2.75%	6
Apartment	4.59%	10
Accessory Dwelling Units (granny flats/second units/guest houses)	1.38%	3
Mobilehome or Manufactured Home	0.00%	0
Homeless or living in tent/car	0.00%	0
Other (please specify)	0.00%	0
TOTAL		218

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 How much of your gross income (before taxes) do you spend on housing costs (rent, mortgage payments, etc) each month?

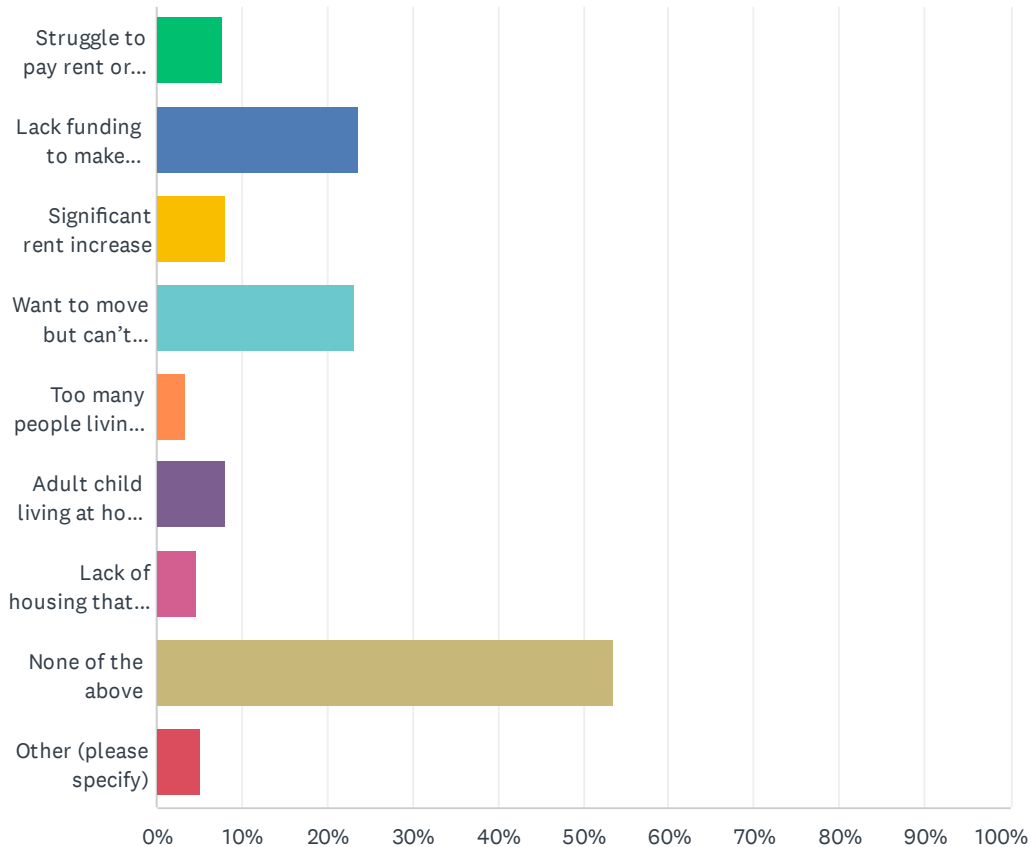
Answered: 216 Skipped: 3



ANSWER CHOICES	RESPONSES	
Less than 30 percent	58.80%	127
30 - 50 percent	34.26%	74
More than 50 percent	6.94%	15
TOTAL		216

Q7 Have you or are you experiencing any of the following housing issues? (Choose all that apply)

Answered: 211 Skipped: 8



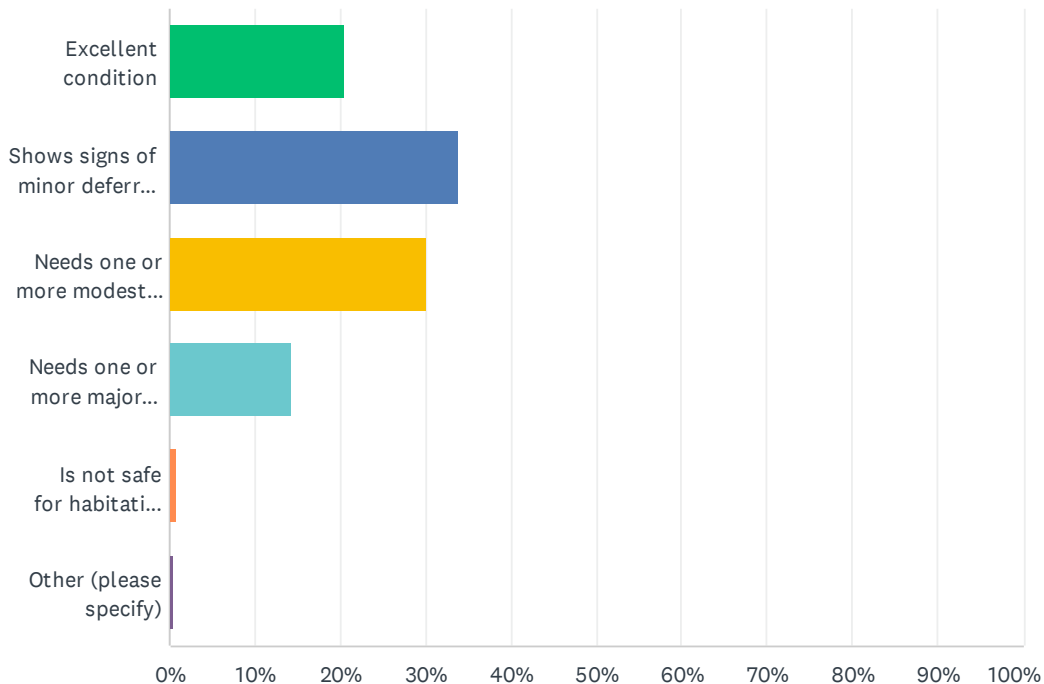
ANSWER CHOICES	RESPONSES	
Struggle to pay rent or mortgage (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	7.58%	16
Lack funding to make necessary home repairs	23.70%	50
Significant rent increase	8.06%	17
Want to move but can't find/afford a home that meet my and/or my family's needs	23.22%	49
Too many people living in one home (overcrowding)	3.32%	7
Adult child living at home due to inability to afford housing	8.06%	17
Lack of housing that meets accessibility needs for seniors or people with disabilities	4.74%	10
None of the above	53.55%	113
Other (please specify)	5.21%	11
Total Respondents: 211		

El Cerrito Housing Element Update

#	OTHER (PLEASE SPECIFY)	DATE
1	Not being able to buy a home in the area where I grew up.	6/2/2022 8:17 PM
2	Horrible noise at all hours, worsened by removal of carpeting by MG Properties	5/30/2022 5:16 PM
3	Unable to find contractors / navigate permitting process to do home repairs and improvements.	5/24/2022 9:24 AM
4	Property taxes are a severe drain on my limited fixed income as a retired	5/21/2022 1:32 PM
5	older, energy inefficient, housing stock, high reliance on fossil fuels	5/20/2022 3:40 PM
6	Unable to find contractors to make repairs	5/16/2022 7:17 AM
7	renting was more expensive than purchasing home; rented motel to avoid conflict at home	4/27/2022 11:26 AM
8	doing well can make repairs but no surplus for upgrades	4/26/2022 11:23 AM
9	We need rent control for single family homes!!!!	4/20/2022 6:34 AM
10	It is very expensive to live in the Bay Area. Luckily our mortgage is not high but other costs are, including daycare tuition for small children. This means we don't have the income to make repairs or upgrade our home.	4/13/2022 10:59 AM
11	Can't afford to own a home in El Cerrito with one tech salary and one stay at home mom.	4/13/2022 8:59 AM

Q8 How would you rate the physical condition of your home or apartment? (Choose one)

Answered: 216 Skipped: 3

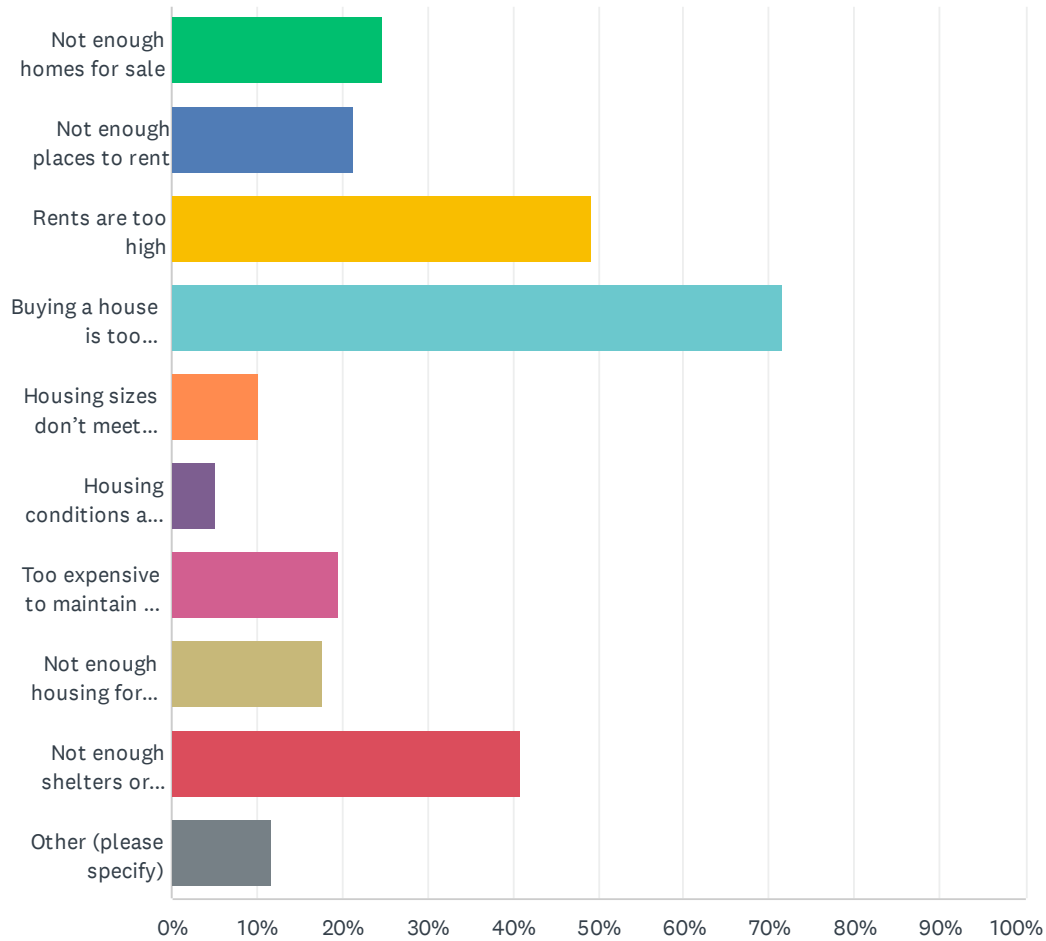


ANSWER CHOICES	RESPONSES
Excellent condition	20.37% 44
Shows signs of minor deferred maintenance (i.e., peeling paint, chipping stucco)	33.80% 73
Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, new paint, window repairs)	30.09% 65
Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical)	14.35% 31
Is not safe for habitation in its current condition (i.e., structurally unsound, severe mold growth)	0.93% 2
Other (please specify)	0.46% 1
TOTAL	216

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't believe it meets code for sound transmission	5/30/2022 5:16 PM

Q9 What do you feel is the most significant housing problem facing El Cerrito residents? (Choose up to three)

Answered: 215 Skipped: 4



El Cerrito Housing Element Update

ANSWER CHOICES	RESPONSES	
Not enough homes for sale	24.65%	53
Not enough places to rent	21.40%	46
Rents are too high	49.30%	106
Buying a house is too expensive	71.63%	154
Housing sizes don't meet family needs	10.23%	22
Housing conditions are poor	5.12%	11
Too expensive to maintain my home as a property owner	19.53%	42
Not enough housing for seniors or people with disabilities	17.67%	38
Not enough shelters or services for people experiencing homelessness	40.93%	88
Other (please specify)	11.63%	25
Total Respondents: 215		

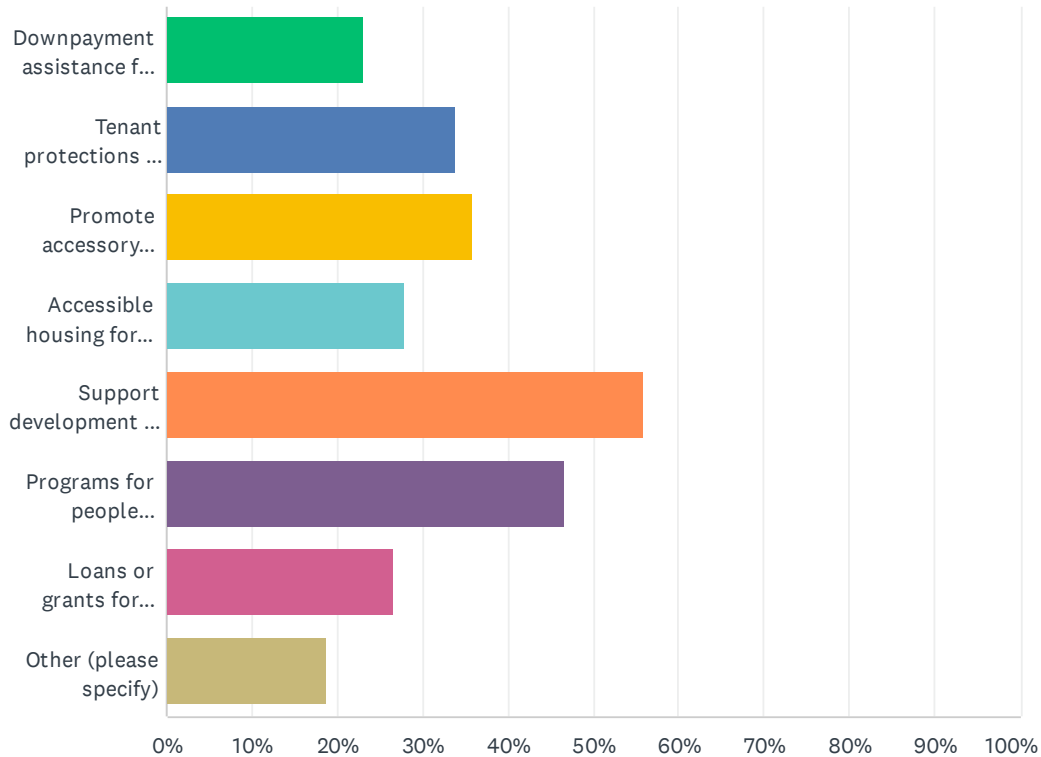
#	OTHER (PLEASE SPECIFY)	DATE
1	Not enough open space to build new single family homes	5/30/2022 11:29 PM
2	There are many significant issues, not just one.	5/30/2022 10:57 PM
3	Property transfer tax, an endless number of special assessments	5/30/2022 7:12 PM
4	Not enough street parking because people park for a week in front of my house to take Bart to the airport for their vacations. Police don't help. I'm sick of these people and for the Bart project that will eliminate further parking for Bart people. So even less ability to park in front of my own house.	5/30/2022 6:15 PM
5	Difficult to find housing that accommodates pets	5/30/2022 12:49 PM
6	property taxes are too high	5/23/2022 10:35 AM
7	misguided notion that more market-rate housing will solve problem; needs to be AFFORDABLE housing	5/21/2022 1:32 PM
8	too many new dwellings being permitted	5/21/2022 11:30 AM
9	Garbage on the street	5/21/2022 6:53 AM
10	I'm not sure	5/20/2022 4:43 PM
11	The burden of maintaining sidewalks and trees that is technically not our property.	5/2/2022 12:03 PM
12	too expensive to build or repair due to government policy including restricting supply chains	4/27/2022 11:26 AM
13	We must create micro/small home ownership opportunities for local youth to eventually be able to afford to own their own place and build equity.	4/26/2022 10:44 AM
14	Very crowded. Small or no balconies or outside space around the building.	4/21/2022 9:21 PM
15	I don't have any data to support an answer.	4/21/2022 5:11 PM
16	Too many ugly large housing complexes	4/20/2022 10:35 PM
17	Need more low income units in San Pablo strategic plan condos	4/20/2022 6:34 AM
18	Overbuilding increases traffic and reduces quality of life	4/19/2022 11:45 AM
19	City does not enforce codes. Lack of staff but last we heard there were 5 fire captains.	4/19/2022 9:22 AM
20	Property taxes and assessments are excessive for services provided	4/18/2022 1:14 PM

El Cerrito Housing Element Update

21	Not enough low/moderate income housing. I can't even get on waiting lists, even though I qualify.	4/12/2022 8:39 PM
22	Too much money spent on meth addicted homeless criminals.	4/12/2022 5:34 PM
23	too many regulations	4/12/2022 4:07 PM
24	not sure, sorry	4/12/2022 3:41 PM
25	Homes that are uninhabited/Unoccupied property!	4/12/2022 3:36 PM

Q10 Which strategies do you think the City should prioritize? (Choose up to three)

Answered: 218 Skipped: 1



ANSWER CHOICES	RESPONSES	
Downpayment assistance for homebuyers	22.94%	50
Tenant protections for renters (just cause for eviction, rent caps, etc.)	33.94%	74
Promote accessory dwelling units (granny flat, second units, backyard cottage)	35.78%	78
Accessible housing for seniors and people with disabilities	27.98%	61
Support development of affordable housing	55.96%	122
Programs for people experiencing or at risk of homelessness	46.79%	102
Loans or grants for minor home repairs	26.61%	58
Other (please specify)	18.81%	41
Total Respondents: 218		

#	OTHER (PLEASE SPECIFY)	DATE
1	Isn't the city bankrupt, and if yes then how are you going to make grants,,, ?	5/31/2022 1:41 PM
2	Bart land should not be used for low income housing. That's not what we signed up for when we voters approved Bart! Bart is transit only!	5/30/2022 8:42 PM

El Cerrito Housing Element Update

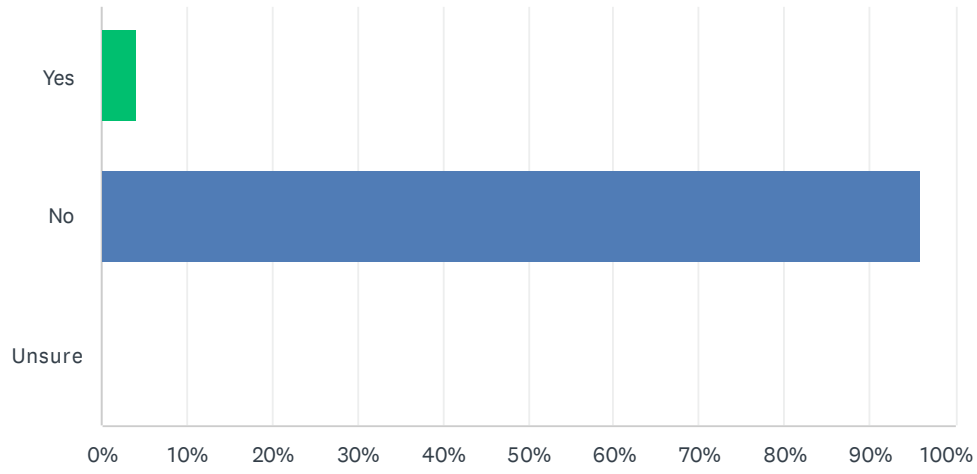
3	Developers should not be deciding the type of housing or how much housing. Public policy must balance the need for affordable housing and they type and placement of where it is built. Developers have only the profit motivation and rarely make good housing development partners for cities.	5/30/2022 8:17 PM
4	Get rid of property transfer tax, stop have one neighbor pay 10x the property tax as another neighbor with a similar valued home	5/30/2022 7:12 PM
5	Develop vacant lots into housing	5/28/2022 9:27 AM
6	reduce property taxes	5/23/2022 10:35 AM
7	Stop adding more ugly tall boxy dwellings	5/21/2022 11:30 AM
8	Clean up garbage. Have residents help.	5/21/2022 6:53 AM
9	Support Low income housing. And affordable senior housing which should include Accessible housing.	5/20/2022 10:18 PM
10	rework policies as needed to facilitate development of all forms of new housing	5/20/2022 3:10 PM
11	Get rid of single family zoning across all of El Cerrito	5/14/2022 7:57 AM
12	review true impact of current government policy on limiting housing	4/27/2022 11:26 AM
13	change zoning to allow for denser housing to be built!	4/26/2022 10:24 PM
14	Pass ordinances to deter investors from buying up single-family homes either to flip for their own profit or turn into rentals. Support purchase of homes by people who want to live in the home.	4/26/2022 8:20 PM
15	Decrease in Property Tax	4/26/2022 2:43 PM
16	Create ownership opportunities for people who grew up here and want to move back to help care for their aging parents.	4/26/2022 10:44 AM
17	Market-rate housing development	4/26/2022 9:55 AM
18	Make San Pablo better by fast tracking all development on that street	4/26/2022 9:51 AM
19	I don't think the city should worry about this but instead focus on being business friendly	4/25/2022 3:36 PM
20	Density bonus for additional affordable housing.	4/25/2022 8:15 AM
21	Rent assistance	4/22/2022 9:48 PM
22	Fewer monster apartment blocks with small apartments & no outdoor space and	4/21/2022 9:21 PM
23	City put more effort into maintaining right-of-ways; trees, landscaping	4/21/2022 12:01 AM
24	Build build build	4/20/2022 11:55 PM
25	Limit new construction	4/20/2022 11:19 PM
26	permanent drought, frequent wildfires -- rethink location housing and apartments	4/20/2022 10:00 PM
27	Build low income housing/units	4/20/2022 10:53 AM
28	Vacant car lots and boarded up buildings along San Pablo Ave.	4/20/2022 10:07 AM
29	Keep property values up by enforcing standing municipal codes	4/19/2022 9:22 AM
30	We already do enough	4/19/2022 8:18 AM
31	rent mediation/education for landlords and tenants	4/18/2022 1:51 PM
32	property tax high and my sons will not be able to afford to live here when I die	4/18/2022 1:49 PM
33	Provide no interest loans to seniors to upgrade homes, including accessibility, energy efficiency and solar, allow repayment upon home sale or transfer of estate	4/18/2022 1:14 PM
34	Make sure red tape isn't making it too difficult/expensive to build housing	4/18/2022 12:16 PM
35	Build/approve more housing!	4/14/2022 11:44 AM

El Cerrito Housing Element Update

36	Support for our local homeless community	4/13/2022 9:17 PM
37	Middle income housing for households in the \$100k range	4/12/2022 7:34 PM
38	El Cerrito officials have proven again and again they have little to no qualifications in making decisions with other people's money.	4/12/2022 5:34 PM
39	limit any further regulations too many regs to make you want to feel better	4/12/2022 4:07 PM
40	Updating zoning to allow for more housing construction and fewer parking requirements	4/12/2022 3:44 PM
41	Fines to homeowners who leave their dwellings unoccupied	4/12/2022 3:36 PM

Q11 Have you been displaced from your home in the last five years?

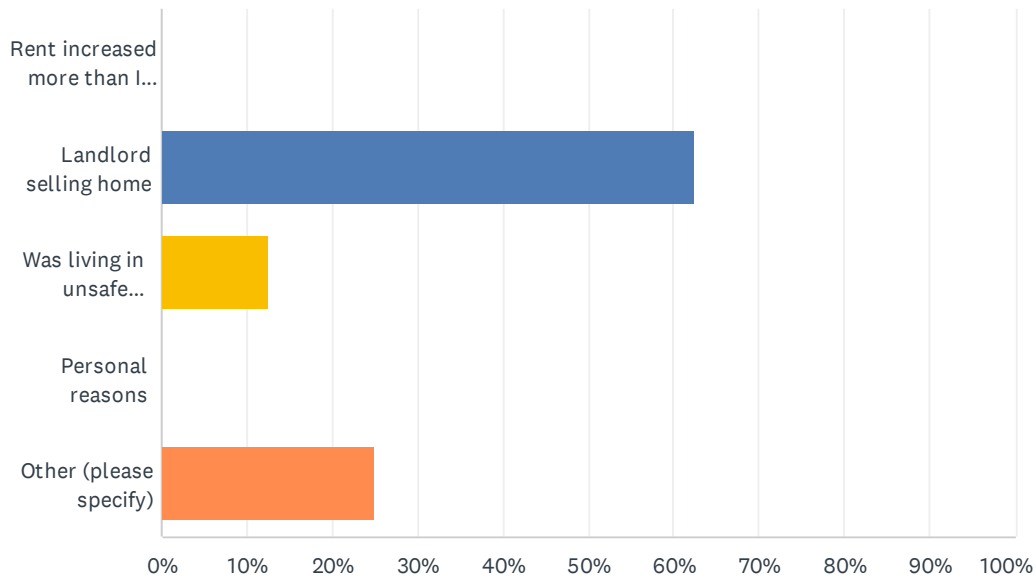
Answered: 219 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	4.11%	9
No	95.89%	210
Unsure	0.00%	0
TOTAL		219

Q12 Which of the following best describe the reason you were displaced?

Answered: 8 Skipped: 211

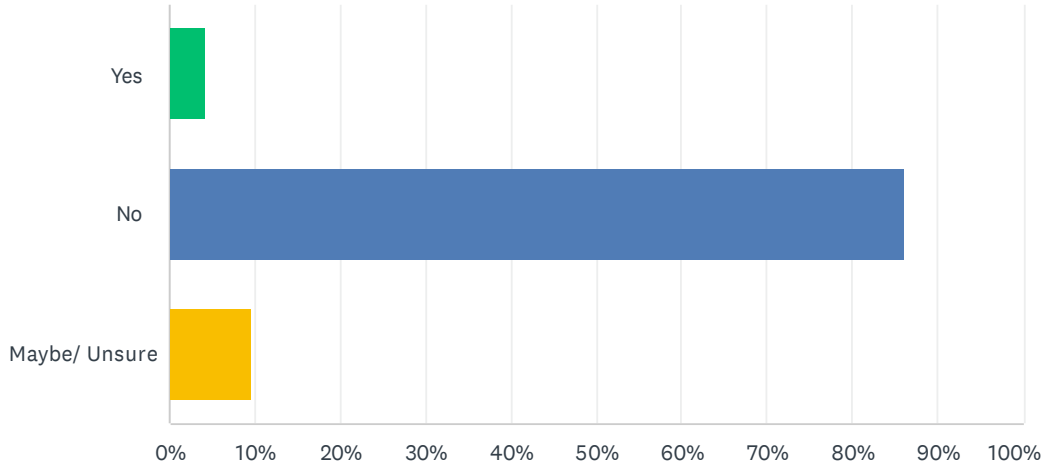


ANSWER CHOICES	RESPONSES	
Rent increased more than I could pay	0.00%	0
Landlord selling home	62.50%	5
Was living in unsafe conditions	12.50%	1
Personal reasons	0.00%	0
Other (please specify)	25.00%	2
TOTAL		8

#	OTHER (PLEASE SPECIFY)	DATE
1	Landlord threatened to do owner move-in eviction (in Berkeley)	4/26/2022 9:18 PM
2	Landlord or relative move in situation	4/20/2022 10:05 PM

Q13 When you looked for housing in El Cerrito in the past 10 years, did you ever feel you were discriminated against?

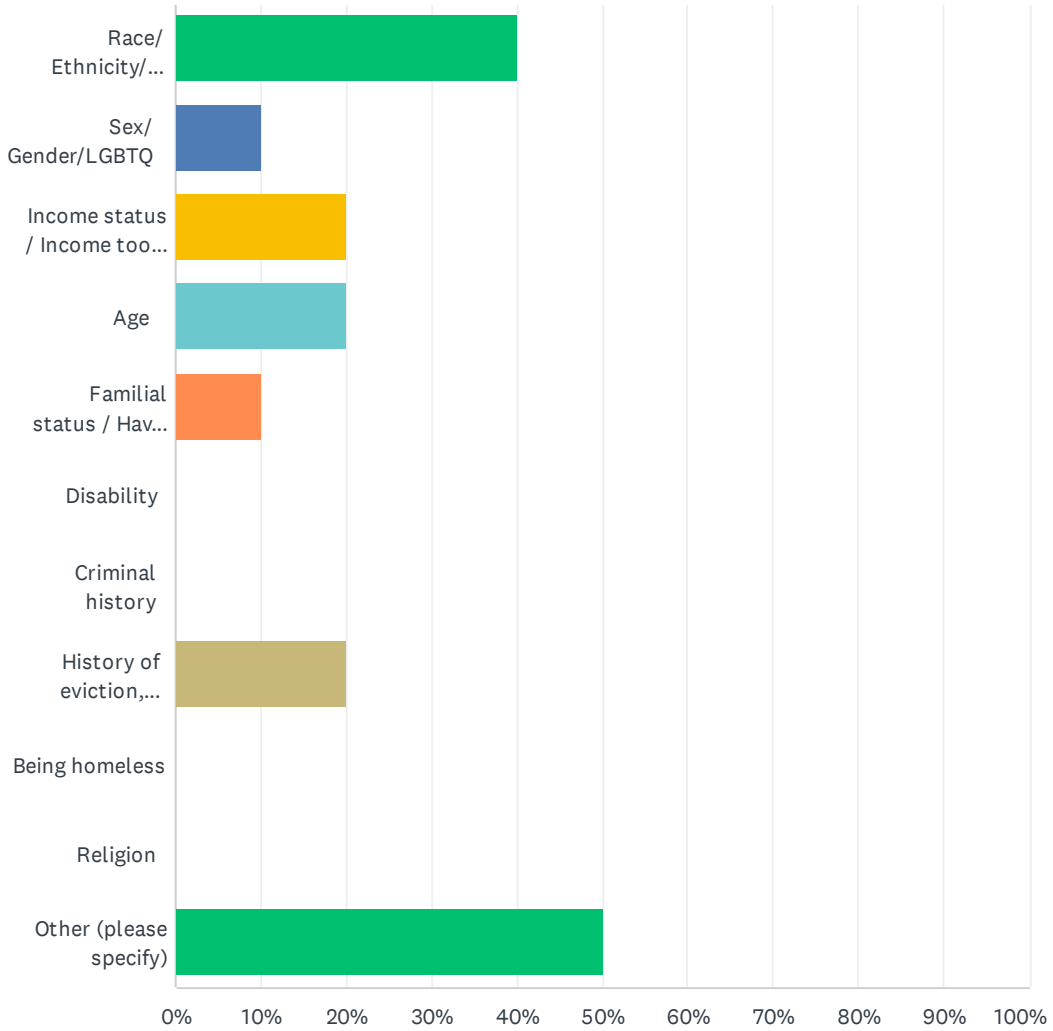
Answered: 208 Skipped: 11



ANSWER CHOICES	RESPONSES
Yes	4.33% 9
No	86.06% 179
Maybe/ Unsure	9.62% 20
TOTAL	208

Q14 Why do you think you were discriminated against? (Choose all that apply)

Answered: 10 Skipped: 209



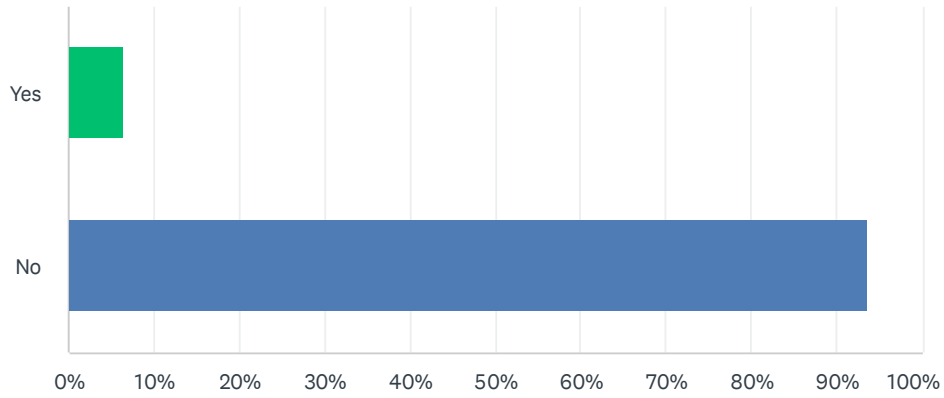
El Cerrito Housing Element Update

ANSWER CHOICES	RESPONSES	
Race/ Ethnicity/ Language spoken	40.00%	4
Sex/ Gender/LGBTQ	10.00%	1
Income status / Income too low	20.00%	2
Age	20.00%	2
Familial status / Having children	10.00%	1
Disability	0.00%	0
Criminal history	0.00%	0
History of eviction, foreclosure, bad credit	20.00%	2
Being homeless	0.00%	0
Religion	0.00%	0
Other (please specify)	50.00%	5
Total Respondents: 10		

#	OTHER (PLEASE SPECIFY)	DATE
1	It was back in 2001 when my elder white neighbors surrounding at Sea View and Village, told me I had no right to rent out rooms in my house to more than three people and tried to dictate where I could park on the street. It was scary terrible harassment. They lied to the entire neighborhood causing an uproar that propelled me to run for office to advance affordable housing of all types in the face of this nasty discrimination.	4/26/2022 10:47 AM
2	Haven't looked for housing in past 10 years.	4/26/2022 10:31 AM
3	N/A I lived in my house for 30 years.	4/19/2022 9:33 AM
4	NA	4/13/2022 12:58 PM
5	Haven't looked for housing since SEP, 1979	4/12/2022 8:33 PM

Q15 When you looked for housing in El Cerrito in the past 10 years, were you ever denied rental housing?

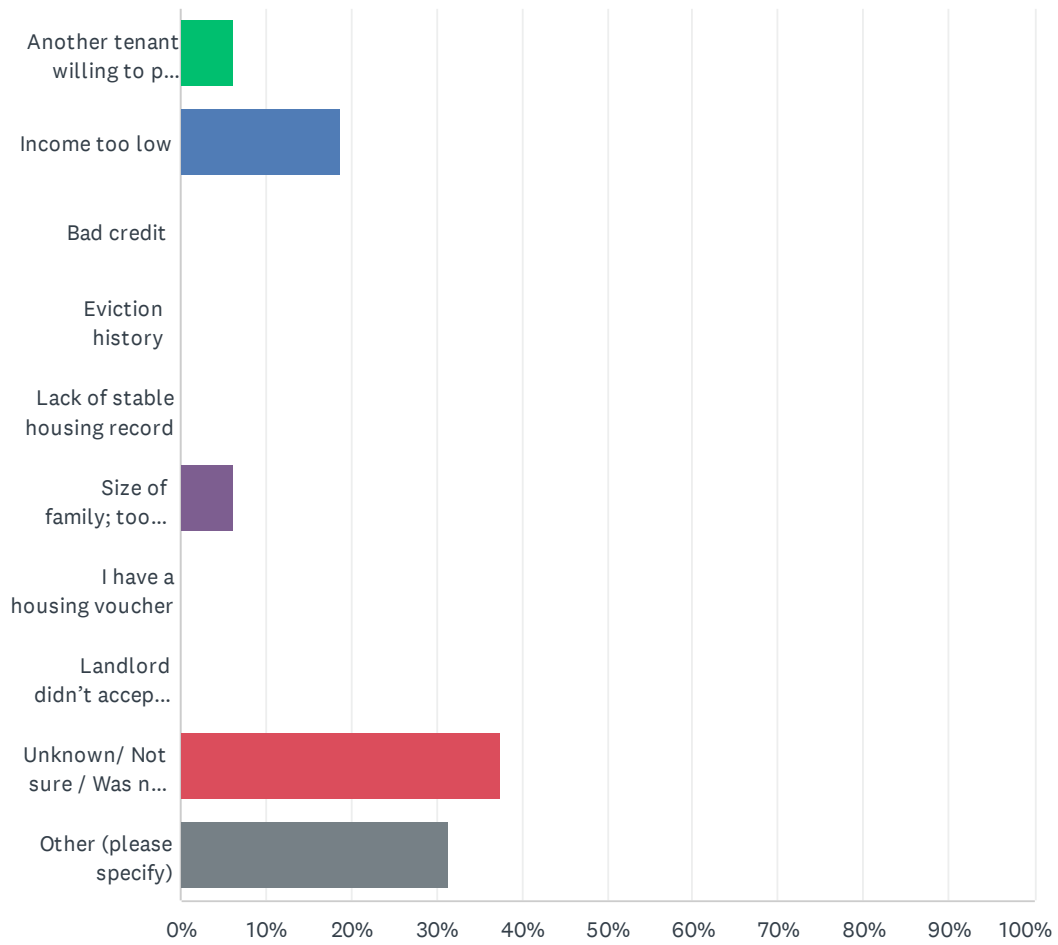
Answered: 200 Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes	6.50%	13
No	93.50%	187
TOTAL		200

Q16 Why were you denied?

Answered: 16 Skipped: 203



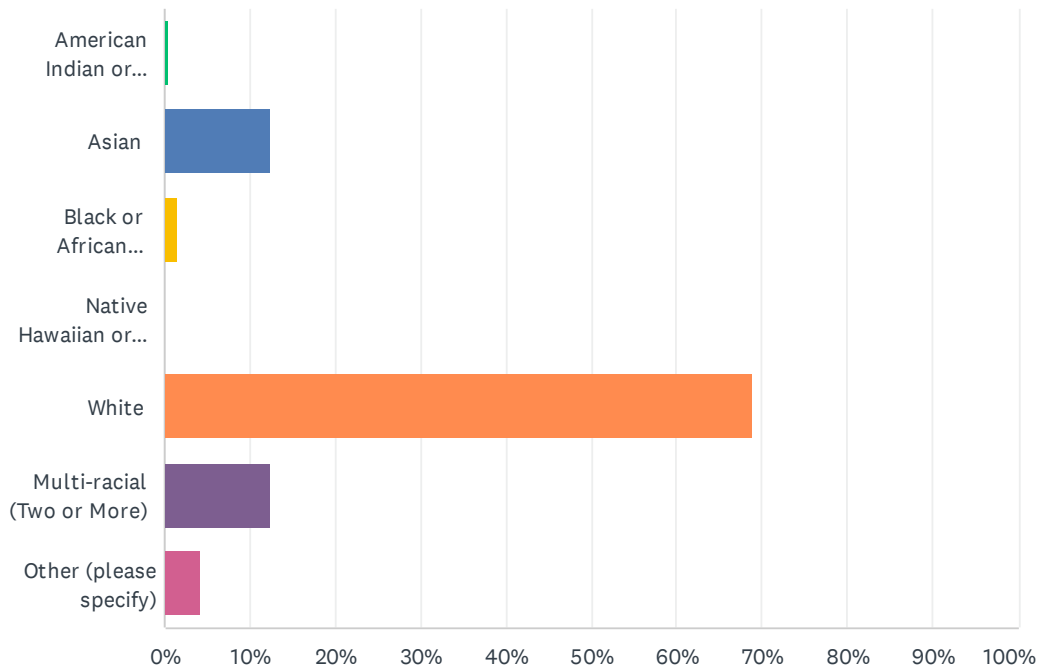
El Cerrito Housing Element Update

ANSWER CHOICES	RESPONSES	
Another tenant willing to pay more	6.25%	1
Income too low	18.75%	3
Bad credit	0.00%	0
Eviction history	0.00%	0
Lack of stable housing record	0.00%	0
Size of family; too many people	6.25%	1
I have a housing voucher	0.00%	0
Landlord didn't accept the type of income I earn	0.00%	0
Unknown/ Not sure / Was not given a reason	37.50%	6
Other (please specify)	31.25%	5
TOTAL		16

#	OTHER (PLEASE SPECIFY)	DATE
1	Greedy Landlord	7/12/2022 5:16 PM
2	I did not look for housing in last 10 years	5/26/2022 8:20 PM
3	Who said I was denied?	4/22/2022 3:09 PM
4	We had a small dog and the landlord refused to rent to us. She is not destructive. The landlord was paranoid.	4/21/2022 7:05 PM
5	N/A	4/19/2022 9:33 AM

Q17 What is your race?

Answered: 209 Skipped: 10



ANSWER CHOICES	RESPONSES
American Indian or Alaska Native	0.48% 1
Asian	12.44% 26
Black or African American	1.44% 3
Native Hawaiian or Other Pacific Islander	0.00% 0
White	68.90% 144
Multi-racial (Two or More)	12.44% 26
Other (please specify)	4.31% 9
TOTAL	209

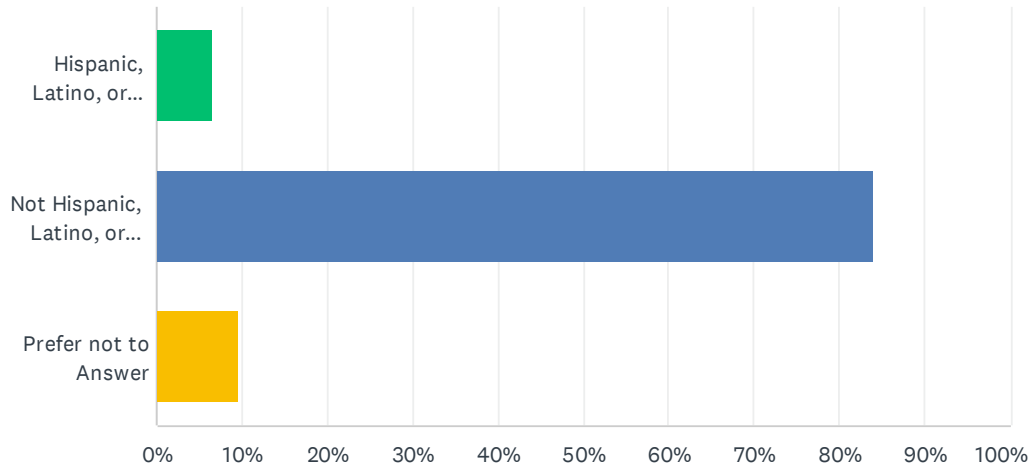
#	OTHER (PLEASE SPECIFY)	DATE
1	Middle east	5/30/2022 7:23 PM
2	Human	5/21/2022 11:30 AM
3	Prefer not to answer	5/20/2022 4:44 PM
4	Black, White	4/29/2022 12:36 PM
5	Iranian American	4/26/2022 8:10 PM
6	Midle Eastern / Arab American.	4/26/2022 2:46 PM
7	Northern European. I do not like the term "white" rather than area of origin like Asian, Pacific	4/21/2022 9:23 PM

El Cerrito Housing Element Update

	Islander etc.	
8	Mexican	4/19/2022 4:40 PM
9	Not relevant.	4/12/2022 5:35 PM

Q18 Which best describes your ethnicity?

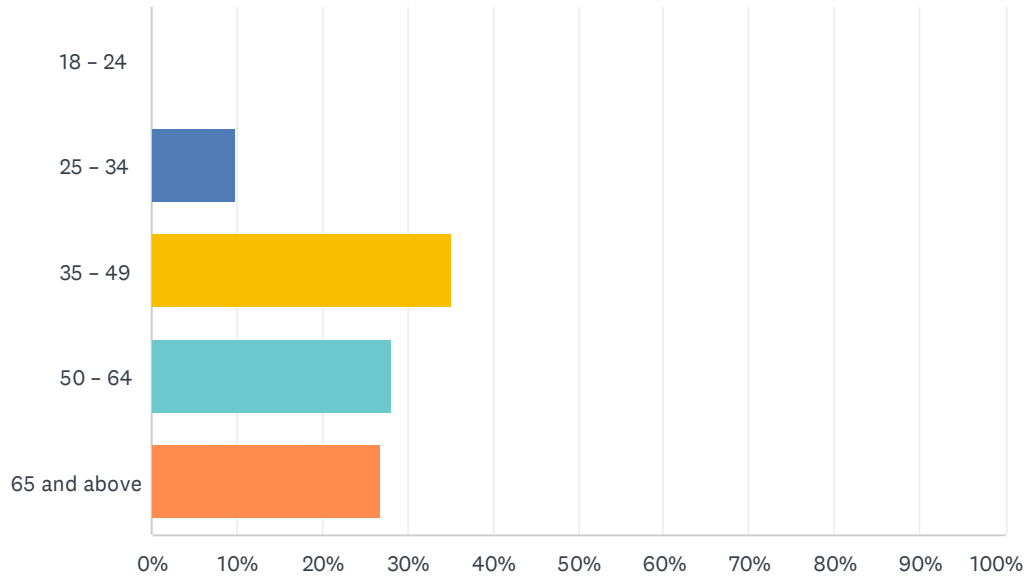
Answered: 199 Skipped: 20



ANSWER CHOICES	RESPONSES	
Hispanic, Latino, or Spanish Origin	6.53%	13
Not Hispanic, Latino, or Spanish Origin	83.92%	167
Prefer not to Answer	9.55%	19
TOTAL		199

Q19 What is your age?

Answered: 213 Skipped: 6



ANSWER CHOICES	RESPONSES	
18 - 24	0.00%	0
25 - 34	9.86%	21
35 - 49	35.21%	75
50 - 64	28.17%	60
65 and above	26.76%	57
TOTAL		213

Q20 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

Answered: 96 Skipped: 123

#	RESPONSES	DATE
1	Make some truly affordable housing further away from noisy BART. Also, make BART adhere to noise ordinance which they ignore. Bike paths, safe walking paths, bike lockers at BART would all encourage ridership. CLEAN UP SF DOWNTOWN STATIONS, quit acting helpless. DO YOUR JOB, BART	7/12/2022 5:20 PM
2	Would be nice to have transitional housing available for our un-housed people instead of tents along the green belt.	5/31/2022 1:27 PM
3	Help with adding to the existing home. We're family of 5 in small 2 bedroom home. We need bigger space like adding second story to our home. But that process is overwhelming and expensive. Need help from the city to make this happen easier process. Maybe help with loan and permits.	5/31/2022 8:32 AM
4	My concern is the amount of new units being built in El Cerrito seemingly without consideration to the lack of infrastructure to support that many new people living here, especially the already overcrowded schools. And the fallacious belief that limiting parking in these multi-unit apartments will prompt people to use public transportation as BART and AC Transit begin to scale back or eliminate routes. I would like to see how the Housing Commission is addressing these issues in tandem with more housing, for example some kind of demonstration that limiting parking does promote public transit and not clog up roads and public parking.	5/30/2022 11:35 PM
5	As someone who uses BART, I'm concerned about removing parking at BART stations in order to build high density housing.	5/30/2022 10:56 PM
6	You need to find a way to build affordable housing near BART and keep parking available. The impact on the neighborhood will be huge and people will just drive instead.	5/30/2022 10:45 PM
7	Bart should NOT be used for low income housing. Affordable housing should NOT come at the expense of Bart riders' parking!!!!!!!!!!!! We have been riding and parking at Bart for years. We voted for Bart for transit, NOT HOUSING. Stop screwing us over. We will simply DRIVE and no one will be able to use that station.	5/30/2022 8:45 PM
8	I'm not sure how most if any of these questions provide the city with information on what residents want in policies related to housing. Not a single question about preference for housing, where it is located (i.e. central shopping area or residential, near BART etc.) This is more of a survey of the personal lives of the survey takers. I found it offensive.	5/30/2022 8:21 PM
9	This survey is skewed to one perspective, should have been reviewed by professionals. But I'm sure it will give you the results you were hoping for	5/30/2022 7:14 PM
10	Please find places for the tented people along the Bart path wildflower area. There are now serval tents and people living in the ravine at key street, behind the onion hamburger store	5/30/2022 7:07 PM
11	Your building department is outdated and slow. You make it impossible for businesses to open bc of major delays. Defund the police and fire departments. More street lights and sidewalks.	5/30/2022 6:17 PM
12	I wish an ordinance was enacted that would mandate landlords provide code compliance documentation upon renting and every 5 years thereafter; provide process where inspections could be provided upon request (I lived at DelNorte for 11 happy years—the last two have been hell due to the drastically increased noise exacerbated by management's removal of sound-deadening carpet/pad, replaced with cheap vinyl flooring. Help!!!!	5/30/2022 5:19 PM
13	Develop vacant lots downtown. Clean up trash downtown. Create more green space downtown. Enhance pedestrian and bike access downtown.	5/28/2022 9:31 AM

El Cerrito Housing Element Update

14	<p>Yes, I do have additional housing related comments I'd like to have considered. (I'll keep it brief.) 1) We DO have some homeless regulars, plus some homeless who may regularly frequent EC but lodge in neighboring cities... and in regards to my thoughts on what we should do to address their needs: I feel that if each city tries on its own to solve/ameliorate homeless issues WE ARE NOT GOING TO BE UTILIZING OUR MEAGER FUNDING TO ITS BEST USE. What may be better is to pool resources (regionally) and work as a cohesive regional group. We don't get as much if we each do our own thing so to speak. It's got to be on a larger scale. This resource-pooling will cross not only *city* boundaries, but could cross *county* boundaries too, working with Alameda County, being as we're right next door to Albany & Berkeley. People in crisis or without a home tend to be on the move throughout any given day — they migrate, they are mobile. A single place to assist homeless could be fashioned, for all cities in our region, complete with EXCELLENT resources. If we worked as a regional team to put our efforts towards one singular provision-source we'd certainly have less problem with funding shortages plus we'd have fewer issues regarding jurisdiction (when someone in crisis needed service). Does this make sense? Is there a potential location that might be earmarked? Perhaps there is a large / lower rent space nearish to Rydin Road or around Del Norte BART. Perhaps something in the flats of Berkeley, in a currently-derelict industrial pad. There are many buildings in the low-numbered streets that could be interesting, depending on whether owners could be amenable to being bought out. Something to think about, at any rate. 2) Regarding a lot of the large developments that have been allowed/approved over the past few years, and those yet to come: I fully understand that the current directives in place via the SPASP mean we are mostly "stuck" with projects that are not fully beneficial to our city. I don't like it, but it appears there isn't much that can be done. (If there are modifications that CAN be made to the SPASP, on what we're forced to approve, then great... but my understanding is that we are forced into a "must-approve" rubber stamp situation on these.) So, that being the unfortunate place we find ourselves, I just need to say that many of these developments tend to incorporate very small units - a lot of them - and THAT size (studios, for instance) do not work for anyone other than commuters who'd be essentially sleeping in their cell and then leaving town for work, etc. The little cells could work for students however students of Cal are not going to be utilizing them as they want/need to live closer to campus. (Cal needs to deal with their longterm problem of not building housing, which Berkeley's citizens struggle with nowadays. El Cerrito shouldn't try to solve the problem UCB isn't tackling.) So, my point is... the micro-sized units do not attract people who'd be interacting in the city itself— they wouldn't be spending \$ here, integrating into our society, solidifying their desire to enjoy existence HERE. What this means is... promoting (or at least being stuck approving) micro-unit behemoths is hurting EC over time. Granny/ADUs is a good idea, but the huge box made of tiny quadrants only helps developers who really don't care what it's doing to our city. We are at a crossroads. The last bit I need to touch on is... we have little water. This is already happening now. There comes a time when we have to pay attention to that. We cannot just keep adding housing. It's a crummy thing to note, but, resources are finite. Not everyone can live in a certain place. Thanks for reading my comments.</p>	5/27/2022 11:27 AM
15	With the San Pablo Specific Plan, the City has done a fantastic job producing housing. I hope to see the City continue to embrace housing production to address our housing crisis.	5/25/2022 3:06 PM
16	While I understand the importance and advantages of high density housing and ADUs, attention should also be paid to the benefits of open space and peace and quiet. We absolutely do not need to cover over every possible open space in the city.	5/24/2022 9:27 AM
17	Please stop spread of multi-unit housing off San Pablo. It's bad for neighborhoods.	5/23/2022 7:27 AM
18	concern about plans for housing around BART stations	5/21/2022 8:43 PM
19	The city should focus on bringing more businesses to different neighborhoods, especially ones that serve or employ residents. Focusing on more housing without concomitant commercial enterprises creates a suburban "ghetto" rather than a vibrant urban environment.	5/21/2022 1:45 PM
20	There is inadequate water for people here; the highways are congested; residential parking permits are metastasizing. Preserve the quality of life, don't destroy it by stuffing more people into the city.	5/21/2022 11:32 AM
21	Support development of empty downtown lots with dense housing.	5/21/2022 6:56 AM
22	The increase in ADUs and housing density is creating parking problems on narrow streets. People don't park in garages and driveways; now they block sidewalks with cars and create hazardous conditions for pedestrians and cars on narrow streets.	5/20/2022 10:45 PM

El Cerrito Housing Element Update

23	We want beauty, landscaping, good design & architecture in El Cerrito, in affordable housing and in the residential & commercial development approved & built. Majority is unattractive, out of scale or just ugly. Please try harder.	5/20/2022 10:37 PM
24	In addition to affordable housing availability (both ownership and rental), it is important to have policies that will improve the environmental/climate impacts of housing (new and retrofitted), including phasing out fossil fuel use, improving indoor air quality, reducing embodied energy/carbon of construction materials, and reducing water use and increasing recycled/greywater, etc.	5/20/2022 3:50 PM
25	My son and his family were forced to move when rents became too high and the rental was not maintained by the owner. So much water damage. The renters feared insisting on repair because the rent kept climbing.	5/19/2022 10:16 PM
26	I love El Cerrito, we moved here in 2021 from San Francisco. We live nearby condos, apartment buildings, multiplexes, and single family homes. I think that is what makes our neighborhood so amazing, many different people from many different economic and cultural backgrounds. More housing, especially affordable for low and very low income folks is desperately need in the Bay Area, and I hope we can build more housing here in El Cerrito in the upcoming planning period.	5/18/2022 10:20 AM
27	Need affordable housing for singles and retirees: not all the monster additions and remodels. Need affordable ADU building: it's so expensive to build that one is forced to charge high rent to pay for it. And being able to age in place is too expensive.	5/17/2022 3:54 PM
28	I think we need more housing, and the arguments about changing the character don't hold water - the character is changed already. We cannot try to keep el cerrito the way it was 40 years ago. and we need to make it so lower-income and middle class folks can live here. That's all.	5/16/2022 1:48 PM
29	Open spaces for all residents, less time for services to open new store fronts, better street safety, and walkability	5/16/2022 7:22 AM
30	The current housing policy that has different tenant protection for "mom and pop" landlords versus larger landlords is ridiculous.	5/14/2022 8:00 AM
31	Build transit friendly housing along the San Pablo corridor. Don't make Bart inaccessible to hill dwellers. ADU's should only be permitted with consent of neighbors and shouldn't exacerbate parking and narrow streets.	5/2/2022 7:29 PM
32	I really think that making it easy in to build ADU's in El Cerrito, could be a major help to our housing crisis. Many California cities have pre-approved plans (e.g. San Jose and Encinitas) making it much easier to navigate the process.	5/2/2022 12:09 PM
33	I was able to buy a house because I relentlessly bothered lenders and agents to assist me in 1999. I had a harder time renting than buying a home. Glad that I did. I see that housing is limited due to government intrusion in the economy; the high costs of building due to government policy does limit supply. for example, eviction moratoriums do restrict supply and this increased the cost of housing for the everyone. Official feel like they are doing good without acknowledging that their policies do limit supply. This is not the only problem. Instead of limiting supply, officials can only review how they actually make housing more expensive. This helps current homeowners without making the "pie" bigger for all.	4/27/2022 11:30 AM
34	I have not seen enough focus on increasing the supply of housing. We need to change zoning laws to allow for denser housing to be built anywhere in El Cerrito. We should also push for development of currently empty lots. More housing means that prices for houses or rents have a chance to come down.	4/26/2022 10:26 PM
35	I'm concerned about overbuilding multi-family residential developments, and altering the character of El Cerrito. The dramatic decrease in commuter travel on BART during the pandemic may not rebound to levels that were anticipated during BART planning and past updates to the Housing Element. Let's take time to carefully evaluate future housing demand.	4/26/2022 10:25 PM
36	Please allow for higher densities in residential neighborhoods.	4/26/2022 9:19 PM
37	In addition to being affordable, new housing needs to be electrified and served by public transit, to help mitigate the climate crisis.	4/26/2022 9:07 PM
38	I would like to see more construction of affordable and "missing middle" housing and no	4/26/2022 8:34 PM

El Cerrito Housing Element Update

subsidies for market rate apartment construction. Also please preserve our existing single-family neighborhoods. Deter the purchase of homes by investors who flip them for short-term profit or turn them into rentals and support their purchase by people who want to live in them. Also take action to deter people from leaving their homes vacant for years or decades and continuing to claim Prop. 13 tax assessments that belonged to their grandparents.

39	Housing needs to be coordinated with affordable transportation so that residents are not required to own a car to take care of basic needs.	4/26/2022 6:48 PM
40	Focus on opportunities to support lower income and low/middle income renters and buyers more than established homeowners. Require new developers to quietly set aside a percentage of units for section 8 or other lower rent programs. Or first time homeowner programs like NACA. Just mixed in with everyone else. I am impressed with the programs that work with people long before they purchase ~ to build a nest egg and credit before going into the market. It helped my daughter to be prepared and successful. While I have not experienced housing racial discrimination in the past 10 years it was rampant when my family first tried to move into the El Cerrito hills in the 1960's. Sellers slammed their doors when they saw we were not White. It seems like long ago but there are still so few Black and Latina families except in the flatlands. I suspect it affects renters more than buyers now? In my neighborhood as elderly homeowners pass away their children are holding onto and renting out their parent's houses. El Cerrito may become more of a single family home rental market.	4/26/2022 11:49 AM
41	We have a large amount of abandoned buildings along San Pablo Ave. Hopefully we can use these spaces to build modest apartments to relieve the intense housing shortage in El Cerrito.	4/26/2022 10:55 AM
42	Compared with other cities, El Cerrito has done well meeting housing targets, but I have been harping on the need for units that more than one person can occupy. Developers say the market is stronger for single-person units, but I suspect that the bigger motivation is that profit margins are bigger for single-person housing.	4/26/2022 10:51 AM
43	El Cerrito is a pioneer in environmental policy. We must also become a pioneer in equitable housing opportunities. We must create a pilot program to bring back economically displaced households and those who went to El Cerrito schools and grew up both in El Cerrito and Richmond. We must find a climate rationale to prioritize rental and ownership housing that is affordable, particularly for people who need to, for economic and social reasons, be closer to relatives, and community networks. This will result in greater community health, sustainability and prosperity. Building more homes with less parking and along major transit corridors and transbay bus hubs is critical. Thank you!	4/26/2022 10:51 AM
44	Transit oriented development is a must, we need to rapidly speed up development of the San Pablo corridor near Plaza and Del Norte BART. Deployment of ADUs and Manufactured housing can certainly be part of the solution but should be prioritized near the public transit corridors and should be all-electric.	4/26/2022 10:41 AM
45	More low cost apartments for families.	4/26/2022 10:33 AM
46	More support for first-time homebuyers. The high real estate bidding makes it harder for low to moderate-income families to obtain a single-family home. More partnerships with local non-profit agencies like example RNHS to support low to moderate families be homeowners. Example, when you think you are finally obtaining for a down payment the cost of living increases and other factors in society.	4/26/2022 10:09 AM
47	I hope that the city continues to prioritize permitting market-rate housing, especially on/around transit centers. Also, permitting processes for home improvements have been painful in my experience (it took us 6 months to get a solar permit), and I hope the city makes investments in streamlining permitting to help reduce the cost of building and maintaining housing.	4/26/2022 9:58 AM
48	Affordable housing, maintained in good condition, is the #1 priority throughout the Bay Area. Rents are too high, and the high cost to purchase a home only reinforces that. Homebuying assistance, as a secondary priority, will help to support affordable rentals; reasonable rules for landlords will help to prevent investors from snapping up all of the inventory and preventing families from making their homes here.	4/26/2022 9:56 AM
49	Make san pablo better	4/26/2022 9:51 AM
50	I'd prefer for EC to focus on their current financial issues rather than housing. There is more than enough housing in EC.	4/25/2022 3:37 PM

El Cerrito Housing Element Update

51	Incentives for landlords with single family homes to join affordable housing programs to keep rents lower for couples whose total household income is \$150,000 or less. So my husband and I can live/rent where we work.	4/23/2022 1:37 PM
52	I really hope El Cerrito continues to build more housing. I also hope they stay away from rent control. The way to solve our housing crisis is to build more housing.	4/21/2022 7:06 PM
53	This is anecdotal info. Nice, but not based on actual research.	4/21/2022 5:13 PM
54	The questions about discrimination in the last ten years are flawed. It's been more than ten years since I sought housing, so I answered no—but that gives zero information about whether I count as someone who hasn't experienced discrimination, just that I didn't expose myself to the possibility.	4/21/2022 9:36 AM
55	Insist on attractive architecture and design for new buildings. They are all ugly, especially that new monstrosity near Del Norte BART. Beautiful architecture enhances a city and increases its desirability as a place to live or visit. Enough with the bad building designs.	4/21/2022 12:06 AM
56	There is not enough water for new housing	4/20/2022 11:20 PM
57	El Cerrito needs to balance the overgrowth of large ugly housing complexes with the importance of maintaining a small city feel. El Cerrito is losing some of it's quaintness which should be just as important as providing housing. The City is becoming less attractive due to it's overcrowding, increase traffic on city's streets, etc.	4/20/2022 10:39 PM
58	need to solve water problems before add more people to megadrought California.	4/20/2022 10:03 PM
59	Affordable housing is not the same as low-income housing, and is too often out of reach for working class people. We who work low income jobs deserve to live here too! And the pandemic has show that we have the capacity to house the unsheltered, it is political will that is lacking. We should be doing more and better.	4/20/2022 10:58 AM
60	How will unhoused people have access to this survey? Is there a team going out and taking the survey with them?	4/20/2022 7:21 AM
61	Prioritize and incentivize contracts and partnerships with BIPOC businesses, residents, and communities NOW!!!	4/20/2022 6:37 AM
62	There are many ways in which the needs affordable housing for seniors and those with disabilities overlaps with the needs to address homelessness. It's critical for our city to start to address housing insecurity and homeless services. Thank you!	4/19/2022 2:42 PM
63	I think this is already in the plan, but I support greater housing density especially along the San Pablo corridor, with as much affordable housing as possible - apartments for single people, and for families of all sizes.	4/19/2022 12:44 PM
64	Multistory, high density housing impacts the quality of life for western city citizens, those on the eastern side are not impacted. It is not fair.	4/19/2022 11:49 AM
65	Homelessness is a huge problem and El Cerrito seems to ignore it completely. Unlike other cities we don't contribute to the Contra Costa County CORE program and therefore are not prioritized there. Services are very limited. Where are the soup kitchens, shelter beds, food pantries, shelter from heat, cold and weather, showers and toilets and other critical needs? The city cites tents on the Ohlone Greenway to move without providing shelter. This I believe is immoral and illegal. Being unhoused is not a crime. The death of an unhoused man outside the library was very disturbing. Why wasn't he offer shelter and services? Why did this go on for so long? What has been done to investigate this and what actions will be taken to prevent further occurrences? SOS is doing great work with the unhoused. They hire unhoused outreach workers to help keep encampments clean and safe. They operate a portable shower trailer and advocate for the unhoused. How can El Cerrito partner with SOS and community members to bring relief to El Cerrito's unhoused residents? Too many people are falling through the cracks. Let's help them save themselves.	4/19/2022 9:58 AM
66	Your survey did not address environmental issues that impact community housing such as crime, public transportation, parking, and public school access. Or the current state of the City budget which impacts all of these areas.	4/19/2022 9:28 AM
67	City needs to hire more code enforcement staff. Mr Mello is terribly overworked, maybe hire back Jay Marlette to help him.	4/19/2022 9:24 AM

El Cerrito Housing Element Update

68	I want to see more density in El Cerrito! We need more homes to keep housing prices affordable to retain the culture and character of our diverse city, plus more density will make me feel safer as a young woman walking around at night.	4/19/2022 9:10 AM
69	In order to reduce greenhouse gas emissions, all new housing in El Cerrito should be all-electric and not use any methane.	4/19/2022 8:22 AM
70	Eliminate covered parking requirements for SF	4/18/2022 8:59 PM
71	Rent control is not the solution to any housing crisis. More housing is the solution to any housing crisis. They city should evaluate red tape holding up development and promote the sale of underutilized or vacant retail on San Pablo.	4/18/2022 4:38 PM
72	I am concerned about the corporate landlords who are buying up property. We need to know the data for our area. How many single homes are turning to rental or air b and b	4/18/2022 1:53 PM
73	We shot ourselves in the foot by voting for Prop 19, I didn't vote for 13. Something had to be corrected but 19 is a realtors dream. The whole area will all be upper class housing market very soon. The "Help" if they can work will be living on the street.	4/18/2022 1:53 PM
74	Housing density should be located along transit corridor, while not impacting quality of life for other residents such as view, sunlight, on street parking. Better to have more building of smaller height. More emphasis should be given to architecture/design to improve aesthetic quality of buildings (and the image of EC). Provide open space/green space/community gardens with developments.	4/18/2022 1:20 PM
75	Electric vehicles are another city priority to help combat climate change and yet we have far too few supports for EV owners when many homes lack garages for chargers and there ia no guideline to approve a curbside private charger by the driveway apron. I have witnessed multiple owners simply dragging extension cords across sidewalks (which is a hazard) but when trying to pursue a legitimate solution I have been unable to secure guidance- so instead jockey for position at the (only one!!) charger at City Hall or the slow chargers at the recycling center (in contrast Tesla chargers are abundant at the Plaza but not even on charger doe non Teslas is at the Plaza, community center, etc.	4/18/2022 11:33 AM
76	I support building more apartment buildings on San Pablo Ave. and at the EC Plaza Bart parking lot.	4/18/2022 11:21 AM
77	With houses going for sometimes close to \$1M over asking price, I'm not sure who exactly can afford to move here these days. I'm grateful I got in when I did, even with my small 2br/1ba, but we'll probably need to move out of EC if we ever want to upgrade to something bigger.	4/18/2022 10:16 AM
78	Eliminate in lieu fees and demand that developers build affordable housing onsite Build the "missing middle housing" that is critically needed Leverage all city muscle to develop land trusts and permanent affordable housing and housing for unsheltered community members Delineate clear goals and accountability measures for affordable and fair housing, as per the state's new mandates	4/17/2022 5:36 PM
79	I answered two question "no" as to whether I was discriminated against or something else in the last 10 years. Although accurate, I feel the answer is N/A as I have been a home owner for more than 10 years. Although it is difficult to afford the repairs to the yellow tagged home we bought, I feel I still am in a position of privilege, I can refinance (and owe more of course, but still). I think priority should be given that benefits the bottom (those who have unstable housing condition, or are looking for an affordable place to live), not those of us who already have the luxury to own; we have the option to refinance. And finally, I want to ensure that protections are in place for the ELIMINATION of any housing unit, not just the demolition thereof in cases where a new housing development is being proposed. We should ensure that we do not lose housing units to construct non residential project or to combine more than one unit into one.	4/14/2022 7:12 PM
80	Every month city should list housing	4/14/2022 10:01 AM
81	I have no idea how people afford to live in El Cerrito; I certainly could not afford my house now. We also have a large number of vacant buildings on San Pablo Ave, yet people are still sleeping in the streets. That makes no sense.	4/13/2022 9:18 PM
82	I think having more dense, affordable housing for young people will help build up a more thriving and interesting restaurant and retail scene in El Cerrito	4/13/2022 11:54 AM
83	I support dense housing near BART stations	4/13/2022 10:26 AM

El Cerrito Housing Element Update

84	I bought a house in El Cerrito because it was a diverse community that included working class and wage worker neighbors. I am deeply disturbed to see so much of our new housing projects only cater to higher income households. And "affordable housing" standards are bullshit and don't actually include people who work for minimum wage, so don't cite the few, performative units that are included in some of the recent developments. Until our new housing actually houses people who are currently unhoused, we are failing.	4/13/2022 10:02 AM
85	Houses are overpriced for the quality. We could technically put all of our money towards buying a house instead of renting, but then we couldn't afford the repair needed to update and fix issues. I don't want to pay a million dollars for a mediocre home that might become a money pit (as that's happened to friends in the area).	4/13/2022 9:02 AM
86	There are empty lots that are perfect for tiny home communities	4/13/2022 8:39 AM
87	Your survey should have an Not Applicable choice where appropriate	4/12/2022 8:35 PM
88	The city should help folks such as teachers, childcare workers, small businesses owners who make \$80 to \$120k and will never qualify for affordable housing get housing here. Consider direct grants, as well as multiagency funding for housing for middle income households.	4/12/2022 7:40 PM
89	Let the markets handle themselves. Stop meddling.	4/12/2022 5:35 PM
90	New housing needs to pay its way for school facilities, park facilities, and road and sidewalk improvements.	4/12/2022 4:46 PM
91	let the market work the city needs to keep their own "feel good issues" out of policy decisions. just look at the housing project at the Del Norte bart station. Hideous i guess they will do this again at the other Bart station. why deface our community with these type of policies. let the market work	4/12/2022 4:13 PM
92	I would encourage those making decisions about housing to consider *modernizing* the current state of housing. We are no longer a majority working class neighborhood in need of single family homes. We need more housing for a diverse community and more housing options to support the most vulnerable of our residents.	4/12/2022 4:11 PM
93	I hope we can update our land use to allow for more housing opportunities (e.g. duplexes allowed everywhere, eliminating covered parking requirements, higher density near transit), as well as better road designs (protected bike lanes, traffic calming, wide sidewalks, access to transit).	4/12/2022 3:46 PM
94	I support high density in-fill housing at a variety of price points so long as there are concurrent infrastructure improvements (parking, roads, schools).	4/12/2022 3:45 PM
95	Mental health programs for the homeless	4/12/2022 3:43 PM
96	We know of a handful of single-family homes in our area that remain empty and feel it's an extremely tragic that the homeowners are allowed to keep it empty instead of being fined and/or renting it out.	4/12/2022 3:38 PM

Polling Results from Community Workshop

El Cerrito Housing Element Community Workshop

26 Apr - 03 May 2022

Poll results

Table of contents

- Which statement(s) best describes you?
- What is your housing situation?
- What is your age?
- How long have you lived in El Cerrito?
- What do you like about living or working in El Cerrito?
- Which statement best describes your experience finding and securing housing in the City?
- What do you think are the greatest fair housing issues in El Cerrito?
- What do you think are the greatest challenges in El Cerrito?
- What ideas do you have for addressing housing challenges in El Cerrito?

Which statement(s) best describes you?

0 2 4

I am a resident of El Cerrito



I work in El Cerrito



I am a developer in the area



I represent a non-profit or advocacy group



What is your housing situation?

0 2 2

I own my home



I rent my home



I live with family/friends (i.e, do not pay rent)



I have roommates (i.e, live with others and pay rent)



Do not currently have a permanent home



What is your age?

0 2 3

Under 18

0 %

18 - 24

0 %

22-34

4 %

34-49

30 %

50-64

26 %

65 or older

39 %

How long have you lived in El Cerrito?

0 2 4

Less than 1 year

0 %

1-4 years

13 %

5-9 years

8 %

10 + years

71 %

I do not live in El Cerrito

8 %

Which statement best describes your experience finding and securing housing in the City?

I had no trouble finding housing



It was and is still hard to find an affordable place to live, based on my household income.



I had to leave my preferred neighborhood to move to a less convenient location to find an affordable place to live.



Not applicable



What do you think are the greatest fair housing issues in El Cerrito?

0 2 5

(1/4)

- limited public transit in many areas makes car ownership necessary
- hills are vulnerable to catastrophic fire
- corporate purchasing of homes
- Agree that some upzoning is necessary. Single-family zoning is so dominant everywhere
- Pg&e
- AMI residents can double dip in private seller market and market rate housing developments is unfair to all other income brackets who are left to fight over the scraps
- Speed of housing approvals makes it cost prohibitive
- cost of housing is gentrifying the city and displacing lower income residents
- City fees for building are too expensive
- Cost and available unit type
- Too much Focused development instead of widespread ability (Specific Plans versus 4-plex by right everywhere)

What do you think are the greatest fair housing issues in El Cerrito?

0 2 5

(2/4)

- New housing projects that are not sufficiently geared toward affordable housing. 10 units per 100 for example is a drop in the bucket.
- Too much r1 zoning
- Not enough duplexes, triplexes
- renters vulnerable to rent hikes (no rent control)
- Shortage of low income housing
- Not enough resources and wrap around services to help people successfully become self-sufficient
- The big, new, corporate buildings are cost-prohibitive for many people, and they have practices that are difficult for many to handle. They give the city and the good landlords a bad name.
- cost of new construction is too high
- NIMBY mentality about building higher density housing
- Not enough along transit corridors
- Not enough low income and senior housing
- Lack of SFH renter protections

What do you think are the greatest fair housing issues in El Cerrito?

0 2 5

(3/4)

- Lack of space for low-very low affordable housing projects.
- Lack of affordable housing
- Ensuring that in-lieu fees or wage mandates don't create economic barriers to projects
- Housing located where transportation can take people to opportunity
- Disabled access
- It just seems like people are priced out of the higher resource areas.
- Affordability
- Parking requirements make it harder to create enough housing
- Low density zoning
- Rising amount of unhoused people; house the unhoused!
- Lack of tenant protections, little support to help homeowner make repairs and thus renters living in poor and unsafe housing.
- Need rentals for low income people
- Limited supply
- Legacy of racial covenants, exclusionary zoning, and racial wealth gap.

What do you think are the greatest fair housing issues in El Cerrito?

0 2 5

(4/4)

- Persistent deference to developers and market rate housing over affordable housing
 - Access to affordable housing, systemic racism
 - city didn't adequately address the displacement at Audiss RV park (replaced by \$900k condos)
 - Lack of affordable housing
 - low density zoning in high opportunity areas is a barrier to affordable housing
 - Unaffordable housing
 - Not enough affordable homes near transit and jobs
- Equality
 - affordability

What do you think are the greatest challenges in El Cerrito?

0 2 7

(1/3)

- more el cerrito specific data need to address policies.
- Lack of safe walkability and safe biking available on San Pablo
- Need better local amenities
- lack of density
- Housing purchased by corporations for rental units
- Need more units that house more than one person.
- better transit and better pedestrian access
- lack of political will
- higher allowable densities to support inclusionary housing
- Housing mix increases cost
- NIMBY opposition to new housing
- lack of options for housing the unhoused.
- Empty storefronts
- No protections for SFH renters
- City's budget
- Better public transportation.
- Too many market rate housing being built. We need more social housing
- Tempore shelters for homeless
- Affordability. Need for tenant protections. Disporportionate

What do you think are the greatest challenges in El Cerrito?

0 2 7

(2/3)

- production of market rate and underproduction of affordable housing
- Expensive housing pushing out existing residents and creating a wealthy monoculture
- Housing affordability
- Parking take aways
- Need housing for homeless
- Public transportation other than bart
- Inequality
- No help for homeless folks.
- Reconciling the desire of a small-town environment
- with the need for more housing.
- affordability
- unaffordable housing, cost of development, unsustainability
- Lack of housing density near the plaza station
- Limited build opportunities in hills and large minimum lot sizes
- Missing middle
- Feasibility/financing gap
- I was told affordable housing for impoverished people coming out of transitional housing
- Affordable Housing for low - very low income

What do you think are the greatest challenges in El Cerrito?

0 2 7

(3/3)

- Affordability
- Affordability
- gentrification and equity for housing. I know too many people leaving El Cerrito due to affordability.
- Expensive, too much driving
- Affordable multifamily housing
- affordability
- "missing middle" housing
- Cost!
- Not enough apartments
- Availability
- Neighbors
- Affordability

What ideas do you have for addressing housing challenges in El Cerrito?

0 2 1

(1/4)

- Work with Richmond to add housing in itself instead of speculative
- Develop tiny homes for unhoused developers with high profit motive
- EL Cerrito publicly support public banks
- Addressing blight to attract more businesses and residents.
- More social housing and community land trusts
- Work WITH landlords, not against them. Have free mediation available for both tenants and landlords to reduce dependency on courts. Be sure we have 100% of rentals participating in the Rent Registry! Do we?
- Ensure that the affordable housing units aren't only built at the very end of a new housing development.
- Incentivize development of single story small lots along San Pablo
- public banking/financing for affordable housing to allow the community to invest
- Working closely with

What ideas do you have for addressing housing challenges in El Cerrito?

0 2 1

(2/4)

property owners/developers on development standards in San Pablo Avenue Specific Plan (e.g. height, etc.)

- Tax vacant properties an additional fee for being vacant
- Tax on vacant lots and homes
- More housing for homeless like Idaho Apartments.
- Our nonprofit, Courageous Women Association, has a collaborative program that we'd like to work with the City on that addresses not only housing

but will allow for both housing and jobs simultaneously; addressing the needs of affordable housing and jobs for homeless individuals and families.

- Aggressively continue encouraging housing on San Pablo Ave.
- Eliminate any covered parking requirements that we've had in El Cerrito in the past
- Allow easier permits approval
- Citywide regulatory changes
- Prioritize walkability and biking over parking spaces

What ideas do you have for addressing housing challenges in El Cerrito?

0 2 1

(3/4)

- policy to implement a requirement for productive temporary use of vacant (to be developed) lots. There is too much holding of land and waiting for it to appreciate rather than serving the community
- zoning for better distribution of affordable housing in higher opportunity areas
- Increase the density in the higher opportunity areas of the city, don't just focus it in the flats, a great first step, what can you do in the hills
- Need more subsidized housing beyond the California mandate
- Make higher density housing look awesome
- Shared housing for singles
- Think outside the box: what funding sources have not been pursued for more affordable housing.
- Ordinance requiring 1 year of residence before turning a house into a rental unit.
- Increased in lieu fees or better yet eradication of

What ideas do you have for addressing housing challenges in El Cerrito?

0 2 1

(4/4)

- them entirely and mandate to build affordable housing onsite
- Allow more corner stores with homes on top to increase walkability
- Housing the unhoused
- More Higher density along SPA
- Seek more grants...cap and trade etc. near transit
- Allowing duplexes or larger everywhere
- 4 plex by right

APPENDIX C | BART TOD Housing Element Letter



SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
2150 Webster Street, P.O. Box 12688
Oakland, CA 94604-2688
(510) 464-6000

2022

March 7, 2022

Rebecca Saltzman
PRESIDENT

Janice Li
VICE PRESIDENT

Robert Powers
GENERAL MANAGER

DIRECTORS

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1ST DISTRICT

Mark Foley
2ND DISTRICT

Rebecca Saltzman
3RD DISTRICT

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4TH DISTRICT

John McPartland
5TH DISTRICT

Elizabeth Ames
6TH DISTRICT

Lateefah Simon
7TH DISTRICT

Janice Li
8TH DISTRICT

Bevan Dufty
9TH DISTRICT

Hello,

BART is aware that all Bay Area jurisdictions are actively working on updating their Housing Elements to meet their Regional Housing Needs Assessment (RHNA) numbers, as required by the State of California. As part of the process, local governments are required to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. As such, cities and counties with BART stations may be considering BART land in their inventories. Building on our recent conversations about the development potential and timing of implementing transit-oriented development (TOD) projects on BART land, we wanted to reach out and confirm your community's goals with respect to development at the station(s) in your community.

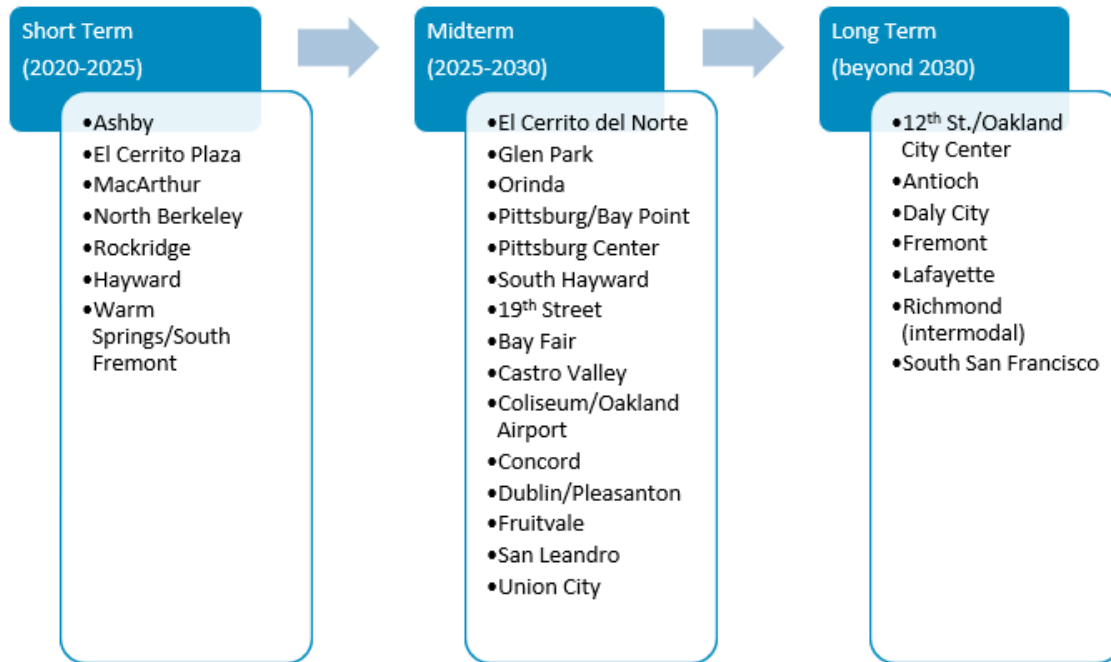
BART acknowledges that public land, including ours, can play an important role in addressing the region's housing crisis. However, given BART's limited staffing resources and very limited funding sources for structured parking that is often required to open up BART's land for development, it would be challenging for BART's TOD program to support the development of all the land that might be included in various jurisdiction's housing elements during the planning period of 2023-2031. Understanding that including our land in a housing element does provide a good opportunity to initiate housing development with the support of the community, we would like to ensure that local jurisdictions are prepared to partner with us on addressing the barriers that may exist at a particular station.

In an effort to support our local jurisdiction partners as they go through the process of updating their Housing Elements, we encourage you to review [*BART's Transit-Oriented Development Program Work Plan*](#) (TOD Work Plan, 2020) before considering BART's land for your 2023-2031 Housing Element as it identifies BART's prioritized sites for TOD implementation. The *TOD Work Plan* incorporated input from many local agency staff on preferred timing for project initiation and the types of projects they wanted to see in BART's station areas.

The first step in creating the *TOD Work Plan* was to determine how BART was tracking towards meeting the TOD program performance targets that were adopted by BART's Board of Directors in 2016. The next step was to prioritize station areas based on three criteria:

1. Market readiness for TOD
2. Local support for TOD
3. Infrastructure needs

Taking into consideration BART staff and resources, the final step was to categorize undeveloped station areas by the following timeframes for initiating development:



For station areas categorized as **Near-term** in BART’s TOD Work Plan, we support including the stations in your Housing Element, if that is your goal.

For station areas categorized as **Mid-term** in BART’s TOD Work Plan, we would like to have further discussions with you about the timing of development before it is included in Housing Element. BART will most likely not be able to initiate development at all the station areas in the Mid-term category within the 2023-2031 Housing Element planning period, so further discussions with you are necessary to better understand what would need to occur to realistically develop the site. We understand that there are new rules regarding how often a site can be included in a housing element and we want to ensure that we are coordinating on the timing of development to meet both BART’s goals and those of the local jurisdiction.

For station areas categorized as **Long-term** in BART’s TOD Work Plan, we do not intend to develop the station area within the current Housing Element planning period of 2023-2031. BART does not recommend including our station area in your Housing Element at this time. However, the TOD Work Plan will be updated on a regular basis, and we are happy to coordinate with you if the intention is to include this site in a future Housing Element. If you still plan to include our land in the current Housing Element cycle, please let us know so that we can have further conversations about what would need to happen to initiate development.

The timing of initiating development at a particular station area may be affected by many factors, including BART’s transit operational needs and funding availability to complete the project in a timely

manner. Over the next several years, BART will consider **availability of local funding** to support development, especially affordable housing, as a key factor in advancing projects.

Additionally, BART will be seeking projects that can be rapidly delivered through seamless coordination with local jurisdiction staff as a key factor in advancing sites to development. One example will be cooperation on finding BART parking and access solutions that **maximize development** on highly desirable land near station entrances by **minimizing the number of structured parking stalls**. In this example, creative solutions could include options such as shared, on-street parking, and district parking as well as significant investment in access infrastructure and programs to reduce overall parking demand. In the event a high level of BART parking is necessary, outside funding sources will need to be identified.

Delivering TOD projects is complex and requires productive partnerships between BART and local jurisdictions and we look forward to working with you to realize our shared goal of increasing the amount of housing near transit.

Sincerely,

A handwritten signature in black ink that reads "Val Menotti". The signature is written in a cursive, slightly slanted style.

Val Joseph Menotti
Chief Planning and Development Officer