Mayor
Lisa Motoyama
Mayor Pro Tem
Tessa Rudnick

THE CITY OF
EL CERRITO

AGENDA

Councilmembers
Paul Fadelli
Gabriel Quinto
Carolyn Wysinger

TUESDAY, AUGUST 15, 2023

SPECIAL CITY COUNCIL MEETING (5:00 PM)
Hillside Conference Room - 10890 San Pablo Ave, El Cerrito

Join Via Zoom:
https://us06web.zoom.us/j/88356546802?pwd=K0VRczVrZng2R3hLaWtmSFdTVVBRZz09
Meeting ID: 883 5654 6802 **Password:** 812934 **Dial in:** 1-408-638-0968

REGULAR CITY COUNCIL MEETING (6:00 PM)
City Council Chambers - 10890 San Pablo Ave, El Cerrito

Join Via Zoom:
https://us06web.zoom.us/j/87060673799?pwd=TWdzN1BxNFI4eWlLdEhQQ2hPZ1R3UT09
Meeting ID: 870 6067 3799 **Password:** 667066 **Dial in:** 1-408-638-0968

View (Regular Meeting Only):
1. Cable T.V. Broadcast on KCRT Channel 28
2. Livestream Online at www.el-cerrito.org/CouncilMeetingMaterials

Accommodations: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 510-215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable accommodations. Closed Captions available via zoom.

Conduct: This meeting shall be conducted pursuant to the El Cerrito City Council Rules of Order and Procedure, including adjourning by 11:00 PM unless extended to a specific time determined by a majority of the Council.

Public Comments:
1. *In-person* by submitting a request to speak to the City Clerk.
2. *Via Zoom* using the "Raise Hand" icon to request to speak.
3. *By Phone* at 1-408-638-0968, dial ***9** to "raise your hand".
4. *By Email* to cityclerk@ci.el-cerrito.ca.us identified in the subject line as **Public Comments – Agenda Item #.**

Written comments received by **2:00 p.m. the day of the meeting** will be provided to the City Council and posted online in advance of the meeting. Comments received after the deadline will be provided to the City Council and will be posted **after the meeting.**

Mayor
Lisa Motoyama
Mayor Pro Tem
Tessa Rudnick

THE CITY OF EL CERRITO

AGENDA

Councilmembers
Paul Fadelli
Gabriel Quinto
Carolyn Wysinger

5:00 PM ROLL CALL - CONVENE SPECIAL CITY COUNCIL MEETING

1. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCILMEMBER TO PARTICIPATE IN THE MEETING REMOTELY DUE TO EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449

2. ORAL COMMUNICATIONS FROM THE PUBLIC
All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person and to items on the special meeting agenda only.

3. CLOSED SESSION CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8

Property: 10936 San Pablo Ave El Cerrito, CA 94530 (Assessor Parcel Number 502-411-006)
Agency negotiators: Karen Pinkos, City Manager; Melanie Mintz, Community Development Director
Negotiating parties: Life in Christ International Ministry of the Assemblies of God
Under negotiation: Price and terms
Contact: Sky Woodruff, City Attorney, City Management

4. ADJOURN SPECIAL CITY COUNCIL MEETING

6:00 PM ROLL CALL – CONVENE REGULAR CITY COUNCIL MEETING

1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF A MOMENT OF SILENCE

2. CONSIDER AND TAKE ACTION ON ANY REQUEST FROM A COUNCILMEMBER TO PARTICIPATE IN THE MEETING REMOTELY DUE TO EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449

3. TELECONFERENCE AND PUBLIC COMMENT INSTRUCTIONS

4. COUNCIL/STAFF COMMUNICATIONS
Reports of closed session, commission appointments and informational reports on matters of general interest which are announced by the City Council and staff.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers and may limit the total time for public comment to facilitate the completion of business on the agenda. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda will be heard prior to the City Council taking action on each item.

6. PRESENTATIONS

A. Pacific Gas and Electric (PG&E) Presentation

Action Proposed: Receive and file a presentation from Pacific Gas and Electric (PG&E) on the agency's programs, local projects and updates relevant to El Cerrito.
Contact: Sarah Yoell, Local Government Affairs Manager – Bay Area; Ed Aparis, Local Government Affairs Representative, Pacific Gas and Electric

7. ADOPTION OF THE CONSENT CALENDAR

All items on the consent calendar shall be acted upon in one motion, unless a member of the City Council or staff request separate consideration.

A. Crime Prevention Committee Appointment of Jon Bashor

Action Proposed: Approve a Crime Prevention Committee recommendation to appoint Jon Bashor to the Crime Prevention Committee, effective August 15, 2023.
Contact: Sergeant Aaron Leone, El Cerrito Police Department

B. International Overdose Awareness Day Proclamation

Action Proposed: Approve a proclamation recognizing August 31, 2023 as International Overdose Awareness Day.
Contact: Holly M. Charléty, City Clerk, City Management

C. Resolution in Support of Exonerating Port Chicago 50

Action Proposed: At the request of Mayor Motoyama, adopt a resolution to support local, state, and federal efforts to exonerate Port Chicago 50.
Contact: Holly M. Charléty, City Clerk, City Management

D. Final Subdivision Map for one-lot, six residential condominium subdivision at 601 Lexington Avenue
Exempt from CEQA pursuant to Section 15268(b)(3)

Action Proposed: Adopt a resolution approving the Final Subdivision Map for a one-lot subdivision consisting of 6 condominiums in the Multifamily (RM) zoning district at 601 Lexington Avenue.
Contact: Diego Romero, Associate Planner; Sean Moss, Planning Manager, Community Development Department

E. Funding Agreement between the Contra Costa Transportation Authority and City of El Cerrito for Cost Sharing Commitments to Design and Construct the Countywide Smart Signals Project

Action Proposed: Adopt a resolution approving the funding agreement between the Contra Costa Transportation Authority and the City of El Cerrito for Cost Sharing Commitments to Design and Construct the Countywide Smart Signals Project, and authorizing the City Manager to execute the agreement in a form approved by the City Attorney.
Contact: Marielle Cuison, Associate Engineer; Yvetteh Ortiz, Public Works Director/City Engineer, Public Works Department

F. Amendment to Professional Services Agreement with Krisch & Company for Temporary Finance Staffing

Action Proposed: Adopt a resolution to authorize the City Manager to amend the professional services agreement with Krisch & Company (formerly Maze and Associates) for temporary Finance staffing support by $230,134 for a total amount not to exceed amount of $480,134.
Contact: Crystal Reams, Finance Director/City Treasurer

G. Monthly Disbursement and Check Register Report for April - July 2023

Action Proposed: Receive and file the Monthly Disbursement and Check Register Report for the months of April 2023 through July 2023.
Contact: Crystal Reams, Finance Director/City Treasurer, Finance Department

H. FY 2022-23 Fourth Quarter Cash and Investment Report

Action Proposed: Receive and file the City's second quarterly cash and investment report for the period April 1, 2023 through June 30, 2023.
Contact: Crystal Reams, Finance Director/City Treasurer, Finance Department

8. PUBLIC HEARINGS

A. Contract Amendment between the City of El Cerrito and the Board of Administration of The California Public Employees' Retirement System (CalPERS) Related to Employee Members of United Professional Firefighters Association (Local 1230)
Notice Published 8/5/2023

Action Proposed: Conduct a public hearing and upon conclusion 1) adopt a Resolution of Intention to amend the contract between the City of El Cerrito and the Board of Administration of the California Public Employees' Retirement System (CalPERS), for all employees in the United Professional Firefighters Association (Local 1230); and 2) introduce by title and waive any further reading of an Ordinance amending the City's existing California Public Employees' Retirement System (CalPERS) contract.
Contact: Shannon Bassi, Senior Human Resource Analyst, Human Resources

B. Fire Hazard Abatement
Exempt from CEQA review pursuant to Sections 15304 and 15308, Notice published 8/5/2023

Action Proposed: 1) Adopt a resolution declaring weeds, rubbish, litter, or other flammable material on certain real property identified in the resolution constitutes a public nuisance; and 2) Conduct a public hearing and upon conclusion, adopt a resolution overriding objections by property owners and ordering the City Manager or their designee to abate certain public nuisances pursuant to El Cerrito Municipal Code Chapter 16.26.
Contact: Traviss Crumpacker, Fire Prevention Officer; Chase Beckman, Fire Marshal, Fire Department

C. Adoption of the 2023-2031 6th Cycle Housing Element Update
Notice Published 8/5/2023

Action Proposed: Conduct a public hearing and consider adoption of a Resolution amending the El Cerrito General Plan to repeal the 2015-2023 Housing Element and adopt an amended Housing Element for the period of 2023-2031, including consideration of an addendum to the 1999 General Plan Environmental Impact Report (EIR), 2014 San Pablo Avenue Specific Plan EIR and 2022 San Pablo Avenue Specific Plan Supplemental EIR, for certification to the California Department of Housing and Community Development.
Contact: Aissia Ashoori, Housing Manager; Sean Moss, Planning Manager; Melanie Mintz, Community Development Director, Community Development Department

9. POLICY MATTERS

A. Amendment to City Comprehensive Financial Policies Related to Year-End Surpluses and the Emergency Disaster Relief Fund

Action Proposed: Adopt a resolution amending the City of El Cerrito Comprehensive Financial Policies to a) revise Section 2.7 regarding year-end surplus, b) revise section 4.1 regarding the Emergency Disaster Relief Fund.
Contact: Crystal Reams, Finance Director/City Treasurer, Finance Department; Karen Pinkos, City Manager, City Management

B. Study Session on General Fund Reserve Balance

Action Proposed: Conduct a study session and provide direction/possible action to staff regarding the allocation of the City's General Fund Reserve Balance.
Contact: Crystal Reams, Finance Director/City Treasurer; Karen Pinkos, City Manager, City Management

10. CITY COUNCIL LOCAL & REGIONAL LIAISON ASSIGNMENTS

Mayor and City Council communications regarding local and regional liaison assignments, committee reports, and any required reporting under AB 1234 for meetings (as defined by the Brown Act) attended at the public's expense.

11. ADJOURN REGULAR CITY COUNCIL MEETING

The next regularly scheduled City Council meeting is Tuesday, September 19, 2023 at 6:00 p.m.

The City of El Cerrito serves, leads and supports our diverse community by providing exemplary and innovative services, public places and infrastructure, ensuring public safety and creating an economically and environmentally sustainable future.

AGENDA BILL

Agenda Item No. 7.A.

Date: August 15, 2023
To: El Cerrito City Council
From: Sergeant Aaron Leone, El Cerrito Police Department
Subject: Crime Prevention Committee Appointment of Jon Bashor

ACTION PROPOSED

Approve a Crime Prevention Committee recommendation to appoint Jon Bashor to the Crime Prevention Committee, effective August 15, 2023.

BACKGROUND/ANALYSIS

Jon Bashor has submitted an application to join the Crime Prevention Committee. Mr. Bashor has regularly attended the monthly CPC Meetings and has attended more than three meetings this year. The Crime Prevention Committee voted unanimously during the regularly scheduled meeting on June 5th, 2023, to recommend the City Council appoint Jon Bashor as a member of the committee. Since then, he has completed and successfully passed the background investigation.

Jon Bashor explained he was a former member of the Parks and Recreation Commission from 1992-98, and a member of the EC Project Listen Committee on Redevelopment, as well as the ensuing Redevelopment Advisory Committee in the early 1990's. Mr. Bashor has said he is interested in the mission of the Crime Prevention Committee and is interested in getting the message out to residents about how to prevent crimes in El Cerrito.

If the Council approves this recommendation, the number of Committee members will be 5 out of a possible membership total of 15, as established by Resolution 2001-105.

STRATEGIC PLAN CONSIDERATIONS

This item is in alignment with Strategic Goal E: Ensure the Public's Health and Safety.

ENVIRONMENTAL CONSIDERATIONS

This item is in alignment with Strategic Goal E: Ensure the Public's Health and Safety.

FINANCIAL CONSIDERATIONS

This section is not applicable to this agenda item.

LEGAL CONSIDERATIONS

This section is not applicable to this agenda item.

Reviewed by:

Karen Pinkos, City Manager

Attachments:
Application(s) on File with the City Clerk

EL CERRITO CITY COUNCIL PROCLAMATION

Recognizing August 31, 2023 as International Overdose Awareness Day

WHEREAS, the City Council of the City of El Cerrito does affirm and acknowledge the harm and hardship caused by drug overdose; and

WHEREAS, the purpose of International Overdose Awareness Day is to remember loved ones lost to overdose and to end the stigma surrounding substance use disorder (SUD) and drug-related deaths; and

WHEREAS, we resolve to play our part in reducing the toll of overdose in our community, which continues to claim the lives of El Cerrito community members every year and forever affects those who loved and cared about them; and

WHEREAS, the people affected by overdose are our children, parents, siblings, friends and loved ones who are deserving of our love, compassion, support and remembrance.

NOW THEREFORE, the City Council of the City of El Cerrito along with the Contra Costa County MEDS Coalition and other community partners do hereby proclaim August 31st, 2023, as International Overdose Awareness Day throughout the City of El Cerrito.

Dated: August 15, 2023

_____

Lisa Motoyama, Mayor

RESOLUTION 2023-XX

RESOLUTION TO SUPPORT LOCAL, STATE, AND FEDERAL EFFORTS TO EXONERATE THE PORT CHICAGO 50

WHEREAS, on July 17, 1944, the deadliest home front disaster of World War II took place when a tragic explosion occurred at the Port Chicago Naval Magazine killing 320 men (of whom 202 were African American) and wounding 390 (of whom 233 were African American); and

WHEREAS, Port Chicago Naval Magazine was racially segregated and all sailors loading munitions at the time of the explosion were African American; and

WHEREAS, the surviving sailors were entitled to standard survivors' leave but were denied leave and ordered to clean up after the disaster; and

WHEREAS, the surviving sailors were ordered back to handling high explosives before an investigation could determine the cause of the deadly explosion; and

WHEREAS, 258 ammunition handlers engaged in peaceful work stoppage rather than return under the same unsafe working conditions; and

WHEREAS, fifty of these men were unlawfully charged with mutiny, prosecuted as guilty and sentenced to prison; and

WHEREAS, three weeks after the work stoppage, a Naval Court of Inquiry report confirmed working conditions and practices enforced by Port Chicago leadership were in violation of Naval safety regulations and federal safety code; and

WHEREAS, the actions of the sailors, the public mutiny trial, and public advocacy from their champion Thurgood Marshall, initiated the desegregation of the Navy in February 1946; and

WHEREAS, there have been several attempts over the years to appeal the decision, but all have failed; and

WHEREAS, starting in the 1990s, Congressman George Miller worked to preserve the history of the Port Chicago 50 and worked towards their exoneration, and in 1992, his legislation designated the site of the Port Chicago Naval Magazine as a national memorial, which is managed by the National Park Service; and

WHEREAS, in 2009, President Obama signed legislation to incorporate Port Chicago Naval Magazine National Memorial as a full and permanent unit of our National Park System; and

WHEREAS, the East Bay Regional Park District received part of the Concord Naval Weapons Station through a Public Benefit Conveyance on July 19, 2019, and has named the park the Thurgood Marshall Regional Park – Home of the Port Chicago 50, which honors the courage and legacy of the Port Chicago 50 and all those who sacrificed their lives in our nation's ongoing struggle for social justice, racial equality, and workers' rights; and

WHEREAS, Naval historians now recognize the actions of the Port Chicago 50 potentially saved lives and changed the Navy for the better; and

WHEREAS, in 2022, the City of Concord, the City of Albany, the Contra Costa County Board of Supervisors passed resolutions supporting local, state, and federal efforts to exonerate the sailors wrongfully convicted of mutiny following the Port Chicago disaster of 1944; and

WHEREAS, in 2022, the State of California successfully passed SJR-15 urging the President of the United States and Congress to restore honor to the sailors unjustly blamed for, and the sailors convicted of mutiny following, the Port Chicago disaster, and to rectify any mistreatment by the military of those sailors, including the full exoneration of those who were convicted at court-martial; and

WHEREAS, in 2023, US Representative Mark DeSaulnier (CA-11), US Representative Barbara Lee (CA-12) and US Representative John Garamendi (CA-08) introduced a resolution recognizing the victims of the Port Chicago disaster and calling for the exoneration of the Port Chicago 50; and

WHEREAS, in June 2023, the Philadelphia 15 were exonerated by Assistant Secretary of the Navy Franklin Parker. This case serves as an example and pathway to exonerate the Port Chicago 50.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito as follows:

Section 1. the City Council of the City of El Cerrito does hereby support these and all efforts to exonerate the Port Chicago 50 and recognize their service to our country.

Section 2. The City Council of the City of El Cerrito recognizes the efforts that this case presents in our nation's struggle for social justice, racial equity, and workers' rights.

Section 3. The City Council of the City of El Cerrito affirms support for all future efforts which urge the President, Congress of the United States, and Secretary of the Navy to take all necessary actions to restore honor to, and rectify the mistreatment by the United States Military of, any sailors who were unjustly blamed for and convicted of mutiny after the Port Chicago disaster, which occurred in the town of Port Chicago, California, in 1944.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on August 15, 2023 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Lisa Motoyama, Mayor

AGENDA BILL

Agenda Item No. 7.D.

Date: August 15, 2023
To: El Cerrito City Council
From: Diego Romero, Associate Planner; Sean Moss, Planning Manager, Community Development Department
Subject: Final Subdivision Map for one-lot, six residential condominium subdivision at 601 Lexington Avenue

ACTION PROPOSED

Adopt a resolution approving the Final Subdivision Map for a one-lot subdivision consisting of 6 condominiums in the Multifamily (RM) zoning district at 601 Lexington Avenue.

BACKGROUND

The California Government Code and the El Cerrito Municipal Code include relevant sections regarding the requirements of Tentative and Final Maps and the role of the City Council regarding purview of a Final Map.

California Government Code Sections 66444-66450 contain requirements for the preparation and filing of tentative and final parcel maps. California Government Code Section 66458 states that the legislative body shall, at the meeting at which it receives the map, approve the map, if it conforms to all the requirements of this chapter and any local subdivision ordinance applicable at the time of approval of the tentative map. Government Code Section 66474.1 further states that a legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative map. Pursuant to the California Government Code and previous California Case Law the approval of a final map is considered a ministerial action. Additionally, Chapter 18.16 of the El Cerrito Municipal Code (ECMC) identifies the procedure for processing Final Subdivision Maps in the City of El Cerrito. Section 18.16.140 of the El Cerrito Municipal Code states that the role of the City Council in this action is to verify that the Final Map is in compliance with the Tentative Map.

The development at 601 Lexington Avenue consists of the conversion of an existing building into 6 new residential units. The existing building was originally constructed as a church in 1949 and was expanded in 1960. The building was converted to a professional office in 2000.

On May 20, 2020, the Planning Commission adopted Resolution PC 2020-05, approving the development by approving Conditional Use Permits for a reduction of the required off-street parking; making substantial alterations to a nonconforming structure; an exception to buffer yard requirements; and an exception to retaining wall height

requirements for the project. On July 1, 2020, the Design Review Board adopted Resolution DRB 20-04 granting design review approval to the development. On November 10, 2021, the project was issued a building permit and is currently under construction. On May 12, 2022, Erica Meeks submitted an application for a Tentative Subdivision Map. On October 19, 2022, the Planning Commission adopted Resolution 2022-13, approving the Tentative Subdivision Map. On July 27, 2023, the Planning Commission reviewed the Final Subdivision Map and recommended its approval to the City Council (Resolution PC2023-03) as included in Attachment 3.

ANALYSIS

The Design Review Board's approval of the project included approval of the project site plan. As previously stated, the Tentative Subdivision Map was approved by the Planning Commission to allow the creation of condominiums for the approved 6 units. No substantial changes are proposed to the Final Subdivision Map, and as such City staff, including the City Surveyor and the City Engineer, have reviewed the proposed Final Map (Attachment 2) and have found that it conforms with all relevant project approvals, including the approved site plan and the approved Tentative Subdivision Map. Approval of this Final Subdivision Map will allow the project to move forward toward completion and sale of 6 new housing units.

VICINITY MAP

STRATEGIC PLAN CONSIDERATIONS

Approval of the Final Map will allow the project to move forward and will further Goal C of the El Cerrito Strategic Plan by "developing a vision for underdeveloped and underutilized properties…that encourage[s] investment and/or new development."

ENVIRONMENTAL CONSIDERATIONS

Approval of a final subdivision map is a ministerial action and is statutorily exempt from review under the California Environmental Quality Act pursuant to Section 15268(b)(3) and the project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects.

FINANCIAL CONSIDERATIONS
There are no costs to the City associated with this action.

LEGAL CONSIDERATIONS
The resolution has been reviewed and approved by the City Attorney.

Reviewed by:

Karen Pinkos, City Manager

Attachments:
1. Resolution
2. Final Subdivision Map
3. Planning Commission Resolution PC2023-03

RESOLUTION 2023-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO APPROVING A FINAL SUBDIVISION MAP FOR A ONE-LOT SUBDIVISION CONSISTING OF 6 RESIDENTIAL CONDOMINIUMS AT 601 LEXINGTON AVENUE

WHEREAS, on May 12, 2022, Erica Meeks (the "Applicant") submitted a Tentative Subdivision Map to subdivide a parcel of 10,000 square feet into 6 residential condominiums (the "Project"); and

WHEREAS, the existing address of the site of the Project is 601 Lexington Avenue; and

WHEREAS, the existing Assessor's Parcel Number of the site of the Project is 503-402-008; and

WHEREAS, the title of the Final Subdivision Map is "SUBDIVISION 9629"; and

WHEREAS, the General Plan land use designation of the site of the Project is High Density Residential; and

WHEREAS, the zoning district of the site of the Project is RM (Multi-Family Residential); and

WHEREAS, on October 19, 2022, the El Cerrito Planning Commission adopted Resolution PC22-13, approving the Tentative Subdivision Map for the Project; and

WHEREAS, on April 14, 2023, the Applicant submitted an application for a Final Subdivision Map for the Project; and

WHEREAS, approval of the Final Parcel Map is governed by Sections 66444 - 66450 of the State of California Government Code (Subdivision Map Act) and Title 18 Divisions of Land of the El Cerrito Municipal Code; and

WHEREAS, on July 27, 2023, the Planning Commission adopted Resolution PC23-03, finding that the Final Parcel Map is in conformity with the requirements of Chapter 18 of the El Cerrito Municipal Code, in that it conforms with the requirements of the approved Tentative parcel Map including all changes permitted and all requirements imposed as a condition to its acceptance. Based on its findings, the Planning Commission recommended approval of the Final Map to the City Council; and

WHEREAS, the project is statutorily exempt from review under the California Environmental Quality Act pursuant to Section 15268(b)(3) and the project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects; and

WHEREAS, the administrative record, including the Agenda Bill prepared in support of this Resolution and submitted to the City Council at its August 15, 2023, meeting, establishes that the Final Map is in conformity with the requirements of Chapter 18 of the El Cerrito Municipal Code, and that it conforms with the requirements of the Tentative Map including all changes permitted and all requirements imposed as a condition to its acceptance.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that based on the foregoing recitals and information related to the Final Parcel Map at its August 15, 2023, meeting, it hereby approves the Final Parcel Map for a one-lot subdivision for 6 residential condominiums at 601 Lexington Avenue with Assessor's Parcel Number 503-402-008.

I CERTIFY that at a regular meeting on August 15, 2023, the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Lisa Motoyama, Mayor

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT IT IS THE OWNER OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BOUNDARY LINES ON THE HEREIN EMBODIED MAP, CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, THAT IT IS THE OWNER BY VIRTUE OF GRANT DEED RECORDED OCTOBER 14, 2020, AS RECORDER'S SERIAL NO. 2020-0237286, CONTRA COSTA COUNTY RECORDS, AND DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

OWNER: 601 LEXINGTON AVENUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: THE DISHNICA COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER.

NAME: _____ DATE: _____
RICHARD J. DISHNICA
ITS SOLE MEMBER

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME, _____,

NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE: _____ COMMISSION NO. _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEE UNDER THE "DEED OF TRUST, FIXTURE FILING, ASSIGNMENT OF RENTS, AND SECURITY AGREEMENT" RECORDED ON SEPTEMBER 27, 2021 AS DOCUMENT NUMBER 2021-0267081 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

BY: _____ TITLE: _____

NAME (PRINT): _____ DATE: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME, _____,

NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE: _____ COMMISSION NO. _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID MAP CONFORMS TO CHAPTER 2 OF THE SUBDIVISION MAP ACT; AND THAT SAID MAP COMPLIES WITH THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP.

DATE: _____ _____
YVETTEH ORTIZ, R.C.E. NO. 62368
DIRECTOR OF PUBLIC WORKS
CITY ENGINEER

CITY CLERK'S STATEMENT

I, HOLLY M. CHARLETY, CITY CLERK OF THE CITY OF EL CERRITO, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY APPROVED THE

WITHIN MAP ON _____.

DATE: _____ _____
HOLLY M. CHARLETY
CITY CLERK
CITY OF EL CERRITO, CALIFORNIA

CITY SURVEYOR'S STATEMENT

I, PATRICK M. REI, ACTING CITY SURVEYOR FOR THE CITY OF EL CERRITO, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY APPROVED THE WITHIN MAP

ON _____,

DATE: _____ _____
PATRICK M. REI, LS 8178
ACTING CITY SURVEYOR
EL CERRITO, CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I DO HEREBY STATE, AS CHECKED BELOW THAT:

[ ] AN APPROVED BOND HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF $_____ CONDITIONED FOR THE PAYMENT OF ALL THE TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

[ ] ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTED OF THE COUNTY OF CONTRA COSTA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND.

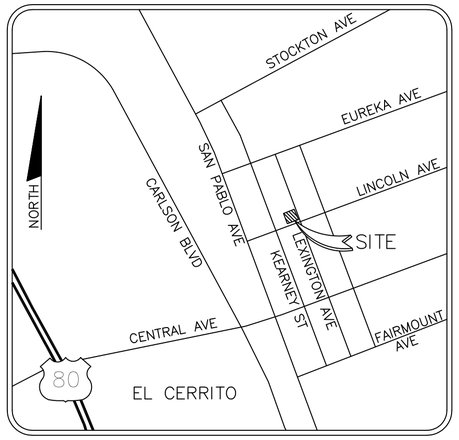
DATED: _____, 20__
_____
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA.

BY: _____
DEPUTY COUNTY CLERK

CITY PLANNING COMMISSION STATEMENT

I HEARBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF EL CERRITO, STATE OF CALIFORINA, APPROVED THE TENTATIVE MAP ON _____, UPON WHICH THIS FINAL MAP IS BASED.

_____ _____ DATE: _____
SEAN MOSS
PLANNING MANAGER
CITY OF EL CERRITO, CALIFORNIA



VICINITY MAP
NO SCALE

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS ____ DAY OF_____, 20__, AT ____ __M IN BOOK _____, OF MAPS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE: _____
SERIES: _____

KRISTIN B. CONNELLY
CONTRA COSTA COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF 601 LEXINGTON AVENUE, LLC IN MAY, 2020. I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE (1) YEAR OF THE COMPLETION OF THE IMPROVEMENTS, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____, 20__

PRELIMINARY

BRIAN L. SOUSA, L.S. 7917

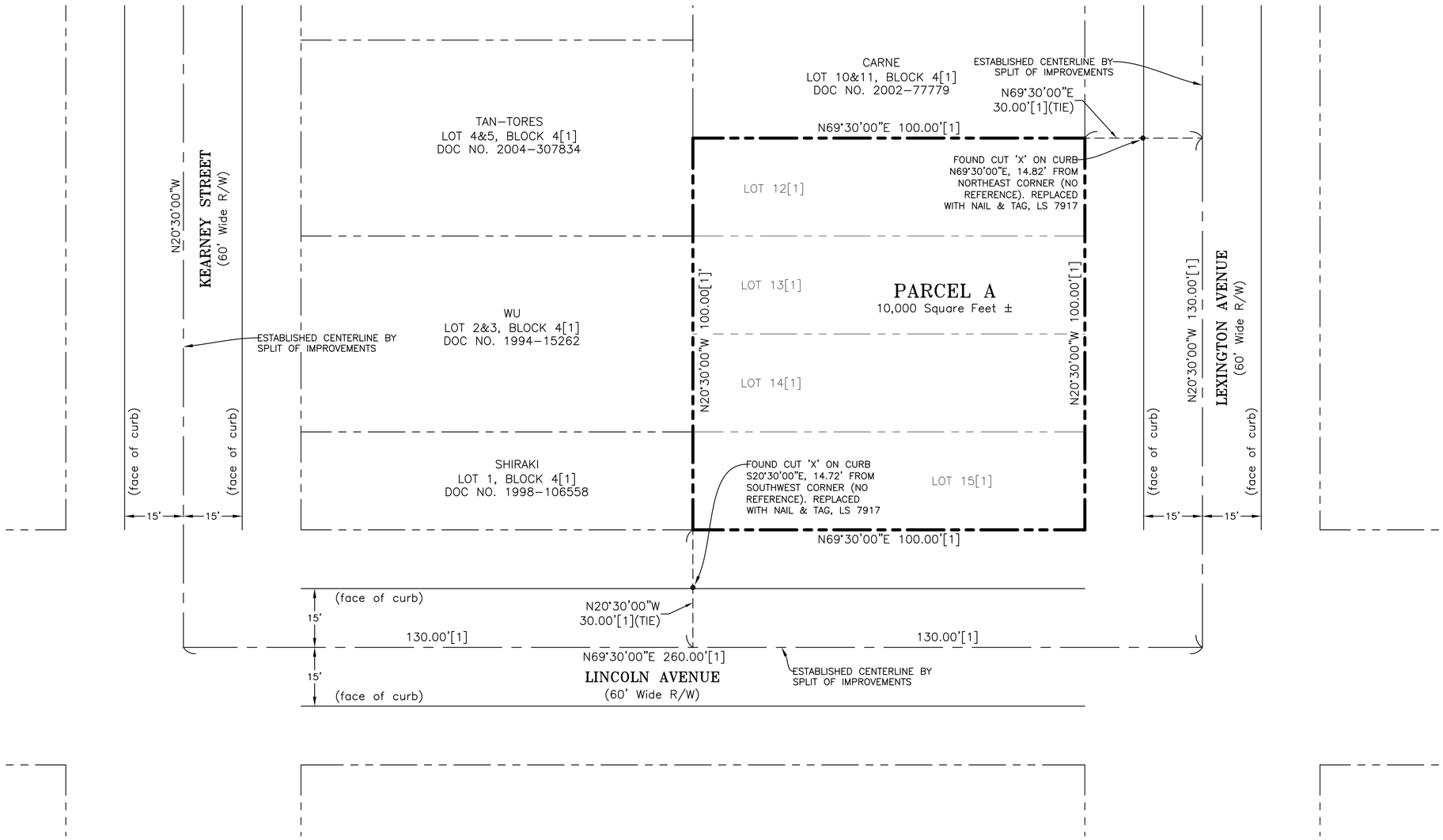
LICENSED LAND SURVEYOR
BRIAN L SOUSA
No. L 7917
STATE OF CALIFORNIA

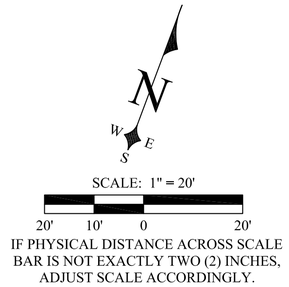
SUBDIVISION 9629
FOR CONDOMINIUM PURPOSES OF THE LANDS DESCRIBED IN DOC. NO. 2020-237286
BEING A MERGER OF LOTS 12, 13, 14, AND 15 IN BLOCK 4 AS SHOWN ON BOOK 1 OF MAPS, PAGE 1
CITY OF EL CERRITO
COUNTY OF CONTRA COSTA, CALIFORNIA
AUGUST 2023

Sousa Land Surveys
TEL 707.425.4300 FAX 707.471.0318
180 E. MONTE VISTA, VACAVILLE, CA 95688

SHEET 1 OF 2

APN 503-402-008





PRELIMINARY

SUBDIVISION 9629

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BEING A MERGER OF LOTS 12, 13, 14, AND 15 IN BLOCK 4 AS SHOWN ON BOOK 1 OF MAPS, PAGE 1
CITY OF EL CERRITO
COUNTY OF CONTRA COSTA, CALIFORNIA
AUGUST 2023

LEGEND

- EXISTING PROPERTY BOUNDARY/DISTINCTIVE BOUNDARY
- EXISTING PARCEL LINES OF ADJACENT PROPERTIES
- EXISTING CENTERLINE
- EXISTING CURB LINE
- HISTORIC LOT LINE REMOVED BY THIS SUBDIVISION
- TIE LINE
- • SET NAIL & TAG, LS 7917
- R/W RIGHT–OF–WAY

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE WESTERLY LINE OF LEXINGTON AVENUE AS SHOWN ON THE HENDERSON TAPSCOTT TRACT NO. 1 FILED IN BOOK 1 OF MAPS, AT PAGE 1. THAT BEARING WAS TAKEN AS: N20°30'00"W.

REFERENCE

[1] THE HENDERSON TAPSCOTT TRACT NO. 1 (1 MAPS 1)

NOTES:

1) ALL DISTANCES ARE GROUND AND SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2) THE SUM OF THE INDIVIDUAL PARTS OF ANY GIVEN LINE MAY NOT EQUAL OVERALL DUE TO ROUNDING.
3) ALL MEASUREMENTS SHOWN HEREON ARE MEASURED BY THIS SURVEY UNLESS OTHERWISE INDICATED.

Sousa Land Surveys
TEL 707.425.4300 FAX 707.471.0318
180 E. MONTE VISTA, VACAVILLE, CA 95688

SHEET 2 OF 2

APN 503–402–008

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Planning Commission Resolution PC23-03

APPLICATION NO. PL23-0052

A RESOLUTION OF THE CITY OF EL CERRITO PLANNING COMMISSION VERIFYING COMPLIANCE OF AND RECOMMENDING APPROVAL FOR A FINAL SUBDIVISION MAP FOR A ONE-LOT SUBDIVSION CONSISTING OF 6 CONDOMINIUMS ON A SITE LOCATED AT 601 LEXINTON AVENUE

WHEREAS, the site is located at 601 Lexington Avenue; and

WHEREAS, the existing Assessor's Parcel Number of the site is 503-392-028; and

WHEREAS, on May 12, 2022, the applicant submitted a Tentative Subdivision Map; and

WHEREAS, the Tentative Parcel Map for the project was approved by the El Cerrito Planning Commission on October 19, 2023; and

WHEREAS, the General Plan land use classification of the site is High Density Residential; and

WHEREAS, the zoning district of the site is RM (Multi-Family Residential); and

WHEREAS, the project is statutorily exempt from review under the California Environmental Quality Act pursuant to Section 15268(b)(3) and the project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-fill Development Projects; and

WHEREAS, approval of the Final Subdivision Map is governed by Sections 66444 – 66450 of the State of California Government Code (Subdivision Map Act) and Title 18, Divisions of Land, of the El Cerrito Municipal Code; and

WHEREAS, the staff report includes facts determining that the Final Map is in conformity with the requirements of Title 18 of the El Cerrito Municipal Code; further, it conforms with the Tentative Subdivision Map, including all changes permitted and all requirements imposed as a condition to its acceptance; and

WHEREAS, the Final Subdivision Map is consistent with the Zoning Ordinance, General Plan, and San Pablo Avenue Specific Plan of the City of El Cerrito; and

WHEREAS, on July 27, 2023, the Planning Commission of El Cerrito, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The Final Map and its attachments are found to be in conformance with the Tentative Map.

2. The project is consistent with the El Cerrito General Plan and will implement the following policies of the General Plan: LU1.2, LU1.3, LU1.5, LU1.7, CD1.3, CD1.9, CD2.1, CD3.2, CD3.3, CD4.2, and CD5.1.

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3. Approval of the Final Map would allow the creation of 6 condominiums on the subject parcel. The proposal is consistent with the purposes of the RM district where it is located and conforms in all significant respects with the El Cerrito General Plan.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Planning Commission hereby finds the Final Map is in conformity with the requirements of Title 18 of the El Cerrito Municipal Code in that it conforms with the Tentative Map including all changes permitted and all requirements imposed as a condition to its acceptance and hereby recommends approval of the Final Map to the City Council.

CERTIFICATION

I CERTIFY that this resolution was adopted by the El Cerrito Planning Commission at a regular meeting held on July 27, 2023 upon motion of Commissioner Hamilton, second by Commissioner Bloom:

AYES: Bloom, Gillett, Hamilton, Mendez, Navarrete, Tinclair
NOES: None
ABSTAIN: None
ABSENT: Abajeet

DocuSigned by:
00F2BACC21944D4...
Sean Moss, AICP
Planning Manager

AGENDA BILL

Agenda Item No. 7.E.

Date: August 15, 2023
To: El Cerrito City Council
From: Marielle Cuison, Associate Engineer; Yvetteh Ortiz, Public Works Director/City Engineer, Public Works Department
Subject: Funding Agreement between the Contra Costa Transportation Authority and City of El Cerrito for Cost Sharing Commitments to Design and Construct the Countywide Smart Signals Project

ACTION PROPOSED

Adopt a resolution approving the funding agreement between the Contra Costa Transportation Authority and the City of El Cerrito for Cost Sharing Commitments to Design and Construct the Countywide Smart Signals Project, and authorizing the City Manager to execute the agreement in a form approved by the City Attorney.

BACKGROUND/ANALYSIS

Approximately every 3 to 4 years, the Federal government appropriates transportation funding through the Federal Highway Administration, which flows through the State to the Metropolitan Transportation Commission (MTC) for the Bay Area. MTC distributes these Federal transportation funds through a program called One Bay Area Grant, which is in its third iteration (OBAG3) for projects that improve safety, spur economic development, and help the Bay Area meet climate change and air quality improvement goals.

The Contra Costa Transportation Authority (CCTA) is the regional congestion management agency which determines the best use of these funds for Contra Costa County. With OBAG3, CCTA took a more regional approach by splitting the funding into two major groups: 1) competitively selected Active Transportation and Safety projects and 2) pursuing a Countywide signal upgrade project. Since more OBAG3 funding at the MTC level was being competitively allocated between the nine counties, CCTA determined it was necessary to pursue a Countywide project as opposed to having each city pursuing its own local project.

In January 2023, CCTA was successful in securing OBAG3 funding in the amount of $26.55 million for the Countywide Smart Signals Project. The project will upgrade traffic signals and communication systems at 328 intersections within Contra Costa County throughout the 19 cities and unincorporated communities. The intersections are located along major arterials, including ones identified as Routes of Regional Significance and other major and minor arterials. Most of the existing signal systems within Contra Costa County are using outdated technology and lack communications between signals, making coordinated operations nearly impossible. The Countywide Smart Signals Project will interconnect major corridors with the ability to monitor and manage traffic operations in real-time, safely, and efficiently, and allow the sharing of information

between agencies and the public. For additional project information, see the Project Informational Flyer (Attachment 2).

In El Cerrito, the Countywide Smart Signals Project will improve the following 7 signalized intersections along San Pablo Avenue and Richmond-Elm Street:

1. San Pablo Avenue/Knott Avenue
2. San Pablo Avenue/Conlon Avenue
3. San Pablo Avenue/Ohlone-Richmond Greenway
4. Richmond Street/Stockton Avenue
5. Richmond Street/Moeser Lane
6. Richmond Street/Potrero Avenue
7. Elm Street/Hill Street/Key Boulevard

Each signalized intersection will receive a controller upgrade, video/radar detection, wireless communications between signals, pan-tilt-zoom cameras, advanced traffic management system, signal synchronization, back-up battery, and video analytics. These project elements will improve safety, optimize mobility, and prepare for other emerging transportation technologies. Importantly, the deployment of advanced detection and video analytics systems will improve the safety of pedestrians, bicyclists, people with disabilities, and other vulnerable road users.

The City operates a total of 12 signalized intersections, while Caltrans operates the 10 others located across the City. Staff is working to incrementally upgrade the legacy traffic signal systems at the 12 City intersections to improve safety and operations. Most of the signal controllers at these intersections have reached the end of their useful life and do not have battery back-up power, which is needed more than ever given power shutdowns in recent years. Implementation of the Countywide Smart Signals Project will upgrade these essential systems and is expected to result in safety and operational improvements for all modes of transportation at 7 of the 12 City intersections.

CCTA will be the lead in designing, bidding, constructing, and implementing the Countywide Smart Signals Project. Each local agency needs to contribute the minimum local match of 11.47% required by the OBAG3 grant for the improvements in its jurisdiction. The preliminary cost estimate for the design and construction of the improvements in El Cerrito is $878,915, requiring a local match of $100,792. The proposed funding agreement (Attachment 3) commits the City to provide the CCTA with this amount in Fiscal Year (FY) 2023-24. The final amount for the local match may be adjusted based on the actual design and construction costs incurred and will be reconciled at the completion of the project. During the design phase of the project, a separate agreement will be prepared to provide for a regional approach for operations of the signal systems and the level of maintenance to be performed by each local to ensure proper connectivity. The design of the project is scheduled to start in 2024 and construction in 2025.

STRATEGIC PLAN CONSIDERATIONS

The City's Strategic Plan articulates the mission of the City to serve, lead, and support our diverse and transit-rich community by providing exemplary and innovative services, public places, and infrastructure, ensuring public safety, and creating an economically and environmentally sustainable future. Approval of the proposed funding agreement is consistent with the following Strategic Plan goals: Develop and rehabilitate public facilities as community focal points by addressing ongoing and deferred maintenance of facilities and infrastructure; and Ensure the public's health and safety by maintaining streets in a state of good repair for all modes of transportation.

ENVIRONMENTAL CONSIDERATIONS

The project is categorically exempt from California Environmental Quality Act (CEQA) review under Sections 15301 – Existing Facilities and 15304 – Minor Alterations to Land, as the subject improvements consist of repair and maintenance of existing roadway facilities involving negligible or no expansion of use, and involving minor alterations to land to install signal equipment.

FINANCIAL CONSIDERATIONS

Funding in the amount of $120,000 for the local match required for the Countywide Smart Signals Project is included in the FY 2023-24 Adopted Budget and Capital Improvement Program, under the Smart and Safe Streets Program in the Measure J Return to Source Fund. The preliminary cost estimate for the design and construction of the improvements in El Cerrito is $878,915. Approval of the proposed funding agreement to commit a local match of $100,792 (11.47%) will leverage $778,123 (88.53%) in OBAG3 grant funding.

As indicated in the proposed agreement, the cost to complete the project is only an estimate and may require adjustments depending on the final cost. At the completion of the project, and if the CCTA determines that the match amount provided by the City is insufficient, the CCTA will notify and seek approval of the City to provide additional matching funds.

LEGAL CONSIDERATIONS

The proposed funding agreement is in draft final form. The City Attorney has reviewed the agreement. Minor revisions are pending. The final agreement will be in substantially the form attached, subject to review and approval by the City Attorney.

Reviewed by:

Karen Pinkos, City Manager

Attachments:

1. Resolution
2. Project Informational Flyer
3. Funding Agreement

RESOLUTION 2023-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO APPROVING THE FUNDING AGREEMENT BETWEEN THE CONTRA COSTA TRANSPORTATION AUTHORITY (CCTA) AND THE CITY OF EL CERRITO (CITY) FOR COST SHARING COMMITMENTS TO DESIGN AND CONSTRUCT THE COUNTYWIDE SMART SIGNALS PROJECT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY

WHEREAS, in January 2023, the Contra Costa Transportation Authority (CCTA) secured the amount of $26.55 million from the One Bay Area Grant program (OBAG3) for the Countywide Smart Signals Project; and

WHEREAS, the project will upgrade traffic signal and communication systems at 328 intersections within Contra Costa County throughout the 19 cities and unincorporated communities; and

WHEREAS, the Countywide Smart Signals Project will interconnect major corridors with the ability to monitor and manage traffic operations in real-time, safely, and efficiently, and allow the sharing of information between agencies and the public; and

WHEREAS, in El Cerrito, implementation of the Countywide Smart Signals Project will upgrade traffic signal systems at 7 of the 12 City intersections and is expected to result in safety and operational improvements for all modes of transportation on San Pablo Avenue and Richmond Street-Elm Street; and

WHEREAS, the CCTA will be the lead in designing, bidding, constructing, and implementing the Countywide Smart Signals Project; and

WHEREAS, the City is responsible for contributing the minimum local match of 11.47% required by the OBAG3 grant; and

WHEREAS, the preliminary cost estimate for the design and construction of the improvements in El Cerrito is $878,915, requiring a local match of $100,792; and

WHEREAS, funding for this local match is included in the FY 2023-24 Adopted Budget and Capital Improvement Program, under the Smart and Safe Streets Program in the Measure J Return to Source Fund.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that it hereby approves and authorizes the City Manager to execute the Funding Agreement between the CCTA and the City for Cost Sharing Commitments to Design and Construct the Countywide Smart Signals Project, which shall be in substantially the form attached hereto as Exhibit A, including any minor amendments and subject to final review by the City Attorney.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on August 15, 2023 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

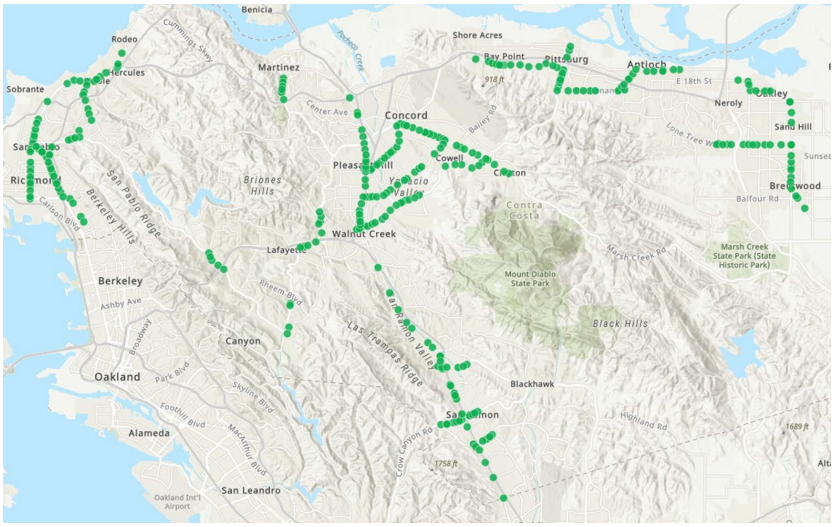
APPROVED:

_____
Lisa Motoyama, Mayor

CONTRA COSTA COUNTYWIDE SMART SIGNALS

Contra Costa Transportation Authority (CCTA) is leading a Countywide Smart Signals Project (Project) to upgrade traffic signal and communication systems at 328 intersections within Contra Costa County throughout the 19 cities/towns and unincorporated communities located along major arterial streets and roads designated as Routes of Regional Significance.

PURPOSE + NEED | Existing traffic signal systems in most cities within Contra Costa County consist of outdated legacy systems that lack fiber and/or ethernet base communication making traffic signal synchronization and coordination between traffic signals difficult. Additionally, most corridors need Signal Control and Prioritization (SCP) technologies that can promote transit usage and mode shift. These operational deficiencies result in severe traffic congestion within the cities which can also lead to spillover on the freeways; increasing commuter travel times, greenhouse gas emissions, fuel consumption, and accidents.



SOLUTION | Implementation of the planned Intelligent Transportation System (ITS) elements will unify Contra Costa County's signal technology and communication systems to optimize traffic flow. It will provide an interconnected Advanced Traffic Management System (ATMS) with the ability to monitor traffic conditions in real-time, safely, and efficiently manage incidents, and share information between agencies and the public.

The goals of the project are to improve safety, optimize mobility, prepare for emerging transportation technologies, and advance Smart Cities.

BENEFITS

SAFETY

Upgrading traffic signal equipment and applying smart control systems at intersections will:

- Improve emergency service response time;
- Help first responders and law enforcement manage traffic or crime incidents; and
- Implement Video analytics that can identify near miss situations, prevent future occurrences, and reduce secondary accidents.

OPERATIONAL IMPROVEMENTS

Signal synchronization and implementation of SCP technologies will:

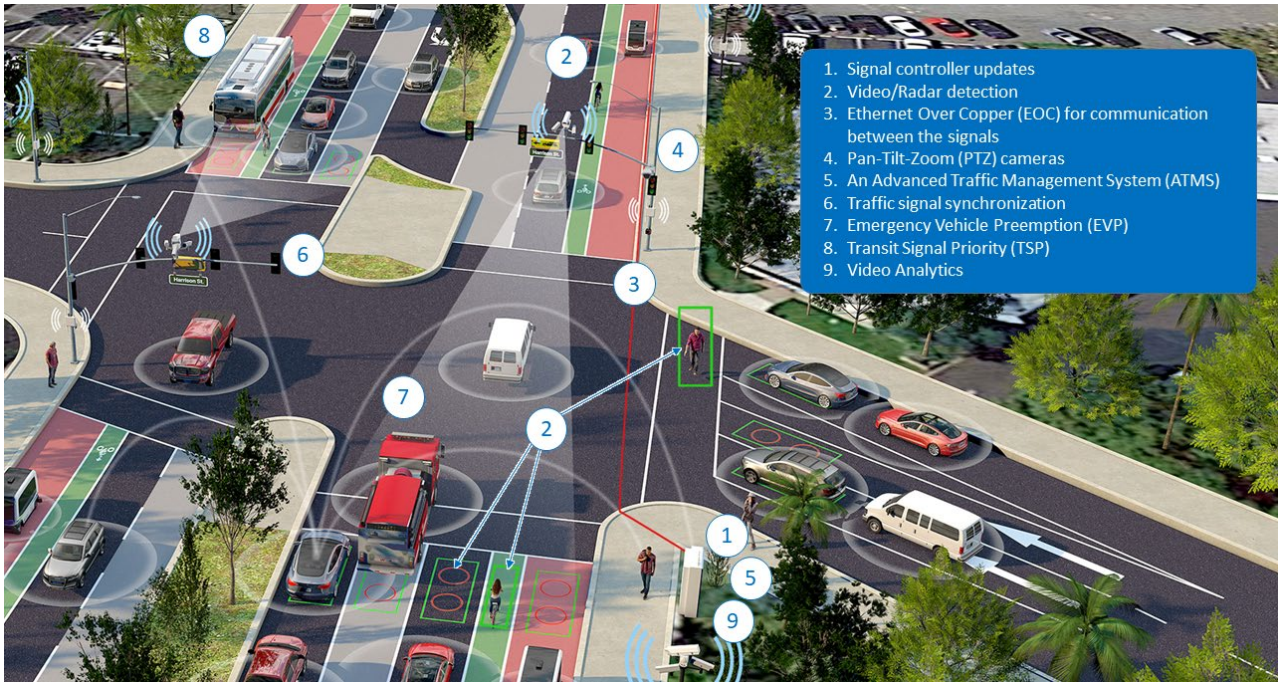
- Smooth traffic flow and reduce idling;
- Improve speed management (multi-modal);
- Decrease travel time and total delay;
- Reduce greenhouse gas emissions; and
- Increase transit reliability by improving on-time service.

TRAFFIC MANAGEMENT ENHANCEMENTS

Shared control and improved cross jurisdictional traffic management will:

- Provide cities and Caltrans access to monitor all videos and signals in real-time;
- Optimize day-to-day traffic operations and manage local events through signal timing options;
- Effectively manage arterial traffic during major incidents on the freeway, evacuations, or major events; and
- Enable cities to prioritize transit and emergency vehicles.

CONTRA COSTA transportation authority



KEY PROJECT FEATURES

- Traffic signal system upgrades
- ATMS upgrades for each agency to provide remote command and control at a centralized Traffic Management Center (TMC) location
- Close Circuit Television (CCTV) cameras
- Pedestrian and bicycle detection system
- Shared control and operation to allow cross jurisdictional traffic management
- Automated data collection
- SCP for transit and emergency vehicles
- Vehicle detection system on designated arterials and state routes

FUNDING + SCHEDULE

Project Phase	Total Cost	Fund Source	Start Date
Planning/ Conceptual	$250,000	*Measure J*	Jul-22
Environmental Studies (PA&ED)	$440,280	*Measure J*	Mar-23
Design Engineering (PS&E)	$1,651,050	*Local Match, OBAG 3**	Sep-24
Construction	$28,433,092	*Local Match, OBAG 3, LPP-F***	Sep-25
Total	**$ 30,774,422**		

**One Bay Area Grant (OBAG) 3 federal funding provided by Metropolitan Transportation Commission (MTC).*
*** Local Partnership Program – Formulaic (LPP-F) state funding provided by California Transportation Commission (CTC).*

STAKEHOLDERS

Antioch	Brentwood	Clayton	Concord	Danville
El Cerrito	Hercules	Lafayette	Martinez	Moraga
Oakley	Orinda	Pinole	Pittsburg	Pleasant Hill
Richmond	San Pablo	San Ramon	Walnut Creek	Contra Costa County

The project is being implemented in collaboration with Central Contra Costa Transit Authority (County Connection), Eastern Contra Costa Transit Authority (Tri Delta Transit), Western Contra Costa County Transit (WestCAT), Alameda-Contra Costa Transit District (AC Transit), Bay Area Rapid Transit (BART), California Department of Transportation (Caltrans), and MTC.

CONTRA COSTA transportation authority

CONTACT | John Hoang, Director, Planning - CCTA
Phone: 925.256.4729 I E-mail: jhoang@ccta.net

FUNDING AGREEMENT NO. XXXX
BETWEEN
THE CONTRA COSTA TRANSPORTATION AUTHORITY
AND
THE CITY OF EL CERRITO
FOR COST SHARING COMMITMENTS TO DESIGN AND CONSTRUCT THE COUNTYWIDE SMART SIGNALS PROJECT

This Agreement is made and entered into on _____, 2023 by the City of El Cerrito hereinafter referred to as **("CITY") and the CONTRA COSTA TRANSPORTATION AUTHORITY** hereinafter referred to as **("AUTHORITY"). CITY** and **AUTHORITY** are collectively referred to herein as the "Parties" and each individually as a "Party."

RECITALS

1. **AUTHORITY** is the project sponsor and designated lead agency for implementing the Countywide Smart Signals Project within Contra Costa County, hereinafter referred to as **"PROJECT"**, which is a program to install signal system and intelligent transportation system (ITS) equipment upgrades to key identified intersections within Contra Costa County cities with the objective to coordinate and synchronize the timing of the signals.

2. **AUTHORITY** is the recipient of the Metropolitan Transportation Commission's (MTC's) One Bay Area Cycle 3 (OBAG 3) funds for design, construction, and deployment of the **PROJECT.**

3. **CITY** and **AUTHORITY** have identified 7 intersections to recommend for signal system and intelligent transportation system (ITS) equipment upgrades for inclusion in the **PROJECT** estimated at $878,915 (See Exhibit A)

4. **CITY** agrees to provide **AUTHORITY** with the minimum 11.47% local matching funds to the OBAG 3 funds in the amount of $100,792 in Fiscal Year 2023-24 to pay for the design and installation of upgraded equipment located within **CITY's** right-of-way and cost of construction as part of the **PROJECT**.

5. **CITY** and **AUTHORITY** agree that the final matching funds requirements may be adjusted accordingly based on the final actual design and construction costs incurred and will be reconciled at the completion of the **PROJECT** as defined in paragraph 6 below.

NOW, THEREFORE, in consideration of the foregoing, the **AUTHORITY** and **CITY** do hereby agree as follows:

SECTION I

CITY AGREES:

1. To provide **AUTHORITY** matching funds for upgrading equipment and construction cost for the City's portion of the **PROJECT** in an amount of $100,792, which represents 11.47% of the OBAG3 funds of $878,915, no later than 30 days from receiving an invoice from **AUTHORITY**.

2. To work collaboratively with **AUTHORITY** to implement the **PROJECT**.

SECTION II

AUTHORITY AGREES:

1. To lead the development process including planning, design, construction, and deployment of the **PROJECT**, as described in Exhibit A and the Operations and Maintenance Agreement to be negotiated by the **CITY** and **AUTHORITY** following execution of this Agreement.

2. To submit an invoice to **CITY** for an amount of $100,792 prior to December 31, 2023.

3. To work collaboratively with **CITY** to implement the **PROJECT.**

SECTION III

IT IS MUTUALLY AGREED:

1. (a) That the cost to complete **PROJECT** is only an estimate and may require adjustments depending on the final cost. At the completion of the **PROJECT**, and if **AUTHORITY** determines that the match amount provided by **CITY** is insufficient, **AUTHORITY** will notify and seek approval of **CITY** to provide additional matching funds. Completion of the Project is defined as when **AUTHORITY** accepts and certifies that all phases of the **PROJECT** construction–including but not limited to installation, deployment, and activation of equipment–are completed.

(b) If **AUTHORITY** determines that the match amount provided by **CITY** exceeded the amount needed to complete the **PROJECT** then **AUTHORITY** will refund to **CITY** the balance of the original match amount provided by **CITY** and indicated in paragraph 1 of Section I.

2. Term: This Agreement will remain in effect through December 31, 2028, or at the completion of the **PROJECT**, whichever occurs first, or until discharged as provided in Paragraph 3 below or as a result of paragraph 12 below.

3. Discharge: This Agreement shall be subject to discharge as follows:

a. Either Party may terminate this Agreement at any time until construction of the **PROJECT** begins, other than for breach. Either Party may terminate by giving written notice of termination to the other Party which shall specify the effective date of termination. If termination is for cause, the notice shall state the basis for such for cause termination. Notice of termination under this provision shall be given at least ninety (90) days before the effective date of such termination. Once construction of the **PROJECT** begins, neither party may terminate this Agreement unless there is a breach as addressed in paragraph 3(b) below.

b. This Agreement may be canceled by a Party for breach of any obligation, covenant, or condition hereof by the other Party, upon notice to the breaching Party. With respect to any breach which is reasonably capable of being cured, the breaching Party shall have 30 days from the date of the notice to initiate steps to cure. If the breaching party diligently pursues cure, such party shall be allowed a reasonable time to cure, not to exceed sixty (60) days from the date of the initial notice, unless a further extension is granted by the non-breaching Party. On cancellation, the non-breaching party retains the same rights as a Party exercising its right to terminate under the provisions of paragraph 3(a), except that the non-breaching Party also retains any remedy for breach of the whole contract or any unperformed balance.

c. By mutual consent of both PARTIES, this Agreement may be terminated at any time.

d. In the event of termination, **AUTHORITY** shall reimburse **CITY,** if **AUTHORITY** deems necessary, for overpayment by **CITY** based on the difference between actual cost share and estimated cost share, which such difference shall be determined in **AUTHORITY's** reasonable discretion. In no event shall the maximum expenditure allowed under this Agreement, as it may be adjusted by a written amendment signed by both parties, be exceeded.

4. Indemnity: It is mutually understood and agreed, relative to the reciprocal indemnification of **AUTHORITY** and **CITY**:

a. That neither **AUTHORITY**, nor any officer or employee thereof, shall be responsible for, and **CITY** shall to the fullest extent permitted by law fully indemnify and hold harmless **AUTHORITY** against, any damage or liability occurring by reason of anything done or omitted to be done by **CITY** under or in connection with any work, authority or jurisdiction by **CITY** under the Agreement. It is also understood and agreed that pursuant to Government Code Section 895.4, **CITY** shall to the fullest extent permitted by law fully indemnify and hold the **AUTHORITY** harmless from any liability imposed for injury as defined by Government Code Section 810.8 occurring by reason of anything done or omitted to be done by **CITY** under this Agreement or in connection with any work, authority, or jurisdiction delegated to **CITY** under this Agreement.

b. That neither **CITY**, nor any officer or employee thereof, shall be responsible for, and **AUTHORITY** shall to the fullest extent permitted by law fully indemnify and hold harmless **CITY** against any damage or liability occurring by reason of anything done or omitted to be done by **AUTHORITY** under or in connection with any work, authority, or jurisdiction by **AUTHORITY** under the Agreement. It is also understood and agreed that pursuant to Government Code Section 895.4, **AUTHORITY** shall to the fullest extent permitted by law fully indemnify and hold the **CITY**

harmless from any liability imposed for injury as defined by Government Code Section 810.8 occurring by reason of anything done or omitted to be done by **AUTHORITY** under this Agreement or in connection with any work, authority, or jurisdiction delegated to **AUTHORITY** under this Agreement.

5. Notices: Any notice which may be required under this Agreement shall be in writing, shall be effective when received, and shall be given by personal service, or by certified or registered mail, return receipt requested, to the addresses set forth below, or to such addresses which may be specified in writing to the parties hereto.

Karen Pinkos
City Manager
10890 San Pablo Ave,
El Cerrito, CA 94530

Timothy Haile
Executive Director
Contra Costa Transportation Authority
2999 Oak Road, Suite 100
Walnut Creek, CA 94597

6. Additional Acts and Documents: Each Party agrees to do all such things and take all such actions, and to make, execute and deliver such other documents and instruments, as shall be reasonably requested to carry out the provisions, intent and purpose of this Agreement.

7. Integration: This Agreement represents the entire Agreement of the Parties with respect to the subject matter hereof. No representations, warranties, inducements or oral agreements have been made by any of the Parties except as expressly set forth herein, or in other contemporaneous written agreements.

8. Amendment: This Agreement may not be changed, modified or rescinded except in writing, signed by all Parties hereto, and any attempt at oral modification of this Agreement shall be void and of no effect.

9. Independent Agency: **AUTHORITY** renders its services under this Agreement as an independent agency. None of the **AUTHORITY**'s agents or employees shall be agents or employees of the **CITY**. **CITY** renders its services under this Agreement as an independent agency. None of the **CITY's** agents or employees shall be agents or employees of **AUTHORITY**.

10. Assignment: This Agreement may not be assigned, transferred, hypothecated, or pledged by any Party without the express written consent of the other Party.

11. Binding on Successors, etc.: This Agreement shall be binding upon the successor(s), assignee(s) or transferee(s) of the **AUTHORITY** or **CITY** as the case may be. This provision shall not be construed as an authorization to assign, transfer, hypothecate or pledge this Agreement other

than as provided above.

12. Severability: Should any part of this Agreement be determined to be unenforceable, invalid, or beyond the authority of either Party to enter into or carry out, such determination shall not affect the validity of the remainder of this Agreement which shall continue in full force and effect; provided that, the remainder of this Agreement can, absent the excised portion, be reasonably interpreted to give effect to the intentions of the Parties.

13. Limitation: All obligations of **AUTHORITY** under the terms of this Agreement are expressly subject to the **AUTHORITY**'s continued authorization to collect and expend the sales tax proceeds provided by **MEASURE C and MEASURE J**. If for any reason the **AUTHORITY**'s right to collect or expend such sales tax proceeds is terminated or suspended in whole or part, the **AUTHORITY** shall promptly notify CITY, and the **PARTIES** shall consult on a course of action to determine how to accomplish the **PROJECT** or if this Agreement should be terminated. If, after sixty (60) working days of the termination or suspension of sales tax proceeds authority, a course of action is not agreed upon by the PARTIES, this Agreement shall be deemed terminated by mutual or joint consent; provided, that any obligation to fund from the date of the notice shall be expressly limited by and subject to (i) the lawful ability of the **AUTHORITY** to expend sales tax proceeds for the purposes of the Agreement; and (ii) the availability, taking into consideration all the obligations of the **AUTHORITY** under all outstanding contracts, agreements to other obligations of the **AUTHORITY**, of funds for such purposes.

14. No Third Party Beneficiaries: This Agreement is not for the benefit of any person or entity other than the parties.

15. Dispute Resolution: The Parties shall work together in the spirit of good faith and cooperation to successfully implement this Agreement. Should a substantive disagreement arise between the Parties, the disagreement shall immediately be raised between the Parties. Prior to initiating any legal action, the Parties agree to meet in good faith to attempt to resolve any dispute, including but not limited to meetings between executive management and participating in mediation. The Parties shall jointly select and engage the effort of a mediator to help resolve the dispute. The Parties shall equally share the costs of the mediator. If the issue is still unresolved, either Party may bring a legal action seeking resolution of the disagreement. However, any and all legal actions may only be brought if the preceding dispute resolution process has been satisfied.

16. Venue: This Agreement and all work performed thereunder shall be interpreted under and pursuant to the laws of the State of California. The Parties agree that the jurisdiction and venue of any dispute arising under this Agreement shall be the Superior Court of Contra Costa County.

17. Counterparts: This Agreement may be executed in any number of original counterpart signature pages, and each counterpart signature page shall be attached to and incorporated into this original Agreement.

CONTRA COSTA TRANSPORTATION

DRAFT

CITY OF EL CERRITO

By:_____

Karen Pinkos, City Manager

ATTEST:

By:_____

Holly Charlety, City Clerk

APPROVED as to form:

By:_____

Sky Woodruff, City Attorney

AUTHORITY

By:_____

Federal Glover, Chair

By: _____

Tarienne Glover, Clerk of the Board

By:_____

Fennemore Wendel, Legal Counsel

DRAFT

FUNDING AGREEMENT NO. XXXX
between
The Contra Costa Transportation Authority
and
The City of El Cerrito

EXHIBIT A

DESCRIPTION OF THE PROJECT

BACKGROUND

The Smart Signals project in Contra Costa County is a CCTA led countywide project to upgrade traffic signal system and communication systems throughout its 19 cities and unincorporated communities.

Contra Costa County is home to 19 cities/towns and the County, which includes numerous unincorporated communities. There are approximately 1400 traffic signals within the County, Caltrans-owned and various city-owned. Most of these traffic signals are located either along major arterials, including State Routes, identified as Routes of Regional Significance (RSS) or other major and minor arterials in the cities/towns.

The project will develop, manage, and implement Intelligent Transportation System (ITS) initiatives such as upgrading the existing legacy systems, providing interconnectivity throughout Contra Costa County signal systems and enhance the sharing of real-time information between agencies and the public.

The existing traffic signal systems in most jurisdictions located within Contra Costa County are legacy systems and are outdated or antiquated compared to newer traffic signal systems. These signal systems currently lack the communication infrastructure such as fiber and cellular/wireless-based communication, which makes it difficult to implement traffic signal synchronization and coordination between traffic signals along an arterial. Most corridors do not currently include Signal Control and Prioritization (SCP) technologies to promote transit usage to reduce delay and travel times for transit vehicles and reduce response time for emergency vehicles.

These deficiencies result in severe traffic congestion within the cities/towns and cause a chain reaction of congestion along local arterials. The current system contributes to overall commuter travel times and delays, increases greenhouse gas emissions and fuel consumption, as well as incidents and collisions. These deficiencies were documented following extensive discussions with the cities and towns regarding traffic signal operation within the Contra Costa County.

CCTA and the project Stakeholders have initially identified these deficiencies, which are translated as the following project goals: 1) Improve safety and minimize crashes, injuries, and fatalities between motorists, bicyclists, and pedestrians; 2) Optimize mobility along major corridors and RRS; and 3) Advance to Smart City and Internet of Things (IOT) solutions.

PROJECT ELEMENTS

The Smart Signals project will develop, manage, and implement ITS initiatives that improve the safety and efficiency of multimodal mobility, maximize highway and arterial system throughput, and improve operational efficiency, safety, and reduce environmental impact throughout the county. By upgrading the existing legacy systems and providing interconnectivity throughout Contra Costa County signal systems, the county's traffic signal systems can be prepared for future emerging technologies including connected and/or autonomous vehicles, big data, integrated corridor management (ICM), enable implementation of incident management strategies and Smart Cities initiatives. This solution can enhance the sharing of real-time information between agencies and the public using existing and next generation ITS technologies.

The upgraded traffic signal systems and signal interconnect will help smooth traffic flow and ease recurring traffic congestion by expanding mode choice options and reducing travel time on local streets and roads. Upgraded traffic signals will benefit pedestrians and transit commuters by reducing wait times at intersections, improving total travel time for all modes while making transit and pedestrian more viable transportation options. The Smart Signal systems would also improve the safety of pedestrians, bicyclists, vulnerable road users, and people with disabilities by deployment of detection systems.

To accomplish these goals, CCTA is applying a Smart Signal approach that will include the implementation of ITS equipment including upgraded traffic signal controllers and cabinets, upgraded Advanced Traffic Management System (ATMS) for each agency to provide remote command and control from a centralized Traffic Management Center (TMC) or Traffic Operations Center (TOC) location, Closed-circuit Television (CCTV) cameras, SCP for transit and emergency vehicles, and vehicle detection systems deployed on predefined designated arterials and state routes. These improvements will provide local cities and Caltrans day-to-day county-wide traffic management capabilities in addressing recurrent traffic congestion as well as provide CCTA capabilities for managing the system during non-recurring traffic congestion caused by diverted traffic due to major incidents on the freeway or during any evacuation efforts.

The PROJECT's key features and benefits include but are not limited to some of the following:

- Providing infrastructure for a countywide traffic management system
- Upgrading local signal controllers and signal system hardware, software, and firmware
- Deploying bicycle and pedestrian detection software for vulnerable road user protection
- Providing SCP, including Transit Signal Priority (TSP) and Emergency Vehicle Preemption (EVP) capabilities
- Enabling local event management signal timing options
- Taking a proactive approach to safety by identifying "near miss" situations for analysis
- Enabling cities and CCTA to proactively manage day-to-day traffic
- Enabling cities to proactively manage traffic on local streets that has diverted off the freeway due to a major freeway incident
- Identifying alternative routes with timing optimized for incident management
- Allowing shared control and operation, improving cross jurisdictional traffic management

- Allowing cities/CCTA access to monitor all CCTV cameras and traffic signals for the purpose of optimizing day-to-day operations

Deployment of the Smart Signals Project is expected to result in operational and safety improvements for all modes of transportation, such as:

- Decrease in travel time,
- Decrease in total delay,
- Reduction in number of stops
- Reduction in secondary accidents
- Decrease in fuel consumption and greenhouse gas emissions
- Promotion of transit ridership
- Reduction of response time for emergency vehicles

When operating together, these enhancements increase safety and reliability, and support environmental sustainability, economic development, and equitable access for all travelers.

CITY OF EL CERRITO ELEMENTS

The signals located at the following intersection are included in the Project and are proposed to receive Smart Signal upgrades. (See Table 1 and Figure 1 below)

Table 1: City of El Cerrito PROJECT Intersections

LIST OF INTERSECTIONS

Signal No.	Primary Street	Secondary Street
1	San Pablo Avenue	Knott Ave
2	San Pablo Avenue	Conlon Ave
3	San Pablo Avenue	Ohlone-Richmond Greenway
4	Richmond Street	Stockton Ave
5	Richmond Street	Moeser Ln
6	Richmond Street	Potrero
7	Elm Street	Hill St-Key Blvd

The recommended upgrades for signals located in El Cerrito include:

- Signal controller firmware updates
- Video/Radar detection
- Wireless for communication between the signals
- Pan-Tilt-Zoom (PTZ) cameras
- An Advanced Traffic Management System (ATMS)
- Traffic signal synchronization,
- Backup Batteries, and
- Video Analytics.

DRAFT

Based on preliminary estimates, the upgraded equipment, including cost of construction, is shown below. The City is responsible to provide the minimum 11.47% match.

- Total Number of Signals – 7
- Total funding – $878,915
- Local match required – $100,792 (11.47%)

DRAFT

AGENDA BILL

Agenda Item No. 7.F.

Date: August 15, 2023
To: El Cerrito City Council
From: Crystal Reams, Finance Director/City Treasurer
Subject: Amendment to Professional Services Agreement with Krisch & Company for Temporary Finance Staffing

ACTION PROPOSED

Adopt a resolution to authorize the City Manager to amend the professional services agreement with Krisch & Company (formerly Maze and Associates) for temporary Finance staffing support by $230,134 for a total amount not to exceed amount of $480,134.

BACKGROUND/ANALYSIS

During the past 16 months, the Finance Department has experienced significant staff attrition and long-term leaves and absences, including the Budget/Financial Services Manager, Senior Accountant, and Accountant I positions. The Finance Department has employed retired annuitants (consistent with CalPERS rules) and temporary accounting staff from Maze & Associates to assure continuity of operations for accounting and financial management duties including accounts payable, accounts receivable, banking and cash management, financial compliance audits, and regulatory financial and tax reporting.

On July 5, 2022, the City entered into a professional services agreement with Maze & Associates for the amount of $35,000 to provide temporary accounting staff as needed for the period ending June 30, 2023. On December 6, 2022, City Council approved the City's request to increase the contract with Maze & Associates by $65,000, and on March 7, 2023, the City Council further approved a budget amendment of $60,118. On June 6, 2023, the City Council approved a budget amendment of $89,889 for a total of $250,000. City staff indicated an ongoing need for temporary accounting staff throughout recruitment efforts and would return to the City Council should an additional increase to the agreement be necessary. While the Finance Department is continuing the recruitment process for its three vacant positions (Budget/Financial Services Manager, Senior Accountant and Accountant), the Finance team has had to continue its reliance on consultants and the temporary accounting staff from Krisch & Company (formerly Maze & Associates).

Accordingly, staff is requesting to increase the professional services agreement with Krisch & Company (formerly Maze & Associates) by $230,134 for services provided through December 2023, for a total agreement amount not to exceed $480,134.

Recruitment efforts are ongoing for the Budget/Financial Services Manager, Senior Accountant and Accountant. The City is also looking forward to outcomes from the

Classification and Compensation Study to quantify compensation ranges for comparable accounting-related positions at other local public sector organizations, which should help improve our recruitment efforts in the future and reduce reliance on temporary staff.

STRATEGIC PLAN CONSIDERATIONS

Assuring financial staffing are available is required to effectively manage the City's financial assets, ensure adherence to financial policies and procedures as specified in the City's Comprehensive Financial Policy and the City's Strategic Plan Goal B: Achieve long-term financial sustainability.

ENVIRONMENTAL CONSIDERATIONS

This section is not applicable to this agenda item.

FINANCIAL CONSIDERATIONS

Staff is requesting approval to increase the professional services agreement for temporary accounting staff with Krisch & Company for a total amount not-to-exceed $480,134 to ensure essential staffing is available to complete critical revenue and expenditure accounting, budget reconciliation, compliance audits, and regulatory financial and tax reporting.

There are no additional funds being requested by the Finance Department as a part of this action. All Finance expenses and their associated salary savings are within the FY 2023-24 operating budget.

LEGAL CONSIDERATIONS

The City Attorney has reviewed this action and found that legal considerations have been addressed.

Reviewed by:

Karen Pinkos, City Manager

Attachments:

1. Resolution

RESOLUTION 2023 - XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF EL CERRITO AND KRISCH AND COMPANY ACCOUNTANCY CORPORATION (FORMERLY MAZE AND ASSOCIATES ACCOUNTANCY CORPORATION) FOR A TOTAL AMOUNT NOT TO EXCEED $480,134

WHEREAS, in July 2022 the City of El Cerrito entered into a professional services agreement with Maze and Associates Accountancy Corporation (Maze) for $35,000 to provide temporary accounting staff to perform accounting and financial management duties during the recruitment process to fill one (1) vacant position; and

WHEREAS, on December 6, 2022 the City Council approved the increase of $65,000 to the professional services agreement with Maze, on March 7, 2023 approved a budget amendment for a total of $160,118, and on June 6, 2023 approved a budget amendment for a total of $250,000 to provide temporary accounting staff to backfill for three (3) vacant positions in the Finance Department; and

WHEREAS, additional services are required through December FY 2023-24 to complete critical revenue and expenditure accounting, budget reconciliation, compliance audits, and regulatory financial and tax reporting; and

WHEREAS, funding for the additional $230,134 is available in the FY 2023-24 Approved Budget for the Finance Department's salaries and benefits for budgeted positions currently vacant; and

WHEREAS the City's Procurement Policy requires City Council approval for purchases made from a single vendor collectively within one fiscal year totaling over $45,000.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that it hereby authorizes the City Manager to execute an amendment to the professional services agreement with Krisch and Company (formerly Maze and Associates) for a total amount not to exceed $480,134 for Fiscal Year 2023-24.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on August 15, 2023, the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Lisa Motoyama, Mayor

AGENDA BILL

Agenda Item No. 7.G.

Date: August 15, 2023
To: El Cerrito City Council
From: Crystal Reams, Finance Director/City Treasurer, Finance Department
Subject: Monthly Disbursement and Check Register Report for April - July 2023

ACTION PROPOSED

Receive and file the Monthly Disbursement and Check Register Report for the months of April 2023 through July 2023.

BACKGROUND/ANALYSIS

California Government Code, Title 4. Government of Cities, Division 3, Part 3, Chapter 3, Section 41004 states, "Regularly, at least once each month, the city treasurer shall submit to the city clerk a written report and accounting of all receipts, disbursements, and fund balances. The city treasurer shall file a copy with the legislative body." In addition, the City's Comprehensive Financial Policy, Item 5.1 Accounting Standards indicates the City's accounting and financial reporting systems shall be maintained in conformance with all state and federal laws.

- Month ending April 30, 2023, reflecting 285 Accounts Payable General Warrant Nos. 85904 through 86188, 25 ACH/EFT transactions, and 569 payroll-related checks and EFTs for a grand total of $6,999,370.35.

- Month ending May 31, 2023, reflecting 231 Accounts Payable General Warrant Nos. 86189 through 86419, 16 ACH/EFT transactions, and 543 payroll-related checks and EFTs for a grand total of $5,378,410.33.

- Month ending June 30, 2023, reflecting 339 Accounts Payable General Warrant Nos. 86420 through 86758, 17 ACH/EFT transactions, and 897 payroll-related checks and EFTs for a grand total of $5,149,561.42.

- Month ending July 31, 2023, reflecting 264 Accounts Payable General Warrant Nos. 85759 through 87022, 13 ACH/EFT transactions, and 654 payroll-related checks and EFTs for a grand total of $3,928,095.20.

STRATEGIC PLAN CONSIDERATIONS

The City's Comprehensive Financial Policy, and the City's Strategic Plan Goal B to achieve long-term financial sustainability, which includes ensuring policies, procedures, and systems represent best practices in financial management, are aligned with requirements referenced in California Government Code, Title 4, Chapter 3, Section 41004.

ENVIRONMENTAL CONSIDERATIONS
This section is not applicable to this agenda item.

FINANCIAL CONSIDERATIONS
There is no fiscal impact associated with acceptance of the Monthly Disbursement and Check Register Report.

LEGAL CONSIDERATIONS
The City Attorney has reviewed this agenda item and found that legal considerations have been addressed.

Reviewed by:

Karen Pinkos, City Manager

Attachments:
1. Monthly Payment Register (April - July)

City of El Cerrito

Payment Register

From Payment Date: 4/1/2023 - To Payment Date: 4/30/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
Accounts Payable - Checks							
85904	04/04/2023		04/24/2023	Accounts Payable	LORENZALE, ARIEL	INSPECTION FEE	$382.00
85905	04/06/2023		04/11/2023	Accounts Payable	4LEAF, INC.	PROFESSION SERVICES_SOLAR PLAN REVIEW FEB 2023	$7,767.00
85906	04/06/2023		04/11/2023	Accounts Payable	Amazon Capital Services, Inc.	SUPPLIES_BLACKOUT CURTAINS	$426.63
85907	04/06/2023		04/14/2023	Accounts Payable	ANCHOR ENGINEERING,, INC.	PROFESSIONAL SERVICES_DEL NORTE CONSULTANT	$6,105.00
85908	04/06/2023		04/11/2023	Accounts Payable	ART P.E., JAMES E.	PROFESSIONAL SERVICES_FIRE PROTECTION ENGINEER	$1,200.35
85909	04/06/2023		04/11/2023	Accounts Payable	BAY ALARM COMPANY	ALARM SERVICES_STATION 72	$348.75
85910	04/06/2023		04/13/2023	Accounts Payable	BAY AREA NEWS GROUP EAST BAY	BID NOTICE_2023 SLURRY SEAL	$913.50
85911	04/06/2023		04/27/2023	Accounts Payable	CASTREJON, JOSE	EMPLOYEE REIMBURSEMENT_TUITION	$834.00
85912	04/06/2023		04/17/2023	Accounts Payable	CHAVAN & ASSOCIATES, LLP	FINANCAL SERVICES_21-22 SCO ANNUAL FINANCAL TRANSACTIONS REPORT	$4,000.00
85913	04/06/2023		04/12/2023	Accounts Payable	CHILDCARE CAREERS, LLC	RECREATION INSTRUCTOR PAY_TEMP FAIRMONT	$1,034.60
85914	04/06/2023		04/13/2023	Accounts Payable	CHOI, MAGGIE	PLANNING APP REFUND_6706 DONAL	$3,591.00
85915	04/06/2023		04/17/2023	Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	SUPPLIES_CORP YARD UNIFORMS	$1,752.98
85916	04/06/2023		04/13/2023	Accounts Payable	Contra Costa Transportation Au	PUBLIC WKS CONGESTION MGMT SHARE_2021-2022	$3,405.00
85917	04/06/2023		04/11/2023	Accounts Payable	CSG CONSULTANTS, INC.	PROFESSIONAL SERVICES_BUILDING PLAN REVIEW	$125.00
85918	04/06/2023		04/17/2023	Accounts Payable	DAVID BONOWITZ	PROFESSIONAL SERVICES_SOFT STORY RECOMMENDATIONS	$6,000.00
85919	04/06/2023		04/11/2023	Accounts Payable	DIRT AND AGGREGATE INTERCHANGE , INC.	ARLINGTON GUARDRAIL REPLACEMENT RETENTION RELEASE	$4,250.00
85920	04/06/2023		04/11/2023	Accounts Payable	EBMUD	Utilities_EBMUD_Period_Jan-Feb 2023	$182.12
85921	04/06/2023		05/01/2023	Accounts Payable	ELLIOTT, MARIELLE	EMPLOYEE PER DIEM_BASIC CSI	$16.00
85922	04/06/2023		04/11/2023	Accounts Payable	GABRIEL, BARBARA, A.	RECREATION INSTRUCTOR PAY_BALLET MAR 2023	$684.00
85923	04/06/2023		05/25/2023	Accounts Payable	GAGNE, JOSEPH	EMPLOYEE REIMBURSEMENT_PARAMEDIC LICENSE	$250.00
85924	04/06/2023		04/13/2023	Accounts Payable	GOLDFARB & LIPMAN	LEGAL SERVICES_COMMUNITY DEVELOPMENT	$1,630.00
85925	04/06/2023		04/27/2023	Accounts Payable	Green Halo Systems Inc,	MONTHLY SERVICE FEE	$171.00
85926	04/06/2023		04/11/2023	Accounts Payable	GRIFFIN PERFORMANCE JUDO LLC	RECREATION INSTRUCTOR PAY_JUDO SPRING S1 2023	$2,232.00
85927	04/06/2023		04/10/2023	Accounts Payable	HERRERA, FERNANDO	EMPLOYEE REIMBURSEMENT_TREE BRANCH DISPOSAL	$60.00
85928	04/06/2023		04/10/2023	Accounts Payable	HUNT & SONS, INC.	CITY FUEL	$10,852.53
85929	04/06/2023		04/11/2023	Accounts Payable	Janes Jeremy K	EMPLOYEE REIMBURSEMENT_FIRE NUGGETS TRAINING	$350.00
85930	04/06/2023		04/11/2023	Accounts Payable	JONES, HIROMI	RECREATION INSTRUCTOR PAY_HATHA YOGA MAR 2023	$660.00
85931	04/06/2023		04/11/2023	Accounts Payable	KAISER PERMANENTE	SERVICES_NEW HIRE PHSYICALS	$233.00
85932	04/06/2023		04/13/2023	Accounts Payable	KEYSER MARSTON ASSOCIATES, INC	PROFESSIONAL SERVICES_AFFORDABLE HOUSE CONSULTING	$675.00
85933	04/06/2023		04/10/2023	Accounts Payable	KI RESEARCH INSTITUTE	RECREATION INSTRUCTOR PAY_AIKIDO MAR 2023	$402.00
85934	04/06/2023		04/10/2023	Accounts Payable	KINSEY, KATHRYNE ANN	RECREATION INSTRUCTOR PAY_BRIDGE MAR 2023	$278.40
85935	04/06/2023		04/11/2023	Accounts Payable	KNORR SYSTEMS, INC.	CHEMICALS_RECREATION	$581.80
85936	04/06/2023		04/14/2023	Accounts Payable	LACK, CHRIS	RECREATION INSTRUCTOR PAY_POTTERY WED EVENING MAR 2023	$434.00
85937	04/06/2023		04/11/2023	Accounts Payable	LEAGUE OF CALIF.CITIES	PROFESSIONAL SERVICES_2023 LOCAL STREETS & ROADS ASSESSMENT	$500.00
85938	04/06/2023		04/11/2023	Accounts Payable	MAZE & ASSOCIATES	FINANCIAL SERVICES_TEMPORARY FINANCE STAFF JAN 2023	$40,469.25
85939	04/06/2023		04/11/2023	Accounts Payable	MCAVOY, IAN	RECREATION INSTRUCTOR PAY_HASEP S2 LEGO 2023	$2,400.00
85940	04/06/2023		04/10/2023	Accounts Payable	MEDINA-ROSS, VERONICA	RECREATION INSTRUCTOR PAY_FASEP S2 SCIENCE 2023	$1,332.00
85941	04/06/2023		04/24/2023	Accounts Payable	NATARAJ, HARISH	REAL PROP TRANSFER TAX REBATE_8639 THORS BAY RD	$7,300.00
85942	04/06/2023		04/11/2023	Accounts Payable	NORTH BAY PETROLEUM	SMALL TOOL FUEL	$324.39
85943	04/06/2023		04/12/2023	Accounts Payable	OFFICE DEPOT	OFFICE SUPPLIES_BATTERIES	$91.55
85944	04/06/2023		04/07/2023	Accounts Payable	Pabis, Agnes	FINANCIAL SERVICES_ACCOUNTING CONSULTANT	$10,795.00
85945	04/06/2023		04/11/2023	Accounts Payable	PASTIME HARDWARE	HARDWARE_FIRE ENGINE	$17.49
85946	04/06/2023		04/17/2023	Accounts Payable	PAYMENTUS CORPORATION	CREDIT CARD PROCESSING FEES_OCT 2022	$6,875.46
85947	04/06/2023		04/13/2023	Accounts Payable	PREMIER GRAPHICS	PRINTING SERVICES_BUSINESS CARDS	$214.99
85948	04/06/2023		04/18/2023	Accounts Payable	QUINTO, GABRIEL	COUNCIL MEMEBER PER DIEM_CONFERENCES	$102.57
85949	04/06/2023		04/28/2023	Accounts Payable	R&S ERECTION OF RICHMOND	SERVICES_FIRE STATION DOOR REPAIR	$1,262.50
85950	04/06/2023		04/10/2023	Accounts Payable	RAMOS, STEPHANIE, R	RECREATION INSTRUCTOR PAY_ZUMBA MAR 2023	$2,952.90
85951	04/06/2023		04/07/2023	Accounts Payable	Rivera, Humberto	EMPLOYEE PER DIEM_BASIC CSI	$16.00
85952	04/06/2023		04/13/2023	Accounts Payable	ROADPOST USA, INC.	FIRE DEPT SATELLITE PHONES	$133.90
85953	04/06/2023		05/01/2023	Accounts Payable	ROSAS, DANIEL	EMPLOYEE REIMBURSEMENT_FIRE NUGGETS TRAINING	$250.00
85954	04/06/2023		04/20/2023	Accounts Payable	ROTARY CLUB OF EL CERRITO	ROTARY CLUB DUES 3RD QTR 2023	$375.00

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85955	04/06/2023		04/26/2023	Accounts Payable	RYDER, GODSON	EMPLOYEE PER DIEM_BASIC CSI	$16.00
85956	04/06/2023		04/10/2023	Accounts Payable	Shababo, Tracey , Elise	RECREATION INSTRUCTOR PAY_ACEP TEXTILE/SEWING S3	$1,774.80
85957	04/06/2023		04/12/2023	Accounts Payable	SHAHKAR, MEHRAN	RECREATION INSTRUCTOR PAY_STRENGTH & BALANCE MAR 2023	$630.00
85958	04/06/2023		04/11/2023	Accounts Payable	ST. FRANCIS ELECTRIC	TRAFFIC SIGNAL & STREET LIGHT ROUNTINE MAINT FEB 2023	$6,417.49
85959	04/06/2023		04/25/2023	Accounts Payable	SUPER SOCCER STARS	RECREATION INSTRUCTOR PAY_SUPER SOCCER STARS JAN-FEB 23 CNYN TRL	$4,482.00
85960	04/06/2023		04/12/2023	Accounts Payable	THE FLYING LOCKSMITHS - SAN JOSE	SERVICES_YEARLY DOOR MAINTENANCE	$1,444.00
85961	04/06/2023		04/11/2023	Accounts Payable	TYLER TECHNOLOGIES	IT SERVICES_ERP PROJECT	$268.74
85962	04/06/2023		04/12/2023	Accounts Payable	UNIVERSAL BUILDING SERVICE	CLEANING SUPPLIES_CORP YARD	$6,082.87
85963	04/06/2023		04/10/2023	Accounts Payable	VAN WYCK, JAMES	EMPLOYEE REIMBURSEMENT_PARAMEDIC LICENSE	$250.00
85964	04/06/2023		04/12/2023	Accounts Payable	WEST COAST CODE CONSULTANTS, INC.	PROFESSIONAL SERVICES_CD PLAN REVIEW	$5,277.35
85965	04/06/2023		04/18/2023	Accounts Payable	WEST COAST VENDING SERVICES, INC.	VENDING MACHINE SERVICES_PD FOOD	$17,293.39
85966	04/07/2023		04/14/2023	Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
85967	04/07/2023		04/20/2023	Accounts Payable	FRANCHISE TAX BOARD	GA156 - Hood, David_2020_FTB_227216220	$1,182.44
85968	04/07/2023		04/14/2023	Accounts Payable	HEALTH CARE DENTAL TRUST	DEN1 - Dental 1*	$17,403.18
85969	04/07/2023		04/18/2023	Accounts Payable	IAFF LOCAL 1230	DUE4 - UNION LOCAL 1230	$5,193.71
85970	04/07/2023		04/17/2023	Accounts Payable	KAISER FOUNDATION HEALTH PLAN	K1 - Kaiser 1*	$217,028.50
85971	04/07/2023		04/18/2023	Accounts Payable	LEGALSHIELD	LEGL - PRE-PAID LEGAL SRVC	$182.40
85972	04/07/2023		04/21/2023	Accounts Payable	MUNICIPAL POOLING AUTHORITY	LIFE - Supp Life Ins. - April 2023 Inv # 920-31891	$12,008.34
85973	04/07/2023		04/18/2023	Accounts Payable	NATIONWIDE TRUST COMPANY, FSB	FHEA - Fire Health Savings Acct	$10,200.00
85974	04/07/2023		04/13/2023	Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,730.78
85975	04/07/2023		04/14/2023	Accounts Payable	SUTTER HEALTH PLUS	SHR - Sutter Health Plus EE Cost*	$36,503.40
85976	04/07/2023		04/17/2023	Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$2,117.49
85977	04/06/2023		04/20/2023	Accounts Payable	DIBENEDETTO, SARAH	CELL PHONE REIMB. APR.-JUN 2021	$180.00
85978	04/13/2023		05/15/2023	Accounts Payable	ALAMEDA COUNTY SHERIFF'S OFFICE	TUITION_PD ACADEMY RECRUIT	$4,105.00
85979	04/13/2023		04/18/2023	Accounts Payable	ARMOUR PETROLEUM SVC & EQUIPT	MONTHLY UNDERGROUND STORAGE TANK INSPECTION	$185.00
85980	04/13/2023		04/19/2023	Accounts Payable	ART P.E., JAMES E.	PROF SVCS_FIRE PROTECTION ENGINEER	$720.16
85981	04/13/2023		04/20/2023	Accounts Payable	ASCENT ENVIRONMENT, INC.	PROF SVCS_CD HOUSING ELEMENT	$16,805.25
85982	04/13/2023		04/18/2023	Accounts Payable	ATCO Pest Control	COMMUNITY CTR MONTLY PEST CONTROL	$375.00
85983	04/13/2023		04/18/2023	Accounts Payable	AVILA PROJECT MANAGEMENT	ENGINEERING SVCS_WILDCATE PIPLINE	$16,585.00
85984	04/13/2023		04/27/2023	Accounts Payable	BALTZ, LEONARD	RECREATION INSTRUCTOR PAY_ADV ADULT KARATE FEB-MAR 2023	$1,040.40
85985	04/13/2023		04/20/2023	Accounts Payable	BAY AREA NEWS GROUP EAST BAY	ADVERTISING_WEST COUNT TIMES LEGALS CLS	$198.90
85986	04/13/2023		04/20/2023	Accounts Payable	BEST EQUIPMENT	ANNUAL FIRE EXTING INSPECTION_COM CNTR	$2,140.29
85987	04/13/2023		04/18/2023	Accounts Payable	BLACK, MEI-YU	RECREATION INSTRUCTOR PAY_WATERCOLOR FEB 2023	$468.00
85988	04/13/2023		04/20/2023	Accounts Payable	BRIGHTVIEW LANDSCAPE SERVICES, INC.	LANDSCAPE MAINT APR 2023	$11,436.58
85989	04/13/2023		04/19/2023	Accounts Payable	BUTLER'S UNIFORMS	SUPPLIES_NAME PATCHES	$245.07
85990	04/13/2023		04/20/2023	Accounts Payable	CASCADIA CONSULTING GROUP, INC.	PROF SVCS_CLIMATE ACTION PLAN #3	$9,222.50
85991	04/13/2023		04/21/2023	Accounts Payable	CDW GOVERNMENT INC	Veeam Backup Ess Technical Support Renewal	$2,234.55
85992	04/13/2023		04/19/2023	Accounts Payable	CHILDCARE CAREERS, LLC	RECREATION INSTRUCTOR PAY_FAIRMONT	$1,922.30
85993	04/13/2023		04/18/2023	Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	CORP YARD UNIFORMS	$128.84
85994	04/13/2023		04/26/2023	Accounts Payable	CITY OF RICHMOND	PD COMPUTER AIDED DISPATCH FEES MAR 2023	$135,740.16
85995	04/13/2023		04/20/2023	Accounts Payable	COIT	SERVICES_CARPET AND TILE CLEANING	$1,360.00
85996	04/13/2023		04/18/2023	Accounts Payable	CUNNINGHAM, MICHAEL	RECREATION REFUND_SPRING CAMP	$83.75
85997	04/13/2023		04/17/2023	Accounts Payable	DIPRIMA, LISA	RECREATION INSTRUCTOR PAY_FASEP ART S2 2023	$1,630.80
85998	04/13/2023		04/28/2023	Accounts Payable	DIVISION OF STATE ARCHITECT	DISABILITY ACCESS FEES SB1186 - DSA787 2021	$2,252.40
85999	04/13/2023		04/19/2023	Accounts Payable	DON'S TIRE SERVICE, INC.	REPAIR SVCS_PATROL CAR TIRES	$1,279.48
86000	04/13/2023		05/09/2023	Accounts Payable	DUNNIGAN PSYCHOLOGICAL & THREAT ASSESSMENTS	PROF SVCS_PRE-EMPLOYMENT PSYCH EVAL	$600.00
86001	04/13/2023		04/21/2023	Accounts Payable	EDUCATION TO GO	RECREATION INSTRUCTOR PAY_ED2GO APR 2023	$65.00
86002	04/13/2023		04/18/2023	Accounts Payable	ENGBERG, GERI	RECREATION INSTRUCTOR PAY_FASEP IMPROV S2 2023	$3,473.20
86003	04/13/2023		04/26/2023	Accounts Payable	FUJIWARA, PATTY	RECREATION INSTRUCTOR PAY_POTTERY MON EVENG MAR 2023	$912.00
86004	04/13/2023		05/03/2023	Accounts Payable	GILMAN STREET PRESS	PRINTING SVCS_BUSINESS CARDS	$327.82
86005	04/13/2023		04/20/2023	Accounts Payable	Golden Bear Transfer Station	SWEEP SPOILS MAR 2023	$442.51
86006	04/13/2023	Invoice Error	05/04/2023	Accounts Payable	HdL Coren & Cone	VOID	$1,458.22
86007	04/13/2023		04/20/2023	Accounts Payable	HILLYARD	CUSTODIAL SUPPLIES_RECREATION	$3,653.54

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86008	04/13/2023		04/20/2023	Accounts Payable	HONEY BUCKET	PORTABLE TOILET_CENTRAL PARK APR 2023	$221.05
86009	04/13/2023		04/17/2023	Accounts Payable	INDEPENDENT INVESTIGATIVE CONSULTANTS	LEGAL SVCS_PERSONNEL INVESTIGATION	$1,395.00
86010	04/13/2023		04/17/2023	Accounts Payable	IRON MOUNTAIN	DOCUMENT STORAGE	$1,020.85
86011	04/13/2023		04/18/2023	Accounts Payable	JAFFE, SCOT	RECREATION INSTRUCTOR PAY_POTTERY THUR EVEN MAR 2023	$312.00
86012	04/13/2023		04/18/2023	Accounts Payable	KASSIRER ENTERTAINMENT COMPANY	RECREATION INSTRUCTOR PAY_ASEP SPORTS S2 2023	$8,913.60
86013	04/13/2023			Accounts Payable	Kathryn Rile	RECREATION INSTRUCTOR PAY_POTTERY MON AFTN MAR 2023	$276.00
86014	04/13/2023		04/19/2023	Accounts Payable	KNORR SYSTEMS, INC.	CHEMICALS_RECREATION	$1,962.62
86015	04/13/2023		04/19/2023	Accounts Payable	KOFF & ASSOCIATES, INC.	PROF SVCS_CLASS COMP STUDY	$11,050.00
86016	04/13/2023		05/01/2023	Accounts Payable	KREISBERG LAW FIRM	LEGAL SVCS MAR 2023	$5,280.50
86017	04/13/2023		04/18/2023	Accounts Payable	LAW OFFICE OF TODD SIMONSON, PC	LEGAL SVCS_PERSONNEL INVESTIGATION	$8,946.50
86018	04/13/2023		04/19/2023	Accounts Payable	LEAF	IT_SOPHOS LICENSING	$1,300.43
86019	04/13/2023		05/12/2023	Accounts Payable	LSA ASSOCIATES, INC.	ENGINEERING SVCS_SURVEY & STAFF TRAINING	$1,520.00
86020	04/13/2023		04/18/2023	Accounts Payable	MCAVOY, IAN	RECREATION INSTRUCTOR PAY_STEM SPRING CAMP 2023	$1,656.00
86021	04/13/2023		04/27/2023	Accounts Payable	MII TRAINING INNOVATIONS LLC	PD_BASIC COLLISION TUITION	$950.00
86022	04/13/2023		04/18/2023	Accounts Payable	MOBILE MODULAR MANAGEMENT CORP	Remaining FY2022-23 Modular Building Payments	$5,332.39
86023	04/13/2023		04/18/2023	Accounts Payable	Norge Cleaners and Alterations	PD_DRY CLEANING MAR 2023	$512.50
86024	04/13/2023		04/19/2023	Accounts Payable	OFFICE DEPOT	OFFICE SUPPLIES_PD	$2,542.94
86025	04/13/2023		04/18/2023	Accounts Payable	ORIGINAL WATERMAN, INC.	SUPPLIES_SWIM LESSON RASHGUARDS	$1,575.60
86026	04/13/2023		04/19/2023	Accounts Payable	PASTIME HARDWARE	CREDIT_MISC HARDWARE & SUPPLIES_REC	$771.38
86027	04/13/2023		04/20/2023	Accounts Payable	PAYMENTUS CORPORATION	TRANSACTION FEES_JAN 2023	$2,738.58
86028	04/13/2023		04/19/2023	Accounts Payable	PG&E	PGE_STREETLIGHT SHEILD PROJECT	$75.00
86029	04/13/2023		04/17/2023	Accounts Payable	PREMIER GRAPHICS	PRINTING SVCS_BUSINESS CARDS	$71.66
86030	04/13/2023		04/19/2023	Accounts Payable	Rogers Stringer & McClelland, Inc.	CONSTRUCTION SVCS_ADMIN	$3,037.44
86031	04/13/2023		04/19/2023	Accounts Payable	RUBICON ENTERPRISES INC	LANDSCAPE SVCS_MTHLY MAINT MAR 2023	$13,727.75
86032	04/13/2023		05/04/2023	Accounts Payable	RUIZ, JOE	RECREATION INSTRUCTOR PAY_XFIT MAR 2023	$2,106.60
86033	04/13/2023		04/24/2023	Accounts Payable	SHEN, KERRY, KAI	RECREATION INSTRUCTOR PAY_MASEP ART S2 2023	$3,124.80
86034	04/13/2023		04/25/2023	Accounts Payable	SPEED OIL CHANGE	AUTO SERVICES_OIL CHANGE	$107.30
86035	04/13/2023		04/19/2023	Accounts Payable	SSD ALARM	ALARM SERVICES_REAPIR RECYCLE CNTR	$2,855.22
86036	04/13/2023		04/19/2023	Accounts Payable	STERICYCLE, INC.	HAZARDOUS WASTE_PD	$77.89
86037	04/13/2023		04/24/2023	Accounts Payable	STUART CONSTRUCTION	CONSTRUCTION SVCS_PD KITCHEN REMODEL	$18,000.00
86038	04/13/2023		05/08/2023	Accounts Payable	TIM JUNG INVESTIGATIONS	PROF SVCS_BACKGROUND INVESTIGATION	$2,000.00
86039	04/13/2023		04/18/2023	Accounts Payable	TOYOTA MATERIAL HANDLING NC	FORKLIFT REPAIR	$712.23
86040	04/13/2023		04/24/2023	Accounts Payable	TWO BROTHERS POOL & SPA	SERVICES_POOL MAINTENANCE	$3,600.00
86041	04/13/2023		04/21/2023	Accounts Payable	UNIVERSAL BUILDING SERVICE	JANITORIAL SVCS_RECYCLE CTR MAR 2023	$1,124.81
86042	04/13/2023		04/21/2023	Accounts Payable	VEDDER, RONALD, S.	FINANCIAL SVCS_ERP CONSULTING	$2,250.00
86043	04/13/2023		04/18/2023	Accounts Payable	VULCAN INCORPORATED	SUPPLIES_STRETCH FILM & BAILING WIRE	$4,050.64
86044	04/13/2023		05/04/2023	Accounts Payable	WHITLOCK & WEINBERGER TRANSPORTATION, INC.	PROF SVCS_TRAFFIC EVAL	$1,025.00
86045	04/13/2023		04/20/2023	Accounts Payable	WYSINGER, CAROLYN	COUNCIL MEMEBER CONFERENCE EXPENSE REIMBURSEMENT	$262.86
86046	04/13/2023		04/17/2023	Accounts Payable	ZHUOGA, PUBU	RECREATION REFUND_WINTER CAMP	$140.70
86047	04/13/2023		04/24/2023	Accounts Payable	ZOHO CORPORATION	IT ANNUAL SUBSCRIPTION_REMOTE MGMT	$6,785.00
86048	04/21/2023		04/24/2023	Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
86049	04/21/2023		06/13/2023	Accounts Payable	EL CERRITO FIRE DEPT MGMT GRP	MGT1 - FIRE DEPT MGMT GROUP	$50.00
86050	04/21/2023		06/13/2023	Accounts Payable	EL CERRITO PUBLIC SFTY EE MGMT	MGT2 - SAFETY EMPLYEE MGMT GROUP	$768.00
86051	04/21/2023		04/27/2023	Accounts Payable	FIRE ASSOCIATION	DUE2 - FIRE ASSN DUES	$510.00
86052	04/21/2023		05/05/2023	Accounts Payable	FRANCHISE TAX BOARD	GA156 - Hood, David_2020_FTB_227216220	$1,182.44
86053	04/21/2023		04/27/2023	Accounts Payable	LIFE INSURANCE OF NORTH AMERICA	ACCD - Accidental Death & Dismembermt	$69.50
86054	04/21/2023		04/25/2023	Accounts Payable	POLICE ASSN.	DUE1 - POLICE ASSN DUES	$5,206.71
86055	04/21/2023		05/01/2023	Accounts Payable	PRO FIREFIGHTERS ASSN DUES	DUE3 - EC PRO FIREFIGHTERS DUES	$290.00
86056	04/21/2023		04/25/2023	Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,750.16
86057	04/21/2023		04/26/2023	Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$2,097.40
86058	04/20/2023		04/28/2023	Accounts Payable	24 HOUR FITNESS USA, LLC	SERVICES_GYM MEMBERSHIP FEES	$831.74
86059	04/20/2023		05/09/2023	Accounts Payable	4LEAF, INC.	ENGINEERING SVCS_SUPPORT	$60,464.32
86060	04/20/2023		04/25/2023	Accounts Payable	Amazon Capital Services, Inc.	SUPPLIES_IMAGING DRUM	$871.97

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86061	04/20/2023		04/24/2023	Accounts Payable	AMERICAN MECHANICAL SERVICES, INC.	SERVICES_Council Chambers A/V room HVAC work	$3,500.00
86062	04/20/2023		04/28/2023	Accounts Payable	ANCHOR ENGINEERING,, INC.	PROF SVCS_DEL NORTE SUPPORT	$647.50
86063	04/20/2023		04/25/2023	Accounts Payable	AVILA PROJECT MANAGEMENT	PROF SVCS_PW INSPECTION	$9,920.00
86064	04/20/2023		04/26/2023	Accounts Payable	BAKER TILLY US, LLP	FINANCIAL SVCS_MGMT CONSULTING	$2,062.50
86065	04/20/2023		05/15/2023	Accounts Payable	BONINI, STEPHEN	PUBLIC RECORDS ACT REQUEST REFUND	$8.14
86066	04/20/2023		04/26/2023	Accounts Payable	CHILDCARE CAREERS, LLC	REC INSTRUCTOR PAY_MADERA	$1,034.60
86067	04/20/2023		04/27/2023	Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	SUPPLIES_CORP YARD UNIFORMS	$128.84
86068	04/20/2023		05/02/2023	Accounts Payable	CIVICPLUS, LLC	SERVICES_WEBSITE HOSTING AND SUPPORT	$9,211.27
86069	04/20/2023		05/12/2023	Accounts Payable	CONSTABLE, MARIANNE	REC INSTRUCTOR PAY_FEIDENKRAIS MAR 2023	$126.00
86070	04/20/2023		05/01/2023	Accounts Payable	CORE COMPUTING SOLUTIONS	SERVICES_IT MAINT AND SUPPORT JUN 2023	$165.24
86071	04/20/2023		05/10/2023	Accounts Payable	CSW-STUBER-STROEH ENGINEERING GROUP INC	PROF SVCS_DEL NORTE DESIGN CONSULT	$38,252.55
86072	04/20/2023		05/01/2023	Accounts Payable	DATA TICKET, INC.	CD CODE ENFORCEMENT PROCESSING	$400.00
86073	04/20/2023		04/26/2023	Accounts Payable	DON'S TIRE SERVICE, INC.	SUPPLIES_PD TIRES	$360.66
86074	04/20/2023		04/25/2023	Accounts Payable	EAST BAY - LEAGUE OF CA CITIES	EAST BAY DIV MEETING	$100.00
86075	04/20/2023		04/25/2023	Accounts Payable	EAST BAY SANITARY CO.INC.	REIMBURSEMENT_BROCHURE PRODUCTION	$5,000.00
86076	04/20/2023		04/27/2023	Accounts Payable	EBMUD	UTILITIES FEB-MAR 2023 EMBUD	$5,699.26
86077	04/20/2023		05/10/2023	Accounts Payable	FAILSAFE TESTING LLC	PROF SVCS_LADDER TESTING	$2,248.94
86078	04/20/2023		04/26/2023	Accounts Payable	FEHR & PEERS	ENGINEERING SVCS_CENTRAL BIKEWAY	$9,858.76
86079	04/20/2023		04/25/2023	Accounts Payable	FIRE INFORMATION SUPPORT SVCS	SERVICES_FIRE INFO UPDATES	$1,050.00
86080	04/20/2023		04/25/2023	Accounts Payable	FIRECOM	SERVICES_FD RADIO REPAIR	$1,751.40
86081	04/20/2023		05/10/2023	Accounts Payable	FJ&I ENGINEERING, INC.	COM CTR ROOF GUTTER REPLACEMENT	$22,882.10
86082	04/20/2023		04/27/2023	Accounts Payable	Green Halo Systems Inc,	MONTHLY SERVICE FEE APR 2023	$171.00
86083	04/20/2023		04/26/2023	Accounts Payable	HILLYARD	CUSTODIAL SUPPLIES_RECREATION	$1,161.69
86084	04/20/2023		04/27/2023	Accounts Payable	HONEYWELL INTERNATIONAL, INC.	CITY SATELLITE PHONES MAR 2023	$225.00
86085	04/20/2023		05/01/2023	Accounts Payable	HUBBS, SIDNEY	EMPLOYEE REIMBURSEMENT_RED DOT TRAINING	$616.00
86086	04/20/2023		04/28/2023	Accounts Payable	INTERWEST CONSULTING GROUP INC	PROF SVCS_CD ON CALL PLANNING	$1,196.25
86087	04/20/2023		04/25/2023	Accounts Payable	J & O' s COMMERCIAL TIRE CENTER	TIRE DISPOSAL	$192.72
86088	04/20/2023		05/08/2023	Accounts Payable	KEL-AIRE	SERVICES_HVAC MAINT	$414.63
86089	04/20/2023		04/25/2023	Accounts Payable	KENNEDY, GREG, C	PROF SVCS_MEDICAL REVIEW MAR 2023	$2,000.00
86090	04/20/2023		04/28/2023	Accounts Payable	KISTER,SAVIO & REI INC	PROF SVCS_ACCESS MOD PROJECT	$3,585.00
86091	04/20/2023		04/27/2023	Accounts Payable	L.N. CURTIS & SONS	SUPPLIES_PD UNIFORMS	$1,054.99
86092	04/20/2023		04/26/2023	Accounts Payable	MAZE & ASSOCIATES	FINANCIAL SVCS_ACCOUNTING TEMPS FEB 2023	$28,473.00
86093	04/20/2023		04/25/2023	Accounts Payable	MEDINA-ROSS, VERONICA	REC INSTRUCTOR PAY_HASEP MASEP SCIENCE S2 2023	$3,088.80
86094	04/20/2023		04/25/2023	Accounts Payable	MICHAEL STEADS HILLTOP FORD KIA	SERVICES_RADIATOR HOSE REPAIR	$65.80
86095	04/20/2023		05/01/2023	Accounts Payable	MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE FEB 2023	$6,505.65
86096	04/20/2023		04/26/2023	Accounts Payable	NERD CROSSING	WEB MAINTENANCE AND HOSTING_MAR 2023	$800.00
86097	04/20/2023		04/27/2023	Accounts Payable	OFFICE DEPOT	OFFICE SUPPLIES_PD	$580.80
86098	04/20/2023		05/15/2023	Accounts Payable	PASTIME HARDWARE	SUPPLIES_MISC HARDWARE	$32.48
86099	04/20/2023		05/01/2023	Accounts Payable	PAYMENTUS CORPORATION	CREDIT CARD PROCESSING FEES_MAR 2023	$2,832.19
86100	04/20/2023		05/03/2023	Accounts Payable	PLANETMAGPIE	PROF SVCS_IT CONSULTING	$2,500.00
86101	04/20/2023		04/28/2023	Accounts Payable	PLAZA AUTO SERVICE INC	SERVICES_AUTO REPAIR	$63.08
86102	04/20/2023		05/03/2023	Accounts Payable	PROMO DIRECT	PD PROMO ITEMS	$2,429.04
86103	04/20/2023		04/24/2023	Accounts Payable	QUINTO, GABRIEL	COUNCIL MEMEBER CONFERENCE EXPENSE REIMBURSEMENT	$1,507.80
86104	04/20/2023		04/28/2023	Accounts Payable	R&S ERECTION OF RICHMOND	SERVICES_STATION 72 REPAIR	$295.00
86105	04/20/2023		04/26/2023	Accounts Payable	R.S. HUGHES CO.	SERVICES_FD HOSE ASSEMBLY	$439.22
86106	04/20/2023		04/26/2023	Accounts Payable	RENNE PUBLIC LAW GROUP	PROF SVCS_GRANT WRITING	$4,500.00
86107	04/20/2023	Printing Error	04/20/2023	Accounts Payable	REYNOLDS STRATEGIES, JESSICA, REYNOLDS	VOID	$5,000.00
86108	04/20/2023		04/25/2023	Accounts Payable	S.P. AUTOMOTIVE	SUPPLIES_DIESEL AUTO FLUID	$290.93
86109	04/20/2023		05/03/2023	Accounts Payable	SHANNON LAYER POLYGRAPH	PROF SVCS_POLYGRAPH	$1,625.00
86110	04/20/2023		04/25/2023	Accounts Payable	Sims, David	EMPLOYEE REIMBURSEMENT_TRAINING FOR BUILDING CERTIFICATION	$274.00
86111	04/20/2023		05/03/2023	Accounts Payable	Slim CHANCE CIRCUS	REC INSTRUCTOR PAY_HASEP S2 CIRCUS 2023	$2,468.40
86112	04/20/2023		05/22/2023	Accounts Payable	SPEED OIL CHANGE	SERVICES_OIL CHANGE	$52.10
86113	04/20/2023		04/26/2023	Accounts Payable	SSD ALARM	ALARM SVCS_TASSAJARA MAY 2023	$751.21

Payment Register

From Payment Date: 4/1/2023 - To Payment Date: 4/30/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
86114	04/20/2023		04/27/2023	Accounts Payable	STATE OF CA DEPT OF JUSTICE	PD LIVESCAN SVCS	$893.00
86115	04/20/2023		04/27/2023	Accounts Payable	SWRCB	ANNUAL STORMWATER PERMIT_RECYCLING CTR	$1,738.00
86116	04/20/2023		05/01/2023	Accounts Payable	T-MOBILE USA, Inc.	PD CELL PHONES	$19,052.74
86117	04/20/2023		04/26/2023	Accounts Payable	UNIVERSAL BUILDING SERVICE	JANITORIAL SVCS_RECYCLE CTR FEB 2023	$12,359.00
86118	04/20/2023		04/25/2023	Accounts Payable	WEST COAST CODE CONSULTANTS, INC.	PROF SVCS_CD PLAN REVIEW	$17,486.85
86119	04/20/2023		04/25/2023	Accounts Payable	WILLDAN FINANCIAL SERVICES	PROF SVCS_FINANCIAL AUDITING	$2,003.00
86120	04/20/2023		04/28/2023	Accounts Payable	WILLIAMS, LEW	REC INSTRUCTOR PAY_MASEP DRAMA S2 2023	$2,112.00
86121	04/20/2023		04/25/2023	Accounts Payable	ZOOM VIDEO COMMUNICATIONS, INC.	ZOOM_CITY COUNCIL	$3,397.46
86122	04/20/2023		04/26/2023	Accounts Payable	MARGAE KNOX, SUNEET SALDANHA AND	REAL PROP TSFR TX REBATE_6355 CONLIN_SALDANHA/KNOX	$5,120.00
86123	04/20/2023		04/28/2023	Accounts Payable	REYNOLDS STRATEGIES	PROF SVCS_PUBLIC INFO SUPPORT	$5,000.00
86124	04/21/2023		06/14/2023	Accounts Payable	CRUMPACKER, TRAVISS	Reimbursement for Mission Square Loan Payment	$56.67
86125	04/27/2023		05/02/2023	Accounts Payable	A PLUS TREE, INC.	EMERGENCY & ROUTINE TREE PRUNING REMOVAL JAN 2023	$44,449.50
86126	04/27/2023			Accounts Payable	ADAMSON POLICE PRODUCTS	SUPPLIES_PD RECRUIT UNIFORMS	$486.10
86127	04/27/2023		05/15/2023	Accounts Payable	ALAMEDA COUNTY SHERIFF'S OFFICE	TUITION_PD TRAINING_DEFENSE TACTICS	$1,979.00
86128	04/27/2023		05/02/2023	Accounts Payable	Amazon Capital Services, Inc.	CREDIT_AMAZON_FIRE DEPT	$383.71
86129	04/27/2023		05/12/2023	Accounts Payable	ARROW GLASS COMPANY	SERVICES_WINDOW REPAIR	$5,878.60
86130	04/27/2023		05/02/2023	Accounts Payable	ASBURY ENVIRONMENTAL SERVICES	SERVICES_OIL RECYCLING	$95.00
86131	04/27/2023		05/03/2023	Accounts Payable	ATCO Pest Control	COMMUNITY CTR MONTLY PEST CONTROL	$375.00
86132	04/27/2023		05/04/2023	Accounts Payable	BAKER TILLY US, LLP	PROF SVCS_COUCIL RETREAT PREPARATION	$6,450.00
86133	04/27/2023		05/02/2023	Accounts Payable	BATTALION ONE FIRE PROTECTION	RECYCLING CTR QTRLY SPRINKLER INSPECTION	$880.00
86134	04/27/2023		05/11/2023	Accounts Payable	BERTRAND, FOX, ELLIOT, OSMAN & WENZEL	LEGAL SVCS_GENERAL	$11,245.00
86135	04/27/2023		05/04/2023	Accounts Payable	BOUNDTREE MEDICAL LLC	CREDIT_BOUNDTREE_MEDICAL SUPPLIES RETURN	$1,840.10
86136	04/27/2023		05/02/2023	Accounts Payable	CARROLL, JAMES	PROF SVCS_BACKGROUND INVESTIGATION	$1,850.00
86137	04/27/2023		05/08/2023	Accounts Payable	CHAVAN & ASSOCIATES, LLP	FINANCIAL SVCS_FINANCE & COMPLIANCE AUDIT	$14,625.00
86138	04/27/2023		05/08/2023	Accounts Payable	CITY OF CONCORD	CONTRA COSTA MAYORS CONF_QUINTO	$70.00
86139	04/27/2023		05/08/2023	Accounts Payable	CITY OF FOSTER CITY	SERVICES_JOB POSTING	$1,620.00
86140	04/27/2023		05/03/2023	Accounts Payable	CLEMENTIN, LESLIE	PROV SVCS_REPORT PREPARATION	$7,000.00
86141	04/27/2023		05/04/2023	Accounts Payable	CONTRA COSTA HEALTH SERVICES	RECYCLING CTR TIPPING WALL INSPECTION	$298.50
86142	04/27/2023		05/02/2023	Accounts Payable	CORODATA SHREDDING INC.	SERVICES_DOCUMENT SHREDDING	$258.30
86143	04/27/2023		05/03/2023	Accounts Payable	CPR FAST	PROF SVCS_EMS TRAINING	$2,400.00
86144	04/27/2023		05/11/2023	Accounts Payable	CRIME SCENE CLEANERS, INC.	SERVICES_CRIME SCENE CLEANUP	$750.00
86145	04/27/2023		05/05/2023	Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	REPAIR SVCS_BRAKES	$20,629.90
86146	04/27/2023		05/03/2023	Accounts Payable	DON'S TIRE SERVICE, INC.	SERVICES_TIRE REPLACEMENT	$849.95
86147	04/27/2023		05/03/2023	Accounts Payable	EAST BAY SANITARY CO.INC.	MONTHLY STREET SWEEPING MAR 2023	$8,587.25
86148	04/27/2023		05/02/2023	Accounts Payable	Enthalpy Analytical, LLC	SERVICES_STORMWATER SAMPLING	$632.00
86149	04/27/2023		05/02/2023	Accounts Payable	FOLGERGRAPHICS, INC.	PRINT SVCS_COMMERCIAL BROCHURE	$2,099.67
86150	04/27/2023		05/11/2023	Accounts Payable	FORENSIC SERVICES DIVISION	PROF SERVICES_FORENSIC TESTING	$7,905.00
86151	04/27/2023		05/02/2023	Accounts Payable	GATE VIEW PAINTING CO, INC.	PAINTING SERVICES_PD KITCHEN REMODEL	$11,040.00
86152	04/27/2023		05/03/2023	Accounts Payable	Golden Bear Transfer Station	STREET SWEEPING SPOILS	$226.46
86153	04/27/2023		05/04/2023	Accounts Payable	HERRERA, FERNANDO	EMP EXP REIMB_CONCRETE DISPOSAL	$112.50
86154	04/27/2023		05/08/2023	Accounts Payable	JOHNSON CONTROLS SECURITY SOLUTIONS	CITY HALL QTRLY ALARM SVCS	$462.02
86155	04/27/2023		05/08/2023	Accounts Payable	KEL-AIRE	SERVICES_PORTOLA SAFETY INSPEC WALL HEATER	$680.00
86156	04/27/2023		05/05/2023	Accounts Payable	KNORR SYSTEMS, INC.	POOL CHEMICALS_RECREATION	$1,620.22
86157	04/27/2023		05/05/2023	Accounts Payable	L.N. CURTIS & SONS	SUPPLIES_UNIFORM POUCHES	$5,064.56
86158	04/27/2023		05/04/2023	Accounts Payable	LEAF	IT SVCS_SOPHOS LICENSING	$1,300.43
86159	04/27/2023		05/19/2023	Accounts Payable	LEWKOWITZ, MARK	RECREATION INSTRUCTOR PAY_HASEP KARATE S2 2023	$1,360.80
86160	04/27/2023		05/03/2023	Accounts Payable	MEYERS NAVE	LEGAL SVCS_MEYERS NAVE MAR 2023	$38,850.11
86161	04/27/2023		05/02/2023	Accounts Payable	MICHAEL STEADS HILLTOP FORD KIA	SERIVCES_OIL CHANGE	$133.90
86162	04/27/2023		05/02/2023	Accounts Payable	MIRACLE PLAYSYSTEMS INC.	SUPPLIES_PLAYGROUND PARTS	$5,401.97
86163	04/27/2023		05/02/2023	Accounts Payable	MITCHELL, BONNIE	RECREATION INSTRUCTOR PAY_AQUA ZUMBA FEB MAR 2023	$218.50
86164	04/27/2023		05/03/2023	Accounts Payable	MORTON'S URBAN PEST MANAGEMENT	SERVICES_FAIRMONT PEST CNTRL MAR 2023	$810.00
86165	04/27/2023		05/08/2023	Accounts Payable	MOTOYAMA, LISA	MAYOR CONFERENCE EXPENSE REIMBURSEMENT	$1,167.34
86166	04/27/2023		05/08/2023	Accounts Payable	Napa Recycling & Waste Service, LLC	SERVICES_CURBSIDE RECYCLABLES MAR 2023	$18,500.35

Payment Register

From Payment Date: 4/1/2023 - To Payment Date: 4/30/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
86167	04/27/2023		05/04/2023	Accounts Payable	OFFICE DEPOT	OFFICE SUPPLIES	$936.05
86168	04/27/2023		05/03/2023	Accounts Payable	OLIVERO PLUMBING	REPAIR SERVICES_SWM CTR LOCKER ROOM	$785.92
86169	04/27/2023		05/23/2023	Accounts Payable	ORTEGA, ARTURO	EMPLOYEE REIMBURSEMENT_KEY COPIES	$37.21
86170	04/27/2023		04/28/2023	Accounts Payable	Pabis, Agnes	FINANCIAL SVCS_CONSULTANT	$14,280.00
86171	04/27/2023		05/02/2023	Accounts Payable	PREMIER GRAPHICS	PRINTING SVCS_CARBONLESS FORMS	$457.54
86172	04/27/2023		05/05/2023	Accounts Payable	RICOH USA, INC	PRINTER/COPIER LEASE	$120.81
86173	04/27/2023		05/04/2023	Accounts Payable	ROADPOST USA, INC.	SERVICES_FD SATELLITE PHONES	$135.91
86174	04/27/2023		06/01/2023	Accounts Payable	ROTARY CLUB OF EL CERRITO	ROTARY DUES 4TH QTR 2023	$400.00
86175	04/27/2023		05/02/2023	Accounts Payable	S.P. AUTOMOTIVE	SUPPLIES_DIESEL FLUID	$1,366.86
86176	04/27/2023		05/08/2023	Accounts Payable	SAN DIEGO POLICE EQUIPMENT CO.	SUPPLIES_GUN CONVERSION KIT	$7,375.73
86177	04/27/2023		05/26/2023	Accounts Payable	SIEGFRIED ENGINEERING, INC.	PROF SVCS_ARLINGTON DESIGN	$15,258.42
86178	04/27/2023		05/03/2023	Accounts Payable	SIMPSON INVESTIGATIVE SERVICES GROUP	PROF SVCS_BACKGROUND INVESTIGATION	$4,104.35
86179	04/27/2023		05/04/2023	Accounts Payable	SINGLE CYLINDER REPAIR	SUPPLIES_FD STATION	$1.57
86180	04/27/2023		05/03/2023	Accounts Payable	SSD ALARM	SERVICES_CANYON TRL ALARM SVC MAY 2023	$61.79
86181	04/27/2023		05/02/2023	Accounts Payable	ST. FRANCIS ELECTRIC	FACILITIES LIGHTING ROUTINE MAINTENANCE MAR 2023	$898.00
86182	04/27/2023		05/05/2023	Accounts Payable	STERICYCLE, INC.	SERVICES_MEDICAL WASTE	$759.60
86183	04/27/2023		05/02/2023	Accounts Payable	STUART CONSTRUCTION	CONSTRUCTION SVCS_PD KITCHEN REMODEL	$13,400.00
86184	04/27/2023		05/15/2023	Accounts Payable	Tripepi Smith and Associates , Inc	PROF SVCS_COMMUNICATION SUPPORT	$7,000.00
86185	04/27/2023		05/03/2023	Accounts Payable	TYLER TECHNOLOGIES	PROF SVCS_ERP PROJECT MGMT	$268.74
86186	04/27/2023		05/11/2023	Accounts Payable	UNIVERSAL BUILDING SERVICE	CLEANING SUPPLIES	$337.47
86187	04/27/2023		05/08/2023	Accounts Payable	VEDDER, RONALD, S.	FINANCIAL SVCS_ERP CONSULTING	$2,218.75
86188	04/27/2023		05/05/2023	Accounts Payable	VERIZON WIRELESS	SERVICES_CELL PHONE	$10,877.32
TOTAL - CHECKS				**285 Transactions**			**$1,474,070.70**
Accounts Payable - EFTs							
2456	04/07/2023		04/30/2023	Accounts Payable	KATZ, JUDY	RECREATION INSTRUCTOR PAY_SENIOR FITNESS MAR 2023	$493.20
2457	04/07/2023		04/30/2023	Accounts Payable	EDD - PAYROLL TAX DEPOSIT	CA - CA Tax	$34,860.45
2458	04/07/2023		04/30/2023	Accounts Payable	IRS	FED - Fed Tax*	$130,152.24
2459	04/07/2023		04/30/2023	Accounts Payable	P E R S	PE1% - PERS SEIU*	$160,048.04
2460	04/07/2023		04/30/2023	Accounts Payable	STATE DISBURSEMENT UNIT	GA157 - BELL, DAMITA_CHILD SUPPORT	$100.96
2461	04/24/2023		04/30/2023	Accounts Payable	IRS	FED - Fed Tax	$200.00
2462	04/07/2023		04/30/2023	Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)	ICM1 - ICMA-457 #300530 FLAT DOLLAR*	$46,703.83
2463	04/10/2023		04/30/2023	Accounts Payable	EDD - PAYROLL TAX DEPOSIT	CA - CA Tax	$3,779.70
2464	04/10/2023		04/30/2023	Accounts Payable	IRS	FED - Fed Tax*	$11,635.07
2465	04/17/2023		04/30/2023	Accounts Payable	PG&E	UTILITIES_PG&E_4818-0_MARCH 2023	$33,761.54
2466	04/17/2023		04/30/2023	Accounts Payable	PG&E	UTILITIES_PG&E_1959-3_MARCH 2023	$21,181.86
2467	04/18/2023		04/30/2023	Accounts Payable	JPMorgan Chase Bank	RECYCLING CNTR 2012 PFA REFI - 04012023	$76,638.20
2468	04/07/2023		04/30/2023	Accounts Payable	UNITED STATES TREASURY	MEDICARE TAX DEPOSIT PENALTY Q1	$16.35
2469	04/10/2023		04/30/2023	Accounts Payable	UNITED STATES TREASURY	MEDICARE TAX DEPOSIT PENALTY Q2	$6.47
2470	04/21/2023		04/30/2023	Accounts Payable	EDD - PAYROLL TAX DEPOSIT	CA - CA Tax	$32,748.46
2471	04/21/2023		04/30/2023	Accounts Payable	IRS	FED - Fed Tax*	$124,414.08
2472	04/21/2023		04/30/2023	Accounts Payable	P E R S	PE CM PEPRA - PERS CM PEPRA*	$158,105.31
2473	04/21/2023		04/30/2023	Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)	ICM1 - ICMA-457 #300530 FLAT DOLLAR*	$46,184.04
2474	04/21/2023		04/30/2023	Accounts Payable	U.S. BANK	2017 COP ADMIN FEE APR 2023	$3,000.00
2475	04/20/2023		04/30/2023	Accounts Payable	U.S. BANK	2017 SALES TAX REV ADMIN FEE APR 2023	$3,000.00
2476	04/24/2023		04/30/2023	Accounts Payable	U.S. BANK	2017 SALES TAX REV BOND 04272023	$531,050.00
2477	04/26/2023		04/30/2023	Accounts Payable	U.S. BANK - CORPORATE PAYMENT SYS	CAL CARD MTHLY STMT 03-2023	$62,720.53
2481	04/25/2023		04/30/2023	Accounts Payable	CALIFORNIA DEPT OF TAX & FEE ADMIN (CDTFA)	SALES TAX - QTR END 03/23 - TAX: 189.00	$189.00
2504	04/27/2023		04/30/2023	Accounts Payable	EDD - PAYROLL TAX DEPOSIT	CA - CA Tax	$455.75
2505	04/27/2023		04/30/2023	Accounts Payable	IRS	FED - Fed Tax*	$1,294.27
Total - EFTs				**25 Transactions**			**$1,482,739.35**

ACCOUNTS PAYABLE	Category	Count	Transaction Amount
	Reconciled	308	$2,950,351.83

Payment Register

From Payment Date: 4/1/2023 - To Payment Date: 4/30/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
				Voided	2		$6,458.22
				Total	**310**		**$2,956,810.05**

PAYROLL

Category	Count	Transaction Amount
Checks	384	$1,567,347.47
Total EFTs	495	$2,475,212.83
Total	**569**	**$4,042,560.30**

GRAND TOTAL	**879**	**$6,999,370.35**

City of El Cerrito

Payment Register

From Payment Date: 5/1/2023 - To Payment Date: 5/31/2023

Number	Date	Void Reason	Source	Payee Name	Description	Transaction Amount
Accounts Payable - Checks						
86189	05/04/2023		Accounts Payable	Amazon Capital Services, Inc.	OFFICE SUPPLIES	$23.51
86190	05/04/2023		Accounts Payable	AT&T	SERVICES_TELECOM	$13,858.11
86191	05/04/2023		Accounts Payable	BAKER TILLY US, LLP	PROF SVCS_CITY COUNCIL WORKSHOP SUPPORT	$12,450.00
86192	05/04/2023		Accounts Payable	BROWN, KRISTEN	RECREATION INSTRUCTOR PAY_ART & WELLNESS APR 2023	$18.00
86193	05/04/2023	Service not rendered	Accounts Payable	CAPUTO, LAUREN	VOID	$16.00
86194	05/04/2023		Accounts Payable	CHILDCARE CAREERS, LLC	RECREATION INSTRUCTOR PAY_FAIRMONT TEMP	$1,441.05
86195	05/04/2023	Invoice Error	Accounts Payable	CONTRA COSTA HEALTH SVCS, SENIOR NUTRITION PRG	VOID	$1,116.00
86196	05/04/2023		Accounts Payable	CPS HR Consulting	PROF SVCS_PD RECRUITING	$6,846.02
86197	05/04/2023		Accounts Payable	CRIME SCENE CLEANERS, INC.	SERVICES_HAZARDOUS CLEANING	$500.00
86198	05/04/2023		Accounts Payable	CSW-STUBER-STROEH ENGINEERING GROUP INC	ENG SVCS_DEL NORTE TOD CONSULTING	$50,276.05
86199	05/04/2023		Accounts Payable	DAVEY RESOURCE GROUP	PROF SVCS_TREE INVENTORY DATA CONVERSION	$1,500.00
86200	05/04/2023		Accounts Payable	DIPRIMA, LISA	RECREATION INSTRUCTOR PAY_MIRA VISTA PTA JAN 2023	$2,700.00
86201	05/04/2023		Accounts Payable	DOGFATHER K9 CONNECTIONS	SERVICES_CANINE BOARDING	$596.00
86202	05/04/2023		Accounts Payable	DON'S TIRE SERVICE, INC.	SERVICES_TIRE REPLACEMENT	$181.51
86203	05/04/2023		Accounts Payable	DUNNIGAN PSYCHOLOGICAL & THREAT ASSESSMENTS	PROF SVCS_PSYCH EVAL	$600.00
86204	05/04/2023		Accounts Payable	GABRIEL, BARBARA, A.	RECREATION INSTRUCTOR PAY_BALLET APR 2023	$571.20
86205	05/04/2023		Accounts Payable	GODBE RESEARCH	PROF SVCS_LIBRARY EXPLOR SURVEY DEV	$17,387.50
86206	05/04/2023		Accounts Payable	GRAUL, BELINDA	RECREATION INSTRUCTOR PAY_GYMNASTICS MAR/APR 2023	$6,110.00
86207	05/04/2023		Accounts Payable	GROUP 4 ARCHITECTURE, RESEARCH & PLANNING INC.	PROF SVCS_EL CERRITO NEW WORKSHOP	$97.50
86208	05/04/2023		Accounts Payable	HdL Coren & Cone	FINANCIAL SVCS_PROPERTY TAX APR-JUN 2023	$2,400.00
86209	05/04/2023		Accounts Payable	HILLYARD	SUPPLIES_FLOOR CLEANING	$6,063.39
86210	05/04/2023		Accounts Payable	HONEY BUCKET	SERVICES_EARTH DAY TOILET RENTAL	$106.16
86211	05/04/2023		Accounts Payable	HUNT & SONS, INC.	SUPPLIES_CITY FUEL	$19,547.91
86212	05/04/2023		Accounts Payable	J & O' s COMMERCIAL TIRE CENTER	SERVICES_WHEEL REPLACEMENT	$687.90
86213	05/04/2023		Accounts Payable	KATHY KRAMER CONSULTING	PROF SVCS_BRING BACK NATIVES SPONSORSHIP	$1,500.00
86214	05/04/2023		Accounts Payable	KENNEDY, GREG, C	PROF SVCS_MEDICAL REVIEW APR 2023	$2,000.00
86215	05/04/2023		Accounts Payable	KENNEDY AND ASSOCIATES	PROF SVCS_STORMWATER SUPPORT	$889.75
86216	05/04/2023		Accounts Payable	KI RESEARCH INSTITUTE	RECREATION INSTRUCTOR PAY_AIKIDO APR 2023	$375.00
86217	05/04/2023		Accounts Payable	KINSEY, KATHRYNE ANN	RECREATION INSTRUCTOR PAY_BRIDGE APR 2023	$498.00
86218	05/04/2023		Accounts Payable	KNORR SYSTEMS, INC.	SUPPLIES_POOL CHEMICALS	$863.50
86219	05/04/2023		Accounts Payable	L.N. CURTIS & SONS	SUPPLIES_FD PROTECTION GEAR	$20,188.19
86220	05/04/2023		Accounts Payable	MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE MAR 2023	$5,212.50
86221	05/04/2023		Accounts Payable	OLIVER'S TOW INC.	SERVICES_EVIDENCE TOW	$115.50
86222	05/04/2023		Accounts Payable	PASTIME HARDWARE	SUPPLIES_TOILET SEAT	$28.65
86223	05/04/2023		Accounts Payable	PREMIER GRAPHICS	SUPPLIES_NO PARKING SIGNS	$1,062.82
86224	05/04/2023		Accounts Payable	REM, INC.	PROF SVCS_FILTER REPLACEMENT INSTALL	$879.96
86225	05/04/2023		Accounts Payable	ROADPOST USA, INC.	SERVICES_FD SATELLITE PHONES	$135.94
86226	05/04/2023		Accounts Payable	SAME DAY SIGNS	SUPPLIES_RECYCLING DUMPSTER LABELS	$1,190.79
86227	05/04/2023		Accounts Payable	SHAHKAR, MEHRAN	RECREATION INSTRUCTOR PAY_STRENGTH & BALANCE APR 2023	$516.00
86228	05/04/2023		Accounts Payable	ST. FRANCIS ELECTRIC	SERVICES_STREETLIGHT ROUTINE MAINT MAR 2023	$9,107.49
86229	05/04/2023		Accounts Payable	STERICYCLE, INC.	SERVICES_MEDICAL WASTE	$173.65
86230	05/04/2023		Accounts Payable	TRB AND ASSOCIATES, INC.	PROF SVCS_PERMIT ADMIN ASSISTANCE	$2,015.00
86231	05/04/2023		Accounts Payable	TWO BROTHERS POOL & SPA	POOL SERVICES APR 2023	$4,222.18
86232	05/04/2023		Accounts Payable	UNIVERSAL BUILDING SERVICE	JANITORIAL SVCS_RECYCLE CTR APR 2023	$5,743.00
86233	05/04/2023		Accounts Payable	WAHRLICH, JOHN-TRACY	EMPLOYEE PER DIEM_ADMIN COURSE	$16.00

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86234	05/04/2023		Accounts Payable	WENTWORTH*DAVID	EMPLOYEE PER DIEM_ADMIN COURSE	$16.00
86235	05/04/2023		Accounts Payable	WEPERFORM.ORG	RECREATION INSTRUCTOR PAY_VIOLIN SPRING 2023	$882.00
86236	05/04/2023		Accounts Payable	HOLMES, BETHANY	RECREATION REFUND_SWIM LESSONS	$238.00
86237	05/05/2023		Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
86238	05/05/2023		Accounts Payable	FRANCHISE TAX BOARD	GA156 - Hood, David_2020_FTB_227216220	$1,182.44
86239	05/05/2023		Accounts Payable	HEALTH CARE DENTAL TRUST	DEN1 - Dental 1*	$17,743.88
86240	05/05/2023		Accounts Payable	IAFF LOCAL 1230	DUE4 - UNION LOCAL 1230	$5,193.71
86241	05/05/2023		Accounts Payable	KAISER FOUNDATION HEALTH PLAN	K1 - Kaiser 1*	$217,523.82
86242	05/05/2023		Accounts Payable	LEGALSHIELD	LEGL - PRE-PAID LEGAL SRVC	$182.40
86243	05/05/2023		Accounts Payable	MUNICIPAL POOLING AUTHORITY	LIFE - Supp Life Ins. - May 2023 Inv # 920-32160	$11,243.21
86244	05/05/2023		Accounts Payable	NATIONWIDE TRUST COMPANY, FSB	FHEA - Fire Health Savings Acct	$19,200.00
86245	05/05/2023		Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,761.29
86246	05/05/2023		Accounts Payable	SUTTER HEALTH PLUS	SHR - Sutter Health Plus EE Cost*	$36,503.40
86247	05/05/2023		Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$2,215.03
86248	05/04/2023		Accounts Payable	EBMUD	UTILITIES_EBMUD 05052023	$1,625.53
86249	05/08/2023		Accounts Payable	ROSAS, DANIEL	EMT RENEWAL	$86.00
86250	05/11/2023		Accounts Payable	ALL BAY DIESEL	RECYCLING TRUCK SVCS	$407.73
86251	05/11/2023		Accounts Payable	Amazon Capital Services, Inc.	OFFICE SUPPLIES	$776.57
86252	05/11/2023		Accounts Payable	AMERICAN MECHANICAL SERVICES, INC.	CITY HALL SERVER ROOM REPLACEMENT	$19,130.00
86253	05/11/2023		Accounts Payable	ARMOUR PETROLEUM SVC & EQUIPT	MTHLY UNDERGND STORAGE TANK INSPEC	$185.00
86254	05/11/2023		Accounts Payable	ASCENT ENVIRONMENT, INC.	CD HOUSING ELEMENT	$2,958.75
86255	05/11/2023		Accounts Payable	ASTRO JUMP OF CONTRA COSTA	JULY 4TH BOUNCE HOUSE	$1,675.00
86256	05/11/2023		Accounts Payable	BADGE FRAME, INC.	NAME PLATES_POLICE	$65.00
86257	05/11/2023		Accounts Payable	BAY ALARM COMPANY	ALARM SVCS_STATION 51	$288.15
86258	05/11/2023		Accounts Payable	BLACK, MEI-YU	REC INSTRUCTOR PAY_WATERCOLOR APR 2023	$168.00
86259	05/11/2023		Accounts Payable	BLAISDELL'S BUSINESS PRODUCTS	OFFICE SUPPLIES	$91.61
86260	05/11/2023		Accounts Payable	BOUNDTREE MEDICAL LLC	MEDICAL SUPPLIES	$83.68
86261	05/11/2023		Accounts Payable	CALIFORNIA GENERATOR SERVICE	GENERATOR SERVICE_STATION 72	$9,857.19
86262	05/11/2023		Accounts Payable	CCC ANIMAL SERVICES DEPARTMENT	ANIMAL CONTROL SVCS APR-JUN2023	$49,505.75
86263	05/11/2023		Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	CORP YARD UNIFORMS	$676.17
86264	05/11/2023		Accounts Payable	CITY OF RICHMOND	PD COMPUTER AIDED DISPATCH FEES MAY 2023	$67,870.08
86265	05/11/2023		Accounts Payable	CLEMENTIN, LESLIE	PROF SVCS_REPORT PREARATION	$2,875.00
86266	05/11/2023		Accounts Payable	CONSTABLE, MARIANNE	REC INSTRUCTOR PAY_FEIDENKRAIS APR 2023	$192.00
86267	05/11/2023		Accounts Payable	COOPER, PAUL	EMPLOYEE PER DIEM_INTERNAL AFFAIRS INVESTIGATION	$24.00
86268	05/11/2023		Accounts Payable	COREY JOHN MASON	REC INSTRUCTOR PAY_WORLDONE FESTIVAL	$2,500.00
86269	05/11/2023		Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	AUTO SVCS_BRAKES	$942.00
86270	05/11/2023		Accounts Payable	EAST BAY SANITARY CO.INC.	MONTHLY STREET SWEEPING APR 2023	$8,587.25
86271	05/11/2023		Accounts Payable	EDUCATION TO GO	REC INSTRUCTOR PAY_ED2GO APR 2023	$75.00
86272	05/11/2023		Accounts Payable	ERGONOMIC SEATING & PRODUCTS INC.	POLICE_CONFERENCE TABLE	$11,051.05
86273	05/11/2023		Accounts Payable	FUJIWARA, PATTY	REC INSTRUCTOR PAY_POTTERY MON EVEN APR 2023	$1,038.00
86274	05/11/2023		Accounts Payable	GYMDOC INC	FIRE DEPT STATIONARY BIKE	$1,973.48
86275	05/11/2023		Accounts Payable	Hernandez, Danielle	EMPLOYEE PER DIEM_DEFENSIVE TACT INST	$80.00
86276	05/11/2023		Accounts Payable	Hinderliter , De Llamas & Associates	FINANCIAL SVCS_SALES TAX ANALYSIS	$1,458.22
86277	05/11/2023		Accounts Payable	HONEY BUCKET	PORTABLE TOILET_CENTRAL PARK MAY 2023	$221.05
86278	05/11/2023		Accounts Payable	HUBBS, SIDNEY	EMPLOYEE PER DIEM_SIG SAUER ARMORER	$32.00
86279	05/11/2023		Accounts Payable	INTERWEST CONSULTING GROUP INC	PROF SVCS_ON CALL PLANNING	$495.00

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86280	05/11/2023		Accounts Payable	IRON MOUNTAIN	DOCUMENT STORAGE	$1,077.62
86281	05/11/2023		Accounts Payable	JADSON SOUZA DE JESUS	REC INSTRUCTOR PAY_CAPOEIRA YTH/ADLT MAR 2023	$835.80
86282	05/11/2023		Accounts Payable	JAFFE, SCOT	REC INSTRUCTOR PAY_POTTERY THUR APR 2023	$270.00
86283	05/11/2023		Accounts Payable	JONES, HIROMI	REC INSTRUCTOR PAY_HATHA YOGA APR 2023	$301.50
86284	05/11/2023		Accounts Payable	KEL-AIRE	HVAC SVCS_CASTRO CLBHSE	$889.46
86285	05/11/2023		Accounts Payable	KENNEDY AND ASSOCIATES	PROF SVCS_STORMWARTER AND MRP3 SUPPORT	$681.00
86286	05/11/2023		Accounts Payable	L.N. CURTIS & SONS	SUPPLIES_DEFENSE SPRAY	$83.39
86287	05/11/2023		Accounts Payable	Martinez-Campos, Blanca	EMPLOYEE REIMBURSEMENT_RESPITE SUPPLIES & ENT	$224.42
86288	05/11/2023		Accounts Payable	Mason Campbell	EMPLOYEE REIMBURSEMENT_PARAMEDIC LICENSE	$250.00
86289	05/11/2023		Accounts Payable	MERCURIO BROS. PRINTING, INC,	PRINTING SVCS_BUSINESS CARDS	$82.91
86290	05/11/2023		Accounts Payable	MIGHETTO ELECTRIC	ELECTRICAL SVCS_RICHMOND PD CONNECTION	$5,504.27
86291	05/11/2023		Accounts Payable	MUNICIPAL POOLING AUTHORITY	MPA_DRUG & ALCO TESTING PRGRM JAN-MAR 2023	$208.45
86292	05/11/2023		Accounts Payable	NHA ADVISORS	2022-23 CONSULTING (PENSION)	$6,643.75
86293	05/11/2023		Accounts Payable	Norge Cleaners and Alterations	UNIFORM CLEANING	$395.20
86294	05/11/2023		Accounts Payable	OFFICE DEPOT	OFFICE SUPPLIES	$430.23
86295	05/11/2023		Accounts Payable	OLIVERO PLUMBING	PLUMBING SVCS	$160.00
86296	05/11/2023		Accounts Payable	Pabis, Agnes	FINANCIAL SVCS_CONSULTANT	$8,075.00
86297	05/11/2023		Accounts Payable	PLAZA AUTO SERVICE INC	AUTO SVCS_M3 CHECK ENG LIGHT	$405.00
86298	05/11/2023		Accounts Payable	PREFERRED ALLIANCE, INC.	DRUG SCREEN - RECRUITMENT SRVCS	$42.00
86299	05/11/2023		Accounts Payable	PREMIER GRAPHICS	JULY 4TH PROMO PRODUCTS_WATER BOTTLES	$4,211.65
86300	05/11/2023		Accounts Payable	RAMOS, STEPHANIE, R	REC INSTRUCTOR PAY_ZUMBA APR 2023	$3,219.00
86301	05/11/2023		Accounts Payable	RICOH USA, INC	PRINTER/COPIER LEASE	$1,524.76
86302	05/11/2023		Accounts Payable	RUBICON ENTERPRISES INC	MONTHLY LANDSCAPE MAINTENANCE APR 2023	$13,727.75
86303	05/11/2023		Accounts Payable	S.P. AUTOMOTIVE	SUPPLIES_FD VEHICLE BATTERY	$878.23
86304	05/11/2023		Accounts Payable	Shababo, Tracey , Elise	REC INSTRUCTOR PAY_ASEP S3 TEXTILE SEW APR/MAY 2023	$1,876.80
86305	05/11/2023		Accounts Payable	SPEAKWRITE LLC	TRANSCRIPTION SVCS	$130.78
86306	05/11/2023		Accounts Payable	STAPLES ADVANTAGE	SUPPLIES_CHAIR & OFFICE	$222.88
86307	05/11/2023		Accounts Payable	UNIVERSAL BUILDING SERVICE	MONTHLY CUSTODIAL SVCS LIBRARY APR 2023	$1,456.00
86308	05/11/2023		Accounts Payable	VEDDER, RONALD, S.	FINANCIAL SVCS_ERP CONSULTING	$1,750.00
86309	05/11/2023		Accounts Payable	WEST COAST VENDING SERVICES, INC.	VENDING MACHINE_PD FOOD	$4,635.44
86310	05/11/2023		Accounts Payable	WHITLOCK & WEINBERGER TRANSPORTATION, INC.	PROF SVCS_TRAFFIC EVALUATIONS	$3,085.47
86311	05/11/2023		Accounts Payable	ESCORCIA, ALLYCE	REC REFUND_SWMI LESSON	$84.00
86312	05/11/2023		Accounts Payable	JACOB, NICOL	REC REFUND_MADERA AFTERCARE	$164.00
86313	05/15/2023		Accounts Payable	BADGE FRAME, INC.	SUPPLIES_NAMEPLATE BALANCE DUE	$49.00
86314	05/16/2023		Accounts Payable	DIBENEDETTO, SARAH	CELL PHONE REIMB. JULY.-SEPT. 2021	$180.00
86315	05/18/2023		Accounts Payable	IMS Alliance	PASSPORT IDENTIFIERS	$548.55
86316	05/18/2023		Accounts Payable	24 HOUR FITNESS USA, LLC	GYM MEMBERSHIP	$831.74
86317	05/18/2023		Accounts Payable	4LEAF, INC.	ON-CALL BUILDING SVCS	$49,901.06
86318	05/18/2023		Accounts Payable	A PLUS TREE, INC.	STORM TREE REMOVAL AND CLEANUP	$36,028.00
86319	05/18/2023		Accounts Payable	AMERICAN RIVER COLLEGE	TUITION_POLICE_FIREARMS AND TACT RIFL_OLIVIERI	$168.00
86320	05/18/2023		Accounts Payable	ANCHOR ENGINEERING,, INC.	DEL NORTE PROJECT SUPPORT	$24,609.25
86321	05/18/2023		Accounts Payable	AVILA PROJECT MANAGEMENT	ENGINEERING SUPPORT	$75,445.00
86322	05/18/2023		Accounts Payable	BAKER TILLY US, LLP	FINANCIAL CONSULTING FY24 BUDGET	$4,743.75
86323	05/18/2023		Accounts Payable	BARRY EVANS STUDIO	PHOTO SESSION_RUDNICK	$145.24
86324	05/18/2023		Accounts Payable	BENSON, PETER	EMPLOYEE REIMBURSEMENT_OFFICER 2E TRAINING	$450.00
86325	05/18/2023		Accounts Payable	BEST EQUIPMENT	VEHICLE BRACKET	$142.77

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86326	05/18/2023		Accounts Payable	CA DEPT OF JUSTICE/ACCOUNTING	LIVESCAN	$1,204.00
86327	05/18/2023		Accounts Payable	CASCADIA CONSULTING GROUP, INC.	CAAP	$18,476.25
86328	05/18/2023		Accounts Payable	CHILDCARE CAREERS, LLC	REC INSTRUCTOR PAY_FAIRMOUNT TEMP	$1,478.00
86329	05/18/2023		Accounts Payable	CITY OF FAIRFIELD	RANGE USE FEE	$1,701.00
86330	05/18/2023		Accounts Payable	CITY OF FOSTER CITY	JOB POSTING	$1,080.00
86331	05/18/2023		Accounts Payable	CORODATA SHREDDING INC.	SHREDDING	$207.42
86332	05/18/2023		Accounts Payable	CRIME SCENE CLEANERS, INC.	MONTLY DEODERIZE	$883.00
86333	05/18/2023		Accounts Payable	CRUMPACKER, TRAVISS	EMPLOYEE REIMBURSEMENT_FIRE TRAINING	$100.00
86334	05/18/2023		Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	RECYCLING TRUCK REPAIR	$6,831.47
86335	05/18/2023		Accounts Payable	DON'S TIRE SERVICE, INC.	TIRE REPLACEMENT_POLICE	$191.53
86336	05/18/2023		Accounts Payable	EBMUD	UTILITIES 05 2023 EBMUD	$11,585.47
86337	05/18/2023	Incorrect Address	Accounts Payable	FORENSIC SERVICES DIVISION	VOID	$3,115.00
86338	05/18/2023		Accounts Payable	Hinderliter , De Llamas & Associates	FINANCIAL SVCS_SALES TAX ANALYSIS	$1,141.87
86339	05/18/2023		Accounts Payable	HONEYWELL INTERNATIONAL, INC.	CITY SATELLITE PHONES APR 2023	$225.00
86340	05/18/2023		Accounts Payable	KEL-AIRE	COMMUNITY CTR HVAC APR 2023	$556.90
86341	05/18/2023		Accounts Payable	KNORR SYSTEMS, INC.	CHEMICALS_RECREATION	$533.62
86342	05/18/2023		Accounts Payable	L.N. CURTIS & SONS	UNIFORM HATS	$606.38
86343	05/18/2023		Accounts Payable	LACK, CHRIS	REC INSTRUCTOR PAY_INTRO TO WHEEL APR 2023	$693.00
86344	05/18/2023		Accounts Payable	MEYERS NAVE	LEGAL SVCS_MEYERS NAVE APR 2023	$33,198.60
86345	05/18/2023		Accounts Payable	PECKHAM & MCKENNEY	BACKGROUND CHECKS	$825.59
86346	05/18/2023		Accounts Payable	PG&E	ELECTRICAL SVC ENG DEPOSIT	$2,000.00
86347	05/18/2023		Accounts Payable	PG&E - OAKLAND OFC	ENCROACHMENT PERMIT REFUND_PW22-0430	$2,132.21
86348	05/18/2023		Accounts Payable	PLAZA AUTO SERVICE INC	RECREATION VEHICLE SMOG AND MAINT	$661.73
86349	05/18/2023		Accounts Payable	Provost, Will	EMPLOYEE REIMBURSEMENT_CAPIO CONF	$157.20
86350	05/18/2023		Accounts Payable	QUINTO ***, GABRIEL	COUNCIL MEMBER MILAGE REIMBURSEMENT_QUINTO	$33.41
86351	05/18/2023		Accounts Payable	R&S ERECTION OF RICHMOND	STATION 52 DOOR REPAIR	$330.00
86352	05/18/2023		Accounts Payable	RENSHAW, CHRIS	EMPLOYEE REIMBURSEMENT_CCCFPD TRAINING	$100.00
86353	05/18/2023		Accounts Payable	REYNOLDS STRATEGIES	PUBLIC INFO CONSULTING SVCS	$5,000.00
86354	05/18/2023		Accounts Payable	RIZZO, JAMES	EMPLOYEE PER DIEM_ALAMEDA CO SHERRIF ACADEMY	$1,662.66
86355	05/18/2023		Accounts Payable	SAMKIAN, KARINEH	EMPLOYEE REIMBURSEMENT_LIVE SCAN	$47.00
86356	05/18/2023		Accounts Payable	Schaaf & Wheeler, Consulting Civil Engineers Inc.	SD ASSESSMENT	$2,480.00
86357	05/18/2023		Accounts Payable	SHANNON LAYER POLYGRAPH	POLYGRAPHS	$1,300.00
86358	05/18/2023		Accounts Payable	SIMPSON INVESTIGATIVE SERVICES GROUP	BACKGROUND CHECKS	$187.70
86359	05/18/2023		Accounts Payable	SPEED OIL CHANGE	OIL CHANGE	$55.20
86360	05/18/2023		Accounts Payable	SSD ALARM	ECMAC ALARM MAR-MAY 2023	$988.95
86361	05/18/2023		Accounts Payable	SUPER SOCCER STARS	REC INSTRUCTOR PAY_FASEP SOCCER S2 2023	$3,420.00
86362	05/18/2023		Accounts Payable	THE ED JONES COMPANY	AWARD RIBBONS_POLICE	$3,676.08
86363	05/18/2023		Accounts Payable	Tripepi Smith and Associates , Inc	COMMUNICATION SUPPORT	$7,000.00
86364	05/18/2023		Accounts Payable	UNIVERSAL BUILDING SERVICE	TRASH CAN LINERS	$678.67
86365	05/18/2023		Accounts Payable	WEST COAST TRAP RECYCLING	GREASE TRAP CLEANING	$125.00
86366	05/18/2023		Accounts Payable	WILLIAMS, GARY	EMPLOYEE REIMBURSEMENT_OFFICER TRAINING	$747.00
86367	05/18/2023		Accounts Payable	HENNEBERGER, VIOLET	EMPLOYEE REIMBURSEMENT_SWIM TRAINING	$132.00
86368	05/18/2023		Accounts Payable	HUNT, CHAZ	PLANNING APP REFUND_413 LEXINGTON	$8,159.76
86369	05/19/2023		Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
86370	05/19/2023		Accounts Payable	EL CERRITO FIRE DEPT MGMT GRP	MGT1 - FIRE DEPT MGMT GROUP	$50.00
86371	05/19/2023		Accounts Payable	EL CERRITO PUBLIC SFTY EE MGMT	MGT2 - SAFETY EMPLYEE MGMT GROUP	$768.00

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86372	05/19/2023		Accounts Payable	FIRE ASSOCIATION	DUE2 - FIRE ASSN DUES	$510.00
86373	05/19/2023		Accounts Payable	FRANCHISE TAX BOARD	GA156 - Hood, David_2020_FTB_227216220	$1,182.44
86374	05/19/2023		Accounts Payable	LIFE INSURANCE OF NORTH AMERICA	ACCD - Accidental Death & Dismembermt	$69.50
86375	05/19/2023		Accounts Payable	POLICE ASSN.	DUE1 - POLICE ASSN DUES	$5,206.71
86376	05/19/2023		Accounts Payable	PRO FIREFIGHTERS ASSN DUES	DUE3 - EC PRO FIREFIGHTERS DUES	$290.00
86377	05/19/2023		Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,861.04
86378	05/19/2023		Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$2,018.45
86379	05/25/2023		Accounts Payable	Amazon Capital Services, Inc.	SUPPLIES_FIRE DEPT DOOR LOCK	$498.55
86380	05/25/2023		Accounts Payable	AMERICAN MECHANICAL SERVICES, INC.	CITY HALL HVAC MAINT MAY 2023-JUL 2023	$2,525.00
86381	05/25/2023		Accounts Payable	ARMOUR PETROLEUM SVC & EQUIPT	TRIENNIAL CONTAINMENT TEST	$9,217.68
86382	05/25/2023		Accounts Payable	BADGE FRAME, INC.	NAME PLATES	$32.00
86383	05/25/2023		Accounts Payable	BAY AREA WELDING & MAINT	RECYCLE TANK REMOVAL	$600.00
86384	05/25/2023		Accounts Payable	BEST EQUIPMENT	FIRE EXTINGUISHER MAINT	$761.95
86385	05/25/2023		Accounts Payable	BREAK POINT INVESTIGATIONS	PROFESSIONAL SVCS_BACKGROUND INVESTIGATION	$2,090.00
86386	05/25/2023		Accounts Payable	CHILDCARE CAREERS, LLC	REC INSTRUCTOR PAY_FARIMONT TEMP	$2,956.00
86387	05/25/2023		Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	CORP YARD UNIFORMS	$154.12
86388	05/25/2023		Accounts Payable	CLEARGOV INC.	FY 22-23 BUDGET SYSTEM	$43,600.00
86389	05/25/2023		Accounts Payable	CONTRA COSTA HEALTH SVCS, SENIOR NUTRITION PRG	SENIOR MEAL PROGRAM MAR 2023	$640.00
86390	05/25/2023		Accounts Payable	CRIME SCENE CLEANERS, INC.	BIOHAZARD CLEANUP	$858.00
86391	05/25/2023		Accounts Payable	DON'S TIRE SERVICE, INC.	TIRE REPAIRS_POLICE	$176.53
86392	05/25/2023		Accounts Payable	DUNNIGAN PSYCHOLOGICAL & THREAT ASSESSMENTS	PROFESSIONAL SVCS_PSYCH EVAL	$600.00
86393	05/25/2023		Accounts Payable	ELITE COMMAND TRAINING CORP	FEMA TRAINING	$16,000.00
86394	05/25/2023		Accounts Payable	Golden Bear Transfer Station	STREET SWEEPING SPOILS	$186.11
86395	05/25/2023		Accounts Payable	GRAND PRIX CAR WASH	CAR WASHES	$208.89
86396	05/25/2023		Accounts Payable	HI-TECH INC.	FIRE ENGINE MAINT	$33,116.00
86397	05/25/2023		Accounts Payable	KEL-AIRE	ARLINGTON HVAC MAINT APR 2023	$566.16
86398	05/25/2023		Accounts Payable	L.N. CURTIS & SONS	PD UNIFORMS	$681.28
86399	05/25/2023		Accounts Payable	Napa Recycling & Waste Service, LLC	CURBSIDE RECYCLING APR 2023	$14,522.75
86400	05/25/2023		Accounts Payable	OFFICE DEPOT	OFFICE SUPPLIES	$241.67
86401	05/25/2023		Accounts Payable	PASTIME HARDWARE	BUILDING SUPPLIES	$4.40
86402	05/25/2023		Accounts Payable	RICOH USA, INC	RICOH SERVICES	$1,437.94
86403	05/25/2023		Accounts Payable	RILE, KATHRYN	REC INSTRUCTOR PAY_POTTERY MON AFT APR 2023	$288.00
86404	05/25/2023		Accounts Payable	RINGCENTRAL, INC.	TELEPHONE SERVICE	$6,456.32
86405	05/25/2023		Accounts Payable	ROADSAFE TRAFFIC SYSTEMS, INC.	TRAFFIC SIGNS	$518.57
86406	05/25/2023		Accounts Payable	SIEGFRIED ENGINEERING, INC.	DESIGN SVCS_PUBLIC WORKS	$41,384.11
86407	05/25/2023		Accounts Payable	SIGNS BY RANDY	FLEET RENUMBERING	$5,958.83
86408	05/25/2023		Accounts Payable	SINGLE CYLINDER REPAIR	CHAIN SAW REPAIR	$440.20
86409	05/25/2023		Accounts Payable	SPEED OIL CHANGE	OIL CHANGE	$55.20
86410	05/25/2023		Accounts Payable	SSD ALARM	ARLINGTON ALARM SVC JUN 2023	$672.96
86411	05/25/2023		Accounts Payable	ST. FRANCIS ELECTRIC	STREET LIGHT ROUTINE MAINTENANCE APR 2023	$8,195.70
86412	05/25/2023		Accounts Payable	SUPER SOCCER STARS	REC INSTRUCTOR PAY_SAT SOCCER FEB-MAR 2023	$5,400.00
86413	05/25/2023		Accounts Payable	TARGET SOLUTIONS LEARNING, LLC	FIRE DEPT CREWSENSE LICENSE	$2,282.16
86414	05/25/2023		Accounts Payable	THE ED JONES COMPANY	BADGES	$256.82
86415	05/25/2023		Accounts Payable	Tripepi Smith and Associates , Inc	PROFESSIONAL SVCS_COMMUNICATION SUPPORT	$7,000.00
86416	05/25/2023		Accounts Payable	WESTERN STATE DESIGN INC.	FIRE DEPT EXTRACTOR SERVICE	$289.00
86417	05/25/2023		Accounts Payable	WRIGHT, CLAUDIA	EMPLOYEE PER DIEM_CALPERS & CALHR	$89.25

Payment Register

From Payment Date: 5/1/2023 - To Payment Date: 5/31/2023

Number	Date	Void Reason	Source	Payee Name	Description	Transaction Amount
86418	05/25/2023		Accounts Payable	411 HEATING & AC LLC, SAID OPEYANY	REFUND_PERMIT CANCELLED_PD21-1472	$333.83
86419	05/25/2023		Accounts Payable	LENT, LAURA	DONATION OUT_EQC TO TRAIL TREKKERS FOR HILLSIDE FEST	$100.00
TOTAL CHECKS			231 Transactions			$1,308,616.40
Accounts Payable - EFTs						
2478	05/05/2023		Accounts Payable	EDD - PAYROLL TAX DEPOSIT	CA - CA Tax	$37,481.46
2479	05/05/2023		Accounts Payable	IRS	FED - Fed Tax*	$138,127.43
2480	05/05/2023		Accounts Payable	P E R S	PE1% - PERS SEIU*	$160,674.26
2482	05/02/2023		Accounts Payable	Wells Fargo Bank, N.A.	2019 WELLS FARGO PARATRANSIT VAN 042023	$1,087.00
2483	05/04/2023		Accounts Payable	CALIFORNIA STATE TREASURER, LAIF	INVESTMENT DEPOSIT - CASH TRANSFER FROM GNRL TO INVESTMT ACCT	$2,000,000.00
2484	05/10/2023		Accounts Payable	KATZ, JUDY	REC INSTRUCTOR PAY_SR FITNESS APR 2023	$392.40
2485	05/19/2023		Accounts Payable	EDD - PAYROLL TAX DEPOSIT	CA - CA Tax	$39,009.52
2486	05/19/2023		Accounts Payable	IRS	FED - Fed Tax*	$150,191.45
2487	05/19/2023		Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)	ICM1 - ICMA-457 #300530 FLAT DOLLAR*	$50,897.94
2488	05/19/2023		Accounts Payable	P E R S	PE CM PEPRA - PERS CM PEPRA*	$159,923.56
2489	05/25/2023		Accounts Payable	PG&E	UTILITIES 04 2023 PG&E	$20,199.22
2490	05/25/2023		Accounts Payable	PG&E	UTILITIES 04 2023 PG&E	$14,353.08
2492	05/24/2023		Accounts Payable	CAPITAL ONE PUBLIC FUNDING, LLC	CAPITALONE - SOLAR LEASE - 06012023	$65,236.25
2493	05/19/2023		Accounts Payable	CAPITAL ONE PUBLIC FUNDING, LLC	CAPITALONE - FIRE TRUCK APPARATUS - 05242023	$136,590.20
2498	05/31/2023		Accounts Payable	Wells Fargo Bank, N.A.	2019 WELLS FARGO PARATRANSIT VAN - 052023	$1,087.00
2506	05/05/2023		Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)	ICM1 - ICMA-457 #300530 FLAT DOLLAR*	$48,937.30
Total - EFTs			**16 Transactions**			**$3,024,188.07**

ACCOUNTS PAYABLE	Status	Count	Transaction Amount
	Payments	244	$4,328,557.47
	Voided	3	$4,247.00
	Total	**247**	**$4,332,804.47**

PAYROLL	Status	Count	Transaction Amount
	Total Checks	9	$4,736.69
	Total EFTs	534	$1,040,869.17
	Total	**543**	**$1,045,605.86**

GRAND TOTAL	**790**	**$5,378,410.33**

City of El Cerrito

Payment Register

From Payment Date: 6/1/2023 - To Payment Date: 6/30/2023

Number	Date	Void Reason	Source	Payee Name	Description	Transaction Amount
Accounts Payable - Checks						
86420	06/01/2023		Accounts Payable	4LEAF, INC.	CD PLAN REVIEW APR 2023	$16,878.00
86421	06/01/2023		Accounts Payable	A PLUS TREE, INC.	STORM TREE REMOVAL AND CLEANUP	$21,336.00
86422	06/01/2023		Accounts Payable	ALL BAY DIESEL	TRUCK HYDRAULICS SERVICE	$949.41
86423	06/01/2023		Accounts Payable	ALL STAR	FIRE TRUCK RIC SUPPLIES	$20,568.24
86424	06/01/2023		Accounts Payable	AMERIGAS PROPANE INC	PROPANE FOR RECYC CTR APR 2023	$1,776.69
86425	06/01/2023		Accounts Payable	ANCHOR ENGINEERING,, INC.	SLURRY CM	$23,711.00
86426	06/01/2023		Accounts Payable	ARMOUR PETROLEUM SVC & EQUIPT	VISUAL UNDERGRND STRG TANK INSPECITON	$185.00
86427	06/01/2023		Accounts Payable	ASBURY ENVIRONMENTAL SERVICES	MOTOR OIL RECYCLING	$285.00
86428	06/01/2023		Accounts Payable	ASCENT ENVIRONMENT, INC.	HOUSING ELEMENT	$5,222.25
86429	06/01/2023		Accounts Payable	ATCO Pest Control	COMMUNITY CTR PEST CONTROL MAY 2023	$375.00
86430	06/01/2023		Accounts Payable	BAY ALARM COMPANY	CORP YARD ALARM SVCS	$847.05
86431	06/01/2023		Accounts Payable	BOUNDTREE MEDICAL LLC	EMS PELICAN CASES	$712.10
86432	06/01/2023		Accounts Payable	CHILDCARE CAREERS, LLC	RECREATION INSTRUCTOR PAY_FAIRMONT TEMP	$1,330.20
86433	06/01/2023		Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	CORP YARD UNIFORMS	$540.46
86434	06/01/2023		Accounts Payable	CONTRA COSTA COUNTY LIBRARY	LIBRARY SERVICE	$14,159.20
86435	06/01/2023		Accounts Payable	CORE COMPUTING SOLUTIONS	ENCORE USER MAINT JUL 2023	$165.24
86436	06/01/2023		Accounts Payable	COREY JOHN MASON	RECREATION_JULY 4TH WORLDONE FESTIVAL PROD & COORD	$2,500.00
86437	06/01/2023		Accounts Payable	CSG CONSULTANTS, INC.	CD BUILDING PLAN SVCS	$281.25
86438	06/01/2023		Accounts Payable	DIPRIMA, LISA	RECREATION INSTRUCTOR PAY_FASEP ADVE IN ART A3 2023	$680.40
86439	06/01/2023		Accounts Payable	EAST BAY - LEAGUE OF CA CITIES	MEALS	$150.00
86440	06/01/2023		Accounts Payable	GOLDFARB & LIPMAN	PROF SVCS_BART REDEV	$2,464.00
86441	06/01/2023		Accounts Payable	GROUP 4 ARCHITECTURE, RESEARCH & PLANNING INC.	EC NEW WORKSHOP	$500.00
86442	06/01/2023		Accounts Payable	HI-TECH INC.	FIRE DEPT VEHICLE MAINT CREDIT	$6,870.74
86443	06/01/2023		Accounts Payable	INTREPID ELECTRONIC SYSTEMS	CITY HALL SEMI-ANNUAL FIRE ALARM SPRINKLER TEST & INSP	$449.00
86444	06/01/2023		Accounts Payable	J & O' s COMMERCIAL TIRE CENTER	CORP YARD TIRE REPLACEMENT	$633.54
86445	06/01/2023		Accounts Payable	KISTER,SAVIO & REI INC	MAP CHECKING SVCS	$2,220.00
86446	06/01/2023		Accounts Payable	KNORR SYSTEMS, INC.	POOL CHEMICALS	$513.19
86447	06/01/2023		Accounts Payable	KOFF & ASSOCIATES, INC.	CLASS & COMP STUDY	$6,715.00
86448	06/01/2023		Accounts Payable	KS STATEBANK	ADMIN SVCS CLOSING COSTS FIRE VEHICLE	$687.00
86449	06/01/2023		Accounts Payable	L.N. CURTIS & SONS	FIRE DEPT UNIFORM	$1,330.59
86450	06/01/2023		Accounts Payable	LEAF	IT SOPHOS LICENSING	$1,300.43
86451	06/01/2023		Accounts Payable	LSA ASSOCIATES, INC.	ENGINEERING SVCS_SURVEY & STAFF TRAINING	$1,974.34
86452	06/01/2023		Accounts Payable	MORTON'S URBAN PEST MANAGEMENT	FAIRMOUNT PEST CONTROL APR 2023	$475.00
86453	06/01/2023		Accounts Payable	NHA ADVISORS	CD PLAZA LIBRARY	$11,762.50
86454	06/01/2023		Accounts Payable	NORTH AMERICAN FENCE & RAILING INC.	FENCE REPAIR COM CNTR	$2,932.00
86455	06/01/2023		Accounts Payable	OFFICE DEPOT	BIKE TO WORK DAY	$79.34
86456	06/01/2023		Accounts Payable	Pabis, Agnes	FINANCIAL SVCS_CONSULTANT	$7,820.00
86457	06/01/2023		Accounts Payable	PAYMENTUS CORPORATION	CREDIT CARD PROCESSING FEES APR 2023	$3,753.74
86458	06/01/2023		Accounts Payable	PRECISION CONCRETE CUTTING	SIDEWALK SHAVING REPAIR	$35,000.00
86459	06/01/2023		Accounts Payable	ROSTAD*KIKI	RECREATION INSTRUCTOR PAY_SPRING CLAY 2023	$870.00
86460	06/01/2023		Accounts Payable	RUIZ, JOE	RECREATION INSTRUCTOR PAY_LIL NINJA & XFIT BOOTCAMP	$1,116.00
86461	06/01/2023		Accounts Payable	S.P. AUTOMOTIVE	AUTOMOTIVE SUPPLIES	$242.44
86462	06/01/2023		Accounts Payable	SSD ALARM	RECYCLING CTR ALARM JUN 2023	$140.04
86463	06/01/2023		Accounts Payable	ST. FRANCIS ELECTRIC	TRAFFIC SAFETY MGMT	$26,840.00
86464	06/01/2023		Accounts Payable	STERICYCLE, INC.	MEDICAL WASTE	$933.31
86465	06/01/2023		Accounts Payable	STRYKER CORPORATION	REPLACEMENT CABLES	$1,008.95
86466	06/01/2023		Accounts Payable	TOYOTA MATERIAL HANDLING NC	FORKLIFT REPAIR	$631.30
86467	06/01/2023		Accounts Payable	TRB AND ASSOCIATES, INC.	CD INSPECTION & PERMIT TECH	$7,410.00
86468	06/01/2023		Accounts Payable	TWO BROTHERS POOL & SPA	POOL SVCS & CHEMICALS	$3,894.47

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From Payment Date: 6/1/2023 - To Payment Date: 6/30/2023

Number	Date	Void Reason	Source	Payee Name	Description	Transaction Amount
86469	06/01/2023		Accounts Payable	WEST COAST CODE CONSULTANTS, INC.	PLAN REVIEW SVCS	$861.25
86470	06/01/2023		Accounts Payable	WESTERN STATE DESIGN INC.	EXTRACTOR PARTS	$947.44
86471	06/06/2023		Accounts Payable	FORENSIC SERVICES DIVISION	FORENISC TESTING	$3,115.00
86472	06/08/2023		Accounts Payable	4LEAF, INC.	CD TEMP PROF SVCS MAR 2023	$120,568.52
86473	06/08/2023		Accounts Payable	Amazon Capital Services, Inc.	OFFICE SUPPLIES	$249.33
86474	06/08/2023		Accounts Payable	BERLITZ LANGUAGES, INC.	FLUENCY TEST	$75.00
86475	06/08/2023		Accounts Payable	BLACK, MEI-YU	RECREATION INSTRUCTOR PAY_WATERCOLOR MAY 2023	$168.00
86476	06/08/2023		Accounts Payable	CHAND, NIRAJAN	EMPLOYEE PER DIEM_CCSO	$665.10
86477	06/08/2023		Accounts Payable	Coller Industries Incorporated dba name Tag, Inc.	PD NAME PLATE	$31.34
86478	06/08/2023		Accounts Payable	CONCENTRA MEDICAL CENTERS	OFFICER MEDICAL EXAM	$1,052.00
86479	06/08/2023		Accounts Payable	CONTRA COSTA HEALTH SERVICES	RECRATION CUPA	$1,075.00
86480	06/08/2023		Accounts Payable	CPR FAST	FD AHA ACLS/PALS RENEWAL	$7,055.00
86481	06/08/2023		Accounts Payable	DIVISION OF STATE ARCHITECT	DISABILITY ACCESS FEES SB1186 - DSA 786 FY23 Q1	$76.80
86482	06/08/2023		Accounts Payable	DON'S TIRE SERVICE, INC.	TIRE REPLACEMENT	$306.26
86483	06/08/2023		Accounts Payable	EBMUD	UTILITIES 05 2023 EBMUD	$4,101.79
86484	06/08/2023		Accounts Payable	FOLGERGRAPHICS, INC.	CITY NEWSLETTER PRINTING & MAILING	$5,445.51
86485	06/08/2023		Accounts Payable	FORENSIC SERVICES DIVISION	PD FORENSIC TESTS	$762.30
86486	06/08/2023		Accounts Payable	FORENSIC SERVICES DIVISION	PD FORENSIC TESTS	$2,787.50
86487	06/08/2023		Accounts Payable	FUJIWARA, PATTY	RECREATION INSTRUCTOR PAY_POTTERY MON EVENG MAY 2023	$1,203.00
86488	06/08/2023		Accounts Payable	GABRIEL, BARBARA, A.	RECREATION INSTRUCTOR PAY_ADULT BALLET MAY 2023	$714.00
86489	06/08/2023		Accounts Payable	GILLESPIE DECALS, INC	PARKING PERMIT STICKERS	$741.27
86490	06/08/2023		Accounts Payable	GILMAN STREET PRESS	BUSINESS CARDS	$215.96
86491	06/08/2023		Accounts Payable	GRAUL, BELINDA	RECREATION INSTRUCTOR PAY_GYMNASTICS MAY-JUN 2023	$3,510.00
86492	06/08/2023		Accounts Payable	Green Halo Systems Inc,	CD IT HOSTING & MAINT	$171.00
86493	06/08/2023		Accounts Payable	GRIFFIN PERFORMANCE JUDO LLC	RECREATION INSTRUCTOR PAY_SPRING JUDO 2023	$1,617.00
86494	06/08/2023		Accounts Payable	HILLYARD	CUSTODIAL SUPPLIES	$5,389.98
86495	06/08/2023		Accounts Payable	INDEPENDENT INVESTIGATIVE CONSULTANTS	LEGAL SVCS_PERSONNEL INVESTIGATION	$2,400.00
86496	06/08/2023		Accounts Payable	INTERWEST CONSULTING GROUP INC	CD PLANNING STAFF ASSISTANCE	$247.50
86497	06/08/2023		Accounts Payable	JAFFE, SCOT	RECREATION INSTRUCTOR PAY_POTTERY THUR EVEN MAY 2023	$282.00
86498	06/08/2023		Accounts Payable	Janes Jeremy K	EMPLOYEE EXPENSE REIMB_FD TRAINING	$1,125.16
86499	06/08/2023		Accounts Payable	KINSEY, KATHRYNE ANN	RECREATION INSTRUCTOR PAY_BRIDGE MAY 2023	$270.00
86500	06/08/2023		Accounts Payable	KNORR SYSTEMS, INC.	REC POOL CHEMICALS	$3,104.93
86501	06/08/2023		Accounts Payable	L.N. CURTIS & SONS	FD BATTERIES	$24,326.31
86502	06/08/2023		Accounts Payable	LEADSONLINE LLC (42-1720332)	PD CELLHAWK RENEWAL	$3,085.00
86503	06/08/2023		Accounts Payable	LEWKOWITZ, MARK	RECREATION INSTRUCTOR PAY_KARATE S3 2023	$777.60
86504	06/08/2023		Accounts Payable	LIEBERT CASSIDY	PERSONNEL CLAIM	$4,200.00
86505	06/08/2023		Accounts Payable	MCAVOY, IAN	RECREATION INSTRUCTOR PAY_HASEP LEGO S3 2023	$1,680.00
86506	06/08/2023		Accounts Payable	MCGEOY, MICHELE	RECREATION INSTRUCTOR PAY_PICKLEBALL MAR-MAY 2023	$2,565.00
86507	06/08/2023		Accounts Payable	MEDINA-ROSS, VERONICA	RECREATION INSTRUCTOR PAY_FASEP SCIENCE S3 2023	$1,936.82
86508	06/08/2023		Accounts Payable	MERCURIO BROS. PRINTING, INC,	FD PERMIT FORMS	$103.30
86509	06/08/2023		Accounts Payable	MICHAEL STEADS HILLTOP FORD KIA	PD OIL CHANGE	$133.90
86510	06/08/2023		Accounts Payable	MORTON II YOUTH SPORTS	RECREATION INSTRUCTOR PAY_SKYHAWKS TOTS WINTER 2023	$756.00
86511	06/08/2023		Accounts Payable	Norge Cleaners and Alterations	PD CLEANERS	$389.65
86512	06/08/2023		Accounts Payable	Pabis, Agnes	FINANCIAL SVCS_CONSULTANT	$3,995.00
86513	06/08/2023		Accounts Payable	PASTIME HARDWARE	FD STATION SUPPLIES	$35.02
86514	06/08/2023		Accounts Payable	PREMIER GRAPHICS	PD RECRUITMENT BANNERS	$398.01
86515	06/08/2023		Accounts Payable	QUINTO ***, GABRIEL	EMPLOYEE PER DIEM_CCC MAYORS CONF	$55.28
86516	06/08/2023		Accounts Payable	R&S ERECTION OF RICHMOND	FD ROLLUP DOOR SERVICE	$595.00
86517	06/08/2023		Accounts Payable	RENNE PUBLIC LAW GROUP	GRANT WRITING SVCS	$4,500.00
86518	06/08/2023		Accounts Payable	REYNOLDS, RYAN	EMPLOYEE PER DIEM_CCSO	$665.10

Payment Register

From Payment Date: 6/1/2023 - To Payment Date: 6/30/2023

Number	Date	Void Reason	Source	Payee Name	Description	Transaction Amount
86519	06/08/2023		Accounts Payable	REYNOLDS STRATEGIES	PUBLIC INFO CONSULTING SVCS	$5,000.00
86520	06/08/2023		Accounts Payable	RIZZO, JAMES	EMPLOYEE PER DIEM_SHERIFF'S ACADEMY	$1,219.24
86521	06/08/2023		Accounts Payable	SAN DIEGO POLICE EQUIPMENT CO.	PD AMMUNTION	$2,844.10
86522	06/08/2023		Accounts Payable	Shababo, Tracey , Elise	RECREATION INSTRUCTOR PAY_ASEP TEXTILE ARTS S3 5/8-6/2	$1,658.40
86523	06/08/2023		Accounts Payable	SHAHKAR, MEHRAN	RECREATION INSTRUCTOR PAY_STRENGTH & BALANCE MAY 2023	$726.00
86524	06/08/2023		Accounts Payable	Slim CHANCE CIRCUS	RECREATION INSTRUCTOR PAY_HASEP CIRCUS S3 2023	$1,518.00
86525	06/08/2023		Accounts Payable	SPEED OIL CHANGE	PD OIL CHANGE	$55.20
86526	06/08/2023		Accounts Payable	ST. FRANCIS ELECTRIC	STREETLIGHT REPAIRS	$1,300.00
86527	06/08/2023		Accounts Payable	STERICYCLE, INC.	HAZMAT DISPOSAL	$77.89
86528	06/08/2023		Accounts Payable	THE BERKELEY CHESS SCHOOL	RECREATION INSTRUCTOR PAY_MASEP CHESS S3 2023	$1,680.00
86529	06/08/2023		Accounts Payable	THE ED JONES COMPANY	PD BADGES	$196.45
86530	06/08/2023		Accounts Payable	TIM JUNG INVESTIGATIONS	PD BACKGROUND	$2,070.74
86531	06/08/2023		Accounts Payable	TRICON AQUATICS	COM CTR POOL REPLASTERING PAYMENT 1	$161,500.00
86532	06/08/2023		Accounts Payable	UNIVERSAL BUILDING SERVICE	FD BUILDING SUPPLIES	$485.64
86533	06/08/2023		Accounts Payable	WADE, THOMAS	EMPLOYEE EXPENSE REIMB_PARAMEDIC LIC RENEWAL	$250.00
86534	06/08/2023		Accounts Payable	WEST COAST VENDING SERVICES, INC.	PD VENDING MACHINE	$5,228.95
86535	06/08/2023		Accounts Payable	BLAND, MARY, ANNE	RECREATION IPAD CLASS REFUND	$2.00
86536	06/08/2023		Accounts Payable	CALPRO ROOFING INC	BUILDING PERMIT CANCELLATION REFUND_BD23-0581	$466.66
86537	06/08/2023		Accounts Payable	CHANG, JOANN	RPTT REBATE_6851 SNOWDON	$6,000.00
86538	06/08/2023		Accounts Payable	ESCALANTE, CAROLINE	RECREATION CAMP REFUND	$326.02
86539	06/02/2023		Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
86540	06/02/2023		Accounts Payable	FRANCHISE TAX BOARD	GA156 - Hood, David_2020_FTB_227216220	$1,182.44
86541	06/02/2023		Accounts Payable	GAGNE, JOSEPH	ICMA Loan Refund	$327.80
86542	06/02/2023		Accounts Payable	HEALTH CARE DENTAL TRUST	DEN1 - Dental 1*	$17,399.96
86543	06/02/2023		Accounts Payable	IAFF LOCAL 1230	DUE4 - UNION LOCAL 1230	$5,193.71
86544	06/02/2023		Accounts Payable	KAISER FOUNDATION HEALTH PLAN	K1 - Kaiser 1*	$217,523.82
86545	06/02/2023		Accounts Payable	LEGALSHIELD	LEGL - PRE-PAID LEGAL SRVC	$182.40
86546	06/02/2023		Accounts Payable	MUNICIPAL POOLING AUTHORITY	LIFE - Supp Life Ins. - June 2023 Inv # 920-32530	$11,355.98
86547	06/02/2023		Accounts Payable	NATIONWIDE TRUST COMPANY, FSB	FHEA - Fire Health Savings Acct	$13,200.00
86548	06/02/2023		Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,804.82
86549	06/02/2023		Accounts Payable	SUTTER HEALTH PLUS	SHR - Sutter Health Plus EE Cost*	$36,503.40
86550	06/02/2023		Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$1,974.26
86551	06/16/2023		Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
86552	06/16/2023		Accounts Payable	EL CERRITO FIRE DEPT MGMT GRP	MGT1 - FIRE DEPT MGMT GROUP	$50.00
86553	06/16/2023		Accounts Payable	EL CERRITO PUBLIC SFTY EE MGMT	MGT2 - SAFETY EMPLYEE MGMT GROUP	$768.00
86554	06/16/2023		Accounts Payable	FIRE ASSOCIATION	DUE2 - FIRE ASSN DUES	$510.00
86555	06/16/2023		Accounts Payable	FRANCHISE TAX BOARD	GA156 - Hood, David_2020_FTB_227216220	$1,182.44
86556	06/16/2023		Accounts Payable	LIFE INSURANCE OF NORTH AMERICA	ACCD - Accidental Death & Dismembermt	$69.50
86557	06/16/2023		Accounts Payable	POLICE ASSN.	DUE1 - POLICE ASSN DUES	$5,206.71
86558	06/16/2023		Accounts Payable	PRO FIREFIGHTERS ASSN DUES	DUE3 - EC PRO FIREFIGHTERS DUES	$290.00
86559	06/16/2023		Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,762.98
86560	06/16/2023		Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$2,152.59
86561	06/15/2023		Accounts Payable	AIRGAS, INC.	MEDICAL SUPPLIES_OXYGEN	$226.01
86562	06/15/2023		Accounts Payable	CALIFORNIA HEALTH AND RESCUE TRAINING	TRAINING - TRENCH RESCUE	$7,650.00
86563	06/15/2023		Accounts Payable	CITY OF RICHMOND	PD CAD FEES	$67,870.08
86564	06/15/2023		Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	RECYCLING TRUCK SVCS	$2,198.00
86565	06/15/2023		Accounts Payable	HILLYARD	FLOOR CLEANER REPLACEMENT PART	$22.57
86566	06/15/2023		Accounts Payable	HONEYWELL INTERNATIONAL, INC.	CITY SATELLITE PHONES	$225.00
86567	06/15/2023		Accounts Payable	HUNT & SONS, INC.	CITY FUEL	$16,593.94
86568	06/15/2023		Accounts Payable	J & O' s COMMERCIAL TIRE CENTER	FIRE ENGINE TIRE MOUNT	$253.29

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Number	Date	Void Reason	Source	Payee Name	Description	Transaction Amount
86569	06/15/2023		Accounts Payable	L.N. CURTIS & SONS	FD GLOVES	$733.89
86570	06/15/2023		Accounts Payable	MICHAEL STEADS HILLTOP FORD KIA	OIL CHANGE	$368.24
86571	06/15/2023		Accounts Payable	NATIONAL TESTING NETWORK, INC.	RECRUITING - LAW ENFORCEMENT TESTING	$55.00
86572	06/15/2023		Accounts Payable	NEW IMAGE LANDSCAPE COMPANY	MONTHLY LANDSCAPE MAINTENANCE MARCH 2023	$9,166.66
86573	06/15/2023		Accounts Payable	OFFICE DEPOT	OFFICE SUPPLIES	$830.04
86574	06/15/2023		Accounts Payable	SPEED OIL CHANGE	VEHICLE MAINTENANCE	$107.30
86575	06/15/2023		Accounts Payable	SSD ALARM	COMMUNITY CENTER FIRE ALARM JULY 2023	$173.40
86576	06/15/2023		Accounts Payable	STAPLES ADVANTAGE	OFFICE SUPPLIES	$220.58
86577	06/15/2023		Accounts Payable	STRYKER CORPORATION	MEDICAL SUPPLIES	$272.10
86578	06/15/2023		Accounts Payable	THE ED JONES COMPANY	BADGE PRINTING	$104.26
86579	06/15/2023		Accounts Payable	TWO BROTHERS POOL & SPA	Building Maintenance	$596.40
86580	06/15/2023		Accounts Payable	ULINE	MEDICAL SUPPLIES	$5,769.61
86581	06/20/2023		Accounts Payable	ASTRO JUMP OF CONTRA COSTA	RECREATION INSTRUCTION PAY	$645.00
86582	06/20/2023		Accounts Payable	BROWN, KRISTEN	RECREATION INSTRUCTOR PAY	$27.00
86583	06/20/2023		Accounts Payable	CHILDCARE CAREERS, LLC	RECREATION INSTRUCTION PAY	$1,330.20
86584	06/20/2023		Accounts Payable	CHIU, ALAN	EMPLOYEE REIMB_GFOA CONFERENCE, AIRFAIRE, HOTEL	$3,259.30
86585	06/20/2023		Accounts Payable	CONTRA COSTA HEALTH SVCS, SENIOR NUTRITION PRG	MEAL - SENIOR NUITRITION PROGRAM	$327.80
86586	06/20/2023		Accounts Payable	DIPRIMA, LISA	RECREATION INSTRUCTOR PAY	$604.80
86587	06/20/2023		Accounts Payable	DUNKLE, STEPHEN, M.	EMPLOYEE EXPENSE REIMB_POOL MAINT SUPPLIES	$295.48
86588	06/20/2023		Accounts Payable	ENGBERG, GERI	INSTRUCTOR - RECREATION DEPARTMENT	$2,613.60
86589	06/20/2023		Accounts Payable	FRIEDMAN, NORM	SPORTS CAMP - RECREATION	$23,823.45
86590	06/20/2023		Accounts Payable	HASHIMOTO, KENNETH, J.	EMPLOYEE PER DIEM_ADVANCED INTVW & INTERR TRAINING	$24.00
86591	06/20/2023		Accounts Payable	JONES, HIROMI	INSTRUCTOR - RECREATION DEPARTMENT	$616.50
86592	06/20/2023		Accounts Payable	KASSIRER ENTERTAINMENT COMPANY	RECREATION SPORT SESSION SPRING 2023	$9,259.50
86593	06/20/2023		Accounts Payable	KI RESEARCH INSTITUTE	RECREATION INSTRUCTOR PAY	$414.00
86594	06/20/2023		Accounts Payable	LACK, CHRIS	RECREATION INSTRUCTION PAY	$364.00
86595	06/20/2023		Accounts Payable	LEONE AARON	EMPLOYEE PER DIEM_ADVANCED INTVW & INTERR TRAINING	$24.00
86596	06/20/2023		Accounts Payable	MELLO, STEVEN	EMPLOYEE EXPENSE REIMB_UNIFORM	$339.51
86597	06/20/2023		Accounts Payable	MORTON II YOUTH SPORTS	RECREATION INSTRUCTOR PAY	$822.00
86598	06/20/2023		Accounts Payable	Olivieri, Michael	EMPLOYEE PER DIEM_ADVANCED INTVW & INTERR TRAINING	$24.00
86599	06/20/2023		Accounts Payable	Rivera, Humberto	EMPLOYEE PER DIEM_ADVANCED INTVW & INTERR TRAINING	$24.00
86600	06/20/2023		Accounts Payable	RUIZ, JOE	RECREATION INSTRUCTOR PAY	$2,028.00
86601	06/20/2023		Accounts Payable	UNDERHILL, BLAKE	EMPLOYEE EXPENSE REIMB_STORAGE BIN FOR SWIM TEAM	$72.30
86602	06/20/2023		Accounts Payable	AIR EXCHANGE, INC.	Miscellaneous R&M Svcs	$542.86
86603	06/22/2023		Accounts Payable	VELOCITY LOCK AND KEY	RESTROOM KEYS	$430.88
86604	06/22/2023		Accounts Payable	4LEAF, INC.	CD TEMPORARY STAFF	$82,980.90
86605	06/22/2023		Accounts Payable	ALL STAR	FIRE DEPT PPE	$24,646.42
86606	06/22/2023		Accounts Payable	Amazon Capital Services, Inc.	WIRELESS HEADSET	$239.12
86607	06/22/2023		Accounts Payable	ARANDA, REMIE	4TH OF JULY WORLDONE FESTIVAL PERFORMANCE	$2,500.00
86608	06/22/2023		Accounts Payable	AT&T	INTERNET/TELECOM	$10,210.34
86609	06/22/2023		Accounts Payable	AVEC PRODUCTIONS, INC.	4TH OF JULY WORLDONE FESTIVAL EQUIPTMENT	$6,990.20
86610	06/22/2023		Accounts Payable	AVILA PROJECT MANAGEMENT	PW_RICHMOND STREET IMPROVEMENTS PROJECT	$15,617.50
86611	06/22/2023		Accounts Payable	BAKER TILLY US, LLP	FINANCIAL SVCS_CONSULTANT	$9,817.50
86612	06/22/2023		Accounts Payable	BERKHEIMER LABOR RELATIONS, LLC	MOU & CONSULT SVC APR-JUN 2023	$8,750.00
86613	06/22/2023		Accounts Payable	BRANDON, DANIEL	4TH OF JULY WORLDONE FESTIVAL PERFORMANCE	$1,300.00
86614	06/22/2023		Accounts Payable	BRIGHTVIEW LANDSCAPE SERVICES, INC.	MONTHLY LANDSCAPE MAINTENANCE MAY 2023	$11,436.58
86615	06/22/2023		Accounts Payable	BULULU	4TH OF JULY WORLDONE FESTIVAL PERFORMANCE	$2,500.00
86616	06/22/2023		Accounts Payable	CHAVAN & ASSOCIATES, LLP	AUDIT SVCS	$5,500.00
86617	06/22/2023		Accounts Payable	CHILDCARE CAREERS, LLC	RECREATION INSTRUCTOR PAY_MADERA	$1,182.40
86618	06/22/2023		Accounts Payable	CITY OF PINOLE	COUNCIL MEETING AV SVCS	$12,628.00

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86619	06/22/2023		Accounts Payable	CONTRA COSTA MAYORS CONFERENCE	ANNUAL ASSESSMENT FOR MAYORS CONFERENCE	$1,339.00
86620	06/22/2023		Accounts Payable	COREY JOHN MASON	4TH OF JULY WORLDONE FESTIVAL PROD & COORD	$3,000.00
86621	06/22/2023		Accounts Payable	CPS HR Consulting	PD RECRUITING	$2,729.99
86622	06/22/2023		Accounts Payable	CRIME SCENE CLEANERS, INC.	BIOHAZARD CLEANUP	$725.00
86623	06/22/2023		Accounts Payable	Cross Connections Emergency Services, Inc.	TRAINING RADIOS	$44,479.07
86624	06/22/2023		Accounts Payable	DGH OUTFITTERS	SUMMER 2023 STAFF UNIFORMS	$11,217.42
86625	06/22/2023		Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	RECYCLING TRUCK SVCS	$17,648.28
86626	06/22/2023		Accounts Payable	EBMUD	EBMUD 060723-061223	$11,750.11
86627	06/22/2023		Accounts Payable	FRIEDMAN, NORM	REC INSTRUCTOR PAY_SPORTS CAMP WK1B	$18,687.92
86628	06/22/2023		Accounts Payable	GILMAN STREET PRESS	BUSINESS CARDS	$94.14
86629	06/22/2023		Accounts Payable	HEN NOZZLES INC.	FIRE DEPT PROF SVCS	$24,486.53
86630	06/22/2023		Accounts Payable	KENNEDY, GREG, C	FD MEDICAL REVIEW MAY 2023	$2,000.00
86631	06/22/2023		Accounts Payable	KNORR SYSTEMS, INC.	POOL CHEMICALS	$1,582.44
86632	06/22/2023		Accounts Payable	KOFF & ASSOCIATES, INC.	CLASS & COMP STUDY	$16,490.00
86633	06/22/2023		Accounts Payable	KREISBERG LAW FIRM	LEGAL SERVICES	$5,314.00
86634	06/22/2023		Accounts Payable	KS STATEBANK	FIRE DEPT TRUCK UPFITTING	$4,907.41
86635	06/22/2023		Accounts Payable	L.N. CURTIS & SONS	PD UNIFORM	$247.84
86636	06/22/2023		Accounts Payable	LAW OFFICE OF TODD SIMONSON, PC	LEGAL SERVICES	$5,847.50
86637	06/22/2023		Accounts Payable	NERD CROSSING	CD WEB HOSTING	$400.00
86638	06/22/2023		Accounts Payable	NORTHERN LIGHTS	4TH OF JULY WORLDONE FESTIVAL STAGE	$5,500.00
86639	06/22/2023		Accounts Payable	Pabis, Agnes	FINANCIAL SVCS_CONSULTANT	$7,905.00
86640	06/22/2023		Accounts Payable	PACIFIC HEATING AND PIPING	SWIM CENTER RADIANT HEATING	$7,375.00
86641	06/22/2023		Accounts Payable	PETERSON TRUCKS, INC.	FIRE DEPT ENGINE REPAIRS	$4,513.41
86642	06/22/2023		Accounts Payable	POSTMASTER	POSTAGE_REC FALL 2023 ACTIVITY GUIDE	$6,000.00
86643	06/22/2023		Accounts Payable	RADIO CAMP LLC	4TH OF JULY WORLDONE FESTIVAL PERFORMANCE	$500.00
86644	06/22/2023		Accounts Payable	REACH MEDIA NETWORK	SOFT RENEWAL - LOBBY MONITOR	$360.00
86645	06/22/2023		Accounts Payable	REBEL RIVER, INC	4TH OF JULY WORLDONE FESTIVAL PERFORMANCE	$2,500.00
86646	06/22/2023		Accounts Payable	RENNE PUBLIC LAW GROUP	GRANT WRITING SVCS	$4,500.00
86647	06/22/2023		Accounts Payable	RICOH USA, INC	PRINTER/COPIER LEASE	$1,591.71
86648	06/22/2023		Accounts Payable	RILE, KATHRYN	REC INSTRUCTOR PAY_POTTERY MON AFT MAY 2023	$354.00
86649	06/22/2023		Accounts Payable	Ringgenberg, Kent	EMPLOYEE PER DIEM_CAPE	$250.00
86650	06/22/2023		Accounts Payable	SAN FRANCISCO FOLK MUSIC CLUB	FREE FOLK FESTIVAL EVENT	$1,000.00
86651	06/22/2023		Accounts Payable	Shababo, Tracey , Elise	RECREATION INSTRUCTOR PAY_TEXTILE SEWING CAMP	$3,854.40
86652	06/22/2023		Accounts Payable	Tripepi Smith and Associates , Inc	COMMUNICATION SUPPORT	$7,000.00
86653	06/22/2023		Accounts Payable	UNIVERSAL BUILDING SERVICE	FD BUILDING SUPPLIES	$504.34
86654	06/22/2023		Accounts Payable	VERIZON WIRELESS	CELL PHONE SVCS	$2,574.81
86655	06/22/2023		Accounts Payable	VERMONT SYSTEMS, INC.	RECTRAC LICENSE RENEWAL	$11,763.29
86656	06/22/2023		Accounts Payable	YAMAHA GOLF CARS OF CALIFORNIA, INC.	YAMAHA GOLF CAR RENTAL	$2,531.34
86657	06/22/2023		Accounts Payable	FAVILA, TONI	BOND REFUND_PW20-0023 1520 DOUGLAS DR	$285.00
86658	06/22/2023		Accounts Payable	KAPLAN, RICK	BOND REFUND_PW 19-0468 7905 POTRERO AVE	$184.00
86659	06/30/2023		Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
86660	06/30/2023		Accounts Payable	FRANCHISE TAX BOARD	GA156 - Hood, David_2020_FTB_227216220	$14.22
86661	06/30/2023		Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,683.73
86662	06/30/2023		Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$6,424.74
86663	06/29/2023		Accounts Payable	4LEAF, INC.	CD PLAN REVIEW MAY 2023	$14,664.30
86664	06/29/2023		Accounts Payable	ALAMEDA COUNTY FIRE DEPARTMENT	FD_VEHICLE MAINTENANCE	$15,578.76
86665	06/29/2023		Accounts Payable	ALL STAR	FD HOSE	$7,221.77
86666	06/29/2023		Accounts Payable	Amazon Capital Services, Inc.	CAMERA CASE	$413.84
86667	06/29/2023		Accounts Payable	ANCHOR ENGINEERING,, INC.	DEL NORTE PROJECT SUPPORT	$5,457.50
86668	06/29/2023		Accounts Payable	ASBURY ENVIRONMENTAL SERVICES	OIL RECYCLING MAY 2023	$95.00

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86669	06/29/2023		Accounts Payable	AVILA PROJECT MANAGEMENT	FY23 ENGINEERING SUPPORT	$25,082.50
86670	06/29/2023		Accounts Payable	BADGE FRAME, INC.	NAME PLATES	$64.00
86671	06/29/2023		Accounts Payable	BAY AREA NEWS GROUP EAST BAY	PUBLIC HEARING NEWS AD	$324.90
86672	06/29/2023		Accounts Payable	BEND MAILING	RESIDENTIAL NEWSLETTER INSERT SPRING/SUMMER 2023	$1,006.41
86673	06/29/2023		Accounts Payable	BERTRAND, FOX, ELLIOT, OSMAN & WENZEL	LEGAL SVCS HR	$8,515.00
86674	06/29/2023		Accounts Payable	BIKE EAST BAY	JULY 4TH BIKE RACK RENTAL	$450.00
86675	06/29/2023		Accounts Payable	BREAK POINT INVESTIGATIONS	BACKGROUND INVESTIGATIONS	$4,400.00
86676	06/29/2023		Accounts Payable	CASCADIA CONSULTING GROUP, INC.	CAAP CONSULTING	$16,788.75
86677	06/29/2023		Accounts Payable	CHILDCARE CAREERS, LLC	REC INSTRUCTOR PAY_FAIRMONT TEMP	$1,034.60
86678	06/29/2023		Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	CORP YARD UNIFORMS	$462.36
86679	06/29/2023		Accounts Payable	CIRCLEUP EDUCATION	DEI TRAINING	$5,434.00
86680	06/29/2023		Accounts Payable	CLASSIC AMUSEMENT LLC	JULY 4TH CARNIVAL RIDES	$32,900.00
86681	06/29/2023		Accounts Payable	Community Conservation Centers, Inc.	MIXED PAPER HDPE RECYCLING JAN-MAR 23	$2,480.47
86682	06/29/2023		Accounts Payable	CONTRA COSTA HEALTH SERVICES	CUPA HAZMAT PERMIT UST FY23-24	$3,388.00
86683	06/29/2023		Accounts Payable	CORODATA SHREDDING INC.	MONTHLY SHREDDING	$207.43
86684	06/29/2023		Accounts Payable	CRIME SCENE CLEANERS, INC.	HAZARDOUS WASTE CLEANUP	$1,730.00
86685	06/29/2023		Accounts Payable	CSG CONSULTANTS, INC.	FD & CD PLAN REVIEW SVCS	$871.52
86686	06/29/2023		Accounts Payable	CSW-STUBER-STROEH ENGINEERING GROUP INC	ENGINEERING DESIGN SVCS	$99,882.81
86687	06/29/2023		Accounts Payable	DATA TICKET, INC.	WEB DATA PROCESSING	$200.00
86688	06/29/2023		Accounts Payable	DELL MARKETING L.P.	LAPTOP	$5,036.57
86689	06/29/2023		Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	FLEET SVCS	$314.00
86690	06/29/2023		Accounts Payable	DIGITAL MAP PRODUCTS, L.P.	CLEARGOV ANNUAL SW LICENSE & MAINT	$24,950.00
86691	06/29/2023		Accounts Payable	DON'S TIRE SERVICE, INC.	TIRES_POLICE	$361.98
86692	06/29/2023		Accounts Payable	DUNNIGAN PSYCHOLOGICAL & THREAT ASSESSMENTS	PSYCH EVALUATIONS	$1,200.00
86693	06/29/2023		Accounts Payable	EAST BAY SANITARY CO.INC.	STREET SWEEPING MAY 2023	$8,587.25
86694	06/29/2023		Accounts Payable	ECS IMAGING, INC.	DOCUMENT IMAGING	$14,144.03
86695	06/29/2023		Accounts Payable	FIRE SAFETY CLEARING	HNA MAINTENANCE	$20,000.00
86696	06/29/2023		Accounts Payable	FIRECOM	FD COMMUNICATIONS	$260.69
86697	06/29/2023		Accounts Payable	FJ&I ENGINEERING, INC.	CEMENT BLOCK DELIVERY	$13,779.53
86698	06/29/2023		Accounts Payable	FOLGERGRAPHICS, INC.	SUMMER 2023 REC GUIDE	$6,644.52
86699	06/29/2023		Accounts Payable	FORENSIC SERVICES DIVISION	FORENSIC TESTING	$4,175.00
86700	06/29/2023		Accounts Payable	FRIEDMAN, NORM	REC INSTRUCTOR PAY_SPORTS CAMP WK 2B	$3,266.91
86701	06/29/2023		Accounts Payable	GODBE RESEARCH	LIBRARY MEASURE EXPLORATION SURVEY	$17,387.50
86702	06/29/2023		Accounts Payable	Golden Bear Transfer Station	SWEEP SPOILS 05242023	$162.69
86703	06/29/2023		Accounts Payable	Green Halo Systems Inc,	WEB HOSTING	$171.00
86704	06/29/2023		Accounts Payable	GYMDOC INC	STATION 52 BIKE	$1,973.48
86705	06/29/2023		Accounts Payable	Hinderliter , De Llamas & Associates	FINANCIAL SVCS_SALES TAX ANALYSIS & AUDIT	$1,566.29
86706	06/29/2023		Accounts Payable	HUNT & SONS, INC.	CITY FUEL	$17,580.26
86707	06/29/2023		Accounts Payable	INTERWEST CONSULTING GROUP INC	CD PLANNING STAFF ASSISTANCE	$2,846.25
86708	06/29/2023		Accounts Payable	J & O' s COMMERCIAL TIRE CENTER	FD TIRES	$5,388.05
86709	06/29/2023		Accounts Payable	J.A.V.S SECURITY	JULY 4TH SECURITY	$3,744.00
86710	06/29/2023		Accounts Payable	KEL-AIRE	CANYON TRL HVAC MAINT APR 2023	$158.87
86711	06/29/2023		Accounts Payable	L.N. CURTIS & SONS	PD UNIFORMS	$785.94
86712	06/29/2023		Accounts Payable	LEAF	FIREWALL REPLACEMENT	$13,087.84
86713	06/29/2023		Accounts Payable	LSA ASSOCIATES, INC.	CD PLANNING SVCS	$3,227.50
86714	06/29/2023		Accounts Payable	MELTON, TAYLOR	CASH ADVANCE FOR 7/4 CHANGE	$4,000.00
86715	06/29/2023		Accounts Payable	MERCURIO BROS. PRINTING, INC,	FIRST RESPONDER FORMS	$365.05
86716	06/29/2023		Accounts Payable	MEYERS NAVE	LEGAL SVCS_MEYERS NAVE MAY 2023	$40,587.80
86717	06/29/2023		Accounts Payable	MICHAEL STEADS HILLTOP FORD KIA	PD BRAKES	$611.11
86718	06/29/2023		Accounts Payable	MICHAELS TRANSPORTATION SVC	RECREATION EXPLORER FIELD TRIP WK 1	$2,607.70

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86719	06/29/2023	Printing Error	Accounts Payable	MULLEN, JARRET	VOID	$1,340.43
86720	06/29/2023		Accounts Payable	MUNICIPAL EMERGENCY SERVICES INC.	FD HOSE	$10,544.07
86721	06/29/2023		Accounts Payable	MUNICIPAL POOLING AUTHORITY	EAP 4/23-6/23	$1,855.53
86722	06/29/2023		Accounts Payable	Napa Recycling & Waste Service, LLC	CURBSIDE RECYCLING MAY 2023	$16,887.75
86723	06/29/2023		Accounts Payable	NATIVE SOIL INC.	JULY 4TH EXTRA HELP	$18,560.00
86724	06/29/2023		Accounts Payable	NAVELLIER*BRENDA	EMPLOYEE EXPENSE REIMBURSEMENT_NAVELLIER BRENDA	$132.62
86725	06/29/2023		Accounts Payable	OFFICE DEPOT	COPY PAPER	$508.68
86726	06/29/2023		Accounts Payable	OLIVERO PLUMBING	FAUCET REPAIR	$1,711.51
86727	06/29/2023		Accounts Payable	PAYMENTUS CORPORATION	CC PROCESSING FEES	$4,834.88
86728	06/29/2023		Accounts Payable	PETERSON TRUCKS, INC.	E355 REPAIRS	$998.01
86729	06/29/2023		Accounts Payable	PLAZA AUTO SERVICE INC	FLEET AUTO REPAIR	$3,055.91
86730	06/29/2023		Accounts Payable	PREMIER GRAPHICS	BUSINESS CARDS	$71.66
86731	06/29/2023		Accounts Payable	Quattro Solar, Inc.	REPAIR SOLAR REC & COM CNTR	$500.00
86732	06/29/2023		Accounts Payable	R&S ERECTION OF RICHMOND	STATION 52 PHOTO EYE	$1,178.00
86733	06/29/2023		Accounts Payable	R.S. HUGHES CO.	FD EQUIPTMENT SVCS	$25,902.46
86734	06/29/2023		Accounts Payable	RAMOS, STEPHANIE, R	REC INSTRUCTOR PAY_ZUMBA MAY 2023	$2,841.60
86735	06/29/2023		Accounts Payable	RATLIFF, WILLIAM	EMPLOYEE EXPENSE REIMBURSEMENT_CEET TRAINING	$120.00
86736	06/29/2023		Accounts Payable	RENSHAW, CHRIS	EMPLOYEE EXPENSE REIMB_OES	$795.37
86737	06/29/2023		Accounts Payable	RUIZ, JOSE	JULY 4TH PERFORMANCE	$500.00
86738	06/29/2023		Accounts Payable	S.P. AUTOMOTIVE	TRUCK SUPPLIES	$484.88
86739	06/29/2023		Accounts Payable	Schaaf & Wheeler, Consulting Civil Engineers Inc.	STORM DRAIN ASSESSMENT	$8,862.50
86740	06/29/2023		Accounts Payable	Schlanger, April, Adair	REC INSTRUCTOR PAY_BEAR CAMP WK1 2023	$1,909.20
86741	06/29/2023		Accounts Payable	SEGAL, NATHANIEL	JULY 4TH PERFORMANCE	$150.00
86742	06/29/2023		Accounts Payable	SHANNON LAYER POLYGRAPH	POLYGRAPHS	$325.00
86743	06/29/2023		Accounts Payable	SINGLE CYLINDER REPAIR	STATION SUPPLIES	$16.37
86744	06/29/2023		Accounts Payable	SPEAKWRITE LLC	TRANSCRIPTION SVCS	$35.39
86745	06/29/2023		Accounts Payable	SPEED OIL CHANGE	OIL CHANGE	$55.20
86746	06/29/2023		Accounts Payable	STERICYCLE, INC.	MEDICAL WASTE	$173.65
86747	06/29/2023		Accounts Payable	STRYKER CORPORATION	CITY HALL AED	$7,335.19
86748	06/29/2023		Accounts Payable	TJKM TRANSPORTATION CONSULTANTS	EBMUD WILDCAT TRAFFIC CONTROL PLAN REVIEW	$6,650.00
86749	06/29/2023		Accounts Payable	TRB AND ASSOCIATES, INC.	CD PLAN REVIEW SERVICES	$7,322.50
86750	06/29/2023		Accounts Payable	TWO BROTHERS POOL & SPA	POOL SERVICES JUN 2023	$4,054.45
86751	06/29/2023		Accounts Payable	TYLER TECHNOLOGIES	FINANCIAL SVCS_ERP CONSULTING	$951.24
86752	06/29/2023		Accounts Payable	UNIVERSAL BUILDING SERVICE	BUILDING SUPPLIES	$1,650.67
86753	06/29/2023		Accounts Payable	WEST COAST CODE CONSULTANTS, INC.	CD PLAN REVIEW SERVICES	$1,069.15
86754	06/29/2023		Accounts Payable	WHITLOCK & WEINBERGER TRANSPORTATION, INC.	PROFESSIONAL SVCS_TRAFFIC EVALUATIONS	$22,959.59
86755	06/29/2023		Accounts Payable	ZINN, GEORGE, WILLIAM	JULY 4TH PERFORMANCE	$2,500.00
86756	06/29/2023		Accounts Payable	ZWETSCH, STEPHEN	ARTIST SERVICES_ECCRU RESIDENCEY	$300.00
86757	06/29/2023	Invoice Error	Accounts Payable	BUNA, ALEX	VOID	$228.36
86758	06/29/2023		Accounts Payable	MULLEN, JARRETT	EMPLOYEE REIMBURSEMENT_NACTO CONF	$1,340.43
TOTAL CHECKS			**339 Transactions**			**$2,213,217.55**

Accounts Payable EFTs

2491	06/08/2023		Accounts Payable	KATZ, JUDY	#N/A	$442.80
2494	06/02/2023		Accounts Payable	EDD - PAYROLL TAX DEPOSIT	#N/A	$34,842.17
2495	06/02/2023		Accounts Payable	IRS	#N/A	$130,512.45
2496	06/02/2023		Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)	#N/A	$49,501.59
2497	06/02/2023		Accounts Payable	P E R S	#N/A	$159,812.35
2499	06/16/2023		Accounts Payable	EDD - PAYROLL TAX DEPOSIT	#N/A	$38,180.18
2500	06/16/2023		Accounts Payable	IRS	#N/A	$140,761.14

City of El Cerrito

Payment Register

From Payment Date: 6/1/2023 - To Payment Date: 6/30/2023

Number	Date	Void Reason	Source	Payee Name	Description		Transaction Amount
2501	06/16/2023		Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)		#N/A	$50,055.90
2502	06/16/2023		Accounts Payable	P E R S		#N/A	$166,649.90
2503	06/16/2023		Accounts Payable	P E R S		#N/A	$209.46
2507	06/26/2023		Accounts Payable	PG&E		#N/A	$19,815.69
2508	06/26/2023		Accounts Payable	PG&E		#N/A	$39,779.79
2509	06/30/2023		Accounts Payable	EDD - PAYROLL TAX DEPOSIT		#N/A	$38,559.37
2510	06/30/2023		Accounts Payable	IRS		#N/A	$142,705.57
2511	06/30/2023		Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)		#N/A	$51,535.18
2512	06/30/2023		Accounts Payable	P E R S		#N/A	$169,594.00
2514	06/30/2023		Accounts Payable	JPMorgan Chase Bank		#N/A	$76,602.62
TOTAL - EFTs			**17 Transactions**				**$1,309,560.16**

ACCOUNTS PAYABLE

Category	Count	Transaction Amount
Payments	354	$3,521,208.92
Voided	2	$1,568.79
Total	**356**	**$3,522,777.71**

PAYROLL

Category	Count	Transaction Amount
TOTAL CHECKS	210	$166,477.95
TOTAL EFTs	687	$1,460,305.76
Total	**897**	**$1,626,783.71**

GRAND TOTAL	**1253**	**$5,149,561.42**

City of El Cerrito

Payment Register

From Payment Date: 7/1/2023 - To Payment Date: 7/31/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
Accounts Payable - Checks							
86759	07/06/2023			Accounts Payable	ALAMEDA COUNTY FIRE DEPARTMENT	KFD6 REPAIRS	$731.67
86760	07/06/2023			Accounts Payable	Amazon Capital Services, Inc.	FD SUPPLIES	$138.48
86761	07/06/2023			Accounts Payable	ARMOUR PETROLEUM SVC & EQUIPT	UNDRGRND STRG TANK VIS INSPECTION	$185.00
86762	07/06/2023			Accounts Payable	AT&T	INTERNET/TELECOM	$15,297.43
86763	07/06/2023			Accounts Payable	AVEC PRODUCTIONS, INC.	SMALL GENERATOR	$160.00
86764	07/06/2023			Accounts Payable	BENSON, PETER	REIMBURSE FOR HAZARDOUS MATERIAL INCIDENT COMMANDER TRAINING	$300.00
86765	07/06/2023			Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	RECYCLING UNIFORM	$217.74
86766	07/06/2023			Accounts Payable	CITY OF FAIRFIELD	RANGE USE FEE	$1,548.00
86767	07/06/2023			Accounts Payable	CORE COMPUTING SOLUTIONS	ENCORE USER MAINT AUG 2023	$165.24
86768	07/06/2023			Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	TRUCK REPAIR	$2,710.25
86769	07/06/2023			Accounts Payable	DUNCAN PRINTING CO INC	HOLIDAY SIGNS	$428.58
86770	07/06/2023			Accounts Payable	DUNNIGAN PSYCHOLOGICAL & THREAT ASSESSMENTS	PSYCHOLOGICAL EVAL	$600.00
86771	07/06/2023			Accounts Payable	EBMUD	EBMUD 041423-061623	$10,542.38
86772	07/06/2023			Accounts Payable	EISICO, SHARLEEN	4TH OF JULY WORLDONE FESTIVAL PRODUCTION	$380.00
86773	07/06/2023			Accounts Payable	FIRECOM	RADIO COMMS	$55.69
86774	07/06/2023			Accounts Payable	GRAND PRIX CAR WASH	CAR WASHES	$18.99
86775	07/06/2023			Accounts Payable	HASHIMOTO, KENNETH, J.	LUNCH-BASIC COLLISION INVESTIGATION JUNE 26- JUNE 29	$32.00
86776	07/06/2023			Accounts Payable	HUBBS, SIDNEY	PER DIEM FOR TRAINING - GLOCK ARMORER	$8.00
86777	07/06/2023			Accounts Payable	J & D CUSTOM EMBROIDERY	FD SERVICES	$2,135.37
86778	07/06/2023			Accounts Payable	J & O' s COMMERCIAL TIRE CENTER	TIRE REPAIR	$223.09
86779	07/06/2023			Accounts Payable	KAISER PERMANENTE	NEW HIRE PHYSICALS	$764.00
86780	07/06/2023			Accounts Payable	KEL-AIRE	HARDING HVAC APR 2023	$302.72
86781	07/06/2023			Accounts Payable	L.N. CURTIS & SONS	FD HOSE	$1,514.03
86782	07/06/2023			Accounts Payable	LAW OFFICE OF TODD SIMONSON, PC	LEGAL SERVICE	$9,999.50
86783	07/06/2023			Accounts Payable	LEAF	SOPHOS LICENSING	$1,300.43
86784	07/06/2023			Accounts Payable	MATA VAQUEZ, PILAR	4TH OF JULY WORLDONE FESTIVAL PRODUCTION	$500.00
86785	07/06/2023			Accounts Payable	MEDINA-ROSS, VERONICA	RECREATION PAY TO INSTRUCTOR	$1,829.52
86786	07/06/2023			Accounts Payable	MIRACLE PLAYSYSTEMS INC.	CV PARK SLIDE REPAIR	$2,321.76
86787	07/06/2023			Accounts Payable	MORTON II YOUTH SPORTS	SKYHAWKS TENNIS CAMP WK 1 2023	$4,057.20
86788	07/06/2023			Accounts Payable	NBS	DISTRICT ADMINISTRATION SERVICES	$5,462.09
86789	07/06/2023			Accounts Payable	NERD CROSSING	WEB DATA PROCESSING	$400.00
86790	07/06/2023			Accounts Payable	Olivieri, Michael	PER DEIM-FIREARMS AND TACTICAL RIFE INSTRUCTOR 6/5-6/16	$500.00
86791	07/06/2023			Accounts Payable	PIPE SPY INC	REFUND_PLUMBING PERMIT 417 EVERETT	$88.38
86792	07/06/2023			Accounts Payable	PREFERRED ALLIANCE, INC.	PRE-EMPLOYMENT DRUG SCREENING	$42.00
86793	07/06/2023			Accounts Payable	RICOH USA, INC	PRINTER/COPIER LEASE	$1,591.71
86794	07/06/2023			Accounts Payable	RUDNICK, TESSA	CAL CITIES POLICY MEETING 6/22-6/23	$518.47
86795	07/06/2023			Accounts Payable	SPEED OIL CHANGE	OIL CHANGE	$52.10
86796	07/06/2023			Accounts Payable	SSP DATA PRODUCTS	INTERNET FIBER SETUP	$2,800.00
86797	07/06/2023			Accounts Payable	STAPLES ADVANTAGE	OFFICE SUPPLIES	$187.83
86798	07/06/2023			Accounts Payable	STATE INDUSTRIAL PRODUCTS	FD SUPPLIES	$163.72
86799	07/06/2023			Accounts Payable	STATE OF CA DEPT OF JUSTICE	BACKGROUND CHECK	$1,401.00
86800	07/06/2023			Accounts Payable	SUPERION, LLC	CENTRAL SQUARE MASTER FEE UPDATE	$4,320.00
86801	07/06/2023			Accounts Payable	TORIANO, JOE	4TH OF JULY WORLDONE FESTIVAL PRODUCTION	$620.00
86802	07/06/2023			Accounts Payable	UNIVERSAL BUILDING SERVICE	JANITORIAL/BUILDING SUPPLIES	$11,987.33
86803	07/06/2023			Accounts Payable	VAZQUEZ-AVALOS, SERGIO	LUNCH-BASIC COLLISION INVESTIGATION JUNE 26- JUNE 29	$32.00
86804	07/06/2023			Accounts Payable	VERIZON WIRELESS	WIRELESS PHONE	$2,340.42
86805	07/06/2023			Accounts Payable	VSS INTERNATIONAL, INC.	2023 Slurry Seal Project	$381,191.49
86806	07/13/2023			Accounts Payable	24 HOUR FITNESS USA, LLC	MEMBERSHIP FEE	$831.74

Payment Register

From Payment Date: 7/1/2023 - To Payment Date: 7/31/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
86807	07/13/2023			Accounts Payable	4LEAF, INC.	BUILDING DIVISION PROCESS MAPPING	$39,928.00
86808	07/13/2023			Accounts Payable	ALAMEDA COUNTY SHERIFF'S OFFICE	TUITION - RADAR OPERATOR, LIDAR OPERATOR	$1,264.00
86809	07/13/2023			Accounts Payable	Amazon Capital Services, Inc.	GENERAL OFFICE SUPPLY	$63.78
86810	07/13/2023			Accounts Payable	AMERIGAS PROPANE INC	PROPANE SUPPLIES MAY 2023	$1,180.23
86811	07/13/2023			Accounts Payable	ASBURY ENVIRONMENTAL SERVICES	USED & MIXED OILS RECYCLINGS 6/14/2023	$95.00
86812	07/13/2023			Accounts Payable	ASCENT ENVIRONMENT, INC.	HOUSING ELEMENT	$8,484.75
86813	07/13/2023			Accounts Payable	BAY AREA NEWS GROUP EAST BAY	PUBLIC HEARINGS	$385.20
86814	07/13/2023			Accounts Payable	BERLITZ LANGUAGES, INC.	DIEGO ROMERO FLUENCY TEST	$75.00
86815	07/13/2023			Accounts Payable	BERTRAND, FOX, ELLIOT, OSMAN & WENZEL	PERSONNEL MATTER	$10,773.75
86816	07/13/2023			Accounts Payable	BLAISDELL'S BUSINESS PRODUCTS	GENERAL OFFICE SUPPLY	$100.97
86817	07/13/2023			Accounts Payable	CARROLL, JAMES	BANKGROUND INVESTIGATOR $75 X 16 HOURS	$1,200.00
86818	07/13/2023			Accounts Payable	CCC POLICE CHIEFS ASSOCIATION	WORKSHOP FEES	$90.00
86819	07/13/2023			Accounts Payable	CHANNEL LUMBER CO.	FD REPAIR/MAINTENANCE	$4,747.46
86820	07/13/2023			Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	SAFETY SUPLIES NITRILE GLOVES	$374.62
86821	07/13/2023			Accounts Payable	CITY OF FAIRFIELD	RANGE USE FEE	$837.00
86822	07/13/2023			Accounts Payable	Coller Industries Incorporated dba name Tag, Inc.	LOCKER PLATES	$51.52
86823	07/13/2023			Accounts Payable	CONCENTRA MEDICAL CENTERS	MEDICAL EXAMS	$2,148.00
86824	07/13/2023			Accounts Payable	CPS HR Consulting	RECRUITING	$2,903.25
86825	07/13/2023			Accounts Payable	CRITICAL REACH	ANNUAL SUPPORT FEE	$530.00
86826	07/13/2023			Accounts Payable	DATA TICKET, INC.	DATA MONHTLY MINIMUM	$400.00
86827	07/13/2023			Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	HYDRO HOSE REPAIR R3	$2,276.50
86828	07/13/2023			Accounts Payable	DIVISION OF STATE ARCHITECT	DISABILITY ACCESS & EDUC FEE FOR Q2 2023	$86.00
86829	07/13/2023			Accounts Payable	DOCUSIGN, INC.	Docusign Digital Signature Services	$4,985.00
86830	07/13/2023			Accounts Payable	DON'S TIRE SERVICE, INC.	TIRE REPLACEMENT	$363.17
86831	07/13/2023			Accounts Payable	EAST BAY ECONOMIC DEVELOPMENT	MEMBERSHIP FEE FOR FY23-24	$4,145.00
86832	07/13/2023			Accounts Payable	FIRE INFORMATION SUPPORT SVCS	REBUILD FIRE RMS OTHER APPS APPLICATION TEST	$1,600.00
86833	07/13/2023			Accounts Payable	FIRST SERVE PRODUCTIONS INC	CANYON TRAIL PARK TENNIS COURT RESURFACING	$33,830.82
86834	07/13/2023			Accounts Payable	Golden Bear Transfer Station	SWEEP SPOILS	$717.13
86835	07/13/2023			Accounts Payable	GOVERNMENT TRAINING AGENCY	TUITION - RECORDS CLERK	$1,050.00
86836	07/13/2023			Accounts Payable	HONEY BUCKET	CENTRAL PARK SERVICE 5/30-6/26/23	$221.05
86837	07/13/2023			Accounts Payable	INTERWEST CONSULTING GROUP INC	PLANNING STAFF COVERAGE	$1,642.50
86838	07/13/2023			Accounts Payable	IRON MOUNTAIN	DOCUMENT STORAGE	$1,020.84
86839	07/13/2023			Accounts Payable	KENNEDY, GREG, C	EMS CQI DUTIES/PCR REVIEW	$2,000.00
86840	07/13/2023			Accounts Payable	KREISBERG LAW FIRM	JUNE 2023 HOURS FOR ERMA CLAIM	$4,644.00
86841	07/13/2023			Accounts Payable	LOCKED IN FIRE AND ENGINEERING, INC.	FIRE PROTECTION ENGINEERING	$3,600.00
86842	07/13/2023			Accounts Payable	MICHAEL STEADS HILLTOP FORD KIA	BRAKE KIT REPAIR	$1,102.61
86843	07/13/2023			Accounts Payable	MULLEN, JARRETT	APA MEMBERSHIP/AICP REGISTRATION	$609.00
86844	07/13/2023			Accounts Payable	MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY AUTHORIZATION	$1,322.79
86845	07/13/2023			Accounts Payable	NERD CROSSING	ECONOMIC DEVELOPMENT WEBSITE	$400.00
86846	07/13/2023			Accounts Payable	Norge Cleaners and Alterations	JUNE 2023 BILLING STATEMENT	$282.30
86847	07/13/2023			Accounts Payable	OFFICE DEPOT	SUPPLIES	$116.98
86848	07/13/2023			Accounts Payable	PREFERRED ALLIANCE, INC.	PRE EMPLOYMENT DRUG TEST	$42.00
86849	07/13/2023			Accounts Payable	PREMIER GRAPHICS	BUSINESS CARDS	$71.66
86850	07/13/2023			Accounts Payable	RAMOS-BANALES*ALICIA	CLEANING SUPPLY REIMBURSEMENT	$25.16
86851	07/13/2023			Accounts Payable	RED CLOUD	RADIO REPAIR	$25.00
86852	07/13/2023			Accounts Payable	REX KEY & SECURITY	KEY & DOOR REPAIR	$170.00
86853	07/13/2023			Accounts Payable	RIZZO, JAMES	ATTENDING ALAMEDA COUNTY SHERIFF ACADEMY	$1,219.24
86854	07/13/2023			Accounts Payable	ROADPOST USA, INC.	FD SATELITE PHONE	$133.90
86855	07/13/2023			Accounts Payable	RUBICON ENTERPRISES INC	LANDSCAPE MAINTENANCE	$13,727.75
86856	07/13/2023			Accounts Payable	SPEED OIL CHANGE	ENG OIL CHANGE	$56.20

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Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
86857	07/13/2023			Accounts Payable	ST. FRANCIS ELECTRIC	TS &SL MAINTENANCE MAY ROUTINE 2023	$8,373.57
86858	07/13/2023			Accounts Payable	STANTEC CONSULTING	PLANNING STAFF COVERAGE	$7,011.44
86859	07/13/2023			Accounts Payable	STERICYCLE, INC.	HAZMAT	$837.42
86860	07/13/2023			Accounts Payable	TYLER TECHNOLOGIES	ERP SYSTEM MAINTENANCE FEE FOR FY24	$62,706.56
86861	07/13/2023			Accounts Payable	United Coach Tours	RAVENCLIFF BUSES 2023	$8,642.25
86862	07/13/2023			Accounts Payable	UNIVERSAL BUILDING SERVICE	LIBRARY JANITORIAL SERVICE JUNE 2023	$1,460.17
86863	07/13/2023			Accounts Payable	VAZQUEZ-AVALOS, SERGIO	GAS BASIC COLLISION	$122.59
86864	07/13/2023			Accounts Payable	WAHRLICH, JOHN-TRACY	PER DIEM FOR TRAINING - GLOCK ARMORER	$8.00
86865	07/13/2023			Accounts Payable	WEST COAST CODE CONSULTANTS, INC.	PLAN REVIEW	$375.00
86866	07/13/2023			Accounts Payable	WEST COAST VENDING SERVICES, INC.	FOOD	$4,158.50
86867	07/13/2023			Accounts Payable	ZOHO CORPORATION	DATA SECURITY PLUS SERVER AND WORKSTATION LICENSE	$2,945.00
86868	07/13/2023			Accounts Payable	THOMASON, STEVEN	JULY 6 2023 MAYORS CONFERENCE	$70.00
86869	07/14/2023			Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
86870	07/14/2023			Accounts Payable	HEALTH CARE DENTAL TRUST	DEN1 - Dental 1*	$17,449.65
86871	07/14/2023			Accounts Payable	IAFF LOCAL 1230	DUE4 - UNION LOCAL 1230	$5,202.38
86872	07/14/2023			Accounts Payable	KAISER FOUNDATION HEALTH PLAN	K1 - Kaiser 1*	$220,163.71
86873	07/14/2023			Accounts Payable	LEGALSHIELD	LEGL - PRE-PAID LEGAL SRVC	$182.40
86874	07/14/2023			Accounts Payable	MUNICIPAL POOLING AUTHORITY	LIFE - Supp Life Ins - #920-32929 - July 2023	$11,629.75
86875	07/14/2023			Accounts Payable	NATIONWIDE TRUST COMPANY, FSB	FHEA - Fire Health Savings Acct	$13,200.00
86876	07/14/2023			Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,644.02
86877	07/14/2023			Accounts Payable	SUTTER HEALTH PLUS	SHR - Sutter Health Plus EE Cost*	$35,579.20
86878	07/14/2023			Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$6,016.24
86879	07/19/2023			Accounts Payable	ASBURY ENVIRONMENTAL SERVICES	OIL RECYCLING	$100.00
86880	07/19/2023			Accounts Payable	BAY ALARM COMPANY	STATION #52 ALARM	$348.75
86881	07/19/2023			Accounts Payable	BERTRAND, FOX, ELLIOT, OSMAN & WENZEL	PERSONNEL MATTER	$5,200.00
86882	07/19/2023			Accounts Payable	CASCADIA CONSULTING GROUP, INC.	JUNE 2023 CAAP UPDATE	$8,285.00
86883	07/19/2023			Accounts Payable	CHILDCARE CAREERS, LLC	CHILDCARE AID	$720.52
86884	07/19/2023			Accounts Payable	CONTRA COSTA HEALTH SVCS, SENIOR NUTRITION PRG	SENIOR NUTITION PROGRAM CAFE COSTA - JUNE 2023	$236.00
86885	07/19/2023			Accounts Payable	DICKINSON FLEET SVCS / COX AUTOMOTIVE	ADJUSTMENT TO INV 1170117351 PM INSPECTION R4	$1,914.00
86886	07/19/2023			Accounts Payable	DIPRIMA, LISA	MIRA VISTA PTA MAY 2023	$4,050.00
86887	07/19/2023			Accounts Payable	EAST BAY SANITARY CO.INC.	STREET SWEEPING JUNE 2023	$8,587.25
86888	07/19/2023			Accounts Payable	EDUCATION TO GO	DISCOVER SIGN LANGUAGE	$65.00
86889	07/19/2023			Accounts Payable	EVEREST PLUMBING & DRAIN	PW20-0064-ASPH 6831 Stockton Ave DEPOSIT REFUND	$14,271.00
86890	07/19/2023			Accounts Payable	FRIEDMAN, NORM	SPORTS CAMP WK4B	$1,211.49
86891	07/19/2023			Accounts Payable	HI-TECH INC.	ENGINE MAINTENANCE REPAIR	$90.26
86892	07/19/2023			Accounts Payable	J & O' s COMMERCIAL TIRE CENTER	VEHICLE REPAIR REPLACED TIRES R4	$4,217.58
86893	07/19/2023			Accounts Payable	JAFFE, SCOT	CERAMICS TH EVENING JUNE 2023	$372.00
86894	07/19/2023			Accounts Payable	KOFF & ASSOCIATES, INC.	CLASS & COMP STUDY	$6,290.00
86895	07/19/2023			Accounts Payable	LIEM, LINDA	RECTREKS REFUND 07/05/2023	$62.00
86896	07/19/2023			Accounts Payable	Martinez-Campos, Blanca	PETTY CASH REIMBURSEMENT	$200.10
86897	07/19/2023			Accounts Payable	Mason Campbell	REIMBUSRSE EMPLOYEE FOR TRAINING IN FY22-23	$375.00
86898	07/19/2023			Accounts Payable	MCAVOY, IAN	OFF THE BLOCK STEM SUMMER CAMP WK3 2023	$8,904.00
86899	07/19/2023			Accounts Payable	MOBILE MODULAR MANAGEMENT CORP	FINAL MBILE MODULAR PAYMENT-TEMP SENIOR CENTER	$34,710.61
86900	07/19/2023			Accounts Payable	MORTON'S URBAN PEST MANAGEMENT	FAIRMONT CLUBHOUSE PEST CONTROL SERVICE JULY 2022	$2,175.00
86901	07/19/2023			Accounts Payable	Napa Recycling & Waste Service, LLC	PROCESSING OF CURBSIDE RECYCLABLES JUNE 2023	$15,837.80
86902	07/19/2023			Accounts Payable	NEW IMAGE LANDSCAPE COMPANY	LANDSCAPE MAINTENANCE MAY 2023	$9,166.66
86903	07/19/2023			Accounts Payable	NORTH AMERICAN FENCE & RAILING INC.	TOTS GATE	$12,566.00
86904	07/19/2023			Accounts Payable	OFFICE DEPOT	GENERAL OFFICE SUPPLIES	$187.65
86905	07/19/2023			Accounts Payable	OLIVERO PLUMBING	TEST 33 RP VALVES MARCH 2023	$3,007.00
86906	07/19/2023			Accounts Payable	PASTIME HARDWARE	SUPPLIES	$331.60

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From Payment Date: 7/1/2023 - To Payment Date: 7/31/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
86907	07/19/2023			Accounts Payable	PG&E - OAKLAND OFC	PW22-0429-CON 1765 Arlington Blvd DEPOSIT REFUND	$6,854.85
86908	07/19/2023			Accounts Payable	PLANETMAGPIE	EMERGENCY MICROSOFT MIGRATION 6/1 - 6/11	$36,775.00
86909	07/19/2023			Accounts Payable	Progressive Solutions , Inc.	SOFTWARE MAINTENANCE	$16,677.34
86910	07/19/2023			Accounts Payable	RAMOS, STEPHANIE, R	ZUMBA CLASS JUNE 2023	$3,094.65
86911	07/19/2023			Accounts Payable	RESCUE ROOTER	PW22-0306-CON 5326 Barrett Ave DEPOSIT REFUND	$761.65
86912	07/19/2023			Accounts Payable	Rogers Stringer & McClelland, Inc.	REPLASTER CONSTRUCTION MANAGEMENT PHASE FINAL PAYMENT AND MILEAG	$3,018.72
86913	07/19/2023			Accounts Payable	ROSTAD*KIKI	ART & DISCOVERY WITH KIKI CAMP WK5	$907.20
86914	07/19/2023			Accounts Payable	RUBICON ENTERPRISES INC	LANDSCAPE MAINTENANCE MAY 2023	$13,727.75
86915	07/19/2023			Accounts Payable	RUIZ, JOE	XFIT JUNE BOOT CAMP. LIL NINJA, CAMP WKS 1-3	$16,835.04
86916	07/19/2023			Accounts Payable	Schlanger, April, Adair	BUILD YOUR OWN DOLLHOUSE PM CAMP WK5	$2,775.00
86917	07/19/2023			Accounts Payable	Sewer Works, Inc.	PW23-0049-CON 2756 Arlington Blvd DEPOSIT REFUND	$1,523.30
86918	07/19/2023			Accounts Payable	Shababo, Tracey , Elise	MACHINE SEWING TEXTILE CAMPS WKS 4&5	$3,545.88
86919	07/19/2023			Accounts Payable	SOLUTIONS OFFICE INTERIORS, INC.	INSTALLATION WORKSATIONS	$3,024.25
86920	07/19/2023			Accounts Payable	SSD ALARM	CASTRO & HARDING CLUBHOUSE - ALARM SERVICE	$813.00
86921	07/19/2023			Accounts Payable	ST. FRANCIS ELECTRIC	SAN PABLO & PORTOLA SL INSTALL DEC 2021 FY 21-22	$15,730.40
86922	07/19/2023			Accounts Payable	SUPER SOCCER STARS	FASEP SOCCER S3 2023	$1,992.00
86923	07/19/2023			Accounts Payable	TERRA NOVA ENGINEERING INC	PW23-0045-CON 11225 San Pablo Ave DEPOSIT REFUND	$761.65
86924	07/19/2023			Accounts Payable	VIKING PAVERS	PW23-0182-CON 538 Norvell St DEPOSIT REFUND	$761.65
86925	07/19/2023			Accounts Payable	WARD CONSTRUCTION, INC.	PW23-0203-CON 7486 Terrace Dr DEPOSIT REFUND	$761.65
86926	07/19/2023			Accounts Payable	Aberle Concrete Excavating & Grading	PW22-0597-CON 5395 Potrero Ave DEPOSIT REFUND	$761.65
86927	07/19/2023			Accounts Payable	Alfa Electric, Inc.	PW23-0194-CON 1764 Julian Ave DEPOSIT REFUND	$761.65
86928	07/19/2023			Accounts Payable	BLAND, MARY , ANNE	REFUND	$23.00
86929	07/19/2023			Accounts Payable	CRUMP, ALLISON	INSTRUCTOR FEE DOLLHOUSE AM CAMP WK 5	$2,715.00
86930	07/19/2023			Accounts Payable	Eskaton Management	PW23-0042-CON San Pablo & Jefferson DEPOSIT REFUND	$761.65
86931	07/19/2023			Accounts Payable	JAMJIAN, MICHEL	PW23-0158-CON 2754 Del Monte Ave DEPOSIT REFUND	$761.65
86932	07/19/2023			Accounts Payable	MORDWINKIN, NICHOLAS	PW23-0297-CON 7641 Terrace Dr DEPOSIT REFUND	$761.65
86933	07/26/2023			Accounts Payable	A PLUS TREE, INC.	TREE PRUNING AND REMOVAL ON STREETS AND PARKS	$12,043.25
86934	07/26/2023			Accounts Payable	ALABANZA, CHARLIE	EL CERRITO CAMP RAVENCLIFF LIFE GUARD	$910.00
86935	07/26/2023			Accounts Payable	Amazon Capital Services, Inc.	AMAZON PURCHASE OFFICE SUPPLIES	$23.12
86936	07/26/2023			Accounts Payable	AMERIGAS PROPANE INC	propane supplies for recycling	$741.99
86937	07/26/2023			Accounts Payable	ANCHOR ENGINEERING,, INC.	DEL NORTE PROJECT SUPPORT JUNE 2023 SERVICE	$6,382.50
86938	07/26/2023			Accounts Payable	ARMOUR PETROLEUM SVC & EQUIPT	UST VISUAL INSPECTION 7/18/23 FY24	$200.00
86939	07/26/2023			Accounts Payable	AT&T	ACCOUNT#9391026234 AT&T BILL AMOUNT ALLOCATION TO DEPARTMENTS	$6,211.91
86940	07/26/2023			Accounts Payable	BALTZ, LEONARD	APRIL MAY 2023 KARATE ADV CLASS	$1,587.60
86941	07/26/2023			Accounts Payable	BERTRAND, FOX, ELLIOT, OSMAN & WENZEL	ELC-6400 MAY 31 2023 PERSONNEL MATTER	$12,463.75
86942	07/26/2023			Accounts Payable	BROWN, KRISTEN	WELNESS CLASS JUNE 2023	$75.00
86943	07/26/2023			Accounts Payable	CADE, STUART	RAVENCLIFF CAMP COUNSELOR 0722-08052023	$1,950.00
86944	07/26/2023			Accounts Payable	CINTAS CORPORATION #054 UNIFORMS	CORP YARD UNIFORMS JULY 2024	$270.33
86945	07/26/2023			Accounts Payable	Community Conservation Centers, Inc.	MIXED PAPER + HDPE NON CRV RECYCLING JUNE 2023	$810.14
86946	07/26/2023			Accounts Payable	CONTRA COSTA HEALTH SERVICES	ANNUAL HAZMAT CUPA PERMIT FOR 2023-2024	$4,769.25
86947	07/26/2023			Accounts Payable	CORE COMPUTING SOLUTIONS	ENCORE USER MAINTENANCE & SUPPORT FY24	$165.24
86948	07/26/2023			Accounts Payable	CRUMP, ALLISON	UPCYCLED FASHION CLASS 0626-06302023	$2,263.20
86949	07/26/2023			Accounts Payable	DAVIS, ROBERT	072223-080523 RAVENCLIFF CAMP DIRECTOR	$2,400.00
86950	07/26/2023			Accounts Payable	DIG SAFE BOARD	UNDERGROUND SERVGICE ALERT ANNUAL FEE FY23	$4,221.34
86951	07/26/2023			Accounts Payable	DOLAN, MAY	0722-08052023 REVENCLIFF CAMP COUNSELOR	$1,950.00
86952	07/26/2023			Accounts Payable	DONS TRUCK REPAIR	BRAKE PAD REPAIR	$640.11
86953	07/26/2023			Accounts Payable	E.C. COMMUNITY FOUNDATION, INC.	EL CERRITO STROLLERS & ROLLERS JULY 2023	$502.26
86954	07/26/2023			Accounts Payable	EBMUD	EBMUD 10613700001 050323-070323	$31,289.85
86955	07/26/2023			Accounts Payable	FRIEDMAN, NORM	SPORTS CAMPS 3 6/26-6/30/2023	$18,168.35
86956	07/26/2023			Accounts Payable	FUJIWARA, PATTY	OPEN CERAMIC CLASS JUNE 2023	$954.00

Payment Register

From Payment Date: 7/1/2023 - To Payment Date: 7/31/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
86957	07/26/2023			Accounts Payable	GARCIA, LAURA	UNLEASH CREATIVITY CAMP JUNE 2023	$8,220.60
86958	07/26/2023			Accounts Payable	GARDA CL WEST,INC. - CO 120	CASH PICK UP SERVICE JUNE 2023	$45.90
86959	07/26/2023			Accounts Payable	Golden Bear Transfer Station	SWEEP SPOILS 7/6/23	$186.11
86960	07/26/2023			Accounts Payable	GOLDFARB & LIPMAN	PROFESSIONAL SERVICE LEGAL JUNE 2023 FY23	$992.00
86961	07/26/2023			Accounts Payable	GRAUL, BELINDA	GYMNASTICS SUMMER CAMP WKS 1,3,4 FY22-23	$6,370.00
86962	07/26/2023			Accounts Payable	Green Halo Systems Inc,	HOSTING & MAINTENANCE MONTHLY JULY 2023	$171.00
86963	07/26/2023			Accounts Payable	HONEY BUCKET	CENTRAL PARK SERVICE 6/27/23-7/24/23 FY23-24	$221.05
86964	07/26/2023			Accounts Payable	J & O' s COMMERCIAL TIRE CENTER	LF & RF - REPLACED TIRE R3 FY24	$1,882.04
86965	07/26/2023			Accounts Payable	JAWAD, JARED, D.	RAVENCLIFF CAMP SUPPORT 0726-07302023	$425.00
86966	07/26/2023			Accounts Payable	JONES, HIROMI	JUNE 2023 YOGA CLASS	$396.00
86967	07/26/2023			Accounts Payable	JONES, CHRIS	REIMBURSEMENT FOR 4TH OF JULY WINE PURCHASE	$146.06
86968	07/26/2023			Accounts Payable	KATZ, JUDY	SENIOR FITNESS JUNE 2023	$385.20
86969	07/26/2023			Accounts Payable	KENNEDY AND ASSOCIATES	MRP COMPLIANCE MAY 2023	$861.58
86970	07/26/2023			Accounts Payable	KEYSER MARSTON ASSOCIATES, INC	AFFORDABLE HOUSING PROGRAM MANAGEMENT SERVICE FOR JUNE 2023 FY23	$405.00
86971	07/26/2023			Accounts Payable	KI RESEARCH INSTITUTE	AIKIDO CLASS JUNE 2023	$228.00
86972	07/26/2023			Accounts Payable	KIDS FOR THE BAY	WATERSHED ACTION PROGRAM FOR TWO FIFTH GRADE CLASSES	$4,000.00
86973	07/26/2023			Accounts Payable	KINSEY, KATHRYNE ANN	BRIDGE EXPERIENCE JUNE 2023	$264.00
86974	07/26/2023			Accounts Payable	KISTER,SAVIO & REI INC	TOPOGRAPHIC SURVEY FY23	$3,705.00
86975	07/26/2023			Accounts Payable	KNORR SYSTEMS, INC.	SODIUM HYPO JUNE 2023	$11,124.52
86976	07/26/2023			Accounts Payable	LETFORD, STACY-ANN	RAVENCLIFF CAMP CHEF 0711-07222023	$2,400.00
86977	07/26/2023			Accounts Payable	MARCELAS, KENYETTA	RAVENCLIFF CAMP COUNSELOR 0722-08052023	$2,250.00
86978	07/26/2023			Accounts Payable	MELTON, TAYLOR	REIMBURSEMENT FOR 4TH OF JULY CITY STAFF LUNCH	$255.21
86979	07/26/2023			Accounts Payable	MITCHELL, EEVELYN, J	EL CERRITO'S POET LAUREATE FROM 020123 TO 013124	$1,000.00
86980	07/26/2023			Accounts Payable	MMANC	2023 SUMMER SYMPOSIUM ATTENDANCE FEE FOR WILL PROVOST	$85.00
86981	07/26/2023			Accounts Payable	MORTON II YOUTH SPORTS	SKYHAWKS TENNIS CAMP WK 3 JUNE 2023	$3,808.80
86982	07/26/2023			Accounts Payable	MUNICIPAL POOLING AUTHORITY	REIMBURSE MPA FOR TAIL CLAIM PAYMENTS 100122 - 061423	$1,481.95
86983	07/26/2023			Accounts Payable	NHA ADVISORS	FINANCIAL CONSULTING FOR NEW LIBRARY FOR MAY 1 - JUNE 30 2023	$325.00
86984	07/26/2023			Accounts Payable	NODAL, EDWARD	REIMBURSEMENT FOR PETTY CASH FOR PURCHASE SUPPLIES	$164.28
86985	07/26/2023			Accounts Payable	O'CONNOR, KELLEN C.	RAVENCLIFF CAMP DIRECTOR 0722-08052023	$2,625.00
86986	07/26/2023			Accounts Payable	QUINTO, GABRIEL	REIMBURSEMENT FOR TRANSPORTATION, ACCMMODATION AND MEAL JUNE 23	$490.57
86987	07/26/2023			Accounts Payable	RENNE PUBLIC LAW GROUP	GRANT WRITING SERVICES FY22-23	$4,500.00
86988	07/26/2023			Accounts Payable	RICOH USA, INC	OVERAGE FOR RICOH MPC307 AT 7550 SCHMITDT LANE	$1,632.37
86989	07/26/2023			Accounts Payable	RILE, KATHRYN	CERAMIC CLASS JUNE 2023	$276.00
86990	07/26/2023			Accounts Payable	ROBINS, ISABELLA	RAVENCLIFF CAMP COUNSELOR 0722-08052023	$1,800.00
86991	07/26/2023			Accounts Payable	RUSSELL, KAITLIN	RAVENCLIFF CAMP COUNSELOR 0722-08052023	$1,950.00
86992	07/26/2023			Accounts Payable	Schaaf & Wheeler, Consulting Civil Engineers Inc.	CULVERT EVALUATION SERVICE, SD ASSESSMENT JUNE FY23	$3,335.00
86993	07/26/2023			Accounts Payable	Schlanger, April, Adair	UPCYCLED FASHION CLASS 0626-06302023	$2,608.20
86994	07/26/2023			Accounts Payable	Shababo, Tracey , Elise	TEXTILE + MACHINE SEWING CAMPS WKS 2+3 2023	$7,146.96
86995	07/26/2023			Accounts Payable	SHEN, KERRY, KAI	MASEP ARCHITECTURE CLASS 0410-05302023	$1,839.79
86996	07/26/2023			Accounts Payable	Simmons, Rune	RAVENCLIFF CAMP COUNSELOR 0722-08052023	$1,800.00
86997	07/26/2023			Accounts Payable	Slim CHANCE CIRCUS	CIRCUS CAMPS WK2 JUNE 2023	$1,868.40
86998	07/26/2023			Accounts Payable	SSD ALARM	MADERA & FAIRMONT CLUBHOUSES MONTHLY SERVICE AUGUST 2023	$813.00
86999	07/26/2023			Accounts Payable	SSP DATA PRODUCTS	CONFIGURING THE SECURITY ON THE NEW PA440 FIREWALL	$1,700.00
87000	07/26/2023			Accounts Payable	TOWN OF MORAGA	Reimbursement for July Mayors conference/ Attn Steven Thomason	$70.00
87001	07/26/2023			Accounts Payable	TOYOTA MATERIAL HANDLING NC	FORKLIFT BATTERY SERVICE	$441.00
87002	07/26/2023			Accounts Payable	TRB AND ASSOCIATES, INC.	PLAN REVIEW SERVICES JUNE 2023 FY23	$3,803.80
87003	07/26/2023			Accounts Payable	U.S. SECURITY SUPPLY, INC.	FREIGHT/RESTROOM KEYS	$2,259.28
87004	07/26/2023			Accounts Payable	UNIVERSAL BUILDING SERVICE	JANITORIAL SUPPLIES FOR 4TH OF JULY	$407.20
87005	07/26/2023			Accounts Payable	VEASLEY, DOMINQUE, M	RAVENCLIFF CAMP DIRECTOR 0722-08052023	$2,625.00
87006	07/26/2023			Accounts Payable	VEGA, FRANCISCO	REIMBURSEMENT FOR SAFETY BOOT ALLOWANCE	$199.02

Payment Register

From Payment Date: 7/1/2023 - To Payment Date: 7/31/2023

Number	Date	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Description	Transaction Amount
87007	07/26/2023			Accounts Payable	WALL, ERICCA	RAVENCLIFF CAMP NURSE 0726-08052023	$2,200.00
87008	07/26/2023			Accounts Payable	WILLIAMS, GARY	REIMBURSEMENT FOR PARAMEDIC LICENSE RENEWAL & ETC	$1,446.00
87009	07/26/2023			Accounts Payable	BELL, ELIZABETH	REFUND HALF DAY CAMP	$54.83
87010	07/26/2023			Accounts Payable	LEONE-GONZALES, CECILIA	RAVENCLIFF CAMP COUNSELOR 0722-08052023	$1,800.00
87011	07/26/2023			Accounts Payable	RUSSELL, NATHAN	RAVENCLIFF ASSIT CHEF & SUPPORT 0726-08052023	$935.00
87012	07/26/2023			Accounts Payable	VICTORIA-PELLY, ARIANE	FIELD TRIP BUS PARKING AND LUNCH	$43.69
87013	07/26/2023			Accounts Payable	WEEKLY, AMIR	RAVENCLIFF CAMP COUNSELOR 0722-08052023	$1,800.00
87014	07/28/2023			Accounts Payable	CALPERS LONG TERM CARE PROGRAM	PER3 - CALPERS Longterm Care Ins	$39.66
87015	07/28/2023			Accounts Payable	EL CERRITO FIRE DEPT MGMT GRP	MGT1 - FIRE DEPT MGMT GROUP	$50.00
87016	07/28/2023			Accounts Payable	EL CERRITO PUBLIC SFTY EE MGMT	MGT2 - SAFETY EMPLYEE MGMT GROUP	$768.00
87017	07/28/2023			Accounts Payable	FIRE ASSOCIATION	DUE2 - FIRE ASSN DUES	$510.00
87018	07/28/2023			Accounts Payable	LIFE INSURANCE OF NORTH AMERICA	ACCD - Accidental Death & Dismembermt	$69.50
87019	07/28/2023			Accounts Payable	POLICE ASSN.	DUE1 - POLICE ASSN DUES	$5,607.30
87020	07/28/2023			Accounts Payable	PRO FIREFIGHTERS ASSN DUES	DUE3 - EC PRO FIREFIGHTERS DUES	$290.00
87021	07/28/2023			Accounts Payable	SEIU LOCAL 1021	COPE - VOLUNTARY COPE DEDUCTION*	$1,779.11
87022	07/28/2023			Accounts Payable	U.S. BANK - INSTITUTIONAL TRUST - W REGION	PAR - PARS - ARS 457*	$6,312.52
TOTAL - CHECKS				**264 Transactions**			**$1,548,992.18**
EFT							
2513	07/03/2023			Accounts Payable	U.S. BANK	2017 COP BONDS INTEREST 07072023	$127,681.25
2515	07/14/2023			Accounts Payable	EDD - PAYROLL TAX DEPOSIT	CA - CA Tax	$40,680.98
2516	07/14/2023			Accounts Payable	IRS	IRS	$153,479.68
2517	07/14/2023			Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)	ICM1 - ICMA-457 #300530 FLAT DOLLAR*	$52,166.10
2518	07/14/2023			Accounts Payable	P E R S	PE1% - PERS SEIU*	$183,870.08
2519	07/13/2023			Accounts Payable	CAPITAL ONE PUBLIC FUNDING, LLC	DEBT PAYMENT FOR PURCHASING GARBAGE TRUCKS/ LOAN#100750311	$43,789.81
2520	07/24/2023			Accounts Payable	U.S. BANK - CORPORATE PAYMENT SYS	STMT 04-24-2023 Monthly statement balance due paid via Wire	$58,975.86
2521	07/24/2023			Accounts Payable	U.S. BANK - CORPORATE PAYMENT SYS	STMT 05-22-2023 Monthly statement balance due paid via Wire	$51,506.91
2522	07/24/2023			Accounts Payable	U.S. BANK - CORPORATE PAYMENT SYS	STMT 06-22-2023 Monthly statement balance due paid via Wire	$64,300.80
2523	07/28/2023			Accounts Payable	EDD - PAYROLL TAX DEPOSIT	CA - CA Tax	$38,896.11
2524	07/28/2023			Accounts Payable	IRS	FED - Fed Tax*	$145,539.90
2525	07/28/2023			Accounts Payable	MIssionSquare (name chg 03-2021 formerly ICMA)	ICM1 - ICMA-457 #300530 FLAT DOLLAR*	$52,216.36
2526	07/28/2023			Accounts Payable	P E R S	PE CM PEPRA - PERS CM PEPRA*	$186,294.36
TOTAL - EFTs				**13 Transactions**			**$1,199,398.20**

ACCOUNTS PAYABLE

Category	Count	Transaction Amount
Payments	277	$2,748,390.38
Voided	0	$0.00
Total	**277**	**$2,748,390.38**

PAYROLL

Status	Count	Transaction Amount
Checks	178	$157,954.52
Total EFTs	476	$1,021,750.30
Total	**654**	**$1,179,704.82**

GRAND TOTAL	**Total**	**931**	**$3,928,095.20**

AGENDA BILL

Agenda Item No. 7.H.

Date: August 15, 2023
To: El Cerrito City Council
From: Crystal Reams, Finance Director/City Treasurer, Finance Department
Subject: FY 2022-23 Fourth Quarter Cash and Investment Report

ACTION PROPOSED
Receive and file the City's second quarterly cash and investment report for the period April 1, 2023 through June 30, 2023.

BACKGROUND
It is the policy of the City of El Cerrito ("City") to invest public funds in a manner which provides for the safety of the principal while providing enough liquidity to cover the City's short and long-term needs while generating the appropriate yield. All investment activity will conform to the California Government Code, Sections 53601 through 53659.

ANALYSIS
The FY 2022-23 Fourth Quarter Cash and Investment Report for April 1, 2023 through June 30, 2023 shows that the City's total cash and investments as of June 30, 2023, had a par value of $36,230,604.45 in the following accounts.

- $26,207,644.26 (LAIF)
- $10,020,610.19 (Mechanics Bank) (includes interest earnings)
    - $61.63 Interest Earned April 2023
    - $47.08 Interest Earned May 2023
    - $40.27 Interest Earned June 2023
- $2,350.00 (Petty Cash Funds)

These funds are available to meet operating expenses for the next six months.

STRATEGIC PLAN CONSIDERATIONS
The City's Investment Policy, Comprehensive Financial Policy, and Strategic Plan sets form guidelines for the investment of City funds and aligns with California Government code, Section 53646 and Section 53600-53609. The purpose of the City's Investment Policy is to provide guidelines for prudent investment of the City's idle funds and ensure policies, procedures, systems, and best practices in fiscal management (Goal B).

ENVIRONMENTAL CONSIDERATIONS
This section is not applicable to this agenda item.

FINANCIAL CONSIDERATIONS
The Quarterly Cash and Investment Report complies with the City of El Cerrito

Investment Policy and California Government Code Section 53646. The City will have sufficient cash flow to meet the next six months of estimated expenditures as required by Code 53646.

LEGAL CONSIDERATIONS

The City's investments comply with standards reflected in the City of El Cerrito Investment Policy.

Reviewed by:

Karen Pinkos, City Manager

Attachments:

1. 4th Qtr FY 2023 Cash and Investment Report

City of El Cerrito
Quarterly Cash and Investment Report
for the Quarter Ending June 30, 2023

Category	Trustee/Broker	Month Ending	PAR Value (Actual Value)	Quarter End Interest Rate	Market value
Pooled Investments	California State Treasurer	June 30, 2023	$ 26,207,644.26	3.01%	$ 26,207,644.26
Cash with Bank	Mechanics Bank	June 30, 2023	$ 10,020,610.19	0.01%	$ 10,020,610.12
Petty Cash Funds	City Management	June 30, 2023	$ 2,350.00	N/A	$ 2,350.00
Total Cash and Investments			**$ 36,230,604.45**		**$ 36,230,604.38**

I certify that this report is in compliance with the City of El Cerrito Investment Policy and the California government Code Section 53646. The City has sufficient cash to meet the next six months of estimated expenditures as required by the Code.

Crystal Reams

Crystal Reams, Finance Director/City Treasurer

AGENDA BILL

Agenda Item No. 8.A.

Date: August 15, 2023
To: El Cerrito City Council
From: Shannon Bassi, Senior Human Resource Analyst, Human Resources
Subject: Contract Amendment between the City of El Cerrito and the Board of Administration of The California Public Employees' Retirement System (CalPERS) Related to Employee Members of United Professional Firefighters Association (Local 1230)

ACTION PROPOSED

Conduct a public hearing and upon conclusion 1) adopt a Resolution of Intention to amend the contract between the City of El Cerrito and the Board of Administration of the California Public Employees' Retirement System (CalPERS), for all employees in the United Professional Firefighters Association (Local 1230); and 2) introduce by title and waive any further reading of an Ordinance amending the City's existing California Public Employees' Retirement System (CalPERS) contract.

BACKGROUND/ ANALYSIS

Attached is a Resolution of Intention expressing the City Council's intent to amend the City's existing California Public Employees' Retirement System (CalPERS) contract pursuant to the current Memorandum of Understanding between the City of El Cerrito and the United Professional Firefighters Association (Local 1230). Also attached for first reading and introduction is an ordinance to amend the contract.

At the March 7, 2023 City Council Meeting, Resolution 2023-19, approved an amendment to the existing Memorandum of Understanding (MOU) between the City and the United Professional Firefighters Association (Local 1230), to modify language on salaries and benefits from July 1, 2022 through June 30, 2025. One particular modification made to the United Professional Firefighters Association (Local 1230) MOU was an agreed upon Pension Reimbursement, otherwise known as cost sharing:

<u>Article 13.3 Pension Reimbursement</u>
Effective the first full pay period in July 2023 classic employees shall make an additional 1.0% contribution towards PERS, for a total of 13% contribution towards PERS.

For history and background, in a previously approved Memorandum of Understanding between the City of El Cerrito and the United Professional Firefighters Local 1230, language was mutually agreed upon to implement a total of two (2) 1.5% cost sharing contribution increments made by employees towards PERS on behalf of the employer share, for a total employee share of 12%.

<u>Article 13.3 Pension Reimbursement</u>
A. A represented regular employee's base monthly salary shall be as stated in Section 13.1, with the employee's P.E.R.S. contribution paid by the City.
• Effective July 15, 2014, employees shall make a 9.0% employee contribution towards PERS.
• Effective the first full pay period in July 2015, employees shall make an additional 1.5% contribution towards PERS, for a total of 10.5% contribution towards PERS.
• Effective the first full pay period in July 2016, employees shall make an additional 1.5% contribution towards PERS, for a total of 12.0% contribution towards PERS.

By amending the contract between the City of El Cerrito and CalPERS, any contributions made by the employee on behalf of the employer's share will count towards the employee's contribution credit. The process for the contract amendment required by CalPERS includes the adoption of the Resolution of Intention and the first reading and introduction of the Ordinance. The adoption of the final Ordinance is scheduled for the Council agenda on September 19, 2023. Following this first reading but preceding the final adoption of the Ordinance, CalPERS requires a vote (via secret ballot) to be administered by Human Resources to the affected employees within the bargaining group. This voting will take place after receiving approval by the City Council through adoption of the Resolution of Intent.

STRATEGIC PLAN CONSIDERATIONS
Adopting the Resolution of Intent to amend the City's contract with CalPERS fulfills Goal A, Deliver Exemplary Government Services, including the strategies of “Recruiting and retaining a talented and effective workforce” and “Maintain emphasis on providing excellent customer service”; and, Goal B, "Achieve long-term financial sustainability."

ENVIRONMENTAL CONSIDERATIONS
This section is not applicable to this agenda item.

FINANCIAL CONSIDERATIONS
There is no fiscal impact as a result of this action.

LEGAL CONSIDERATIONS
The Resolution of Intention and ordinance have been reviewed by the City Attorney.

Reviewed by:

Karen Pinkos, City Manager

Attachments:

1. Resolution
2. Exhibit to Resolution
3. Ordinance

RESOLUTION 2023-XX

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO APPROVING AN AMENDMENT TO THE EXISTING CONTRACT BETWEEN THE CITY OF EL CERRITO AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CalPERS) TO MODIFY LANGUAGE REGARDING COST SHARING AMOUNTS FOR ALL EMPLOYEES IN THE UNITED PROFESSIONAL FIREFIGHTERS' ASSOCIATION (LOCAL 1230).

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said Law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the change proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

To provide Section 20516 (Employees Sharing Additional Cost) of 4% for classic local fire members in the United Professional Firefighters, Local 1230.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the above agency does hereby give notice of intention to approve an amendment to the contract between said public agency and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as an "Exhibit" and by this reference made a part hereof.

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on August 15, 2023 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Lisa Motoyama, Mayor

CalPERS

EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of El Cerrito

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective July 1, 1959, and witnessed May 25, 1959, and as amended effective October 1, 1959, December 1, 1963, July 1, 1974, June 7, 1981, April 11, 1982, June 30, 1992, September 18, 1992, August 16, 1994, June 24, 1997, April 1, 1999, June 30, 2001, August 17, 2001, and July 2, 2006, which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 13 are hereby stricken from said contract as executed effective July 2, 2006, and hereby replaced by the following paragraphs numbered 1 through 16 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for classic local miscellaneous members, age 62 for new local miscellaneous members, age 50 for classic local safety members, and age 57 for local safety members.

2. Public Agency shall participate in the Public Employees' Retirement System from and after July 1, 1959, making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:

   (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.

   (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.

   (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.

4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Local Fire Fighters (herein referred to as local safety members);

   b. Local Police Officers (herein referred to as local safety members);

   c. Employees other than local safety members (herein referred to as local miscellaneous members).

5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

   a. **EMPLOYEES WHO ON OR AFTER JULY 1, 1959, ARE SUBJECT TO THE PENSION PLAN UNDER CHAPTER 5 OF THE EL CERRITO ORDINANCE CODE.**

6. Assets heretofore accumulated with respect to members in the local retirement system have been transferred to the Public Employees' Retirement System and applied against the liability for prior service incurred thereunder. That portion of the assets so transferred which represent the accumulated contributions (plus interest thereof) required of the employees under said local system has been credited to the individual membership account of each such employee under the Public Employees' Retirement System.

7. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment before and not on or after July 2, 2006, shall be determined in accordance with Section 21354 of said Retirement Law subject to the reduction provided therein for Federal Social Security (2% at age 55 Full and Modified).

8. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local miscellaneous member in employment on or after July 2, 2006, shall be determined in accordance with Section 21354.5 of said Retirement Law subject to the reduction provided therein for Federal Social Security (2.7% at age 55 Full and Modified).

9. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Supplemental to Federal Social Security).

10. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local safety member shall be determined in accordance with Section 21362.2 of said Retirement Law (3% at age 50 Full).

11. The percentage of final compensation to be provided for each year of credited prior and current service as a new local safety member shall be determined in accordance with Section 7522.25(d) of said Retirement Law (2.7% at age 57 Full).

12. Public Agency elected and elects to be subject to the following optional provisions:

    a. Section 20965 (Credit for Unused Sick Leave).

    b. Section 20042 (One-Year Final Compensation) for classic members only.

    c. Section 20903 (Two Years Additional Service Credit).

    d. Section 21574 (Fourth Level of 1959 Survivor Benefits) for local safety members only.

    e. Section 21024 (Military Service Credit as Public Service) for local safety members only.

    f. Section 20516 (Employees Sharing Additional Cost):

       From and after the effective date of this amendment to contract, 4% for classic local fire members in the United Professional Firefighters, Local 1230.

       The portion of the employer's contribution that the member agrees to contribute from his or her compensation, over and above the member's normal contribution ("Cost Sharing Percentage"), shall not exceed the Employer Normal Cost Rate, as that rate is defined in the CalPERS Actuarial Valuation for the relevant fiscal year. If the Cost Sharing Percentage will exceed the relevant Employer Normal Cost Rate, the Cost Sharing Percentage shall automatically be reduced to an amount equal to, and not to exceed, the Employer Normal Cost Rate for the relevant fiscal year.

13. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.

14. Public Agency shall also contribute to said Retirement System as follows:

    a. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

b. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

15. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

16. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
MELODY BENAVIDES, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF EL CERRITO

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

PLEASE DO NOT SIGN "EXHIBIT ONLY"
PLEASE DO NOT SIGN "EXHIBIT ONLY"

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY OF EL CERRITO ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF EL CERRITO AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) TO AMEND CURRENT SECTION 20516 (EMPLOYEES SHARING ADDITIONAL COST) AMOUNTS FOR ALL EMPLOYEES IN THE UNITED PROFESSIONAL FIREFIGHTERS' ASSOCIATION (LOCAL 1230)

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CERRITO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Incorporation of Recitals. The City Council finds that the above Recitals are true and correct and are incorporated herein by reference

Section 2: Approval of Amended Contract. The City Council hereby authorizes an amendment of the Contract between the City Council of the City of El Cerrito and the Board of Administration, California Public Employees' Retirement System, a copy of said amendment being attached hereto, marked "Exhibit", and by such reference made a part hereof as though herein set out in full.

Section 3: Execution by Mayor. The City Council hereby authorizes the Mayor to execute the amendment of the Contract between the City Council of the City of El Cerrito and the Board of Administration, California Employees' Retirement System and to take any other actions necessary to carry out the intent of this ordinance on behalf of the City Council.

Section 4: Severability. If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The city council hereby declares that it would have passed the ordinance codified in this chapter, and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of this chapter would be subsequently declared invalid or unconstitutional.

Section 5: Effective Date. This Ordinance shall take effect and be enforced thirty days after the date of its adoption. Prior to the expiration of fifteen days from the passage thereof, the ordinance or a summary thereof shall be posted or published as may be required by law, and thereafter the same shall be in full force and effect.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the City Council of the City of El Cerrito on August 15, 2023 and passed by the following vote:

AYES: Councilmembers
NOES: Councilmembers
ABSENT: Councilmembers
ABSTAIN: Councilmembers

ADOPTED AND ORDERED published at a regular meeting of the City Council held on September 19, 2023 and passed by the following vote:

AYES: Councilmembers
NOES: Councilmembers
ABSENT: Councilmembers
ABSTAIN: Councilmembers

APPROVED:

_____
Lisa Motoyama, Mayor

ATTEST:

_____
Holly M. Charléty, City Clerk

ORDINANCE CERTIFICATION

I, Holly M. Charléty, City Clerk of the City of El Cerrito, do hereby certify that this Ordinance is the true and correct original Ordinance No. (2023-XX) of the City of El Cerrito; that said Ordinance was duly enacted and adopted by the City Council of the City of El Cerrito at a meeting of the City Council held on the September 19, 2023; and that said Ordinance has been published and/or posted in the manner required by law.

WITNESS my hand and Official Seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

AGENDA BILL

Agenda Item No. 8.B.

Date: August 15, 2023
To: El Cerrito City Council
From: Traviss Crumpacker, Fire Prevention Officer; Chase Beckman, Fire Marshal, Fire Department
Subject: Fire Hazard Abatement

ACTION PROPOSED

1) Adopt a resolution declaring weeds, rubbish, litter, or other flammable material on certain real property identified in the resolution constitutes a public nuisance; and 2) Conduct a public hearing and upon conclusion, adopt a resolution overriding objections by property owners and ordering the City Manager or their designee to abate certain public nuisances pursuant to El Cerrito Municipal Code Chapter 16.26.

BACKGROUND

Following the Oakland/Berkeley Hills Fire in October 1991, El Cerrito needed a comprehensive citywide program to reduce hill area fire hazards in the City. The "fire storm" in the Oakland/Berkeley Hills was in fact an urban conflagration, fueled by vegetation among homes and large acreage properties that was driven by seasonally strong dry winds from the east. The fire destroyed over 3,000 dwellings. At the time of the Oakland/Berkeley Hills Fire, El Cerrito faced similar fire hazard conditions in its hill area. The City Council was determined to reduce those fire hazards by all reasonable means.

El Cerrito's comprehensive fire hazard reduction program focused upon reducing fire hazards in four areas: (1) on City property, (2) on property owned by other agencies (3) large landowners and (4) on residential property. The City began a comprehensive planning process to reduce fire hazards on City property, other agencies' properties and large landholders. These property owners were approached about reducing fire hazards on their properties. Prior efforts at fire hazard reduction on private residential property relied on voluntary compliance by the owners. The City Council concluded that stronger measures were necessary to enforce the laws regarding abatement of fire hazards on residential private property.

The Fire Hazard Abatement Program is designed to reduce fire hazards on a large number of private properties during the spring and early summer months. A process of advance notice and hearings for property owners is coupled with a public education program involving the promulgation of standards for vegetation management in residents' yards and vacant lots.

This program seeks to remove weeds, rubbish, litter or other flammable material from private properties where such flammable material endangers the public safety by creating a public nuisance and a fire hazard. Most property owners voluntarily abate

these hazards without Fire Department involvement. However, we anticipate that a small number of owners are content to have the City do the work and place the costs on their tax bill. For over 20 years, the City's annual Fire Hazard Abatement Program has been very successful in reducing fire hazards throughout the hill neighborhoods of El Cerrito. Indeed, this program has become a model program which other fire jurisdictions have borrowed from.

ANALYSIS

Beginning in May of this year, the Fire Department conducted Citywide fire hazard inspections of all properties. The inspections began on May 15, 2023 and have continued due to re-growth and citizen complaints. As a result of the on-going inspections, a list of properties containing public nuisances was generated, which continues to be amended as additional properties are identified. During the months of June and/or July, the identified properties determined to be in violation of El Cerrito Municipal Code Chapter 16.26 were notified in writing of the hazards on their property and to abate those hazardous conditions. The El Cerrito Vegetation Management Standards Checklist was included with the notification (Attachments 4, 5, & 6).

Additionally, these property owners were informed in the letter from the Fire Marshal (Attachment 4) of the time, date, and location of the upcoming City Council meeting where their properties would be declared a public nuisance and abatement would be ordered. Property owners were directed to complete the necessary measures to bring their property into compliance prior to the second round of the re-inspection process which began in July and continued through the date of the August 15, 2023 meeting. Only those properties that were not voluntarily abated with the first notice are contained within the Master Abatement List, Exhibit A to the proposed Resolution (List of Properties.)

This public hearing is the next step in the process to eliminate hazards on private properties that were identified as a public nuisance and have not voluntarily abated said violations. In order to achieve full compliance, the City Council is asked to declare the properties to be a public nuisance and direct the City Manager or their designee to abate such public nuisance conditions. Actual City-ordered abatement of fire hazards occurs only after all efforts at providing notice, information, and a public hearing have failed to induce voluntary compliance by the property owner.

The Fire Hazard Abatement process, under the direction of the Fire Department, should proceed according to El Cerrito Municipal Code Chapter 16.26, which specifies the following:

The Fire Department determines that hazards must be abated. Pursuant to these code sections, "hazards" are defined as weeds, rubbish, litter, or other flammable materials which create a fire hazard or are otherwise noxious or dangerous and which exist on specific parcels of property within the City. The Fire Department shall post notice on each property or send notice by mail that the El Cerrito Fire Department has determined the existence of a public nuisance which must be abated and that a hearing will be held

to consider any objections prior to the City Council declaring the properties to be a public nuisance and ordering the City Manager or their designee to perform abatement.

At the August 15, 2023 City Council meeting, the City Council shall first adopt a resolution Declaring that Weeds, Rubbish, Litter, or Other Flammable Material on Certain Real Property Constitutes a Public Nuisance (Attachment 1 and 2). At the same meeting, but after adoption of the first resolution, the City Council shall conduct a public hearing to hear and consider all objections to the declaration of public nuisances or the procedures proposed for abatement of the same. After the hearing, the Council shall adopt a resolution Overriding Objections by Property Owners and Ordering the City Manager or their Designee to Abate Certain Public Nuisances Pursuant to Chapter 16.26 (Attachment 3).

Subsequent to the August 15, 2023 hearing, a second and final notice shall be sent to each property owner prior to abatement (Attachment 7). This notice will order the immediate abatement of nuisance conditions. This notice will clearly state that if nuisance conditions are ignored, the City shall cause abatement and costs for removal will be assessed against the property as a lien and special assessment. It will also indicate that if the conditions are voluntarily abated, the property shall be removed from the process. If the nuisance is not abated between August 16, 2023 and September 15, 2023, prior to the arrival of the hazard abatement crew, the City of El Cerrito shall cause the weeds, rubbish, refuse, and other flammable material to be removed and shall keep an account of the cost of abatement for each parcel of land where such work is performed according to the City Council adopted Fire Department Master Fee Schedule.

At the October 3, 2023 City Council meeting the City Manager or their designee shall submit to the City Council for confirmation an itemized written report showing the cost of abatement work performed. A copy of this report shall be posted for at least ten (10) days prior to its submission to the City Council. Each property owner upon whose property abatement work was performed shall be sent written notice by mail of a hearing by the City Council to consider the cost of abatement work performed on their property. At the City Council Meeting on October 3, 2023, the City Council shall receive and consider the written staff report on abatement actions taken by the City and shall hear any objections from the property owners liable to be assessed for the abatement. The City Council may modify the staff report if deemed appropriate and then confirm the report by motion or resolution.

After City Council confirmation of the report, a certified copy of the report shall be filed with the Contra Costa County auditor who shall add the amount of the assessment to the next regular tax bill levied against the parcel.

STRATEGIC PLAN CONSIDERATIONS

This item is in alignment with Strategic Goal E: Ensure the Public's Health and Safety.

ENVIRONMENTAL CONSIDERATIONS

The Fire Hazard Abatement Program is exempt from California Environmental Quality Act (CEQA) pursuant to Sections 15304 and 15308 of the CEQA Guidelines. Therefore, no further CEQA review is required.

FINANCIAL CONSIDERATIONS

The abatement program will be administered by Fire Department staff with minimum costs expended for printing and mailing. Abatement work will be completed by City maintenance staff or private contract labor as appropriate. Program costs will be recovered through the special assessment and lien process.

LEGAL CONSIDERATIONS

The City Attorney has reviewed and approved the process.

Reviewed by:

Karen Pinkos, City Manager

Attachments:

1. Resolution (Declaring Public Nuisance)
2. Exhibit A to Resolution (List of Properties)
3. Resolution (Overriding Objections)
4. First Letter from Fire Marshal
5. Abatement Inspection Form
6. Vegetation Management Standards Checklist
7. Second Letter from Fire Marshal

RESOLUTION NO. 2023 - XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO DECLARING THAT WEEDS, RUBBISH, LITTER OR OTHER FLAMMABLE MATERIAL ON CERTAIN REAL PROPERTY CONSTITUTES A PUBLIC NUISANCE

WHEREAS, El Cerrito Municipal Code Chapter 16.26 provides a method by which a local legislative body may abate on private property public nuisance conditions relating to weeds, rubbish, litter or other flammable material that creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous; and

WHEREAS, the City of El Cerrito Fire Marshal has identified certain real property, by street name, lot and block number, on which the presence of weeds, rubbish, litter or other flammable material creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous as defined in Chapter 16.26 of the El Cerrito Municipal Code and therefore constitutes a public nuisance; and

WHEREAS, pursuant to El Cerrito Municipal Code Section 16.26.160 and Government Code Section 39560-39588, the City Council shall adopt this resolution declaring that certain real property within the City constitutes a public nuisance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that the properties identified on Exhibit A, attached hereto, are declared to be public nuisances pursuant to El Cerrito Municipal Code Section 16.26.160.

BE IT FURTHER RESOLVED that on this same date of August 15, 2023 at 6:00 P.M. in the City of El Cerrito, the City Council shall hold a hearing at which owners of the real property identified in Exhibit A hereto may object to the designation of their properties as public nuisances and object to the abatement actions proposed by the City.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on August 15, 2023 the El Cerrito City Council passed this resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Lisa Motoyama, Mayor

EXHIBIT A

As of 8/7/23

City of El Cerrito Fire Department
List of Real Property Constituting Public Nuisances

APN	Street Address
505-351-018-5	1101 Arlington Blvd.
505-262-059-7	8246 Terrace Dr.

RESOLUTION NO. 2023 - XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO OVERRIDING OBJECTIONS BY PROPERTY OWNERS AND ORDERING THE CITY MANAGER OR DESIGNEE TO ABATE CERTAIN PUBLIC NUISANCES PURSUANT TO CHAPTER 16.26

WHEREAS, El Cerrito Municipal Code Chapter 16.26 provides a method by which a local legislative body may abate on private property public nuisance conditions relating to weeds, rubbish, litter or other flammable material that creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous; and

WHEREAS, the City of El Cerrito Fire Marshal has identified certain real property, by street name, lot and block number, on which the presence of weeds, rubbish, litter or other flammable material creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous as defined in Chapter 16.26 of the El Cerrito Municipal Code and therefore constitutes a public nuisance; and

WHEREAS, on August 15, 2023, pursuant to El Cerrito Municipal Code Section 16.26.160 and Government Code Sections 39560-39588, the City Council adopted Resolution 2023-XX declaring that certain real property within the City constitutes a public nuisance; and

WHEREAS, El Cerrito Municipal Code Chapter 16.26 provides that notice shall be sent to owners of the real property declared a nuisance pursuant to Resolution 2023-XX providing those owners with the following: description of the nuisance; explanation of how the nuisance must be abated; explanation that if the nuisance is not abated; the City shall abate the public nuisance and the cost of abatement shall be assessed against the property as a special assessment; and informing the owners that the City Council shall hold a hearing at a certain date, time, and place at which the owners may present objections to the designation of their properties as public nuisances or to the proposed abatement of the nuisance; and

WHEREAS, during the month of July 2023, the City's Fire Department sent written notice to those property owners describing the weeds, rubbish, refuse, or other flammable material that presented a fire hazard and public nuisance; explaining that the Fire Department had determined a public nuisance that must be removed; informing the owners that if they did not abate by August 6, 2023, the City Council would hold a hearing on August 15, 2023 at which the owners could present objections to the declaration of the nuisance or the proposed abatement measures and further explained the City could abate the nuisance and collect the costs as an assessment on the property; and

WHEREAS, on August 15, 2023, the City Council adopted Resolution 2023-XX confirming the nuisance declarations of the City Fire Department and declaring a public nuisance on certain real property pursuant to Chapter 16.26; and

WHEREAS, El Cerrito Municipal Code Section 16.26.160 and Government Code Sections 39560-39588 provide that after adoption of a resolution declaring a public nuisance and notice to affected property owners of the Council's hearing of objections, the Council may overrule any objections and order the City Manager or their designee to abate the public nuisances.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that it overrides any objections by owners of that certain real property on which public nuisances were declared in Exhibit A to Resolution 2023 - __ (adopted on the same date herewith).

BE IT FURTHER RESOLVED that the City Manager and their designee is hereby ordered to abate the public nuisances by having the weeds, rubbish, refuse, dirt, or other fire hazard or noxious or dangerous materials removed.

BE IT FURTHER RESOLVED that pursuant to El Cerrito Municipal Code Section 16.26.160 and Government Code Section 39574, the City Manager or their designee shall keep an account of the cost of abatement for each parcel of land on which work is performed. The City Manager or their designee shall then prepare an itemized written report to be presented to the City Council so that, after the notice and hearing during the City Council meeting of October 3, 2023 these abatement costs can be confirmed as a special assessment against those parcels.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on August 15, 2023 the El Cerrito City Council passed this resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on _____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Lisa Motoyama, Mayor

EL CERRITO-KENSINGTON FIRE DEPARTMENT
Fire Prevention Office
10900 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4457 FAX (510) 232-4917 fpo@ci.el-cerrito.ca.us

July 6, 2023

Parcel Number: **XXXX**
Property Address: XXXX
Property Owner: XXXX
Property Owner's Address: XXXXX

Dear El Cerrito Property Owner:

With the continued drought conditions the last three years, the community is facing its peak fire danger earlier than normal. To reduce the fire danger on private property and provide greater community safety, the Fire Department has been inspecting properties and checking for fire hazards. Recently your property listed above was found that it **does not comply** with the Vegetation Management Guidelines set forth in the City of El Cerrito Vegetation Management Standards. You are being notified now so that you may, if you have not already done so, take steps to remove those fire hazard conditions found on your property.

Enclosed is a copy of the Fire Hazard Reduction Inspection form specifying those areas that are not in compliance as well as the Fire Hazard Reduction Guidelines and Fire Hazard Reductions Checklist that can assist you in bringing your property into compliance. More information on the Vegetation Management Standards and Guidelines may be found on the City's website at: www.el-cerrito.org under Vegetation Management Standards. Additional information is also available at www.readyforwildfire.org or www.cafiresafecouncil.org as well as many others.

If you have recently completed the work to meet these standards, no further action is required. If not, your property is required to be brought into compliance no later than August 6, 2023. There is no need to contact Fire Department upon completion as we will be re-inspecting all properties. When the Fire Department has cleared your property, you will be removed from our non-compliant list.

On August 15, 2023 at 6:00PM the El Cerrito City Council will hold a public hearing to declare those properties still not in compliance as a public nuisance. Your property is at risk of being declared a public nuisance and subject to further abatement actions. In accordance with the Government Code, you may appear before the Board at this public hearing to dispute this declaration.

If you have not done so already, please take immediate action to remove those fire hazard conditions and we thank you for your cooperation helping us make El Cerrito a more fire safe community.

Sincerely,

Chase Beckman

Chase Beckman
Fire Chief / Fire Marshal

EL CERRITO FIRE DEPARTMENT

KENSINGTON FIRE PROTECTION DISTRICT

10900 San Pablo Avenue, El Cerrito, Ca. 94530 (510)215-4450

Fire Hazard Reduction Inspection

Owner/Tenant	Site Address	City	State	Zip Code

Legal Propety Owner	Mailing Address	City	State	Zip Code

APN #

YOUR PROPERTY IS NOT IN COMPLIANCE WITH THE FIRE CODE.

YOU MUST COMPLETE THE FOLLOWING REQUIREMENTS:

ZONE 1

Zero to 30 feet from buildings, structures, decks,etc. in all portions within El Cerrito and Kensington

____ **1.** Remove all dead plants, grass and weeds.

____ **2**. Remove dead or dying leaves and pine needles from your yard, roof and rain gutters.

____ **3**. Trees shall be maintained so that no portion is closer than 10 feet from any chimney opening.

____ **4**. Trees, shrubs, bushes or other vegetation adjacent to or overhanging any structure shall be maintained free of dead limbs and other combustible matter.

____ **5**. On mature trees, limbs should be removed up to 10' above the ground. Smaller trees should be limbed to 1/3 of their height up to 6' above the ground, but in no case less than 18" from the ground.

____ **6**. Relocate wood piles to Zone 2 if applicable.

____ **7**. Remove or prune flammable plants and shrubs near windows.

____ **8**. Remove vegetation and items that could catch fire from around and under decks.

____ **9.** Create a minimum 6-foot separation between trees, shrubs or vegetation and combustible materials.

____ **10.** Vacant lots in Zone 1 shall be maintained to be 10 feet wide along the property line.

ZONE 2

Thirty to 100 feet from buildings, structures, decks, etc. for all parcels within the Very High Fire Hazard Severity Zone. Zone 1 requirements shall be followed in addition to Zone 2 requirements.

____ **1.** Cut or mow weeds and grass to a maximum height of 6 inches.

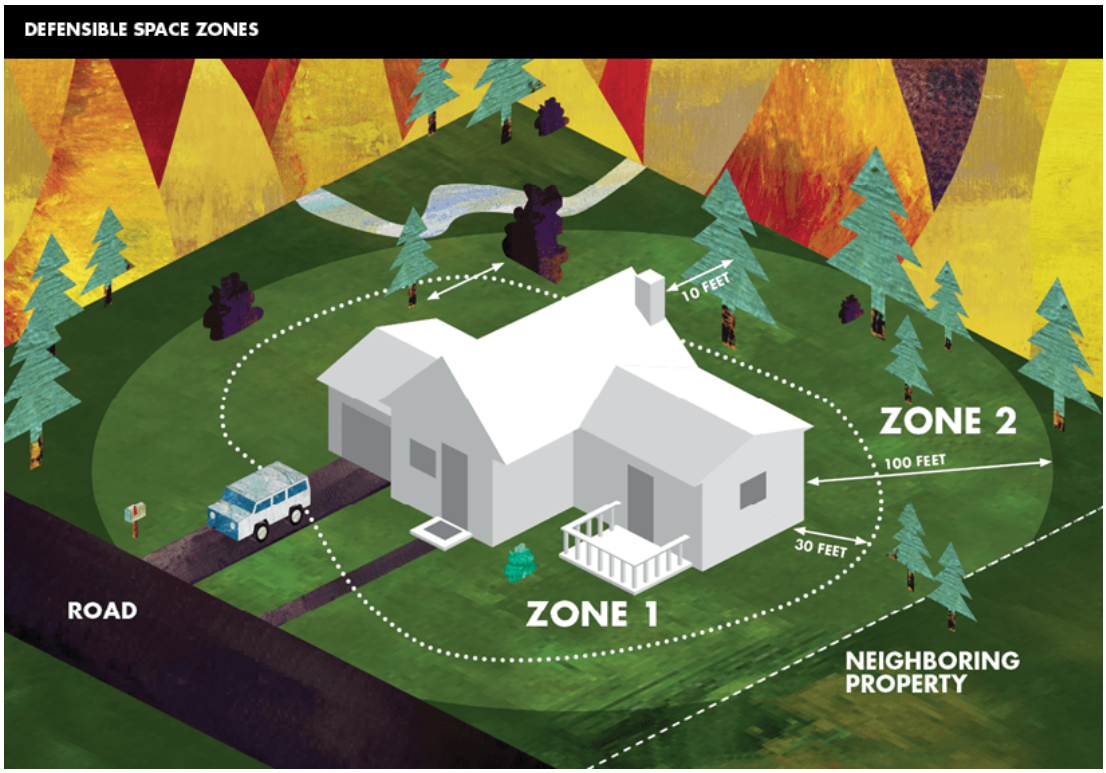
____ **2.** All fire hazardous vegetation <u>except for weeds and grass</u> shall be cleared and maintained to a height no greater than 18 inches above the ground.

____ **3.** Vacant lots in Zone 2 shall be maintained to be 30 feet wide along the property line.

COMMENTS:

Inspected by	**Inspection #**	**Date**	**Time**

City of El Cerrito Fire Hazard Reduction Guidelines



Zone 1

Zone 1 extends 30 feet from buildings, structures, decks, etc.in all portions within the City of El Cerrito including the designated Very High Fire Hazard Severity (VHFHS) Zones. Vacant lots in Zone 1 shall be maintained to be 10 feet wide along the property line.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trees shall be maintained so that no portion is closer than 10 feet from any chimney opening.
- Trees, shrubs, bushes or other vegetation adjacent to or overhanging any structure shall be maintained free of dead limbs and other combustible matter such as vines and loose papery bark.
- On mature trees, limbs should be removed up to 10' above the ground. Smaller trees should be limbed to 1/3rd of their height up to 6' above the ground, but in no case less than 18 inches from the ground.
- Relocate wood piles to Zone 2 if applicable.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a minimum 6-foot separation between trees, shrubs or vegetation and combustible materials.

Zone 2

Zone 2 extends from 30 feet to 100 feet out from buildings, structures, decks, etc. in only those areas within the City of El Cerrito designated as the Very High Fire Hazard Severity (VHFHS) Zones. Vacant lots in Zone 2 shall be maintained to be 30 feet wide along the property line. NOTE: All Zone 1 requirements shall be followed in addition to the following Zone 2 requirements:

- Cut or mow weeds and grass shall be cleared to a maximum height of 6 inches.
- All fire hazardous vegetation except for weeds and grass shall be cleared and maintained to a height no greater than 18 inches above the ground.

Fire Hazard Reduction Checklist

Zone 1 Requirements

Definition: **Zone 1 extends 30 feet from buildings, structures, decks, etc.in all portions within the City of El Cerrito including the designated Very High Fire Hazard Severity (VHFHS) Zones**

- ☐ Remove all dead plants, grass and weeds within 30 feet of buildings, structures, decks, etc.
- ☐ Remove dead or dry leaves and pine needles from your yard, roof and rain gutters
- ☐ Trees shall be maintained so that no portion is closer than 10 feet from any chimney opening
- ☐ Trees, shrubs, bushes or other vegetation adjacent to or overhanging any structure shall be maintained free of dead limbs and other combustible matter such as vines and loose papery bark
- ☐ On mature trees, limbs should be removed up to 10' above the ground. Smaller trees should be limbed to 1/3rd of their height up to 6' above the ground, but in no case less than 18" from the ground
- ☐ Relocate wood piles to Zone 2 if applicable
- ☐ Remove or prune flammable plants and shrubs near windows
- ☐ Remove vegetation and items that could catch fire from around and under decks
- ☐ Create a minimum 6-foot separation between trees, shrubs or vegetation and combustible materials
- ☐ Vacant lots in Zone 1 shall be maintained to be 10 feet wide along the property line

Zone 2 Requirements

Definition: **Zone 2 extends from 30 feet to 100 feet out from buildings, structures, decks, etc. in only those areas within the City of El Cerrito designated as the Very High Fire Hazard Severity (VHFHS) Zones. NOTE: All Zone 1 requirements shall be followed in addition to the following Zone 2 requirements**

- ☐ Cut or mow weeds and grass shall be cleared to a maximum height of 6 inches
- ☐ All fire hazardous vegetation except for weeds and grass shall be cleared and maintained to a height no greater than 18 inches above the ground
- ☐ Vacant lots in Zone 2 shall be maintained to be 30 feet wide along the property line

To find out if your property is located within the Very High Fire Hazard Severity Zone, go to : https://egis.fire.ca.gov/FHSZ/ **On the upper left hand side, click on the bottom icon for Address Search.**

CITY OF EL CERRITO
10900 San Pablo Avenue ▪ El Cerrito ▪ CA ▪ 94530
(510) 215-4457 ▪ FAX (510) 232-4917 ▪ fpo@ci.el-cerrito.ca.us

August 16, 2023

Parcel Number: **XXXXX**
Property Address: XXXXX , El Cerrito, CA 94530
Property Owner: XXXX
Property Owner's Address: XXXXX

NOTICE TO DESTROY WEEDS AND REMOVE RUBBISH, REFUSE AND OTHER FLAMMABLE MATERIAL

On **August 15, 2023** the El Cerrito City Council declared that your property in the City of El Cerrito, designated above by address and parcel number, constitutes a public nuisance because of the presence of weeds, rubbish, litter or other flammable material which creates a fire hazard, a menace to the public health, or is otherwise noxious or dangerous.

A previous notice was sent to you informing you of the August 15, 2023 hearing and further informing you of your obligation to remove the weeds, rubbish, refuse and other flammable material from your property. **If you do not immediately abate these nuisance conditions, the City will do so and the costs for removal of the weeds, rubbish, refuse and other flammable material will be assessed against your property as a lien and special assessment.** These removal costs shall then be collected in the time and in the manner of ordinary municipal taxes.

You will not receive any further notices from the City prior to this removal. The City shall perform this removal either through its own staff or through private contract sometime between the dates of **September 15, 2023 to September 25, 2023**. It is impossible to predict what it will cost the City to remove these nuisance conditions from your property. The costs depend on the severity of those conditions. In past years these abatement costs have sometimes exceeded $8,000 per parcel for those parcels with severe nuisance conditions

The City Council will conduct a public hearing on **October 3, 2023** to confirm the cost of the abatement work performed on your property. The meeting will be held both via teleconference and in the **El Cerrito City Council Chambers at 10890 San Pablo Avenue in El Cerrito at 6:00 p.m.** Please refer to the agenda for meeting information at www.el-cerrito.org/CouncilMeetingMaterials. During this public hearing you will be given the opportunity to voice objections regarding the report and the assessment of the abatement costs for your property. At this hearing you will also be given the opportunity to object, protest and/or present evidence to support your arguments.

If you have any questions, contact the El Cerrito Fire Department at 10900 San Pablo Avenue. The phone number is (510) 215-4457.

Chase Beckman
Chase Beckman
Fire Marshal

AGENDA BILL

Agenda Item No. 8.C.

Date: August 15, 2023
To: El Cerrito City Council
From: Aissia Ashoori, Housing Manager; Sean Moss, Planning Manager; Melanie Mintz, Community Development Director, Community Development Department
Subject: Adoption of the 2023-2031 6th Cycle Housing Element Update

ACTION PROPOSED

Conduct a public hearing and consider adoption of a Resolution amending the El Cerrito General Plan to repeal the 2015-2023 Housing Element and adopt an amended Housing Element for the period of 2023-2031, including consideration of an addendum to the 1999 General Plan Environmental Impact Report (EIR), 2014 San Pablo Avenue Specific Plan EIR and 2022 San Pablo Avenue Specific Plan Supplemental EIR, for certification to the California Department of Housing and Community Development.

BACKGROUND

The Housing Element (Element) is one of seven mandatory elements (topic areas) in a local jurisdiction's General Plan and must be approved by the Department of Housing and Community Development (HCD). State law (Senate Bill 375) requires jurisdictions in the nine-county San Francisco Bay Area, including El Cerrito, to update their Housing Element based on an eight-year planning period (e.g. 2015-2023; 2023-2031.) The 6th Cycle Housing Element covers the planning period of January 31, 2023 – January 31, 2031. The Housing Element reflects the vision, opportunities, and priorities of the El Cerrito community.

The Housing Element is a plan for the City to be able to accommodate its fair share of the regional housing need for people of all income levels and addresses and responds to several specific State statutory requirements. As part of the State mandated Housing Element, HCD identifies the Regional Housing Needs Determination (RHND) and sets the number of homes that will need to be created to meet the housing needs at all income levels across the nine-county Bay Area region. Subsequently, the Association of Bay Area Governments (ABAG) is tasked with developing the methodology of the Regional Housing Needs Assessment (RHNA) to allocate housing units to all jurisdictions within the region. Once a jurisdiction receives its final RHNA from ABAG, it must revise the Housing Element of its General Plan and update zoning ordinances, as necessary, to accommodate its portion of the region's housing needs. All jurisdictions are also required to report their progress to HCD annually as part of the annual progress report on the General Plan.

On December 16, 2021, ABAG adopted the Final RHNA Plan: San Francisco Bay Area, 2023-2031. The San Francisco Bay Area region was assigned 441,176 using four levels of affordability based on the Area Median Income (AMI). El Cerrito was assigned 1,391 units, with 38% being affordable units, for the current 6th Cycle Housing Element, as shown in Table 1 by income category. For context, the City's 2015-23 RHNA allocation is also included in Table 1.

Table 1: El Cerrito, 6th Cycle RHNA by Income Category

Income Category	2015-2022 RHNA	2023-2031 RHNA
Very Low (<50% AMI)	100	334
Low (50% - 80% AMI)	63	192
Moderate (80% - 120% AMI)	69	241
Above moderate (>120%)	166	624
Total	**398**	**1391**

Community Engagement & Public Participation

In January 2022, the City Council authorized a contract award to Ascent Environmental, Inc. (Ascent) to assist with the preparation of the 6th Cycle Housing Element. City staff and Ascent began development of the Housing Element update in early 2022 and conducted a comprehensive community engagement and outreach strategy as required by the Government Code to assist in informing the 6th Cycle Housing Element process. This strategy included a series of community meetings, workshops, and surveys, as summarized in Table 2. The survey was provided in English, Spanish, and Chinese and posted in civic locations as well as on social media, with a total of 215 responses. Meeting materials are linked below, and survey results will be discussed further in the presentation and available in Draft Housing Element, Appendix B - Community Engagement lists all the activities that have occurred to date. Feedback received throughout the ongoing community engagement and outreach process has assisted staff and the consulting team in revising the Draft Housing Element and related policies/programs.

Table 2: Housing Element Meeting Schedule

Meeting	Date
Community Workshop#1	April 26, 2022
Community Survey	April 7 – July 8, 2022
Community Workshop#2	August 1, 2022
City Council Meeting	August 16, 2022

Draft Housing Element
After receiving community input, the City and Ascent prepared a public review draft Housing Element that is published on the project page www.el-cerrito.org/HousingElement2023. As required by law, the public review period extended for 30 days (July 29, 2022 – August 29, 2022). During this time, the City Council also reviewed the Housing Element on August 16, 2022. After receiving public feedback, amendments were made to a red-line version incorporating public comments and the revised Housing Element was submitted to HCD on September 16, 2022. HCD's initial 90-day review period concluded on December 12, 2022, and HCD provided comments requesting revisions to the Housing Element. City staff and Ascent prepared a revised draft Housing Element in response to HCD's comments that were circulated for public review between March 9, 2023 – March 16, 2023, and no comments were received. Further revisions to the Housing Element were submitted to HCD on March 17, 2023 and additional comments were provided to the City on May 19, 2023. City staff and Ascent prepared a third revision to the Housing Element Update in response to HCD's comments that were circulated for public review again between June 8, 2023 – June 15, 2023, and no comments were received. The City submitted updated revisions to HCD on June 15, 2023, for a third review period of 60-days. On July 17, 2023, HCD met with City staff and Ascent to discuss third round comments/revisions. After the meeting, Ascent and staff prepared the 2023-2031 Housing Element Update Errata Sheet, dated July 19, 2023, to address HCD's comments. During the public review period between July 19 - July 26, 2023, there was one public comment received. In consideration of the public comment received, the City revised the 2023-2031 Housing Element Errata Sheet and submitted it to HCD for review on July 27, 2023.

A summary of actions, including supporting documents, is detailed in Table 3.

Table 3: Housing Element Submittal and Review Schedule

Action	Date
Public Review Draft Housing Element	July 29 – August 29
City Council Meeting	August 16, 2022
Revised Draft Housing Element to HCD	September 16, 2023 (initial submittal)
HCD Response	December 12, 2022
Public Review Draft Housing Element	March 9, 2023 – March 16, 2023
Revised Draft Housing Element to HCD	March 17, 2023 (second submittal)
HCD Response	May 19, 2023
Public Review Draft Housing Element	June 8, 2023 - June 15, 2023
Revised Draft Housing Element to HCD	June 15, 2023 (third submittal)

HCD Prelim Response	July 17, 2023
Public Review Draft Housing Element (Errata Sheet)	July 19, 2023 - July 27, 2023
2023-2031 Housing Element Update Errata Sheet to HCD	July 27, 2023 (fourth submittal)
HCD Conditional Approval Letter	July 27, 2023

The Housing Element was presented to the Planning Commission at a July 27, 2023 special meeting. The Planning Commission unanimously recommended that the City Council move forward with adoption of the Housing Element, with a modification to Program H-4.B, as documented in Planning Commission Resolution 2023-04 (Attachment 4):

*Program H-4.B: To accommodate the needs of persons with disabilities and provide a streamlined permit review process, the City shall update reasonable accommodation procedures in Chapter 19.37 of the City's Municipal Code to ensure persons with disabilities have a streamlined and objective process for requesting modification to any policy, rule, or procedure that presents a barrier to obtaining **and retaining** equal housing opportunity. The City shall post information on reasonable accommodation procedures prominently on the City website and at the public counter.*

Revision Process
The draft Housing Element (Attachment 2) is a clean version that has incorporated revisions responding to comments from the public and HCD throughout the process. All previous revisions are shown in track changes (initial version) and highlights (additional revisions) in Table 3. The last round of revisions is available in the 2023-2031 Housing Element Update Errata Sheet, submitted to HCD on July 27, 2023. Upon review, HCD issued a Conditional Approval Letter (Attachment 4) to El Cerrito's draft Housing Element, acknowledging that it meets all statutory requirements.

ANALYSIS
Consistency with Other City Plans and Policies
The Housing Element Update also considers other City policies and programs that advance the City's General Plan, Zoning Ordinance, and San Pablo Avenue Specific Plan (Plan). The Plan plays a key role in supporting the State's regional housing goals by substantially increasing housing opportunities available to the community. Beginning in 2019, staff kicked off an update to the Specific Plan (www.elcerrito.org/SPASP) which included the preparation of a Supplemental Environmental Impact Report (SEIR) for the Plan area. The SEIR analysis was based upon a development capacity of 2,500 new residential units and 100,000 square feet of net new commercial space. The SEIR and Plan update were adopted by the City Council on December 6, 2022. The Plan update is an important component of the Housing Element as it will create additional development capacity to provide substantial sites to be included in the Housing Element sites inventory and contribute towards achieving RHNA goals. Based on the adoption of

the Plan, The Housing Element is not proposing to rezone any parcels at this time. However, over the 2023-2031 cycle, staff will undertake several policy considerations as listed in Chapter 7, Housing Plan.

Housing Element Components
The 2023-2031 Housing Element (Attachment 2) analyzes conditions and identifies goals, objectives, policies, and action programs that directly address the housing needs of El Cerrito in consideration with RHNA goals. There are multiple components within the Housing Element that includes the Chapters listed below as well as the Appendices.

1. *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.
2. *Chapter 2 – Housing Needs Assessment:* This chapter analyzes population and demographic profiles; employment trends; population growth trends; household characteristics; special housing needs; housing stock characteristics; housing costs and affordability; unsheltered population; and assisted housing at risk of conversion.
3. *Chapter 3 – Assessment of Fair Housing:* 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.
4. *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 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.
5. *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.
6. *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.
7. *Chapter 7 – Housing Plan:* This chapter establishes goals, policies, and implementation programs that will provide direction to help the City meet its housing goals.

Appendices:
A. Evaluation of Previous (2015-2023) 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.
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.
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.

The above Chapters will be covered in detail during the presentation to the City Council. However, staff would like to highlight three key Chapters in this report:

Chapter 3 - Assessment of Fair Housing
Affirmatively Furthering Fair Housing (AFFH) is a new component of the Housing Element required in 2018 as part of AB 686. Pursuant to AB 686, affirmatively furthering fair housing means taking "meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics" and is Federally mandated by the 1968 Fair Housing Act. The City is deeply committed to undertaking actions that AFFH for our community. The four main AFFH elements that all jurisdictions need to incorporate into Housing Element updates are:

- Addressing significant disparities in housing needs and in access to opportunity, and
- Replacing segregated living patterns with truly integrated and balanced living patterns, and
- Transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and
- Fostering and maintaining compliance with civil rights and fair housing laws.

Chapter 4 - Sites Inventory
This *Sites Inventory* analyzes parcels/sites within the City that are suitable for residential development in consideration of current zoning designations. There are numerous variables used to determine site capacity on both vacant and underutilized sites. This analysis supports the RHNA allocation of 1,391 new housing units – of which 38% are targeted at very low- and low-income households – during the 2023-31 planning period.

To demonstrate that the City can accommodate the number of units assigned by ABAG as part of the RHNA allocation process, the City is relying on a mix of approved, but not yet constructed sites and future opportunity sites. Approved sites, as listed in Table 4-2,

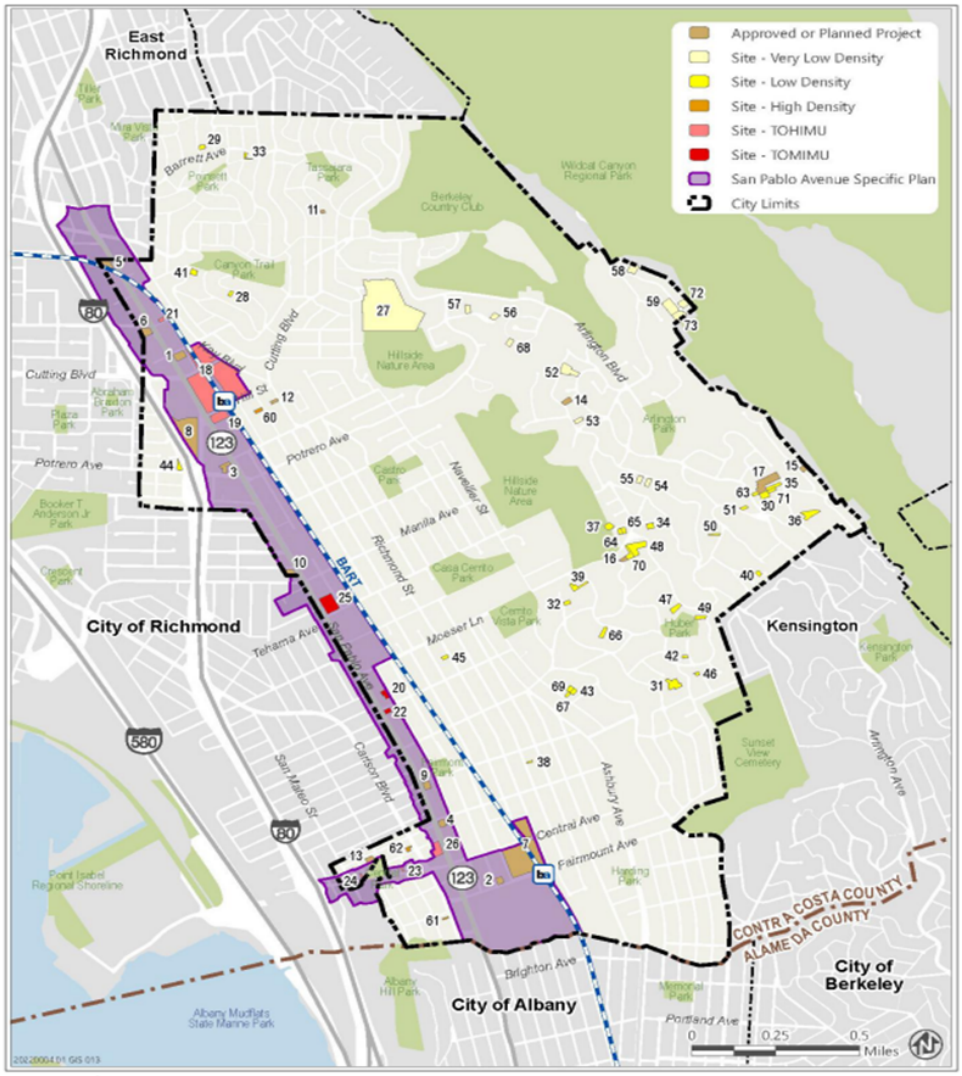
include projects like Mayfair-Affordable, El Cerrito Plaza Transit-Oriented Development (TOD), The Civic, and The Lexington projects within the Plan area. In total, 1,712 units are included in the approved projects category.

To meet the remaining RHNA and account for a buffer, capacity for an additional 1,164 units is included in the sites inventory on vacant and underutilized sites and 89 in the projected number of accessory dwelling units. In total, the capacity identified in the Draft Housing Element is 2,965 detailed in Table 4-8 below. Figure 4-1 - Site Inventory Map - illustrates the site locations based on zoning designations.

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

	Lower	Moderate	Above Moderate	Total
RHNA	**526**	**241**	**624**	**1,391**
Approved and Planned Projects	494	611	607	1,712
Vacant and Underutilized Sites within San Pablo Ave Specific Plan	497	315	218	1,030
Citywide Vacant and Underutilized Sites	0	0	134	134
Accessory Dwelling Unit Projection	53	27	9	89
Total Capacity	**1,044**	**953**	**968**	**2,965**
Surplus	518	712	344	1574

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



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

One final note as it relates to site availability and capacity, while the City has undertaken many actions to support housing, it is important to remember that new construction is driven by market conditions and includes various economic factors such as financing/funding, land/construction costs and feasibility. Many of the City's new housing options over the 2023-31 period will be constructed at the El Cerrito Plaza BART Station as part of its proposed mixed-used transit-oriented development with a range of 700-800 units at all income levels. In addition, Phase II of Mayfair is expected to break ground in 2024 and, once delivered, will provide 69 affordable units. The year-over-year increase in ADUs, from 16 in 2018 to 25 in 2021, will also provide new housing options.

Within Chapter 4 – Sites Inventory, the residential land sites 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 allow residential development; and
- Underutilized sites that have zoning that allows residential development and are capable of being developed at a higher density.

Under State Law, the established density default is calculated at 30 units per acre for lower-income units in the City. However, given that the City has a variety of zoning districts that allow 30 units per acre and above, the average density of recently approved housing across the City is approximately 158 units per acre. As noted in Chapter 4.5.1.5 - Sites within the SPASP, the San Pablo Avenue Specific Plan does not establish maximum densities, given the form-based code that provides regulations within the Plan area. Therefore, the base density assumption within the Plan area assumes 168 units per acre.

Although El Cerrito was largely built in the 1930's-1960's, and lacked housing production in the decades after, much of our new housing will occur on underutilized nonvacant sites within the Specific Plan area. Some examples of completed projects built on non-vacant sites with existing uses are detailed below in Table 4-5.

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

Project Name	Project Description	Status	Prior Use
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

Chapter 7 – Housing Plan

Chapter 7 establishes the goals, policies and implementation programs in the 2023-31 Housing Element that strive to produce, protect, and preserve housing. Goals are long-range, broad, and comprehensive targets that describe future outcomes in El Cerrito in consideration of community input. A policy is a specific instructional guideline that seeks to promote goals. Together, goals and policies are implemented through a series of

programs that identify specific, quantifiable actions the City will undertake during the 6th cycle planning period. There are a variety of new key programs that are being considered in the 2023-31 Housing Element listed below by category. The full list of policies and programs is contained in Chapter 7. Many of these actions will require further community collaboration as part of implementation.

H1: Accelerate Housing Production

- Program H-1.A. Maintain Sites Inventory
- Program H-1.B. Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area
- Program H-1.C. Accessory Dwelling Unit Tools and Resources
- Program H.1.D Objective Design Standards
- Program H-1.E. Zoning to Expand Housing Choice in Single-family Neighborhoods
- Program H.1.F. Facilitate Development of Pipeline Projects
- Program H.1.G. SB 35 Ministerial Approval Procedure
- Program H.1.H. Monitor Land Controls

H2: Support Affordable and Special Needs Housing

- Program H-2.A. Inclusionary Zoning Ordinance
- Program H-2.B. Affordable Housing Trust Fund Priorities
- Program H-2.C. New Local Sources of Affordable Housing Funding
- Program H.2.D. Assist in Affordable Housing Development
- Program H-2.E. Develop Mixed Income Housing and Amenities on BART Lands
- Program H-2.F. Coordinate Transportation Projects with Affordable Housing
- Program H-2.G. Shelter and Housing Solutions for Persons Experiencing Homelessness Program H-2.H. Zoning Amendments for Special Needs Housing
- Program H-2.I. State Density Bonus
- Program H-2.J. Affordable Housing and Places of Assembly
- Program H-2.K. Infrastructure Priority for Affordable Housing

H3: Conserve Exiting Housing and Prevent Displacement

- Program H-3.A. Residential Rental Inspection
- Program H-3.C. Tenant Protections

H4: Affirmatively Further Fair Housing

- Program H-4.B. Reasonable Accommodation Procedures
- Program H-4.C. Housing Choice Voucher (HCV) Program
- Program H-4.D. Community Opportunity to Purchase Act

- Program H-4.E. Home Match Contra Costa
- Program H-4.F. Community Engagement and Capacity Building

General Plan Safety Element
Recent legislation requires that all cities review and update, as necessary, their Safety Element every eight years. Additional efforts are required to be undertaken to update the City's Safety Element. City staff anticipates releasing an RFP in Summer-Fall 2023 to kick-off this update. The Safety Element will include cross-coordination efforts with other Departments, including Police and Fire, to identify and address potential hazards such as wildfire, seismic, geologic, and flood risks. Climate adaptation and resiliency strategies are also considered.

Schedule & Next Steps
Following the City Council's consideration, staff will submit the adopted 2023-2031 Housing Element to HCD for certification, subject to a 60-day review period with certification anticipated in October 2023.

STRATEGIC PLAN CONSIDERATIONS
The Housing Element will assist the City in implementing the following goals of the Strategic Plan:
Goal A: Deliver Exemplary Government Services;
Goal B: Achieve Long-Term Financial Sustainability;
Goal C: Deepen a Sense of Place and Community Identity; and
Goal F: Foster Environmental Sustainability Citywide.

ENVIRONMENTAL CONSIDERATIONS
Section 15162 of the California Environmental Quality Act (CEQA) Guidelines describes the conditions under which a Subsequent Environmental Impact Report (EIR) or Negative Declaration should be prepared. Section 15164 of the CEQA Guidelines states that an addendum to an EIR or Negative Declaration may be prepared if minor technical changes are needed to the environmental document and none of the conditions described in Section 15162 have occurred.

Based on this criteria, and the results of the EIR conformity evaluation in Attachment 4, the City has determined that an addendum to the 1999 General Plan EIR, the 2014 San Pablo Specific Plan EIR, and the 2022 San Pablo Specific Plan update SEIR is the appropriate CEQA document for the Housing Element Update. The EIR conformity evaluation is intended to review relevant environmental topic areas for any changes in circumstances or the substantial new information as defined under State CEQA Guidelines Section 15162 (stated above), as compared to the environmental impacts identified in the certified EIR prepared for the General Plan and the certified SEIR prepared for the San Pablo Specific Plan Update.

In brief, the proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts related to implementation of the Housing Element would not be more severe than the level of impacts associated with the 1999 General Plan and San Pablo Avenue Specific Plan and Update, and there would be no new or more severe significant impact associated with the Housing Element.

The Addendum to the City of El Cerrito 1999 General Plan EIR, and 2014 San Pablo Avenue Specific Plan EIR and 2022 San Pablo Avenue Specific Plan SEIR for the San Pablo Avenue Specific Plan for the City of El Cerrito Sixth Cycle (2023-2031) Housing Element Update is included as Attachment 3.

FINANCIAL CONSIDERATIONS

Completion of the 6th Cycle 2022-2030 Housing Element Update is fully grant funded. In 2020, HCD issued an award to the City in the amount of $150,000 under the Local Early Action Planning (LEAP) Grant Program. This funding source is intended to assist jurisdictions in the preparation and adoption of planning documents to facilitate compliance in implementing the sixth cycle of the Housing Element Update/RHNA. Future policy considerations, including program implementation, may require City Council budget approval.

LEGAL CONSIDERATIONS

This report has been reviewed by the City Attorney.

Reviewed by:

Karen Pinkos, City Manager

Attachments:

1. Resolution
2. 2023-2031 Final Housing Element
3. Addendum to the 1999 General Plan, 2014 San Pablo Avenue Specific Plan (SPASP) EIR and 2022 SPASP SEIR for the 2023-2031 Housing Element
4. Planning Commission Resolution PC2023-04
5. Department of Housing and Community Development Conditional Approval

RESOLUTION 2023-XX

A RESOLUTION OF EL CERRITO CITY COUNCIL ADOPTINGTHE CITY OF EL CERRITO SIXTH CYCLE (2023-2031) HOUSING ELEMENT UPDATE IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW.

WHEREAS, State law requires cities to revise the housing elements of their General Plans periodically and Bay Area housing elements are due by January 31, 2023, for the 2023 to 2031 planning period. The City submitted the Draft Housing Element to the Department of Housing and Community Development (HCD) on September 16, 2022; and

WHEREAS, the legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita… California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years"; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of El Cerrito (City) regional housing need allocation (RHNA) of 1,391 housing units, comprised of 334 very- very-low income units, 192 low-income units, 241 moderate-income units, and 624 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, El Cerrito has prepared Housing Element Update 2023-2031 (the Housing Element); and

WHEREAS, as provided in Government Code Section 65350 et. seq., the Housing Element constitutes a General Plan Amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the El Cerrito General Plan was updated in 1999, and updated in 2015 with the Housing Element General Plan EIR (Addendum) was prepared for the Housing Element; and

WHEREAS, on September 22, 2014, the City Council adopted Resolution 2014-50, certifying the Environmental Impact Report (EIR) for the San Pablo Specific Plan to promote new high-density and mixed use in transit-oriented development for all income levels; and

WHEREAS, on September 22, 2014, the City Council adopted Resolution 2014-51, adopting a General Plan Amendment for the San Pablo Specific Plan; and

WHEREAS, the City Council adopted Resolution 2014-06, rezoning properties within the San Pablo Specific Plan; and

WHEREAS, on December 6, 2022, the City Council adopted Resolution 2022-90, certifying a Supplemental Environmental Impact Report (SEIR) the Plan Update, adopting environmental impact findings, making findings regarding alternatives, adopting a statement of overriding considerations, and adopting a Mitigation Monitoring and Reporting Program. On the same date, the City Council adopted Resolution 2022-91 amending the General Plan; and Resolution 2022-92 approving the Plan Update. On December 6, 2022, the City Council introduced and on December 20, 2022, adopted Ordinance 22-5 rezoning properties for conforming with the amended General Plan and the Plan Update; and

WHEREAS, the City has prepared the Housing Element in accordance with State Housing Element Law; and

WHEREAS, State law requires that the City take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

WHEREAS, State law requires that the City make zoning available for all types of housing, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the City conducted extensive community outreach regarding the Housing Element over the last 18 months using a variety of approaches, including two virtual workshops, a web-based survey in three languages, posting of flyers at various civic locations as well as faith-based organizations, and notices were sent to all interested parties when revisions to the Housing Element were posted to the website; and

WHEREAS, on August 16, 2023, the City Council provided input on the draft Housing Element; and

WHEREAS, in accordance with Government Code Section 65585 (b), on September 16, 2022 the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on December 12, 2022, the City received a letter from HCD providing its findings regarding the draft Housing Element; and

WHEREAS, the City revised the Housing Element based on the comments received from HCD; and

WHEREAS, on March 9, 2023, the City posted a second revised draft Housing Element and annotated response letter to HCD on the City's website; and

WHEREAS, on March 17, 2023, the City submitted a revised draft Housing Element and response letter to HCD for its review; and

WHEREAS, on May 19, 2023, the City received a letter from HCD providing its findings regarding the revised draft Housing Element; and

WHEREAS, on June 8, 2023, the City posted a third revised draft Housing Element and annotated response letter to HCD on the City's website; and

WHEREAS, on June 15, 2023, the City submitted the draft Housing Element and response letter to HCD for its review; and

WHEREAS, on July 19, 2023, the City posted an Errata to the City's website showing additional revisions, and submitted the revisions to HCD for review on July 27, 2023; and

WHEREAS, on July 27, 2023, the City received a letter from HCD providing a conditional approval to El Cerrito's draft Housing Element; and

WHEREAS, in accordance with CEQA Guidelines Section 15164, an Addendum to the 1999 El Cerrito General Plan EIR, the 2014 San Pablo Avenue Specific Plan EIR, and the 2022 San Pablo Avenue Specific Plan SEIR has been prepared for the 2023-2031 Housing Element; and

WHEREAS, the El Cerrito Planning Commission held a duly and properly noticed public hearing on July 27, 2023, to solicit public comments and review and consider the El Cerrito Housing Element; and

WHEREAS, that the Planning Commission of the City of El Cerrito through Resolution 2023-04 recommends the City Council adopt a resolution repealing the 2015-2023 Housing Element in its entirety and approving the 2023-2031 Housing Element with the modification that Program H-4.B be modified as follows:

> "To accommodate the needs of persons with disabilities and provide a streamlined permit review process, the City shall update reasonable accommodation procedures in Chapter 19.37 of the City's Municipal Code to ensure persons with disabilities have a streamlined and objective process for requesting modification to any policy, rule, or procedure that presents a barrier to obtaining <u>and retaining</u> equal housing opportunity. The City shall post information on reasonable accommodation procedures prominently on the City website and

at the public counter"; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that, based on substantial evidence in the record:

1. The proposed General Plan amendment is in the public interest because the amendment will further the goals and policies of the General Plan to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents.

2. The proposed 2023-2031 Housing Element is internally consistent and is consistent with the remainder of the General Plan and is consistent with the City's other adopted plans.

3. As required by Government Code Section 65585(e), the City has considered the findings made by the HCD included in the letters to the City dated December 12, 2022, and May 19, 2023, consistent with Government Code Section 65585(f), and has changed the Housing Element in response to the findings of the Department to substantially comply with the requirements of State Housing Element Law as interpreted by HCD.

4. Based on the comments from HCD and the City's responses to those comments, the 2023-2031 Housing Element is in substantial compliance with State Housing Element Law.

5. The City Council has considered the General Plan EIR Addendum which is attached to the staff report for this item and hereby incorporated by reference and finds that (i) the 2023-2031 El Cerrito Housing Element update does not result in substantial changes to the General Plan that would require major revisions to the 1999 General Plan EIR, the 2014 San Pablo Avenue Specific Plan EIR, or the 2022 San Pablo Avenue Specific Plan SEIR due to the involvement of new significant effects or an increase in the severity of previously identified significant effects, (ii) there are no substantial changes with respect to the circumstances under which the 2023-2031 El Cerrito Housing Element update will be undertaken which will require major revisions to the 1999 General Plan EIR, the 2014 San Pablo Avenue Specific Plan EIR, or the 2022 San Pablo Avenue Specific Plan SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and (iii) there is no new information of substantial importance which would result in the 2023-2031 El Cerrito Housing Element creating new significant environmental impacts, an increase in the severity of previously identified environmental impacts, a previously infeasible mitigation measure being feasible, or different mitigation measures or alternatives than those previously considered in the 1999 General Plan

EIR, the 2014 San Pablo Avenue Specific Plan EIR, or the 2022 San Pablo Avenue Specific Plan SEIR substantially reducing one or more significant effects on the environment and that therefore no supplemental or subsequent EIR is required under CEQA Guidelines section 15162.

BE IT FURTHER RESOLVED that that the City Council of the City of El Cerrito hereby approves the 2023-2031 Housing Element and repeals the 2015-2023 Housing Element in its entirety; and

BE IT FURTHER RESOLVED that the City Council authorize the City Manager or designee to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non substantive changes or amendments requested by the Department to achieve certification. Such changes by the City Manager shall not change the policy of the City or include any legislative action.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on August 15, 2023 the City Council of the City of El Cerrito passed this Resolution by the following vote:

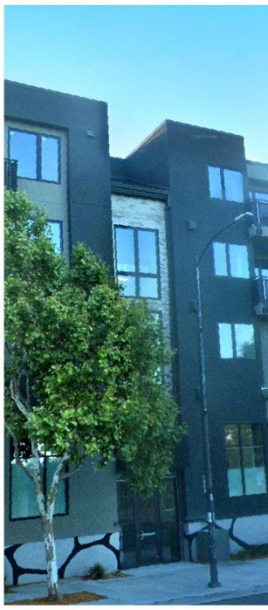
AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Lisa Motoyama, Mayor



AUGUST 2023

Final Housing Element

THE CITY OF EL CERRITO

2023–2031 HOUSING ELEMENT

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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.

On December 6, 2022, the City Council adopted the San Pablo Avenue Specific Plan Update. During the public hearings on November 15, 2022, and continued to December 6, 2022, the following actions were taken:

- A resolution certifying the Supplemental Environmental Impact Report for the San Pablo Avenue Specific Plan;
- A resolution amending the Land Use & Circulation Map of the El Cerrito General Plan;
- A resolution amending the San Pablo Avenue Specific Plan; and
- An ordinance to rezone properties within the San Pablo Avenue Specific Plan area.

Through 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 Specific Plan also increases the development capacity and expands the Specific Plan boundary to include a parcel that is part of the El Cerrito Plaza BART TOD project. Together, the Specific Plan and SEIR 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 was 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.

Email Announcements

The City utilized various email lists from the Community Development Department, including housing and business licenses, and the City Manager's Office to notify residents, businesses, stakeholders, elected officials, property managers, and others regarding the opportunity to provide input and workshop announcements. City staff also partnered with the El Cerrito Chamber of Commerce to advertise by email and in print format. Email announcements were also sent to local faith-based organizations.

Posting Flyers

The City posted flyers to publicize the community workshops and online survey at various civic locations including City Hall, Community Center, Recycling + Environmental Resource Center, Library, and affordable housing developments throughout the city. Flyers were posted in English, Spanish, and Chinese.

Online Community Survey

An online survey was distributed to 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?"

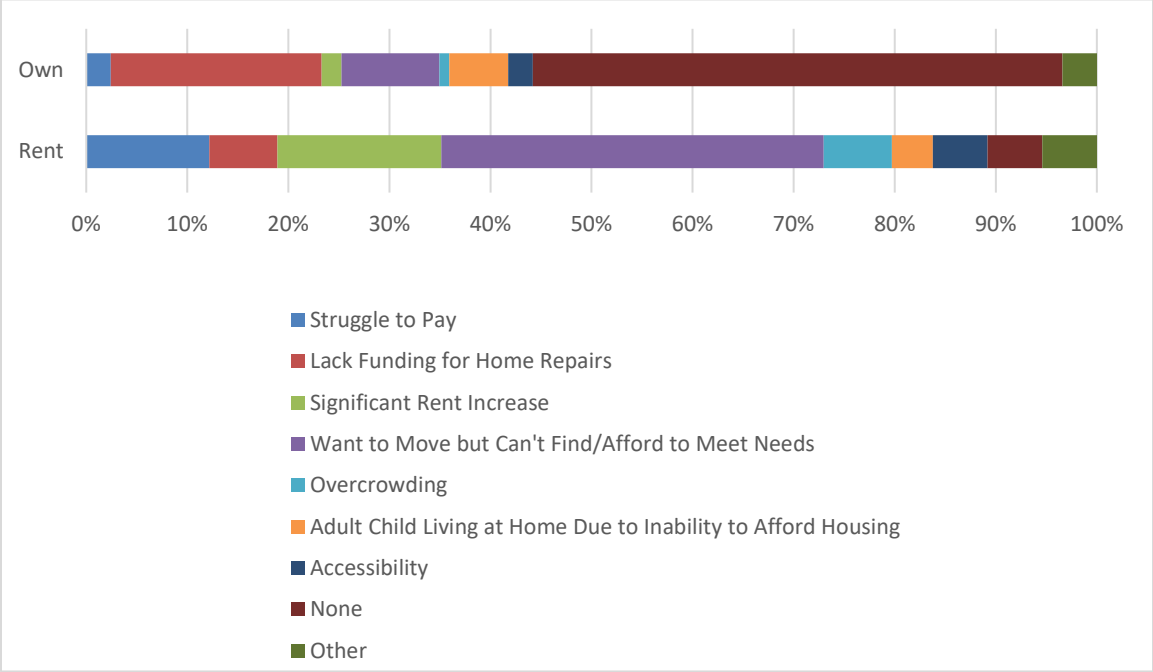


Figure 1-2: Survey Responses to "What do you feel is the most significant housing problem facing El Cerrito residents?"

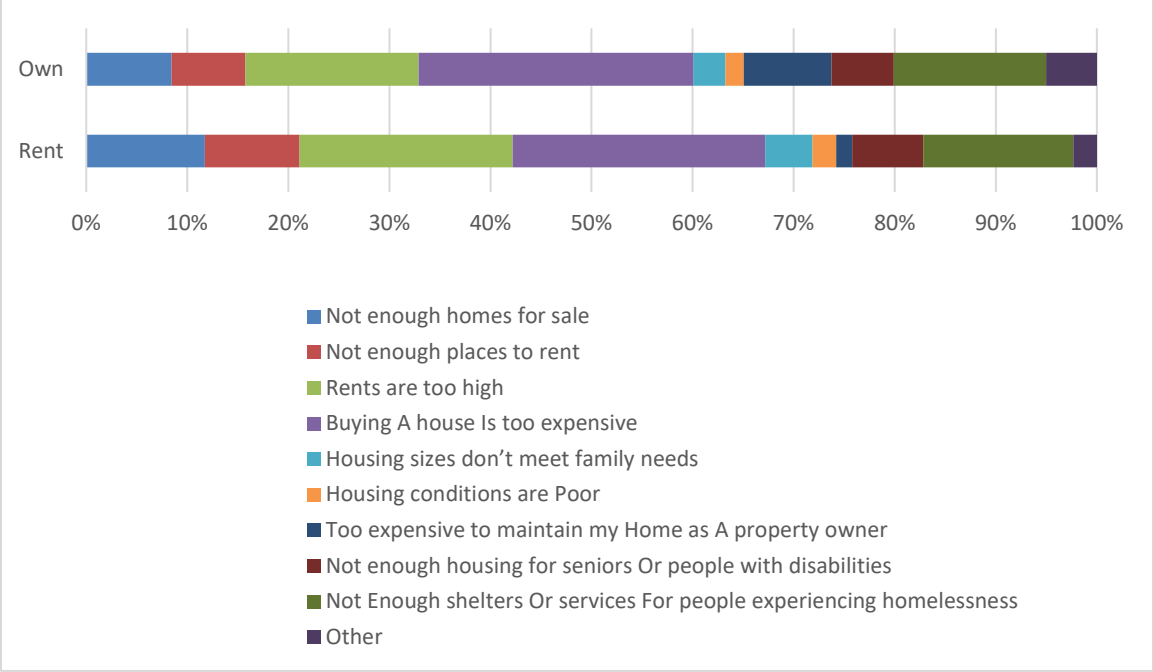
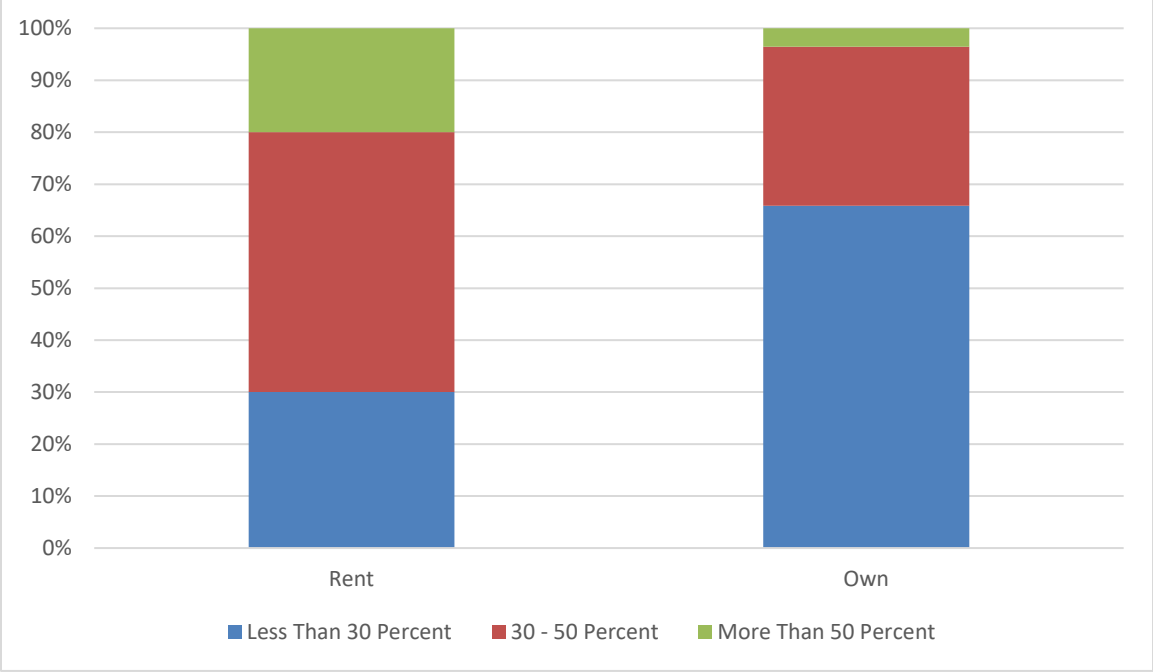


Figure 1-3: Survey Responses to "How much of your gross income (before taxes) do you spend on housing costs (rent, mortgage payments, etc.) each month?"



Community Workshop #1

The first community workshop for the Housing Element update was held on April 26, 2022 to inform community members and stakeholders 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.

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.

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

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.
- 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.

Policies and implementation programs that were added to the Housing Element or modified to address these public comments include the following:

- Policy 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.
- Policy 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.
- Policy 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.

- Policy 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.
- Program H-1.B. (Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area).
- Program H-1.C. (Accessory Dwelling Unit Tools and Resources).
- Program H-1.E. (Zoning for Innovative Housing Types).
- Program H-2.A. (Inclusionary Zoning Ordinance).
- Program H-2.E. (Develop Mixed Income Housing and Amenities on BART Lands).

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 purchase 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.

Policies and implementation programs that were added to the Housing Element or modified to address these public comments include the following:

- Policy 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.
- Policy 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.
- Program H-1.E. (Zoning for Innovative Housing Types).
- Program H-3.C. (Tenant Protections).
- Program H-4.C. (Housing Choice Voucher (HCV) Program).
- Program H-4.D. (Community Opportunity to Purchase Act).

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.

Policies and implementation programs that were added to the Housing Element or modified to address these public comments include the following:

- Policy 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.
- Program H-2.D. (Assist in Affordable Housing Development).

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.

Policies and implementation programs that were added to the Housing Element or modified to address these public comments include the following:

- Program H-1.B. Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area.
- Program H-2.F. Coordinate Transportation Projects with Affordable Housing.
- Program H-2.G. Shelter and Housing Solutions for Persons Experiencing Homelessness.

Engagement on Public Review Draft

A draft of the Housing Element was published on July 29, 2022, and was made available on the City's website for public review as part of a 30-day public comment period that concluded on August 29, 2022. Following the release of the public review draft, a second community workshop was held on August 1, 2022. The community workshop was held virtually and included a presentation that provided an overview of the public review draft Housing Element, including an in-depth overview of the goals, policies, and programs included in the Housing Element. A total of 8 people attend the virtual community workshop and provided verbal comments during the community workshop. Some participants were residents and others were stakeholders, including affordable housing developers, that work in El Cerrito and the surrounding region.

A presentation was also given to the City Council on August 16, 2022, to present the public review draft Housing Element. Staff were available to answer questions and provide additional information about the Housing Element.

Public Comments Received and Incorporated

The City received two comment letters prior to the release of the public review draft: one on March 7, 2022 from BART related to counting BART owned land near BART stations as part of the sites inventory; and another on April 21, 2022 from YIMBY Law / Greenbelt Alliance regarding the City's Housing Element update. The City received eight comment letters during the public review period, which ended on August 29, 2022. In addition, one comment letter was received on August 31, 2022, after the end of the comment period, and was also reviewed when revising the City's Housing Element. Comments on the public review draft were provided by a mixture of regional stakeholders and advocates and El Cerrito residents. The City will continue to accept and review any comment letters received during the HCD review process and suggest any appropriate revisions to the draft Housing Element.

Based on public comments received, the City revised the Housing Element. Revisions were made to accelerate timelines and strengthen implementation program language and commitment, where feasible. Additional corrections and updates were made to resolve typographical errors and data discrepancies. The City revised the draft Housing Element in response to public comment and City Council direction and published a track changes version with the HCD submittal draft Housing Element on September 16, 2022 on the project website.

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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.

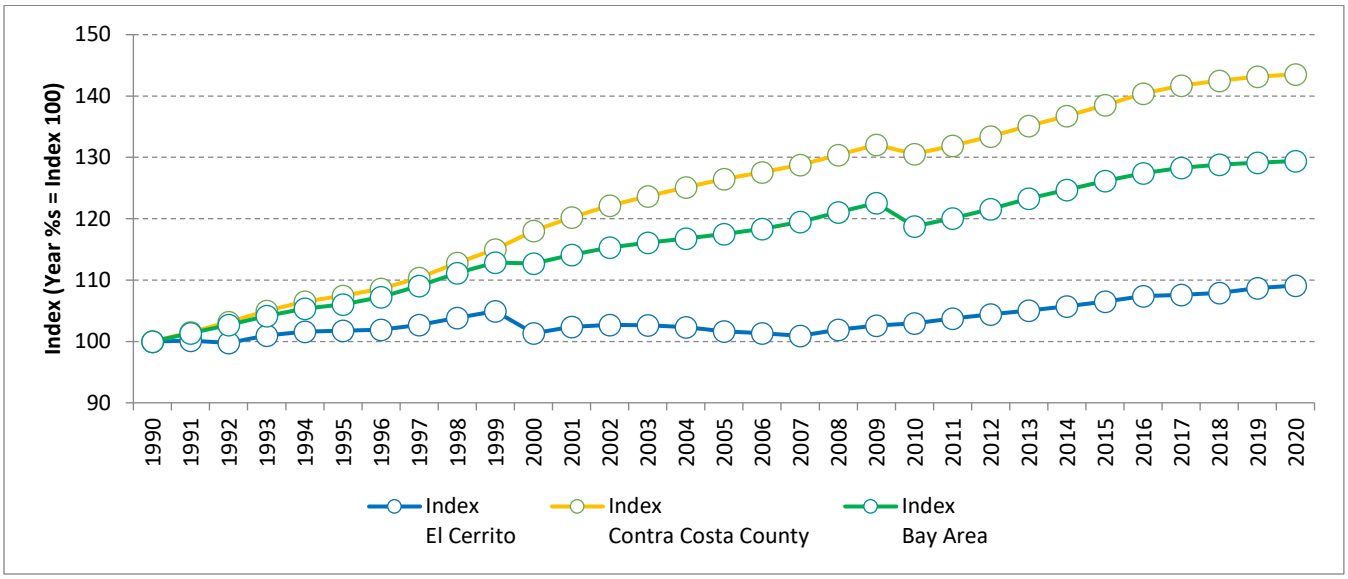
2.1 Population and Demographic Profile

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

Jurisdiction	*2000*	*2010*	*2020*	*Percent Change 2000-2010*	*Percent Change 2010-2020*	*Percent Change 2000-2020*
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

Jurisdiction	*2020*	*2030*	*2040*	*Change 2020-2040*	*Percent Change 2020-2040*
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%**

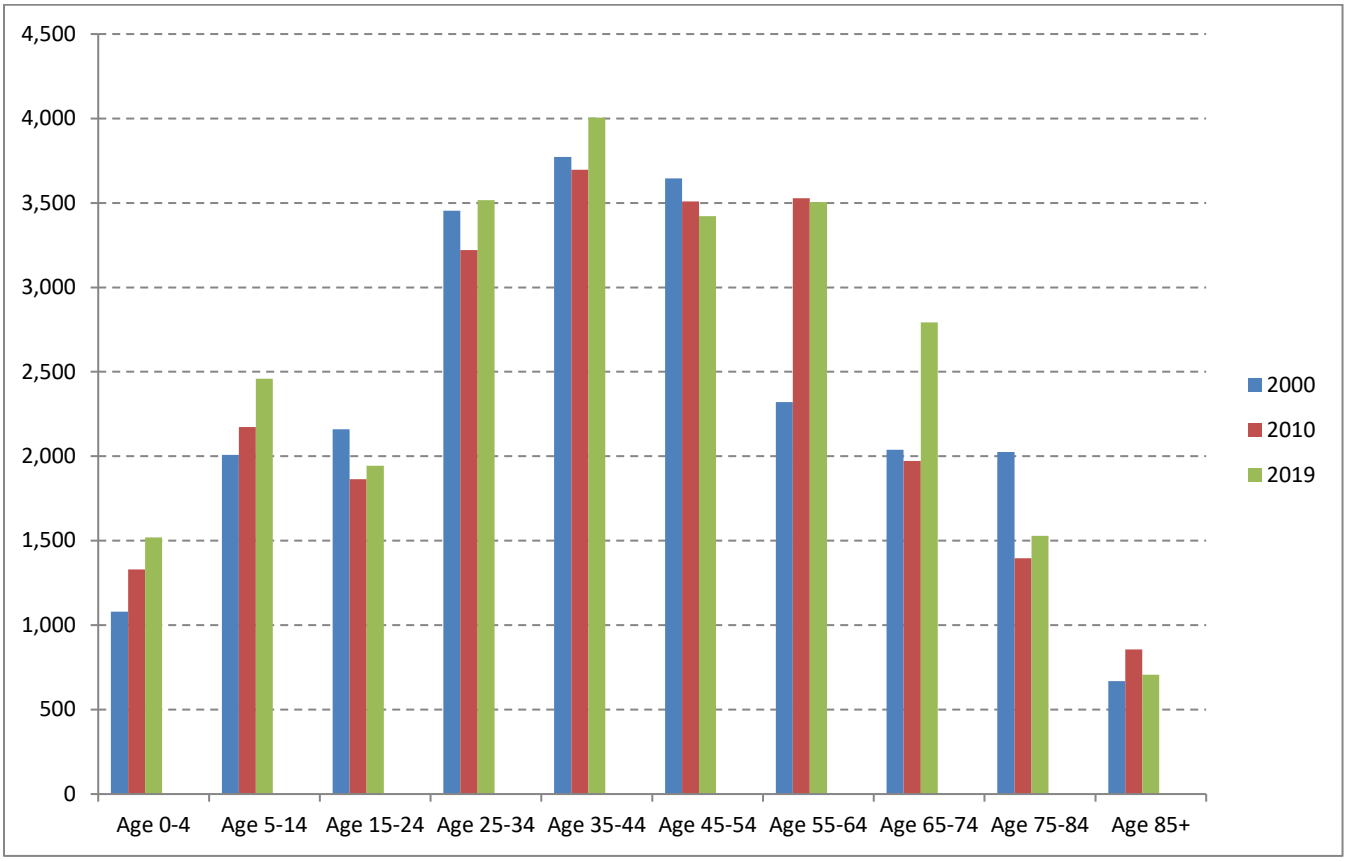
Source: Projections 2040 MTC/ABAG; Data downloaded 2022.

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

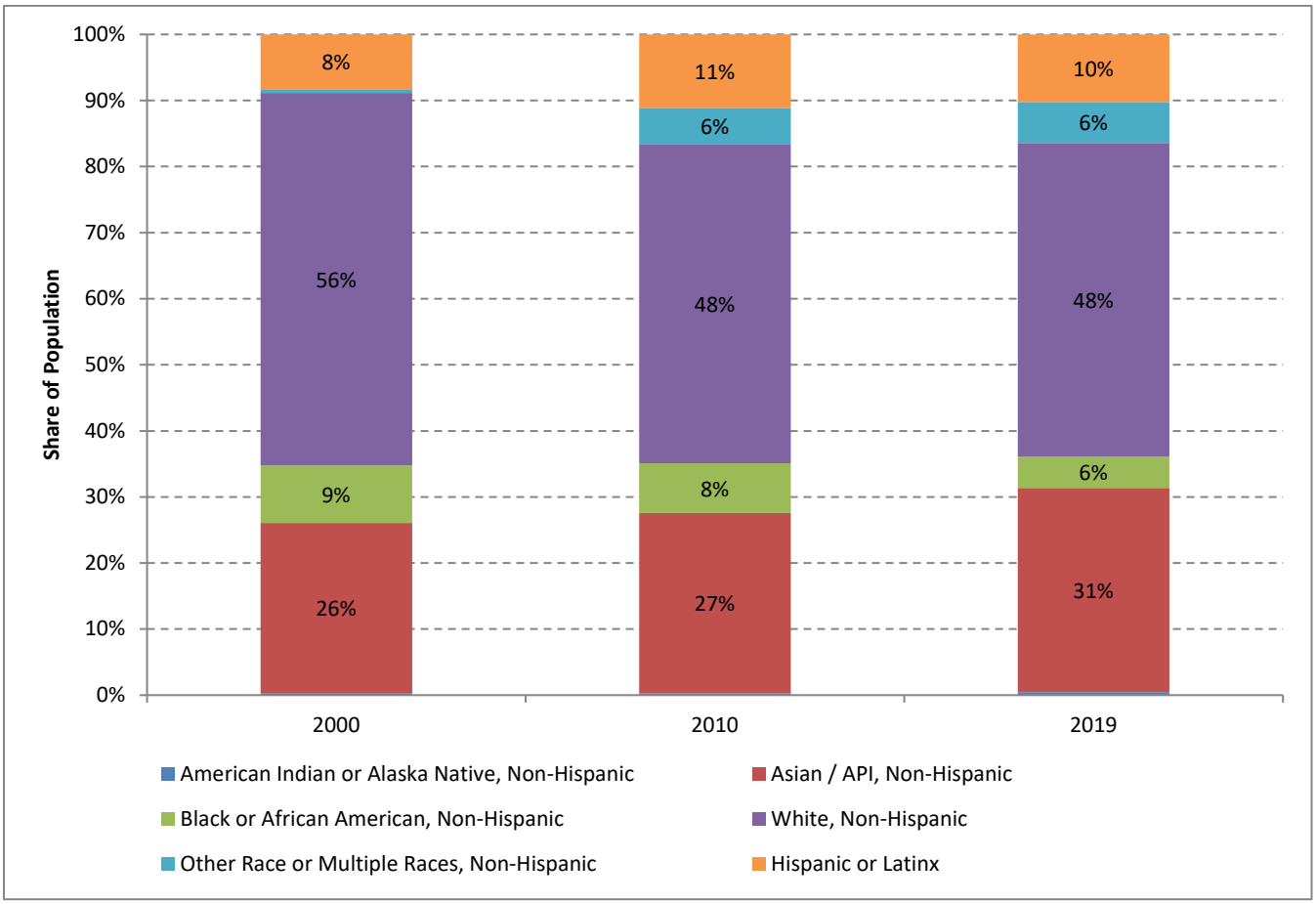
Age Group	2010		2019		Percent Change 2010-2019
	Number	Percent	Number	Percent	
El Cerrito					
Age 0-4	1,330	6%	1,519	10%	14.2%
Age 5-14	2,174	9%	2,459	8%	13.1 %
Age 15-24	1,864	8%	1,944	14%	4.3%
Age 25-34	3,221	14%	3,517	16%	9.2%
Age 35-44	3,697	16%	4,005	13%	8.3%
Age 45-54	3,508	15%	3,421	14%	-2.5%
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



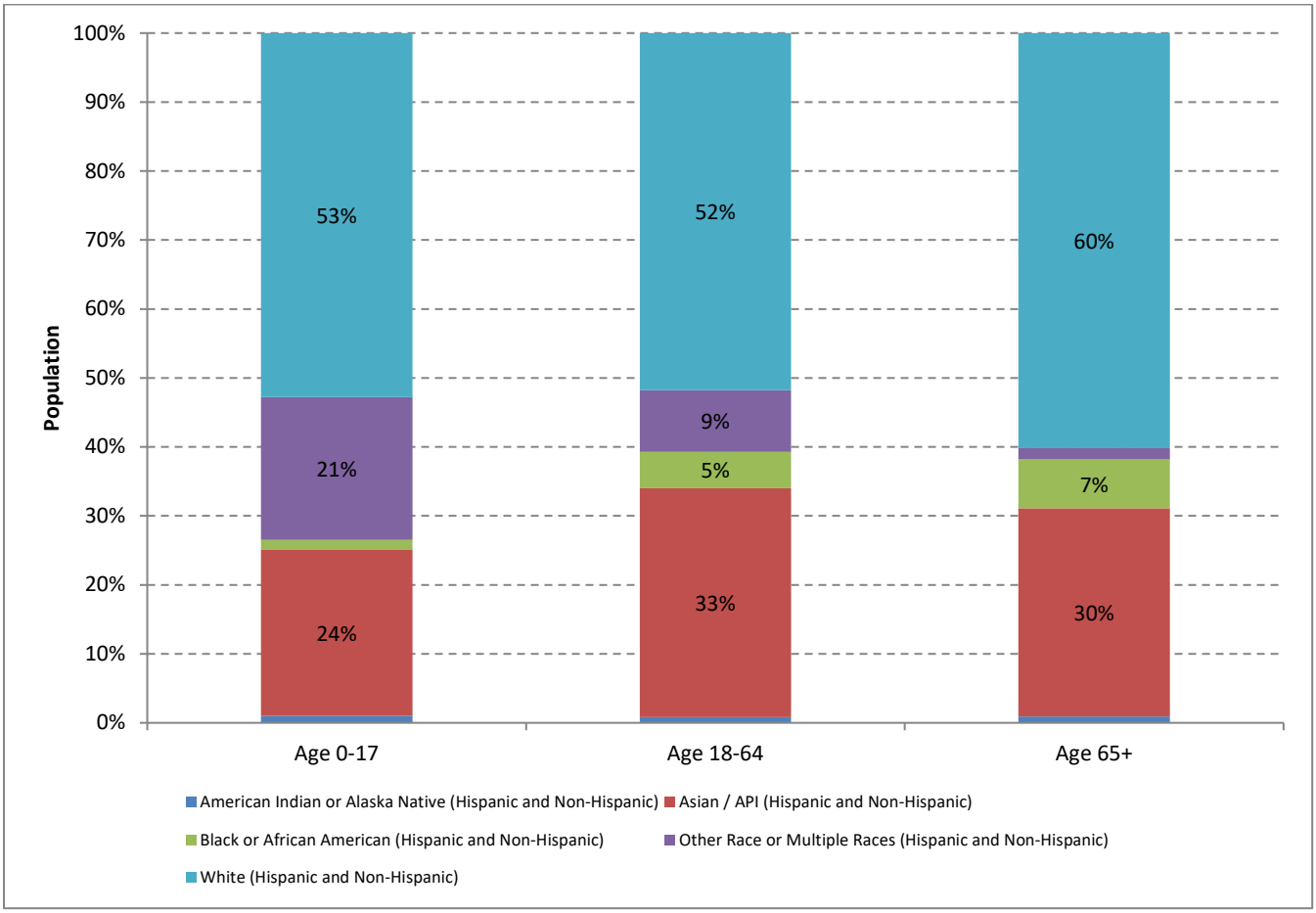
*The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories 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.

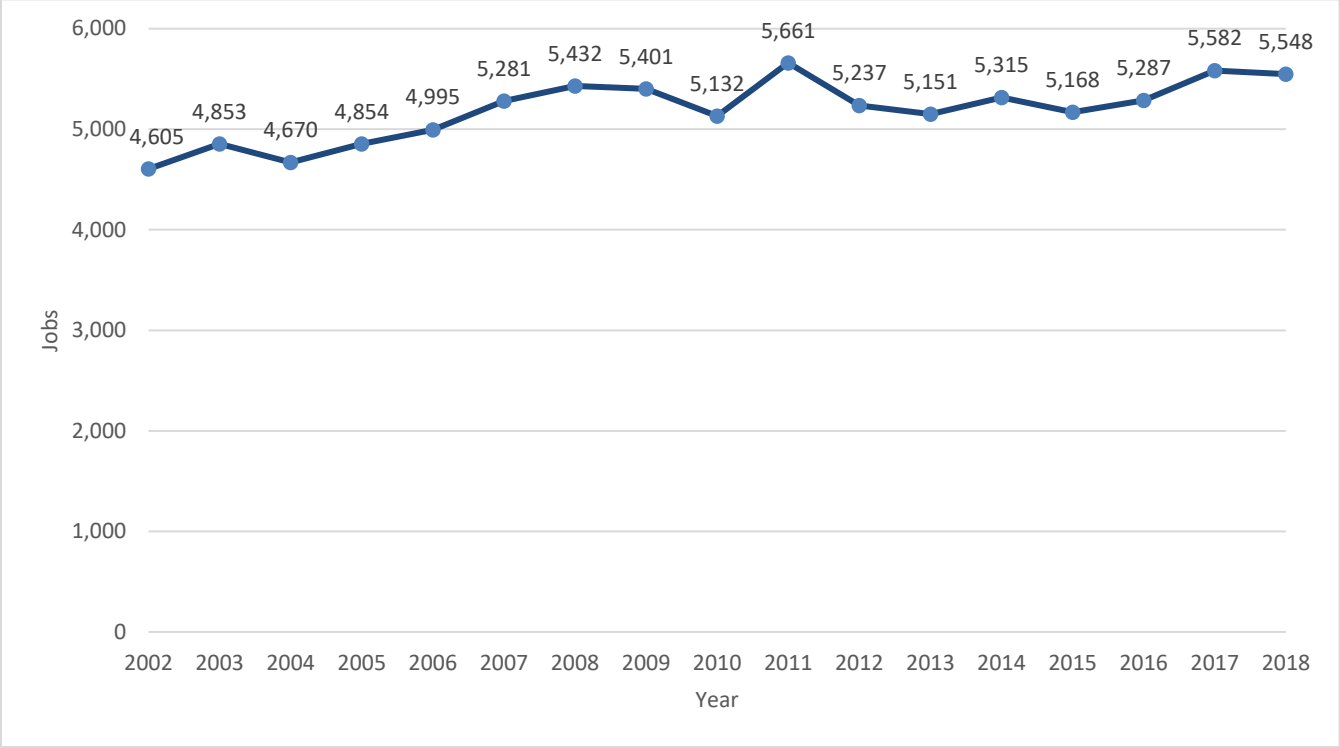
2.2 Employment Trends

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).

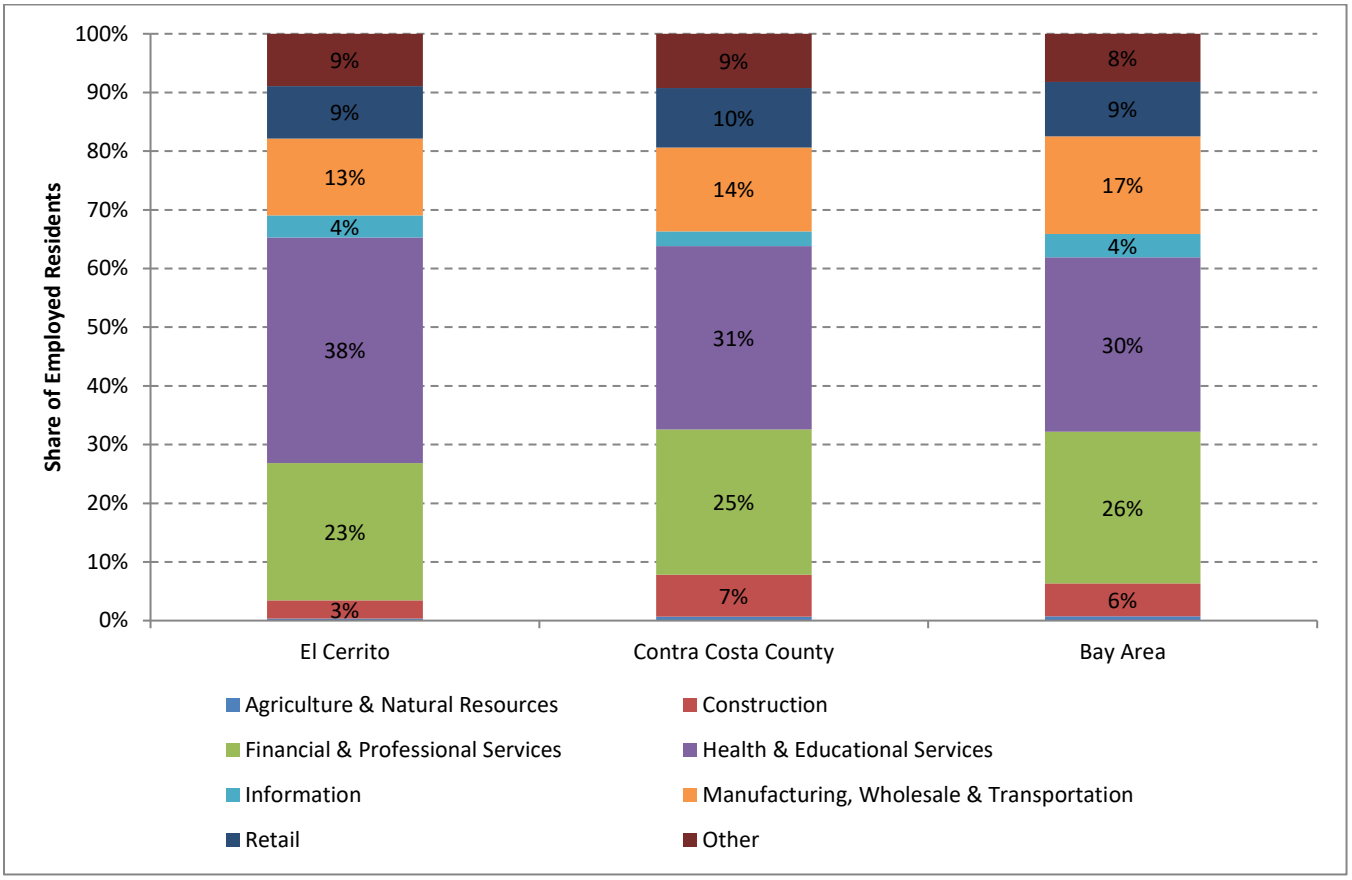
Figure 2-5: Jobs in El Cerrito (2002-2018)



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

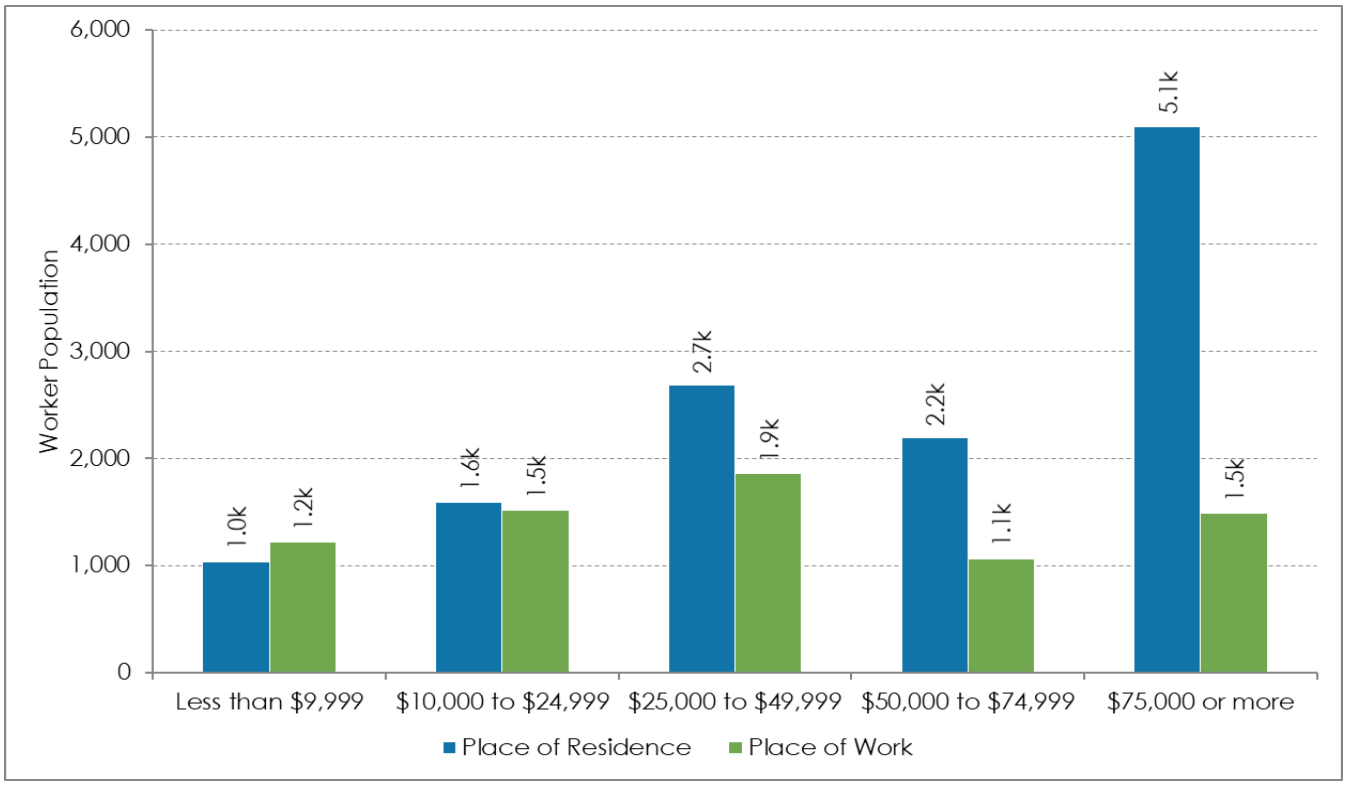
Figure 2-7 compares jobs in El Cerrito to workers living in El Cerrito, broken down by different wage groups. The data shows that El Cerrito generally has more residents than jobs, with the biggest gap being in the highest income group. This means higher-wage workers are commuting out of El Cerrito for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

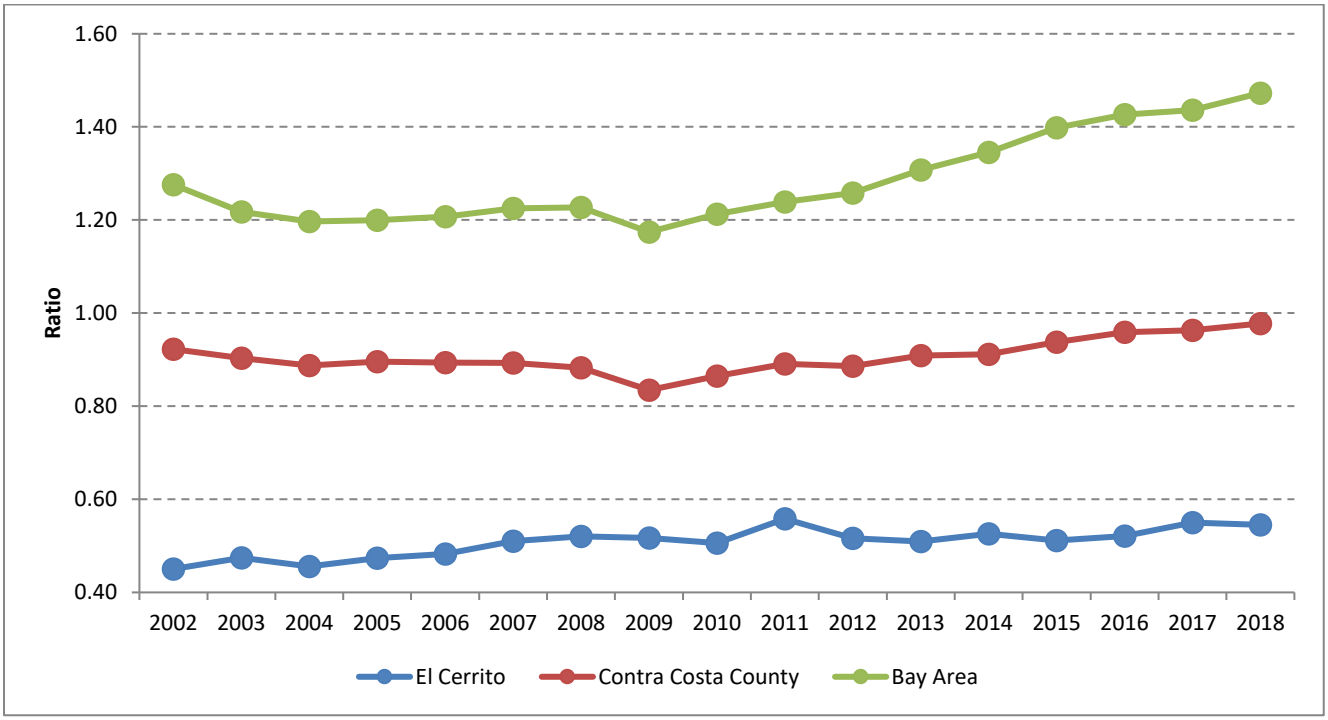
household, a ratio of 0.54 indicates that El Cerrito has around 1 job for every two households. In comparison the Bay Area overall had a ratio of 1.47 in 2018, indicating that there are more jobs than there are households and that for every 3 jobs there are two households. In addition, since 2009 the 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

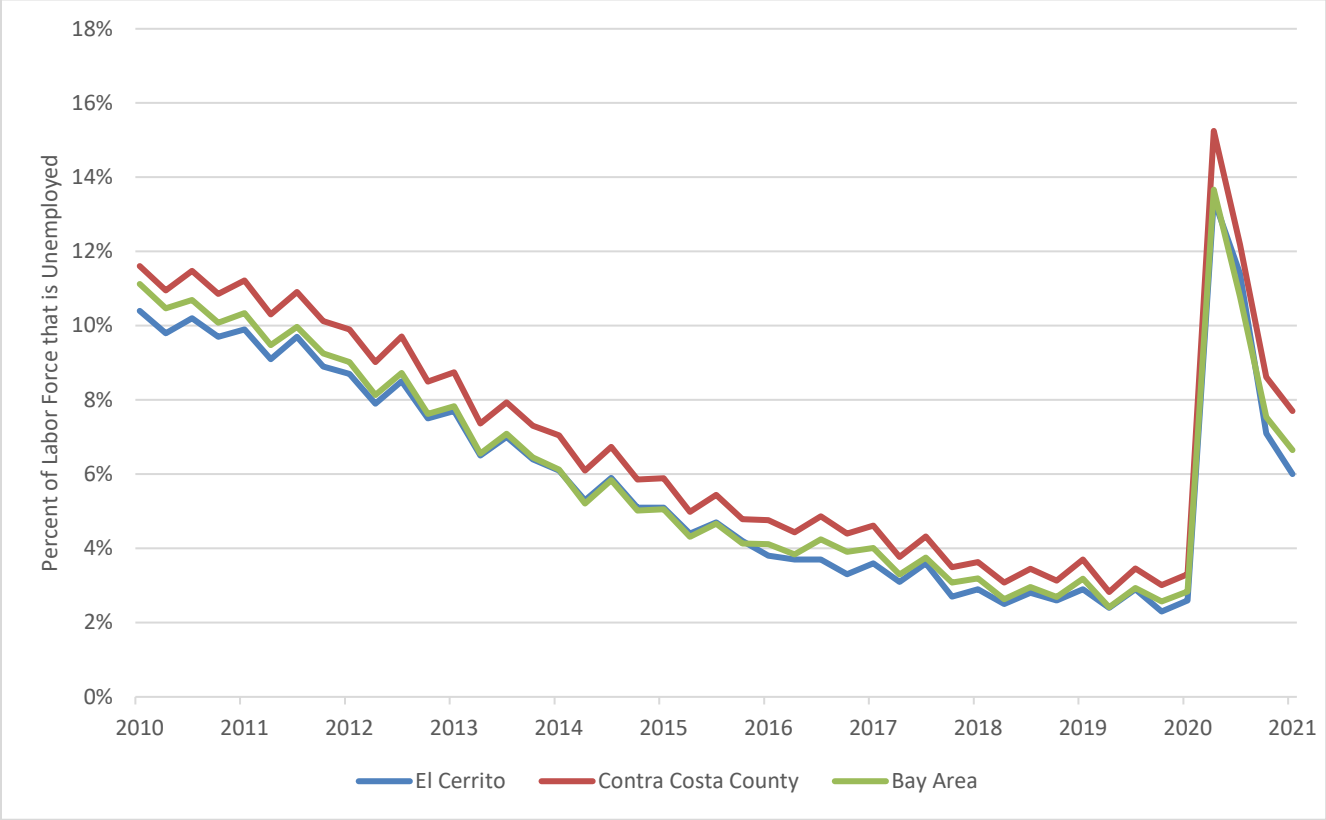


Source: ABAG Housing Element Data Package, POPEMP-13. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households).

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

	2020	*2030*	*2040*	*Change 2020-2040*	*Percent Change 2020-2040*
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.

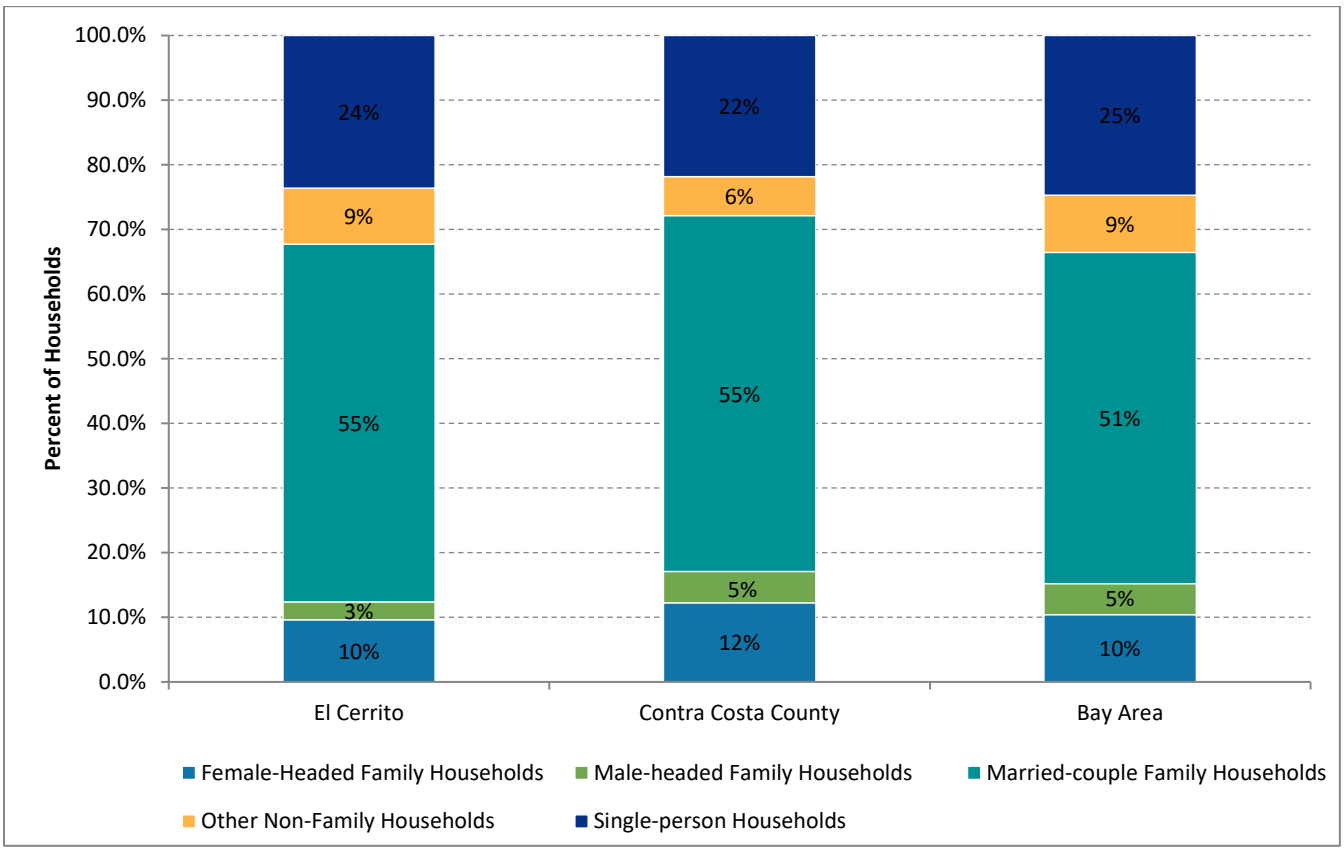
Household by Type

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

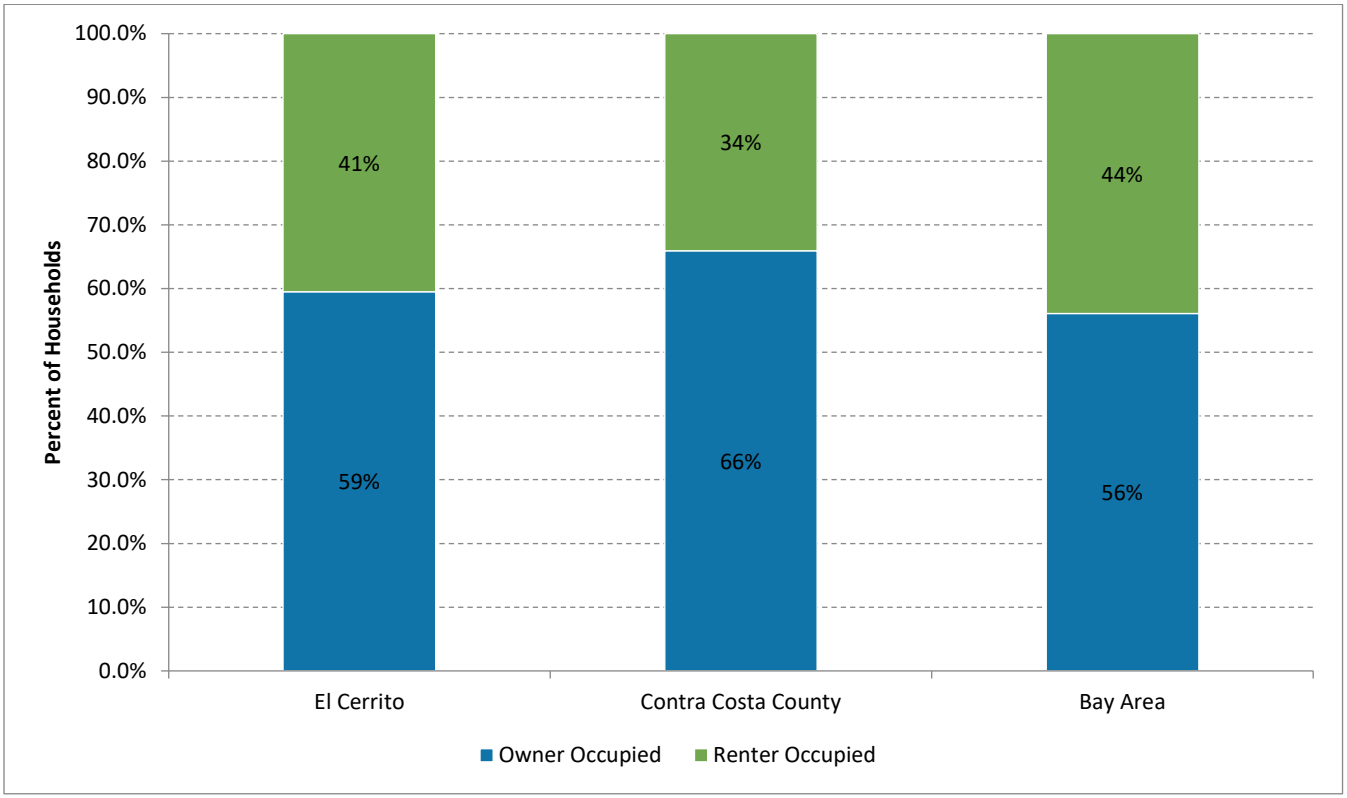


Source: ABAG Housing Element Data Package, POPEMP-23. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001.

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

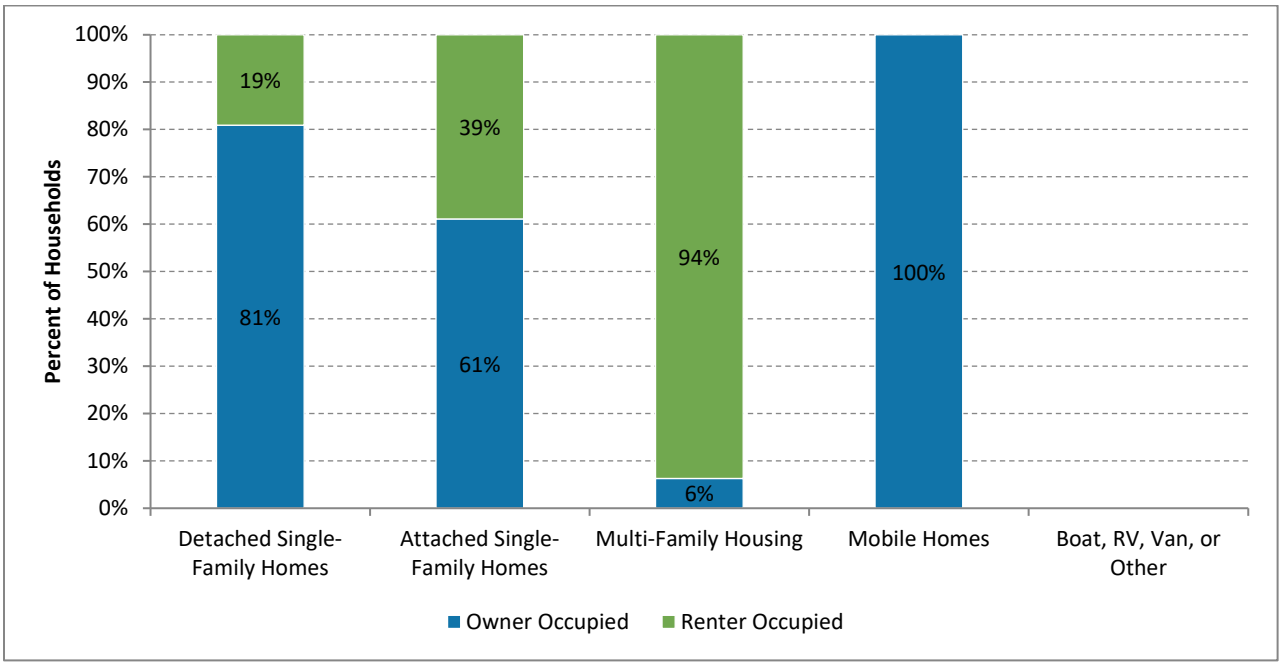


Source: ABAG Housing Element Data Package, POPEMP-17. U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003.

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

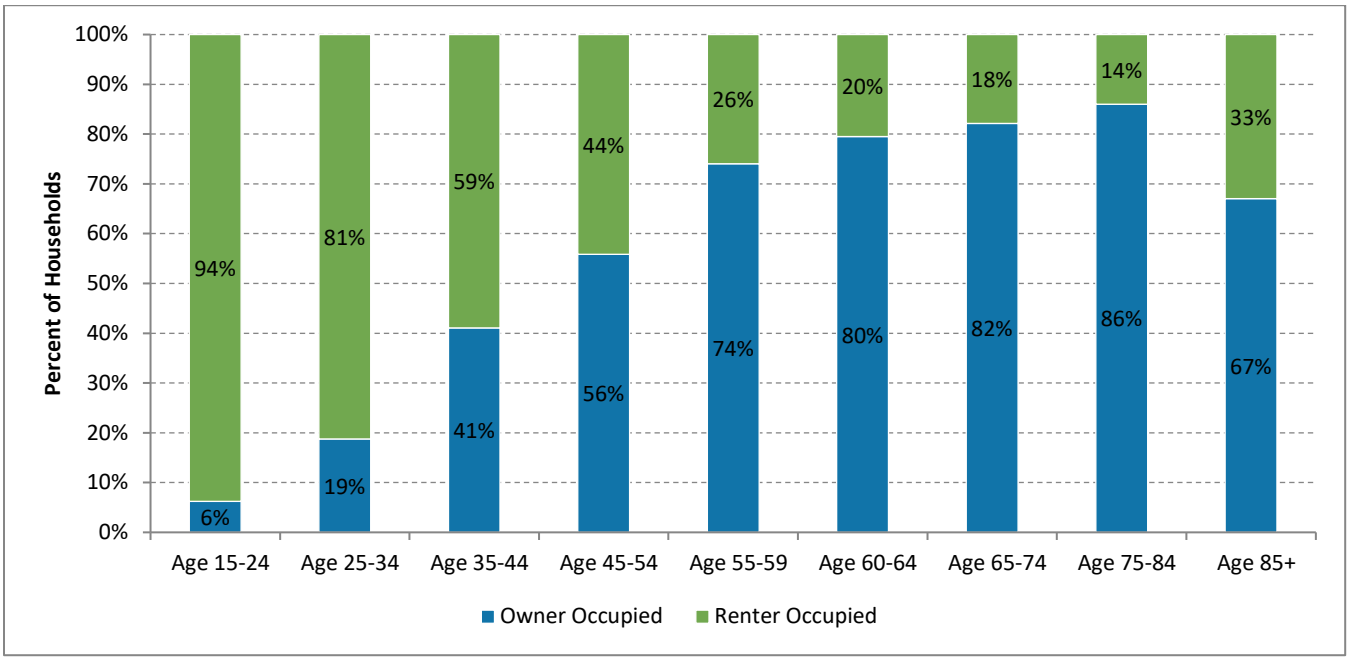


Source: ABAG Housing Element Data Package. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032.

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

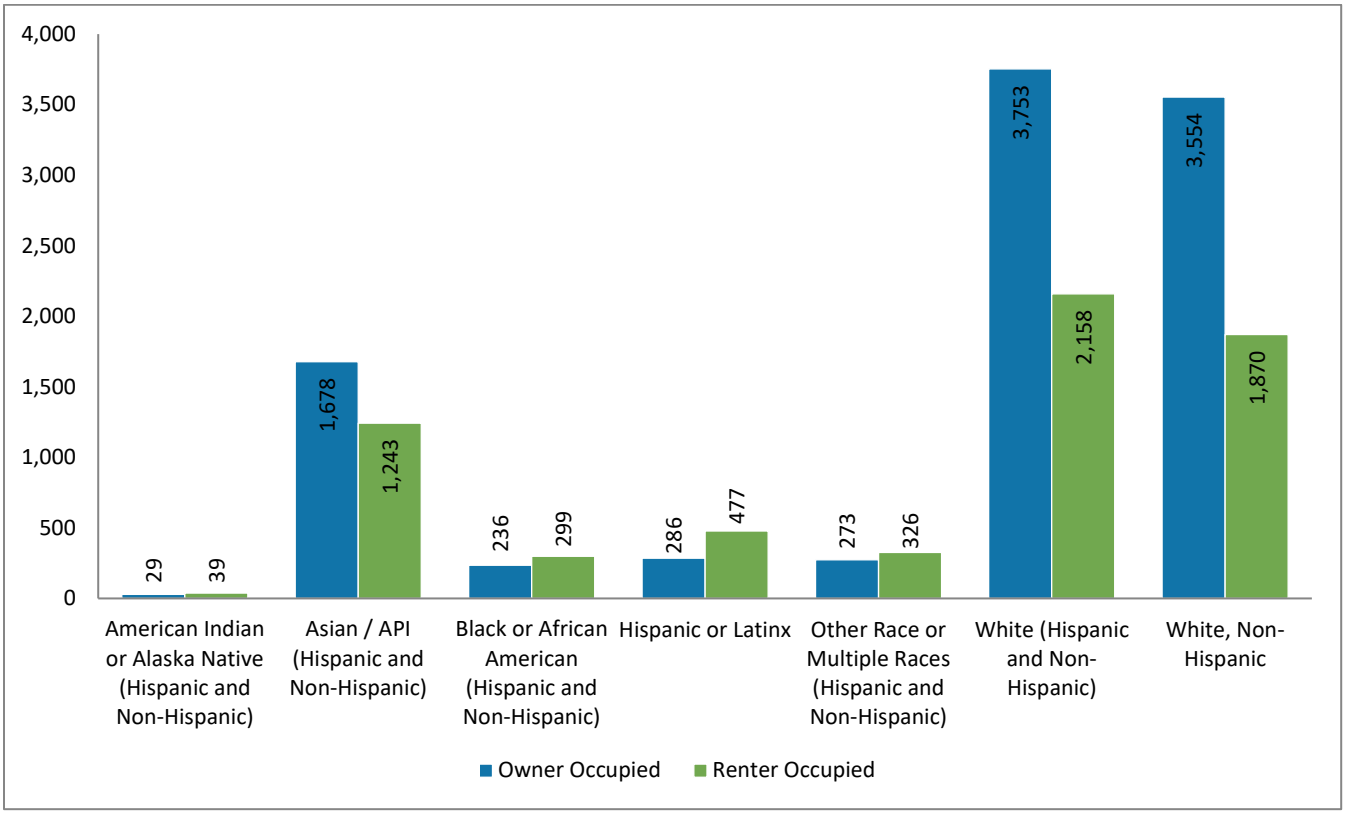


Source: Source: ABAG Housing Element Data Package. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

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

Income Category	*Definition*
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

Income Categories	*Persons per Household*				
	1	*2*	*3*	*4*	*5*
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

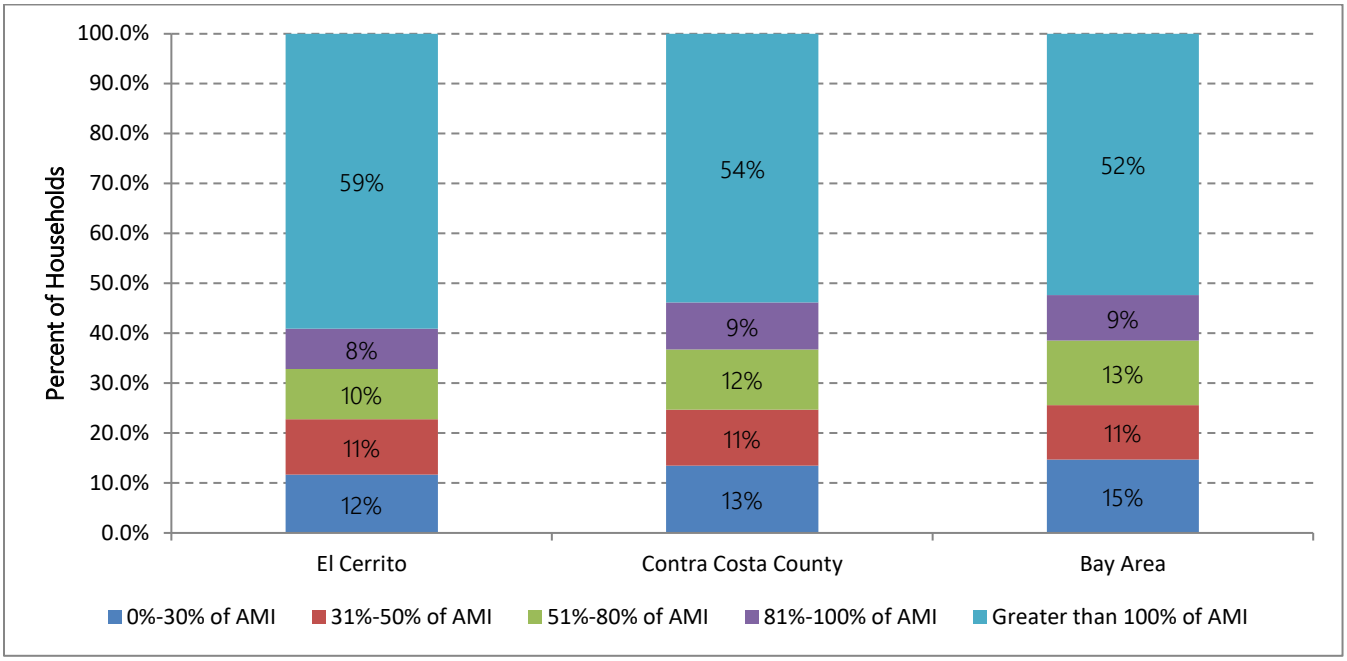
Source: CA Department of Housing and Community Development (HCD), 2022.

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

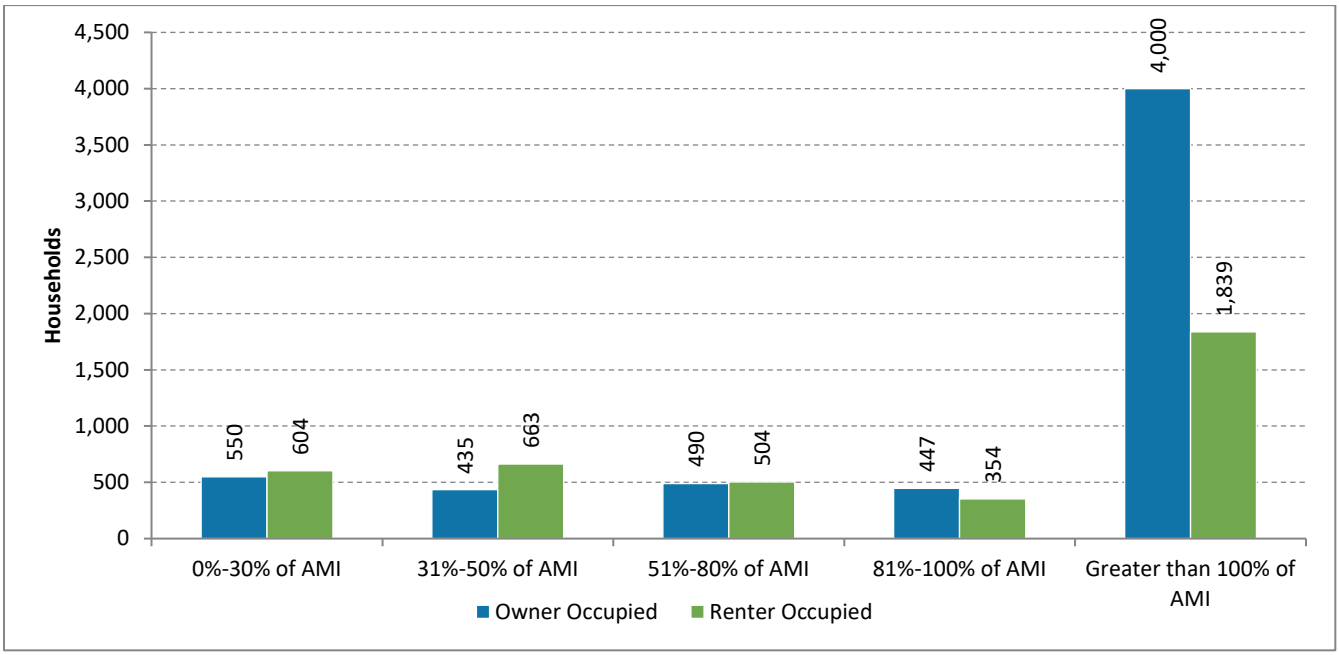


Source: ABAG Housing Element Data Package, ELI-01. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

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



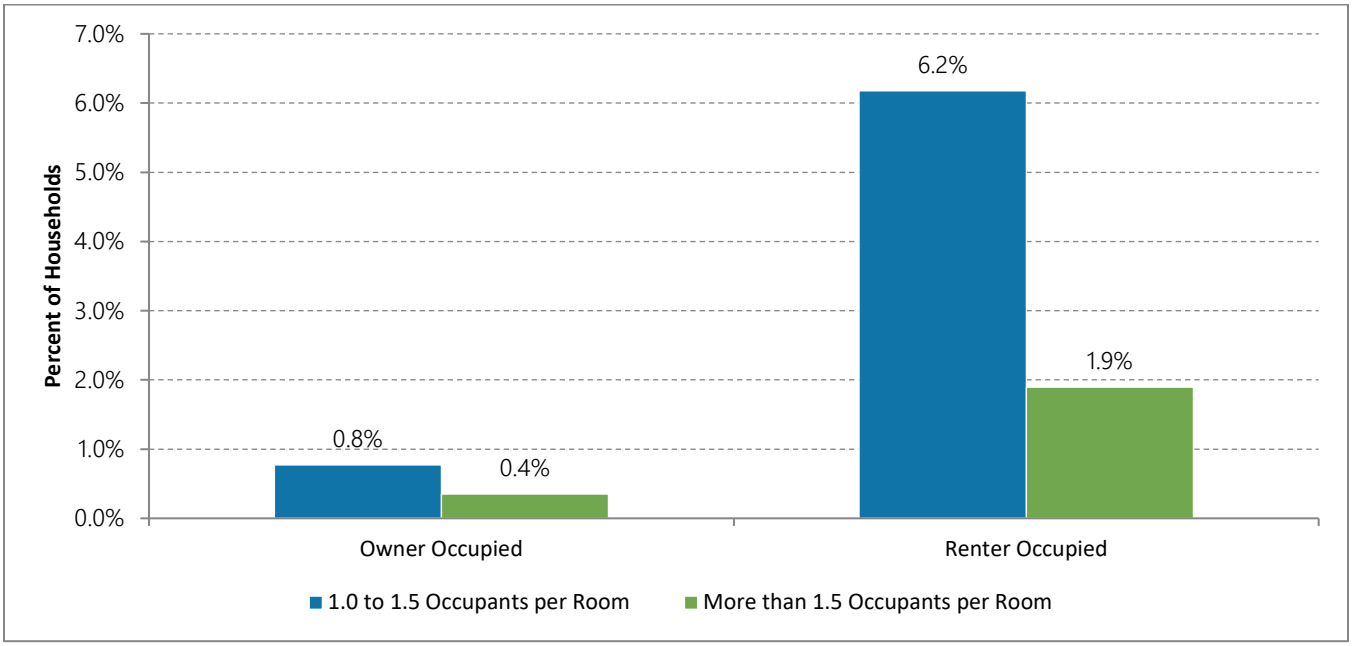
Source: ABAG Housing Element Data Package, POPEMP-21. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

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.

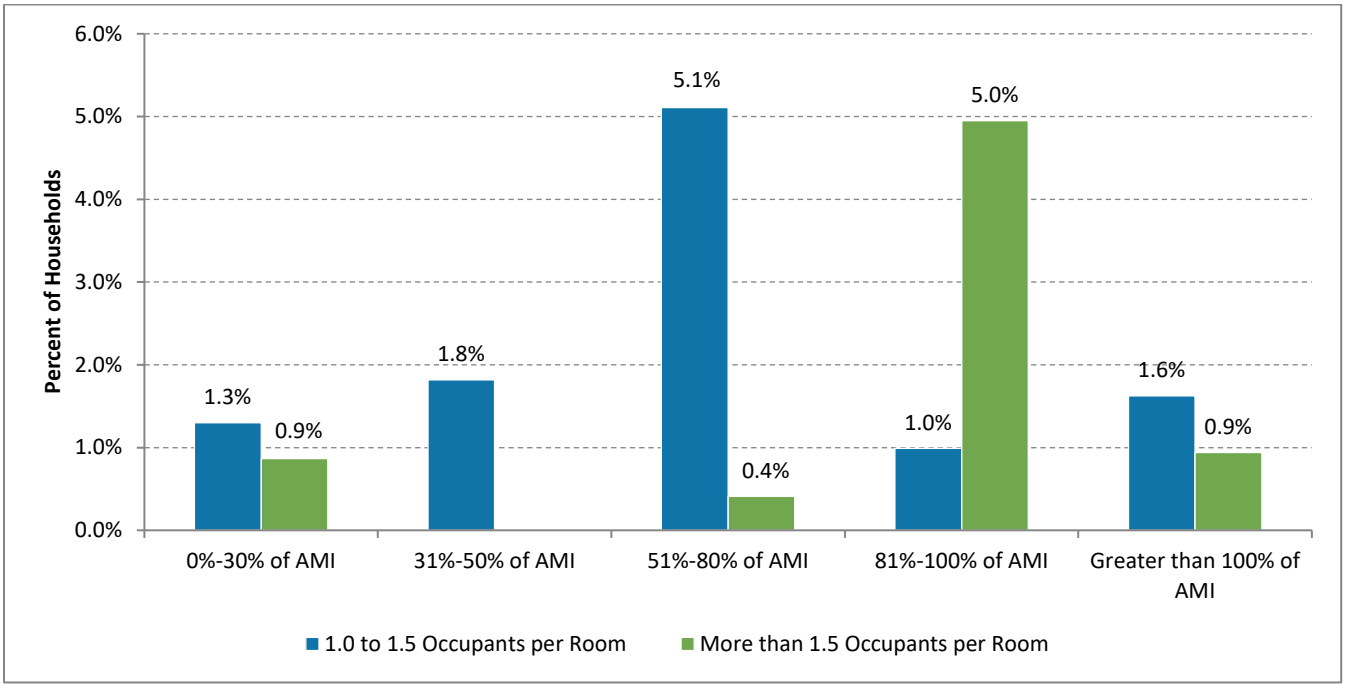
In many cities, overcrowding is seen more amongst those that are renting. In El Cerrito, 6.2 percent of renter households experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.8 percent of owner households. Additionally, 1.9 percent of households that rent are severely overcrowded (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, El Cerrito



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.

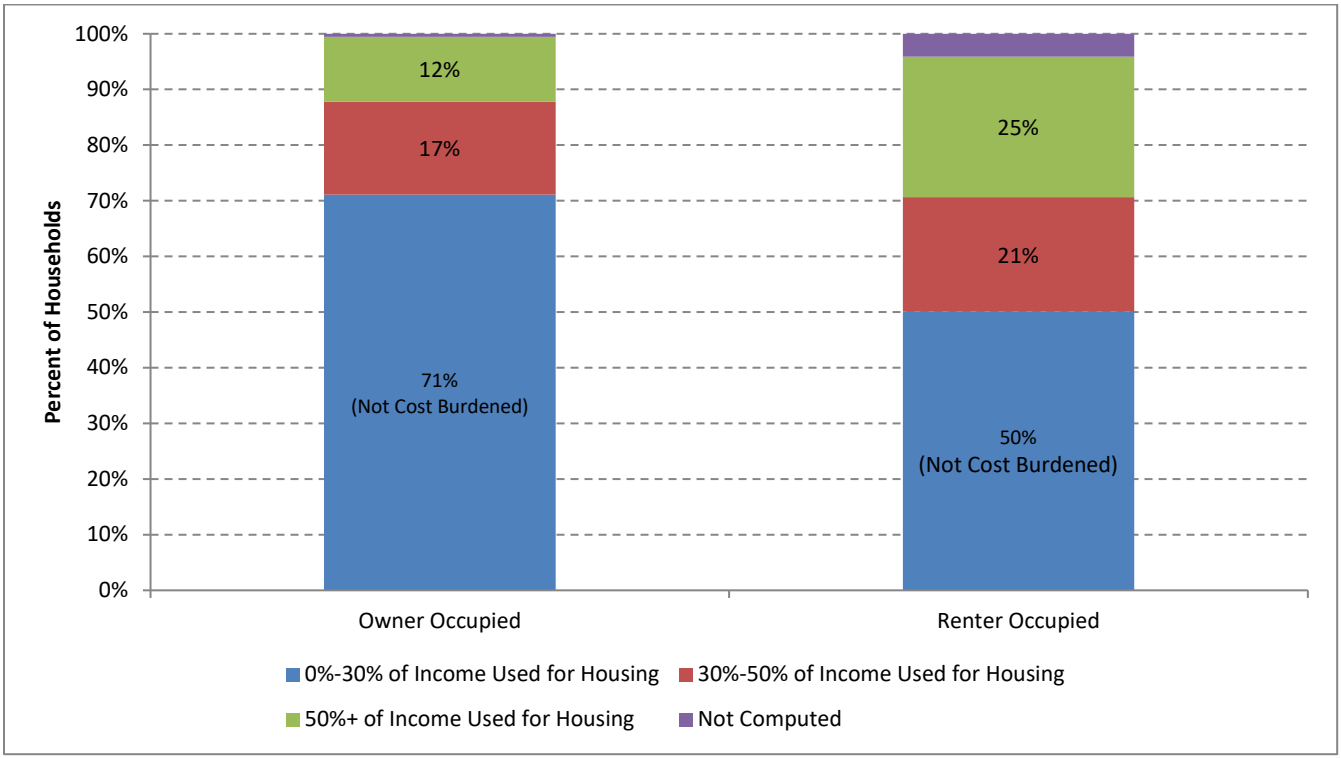
Overpayment

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.

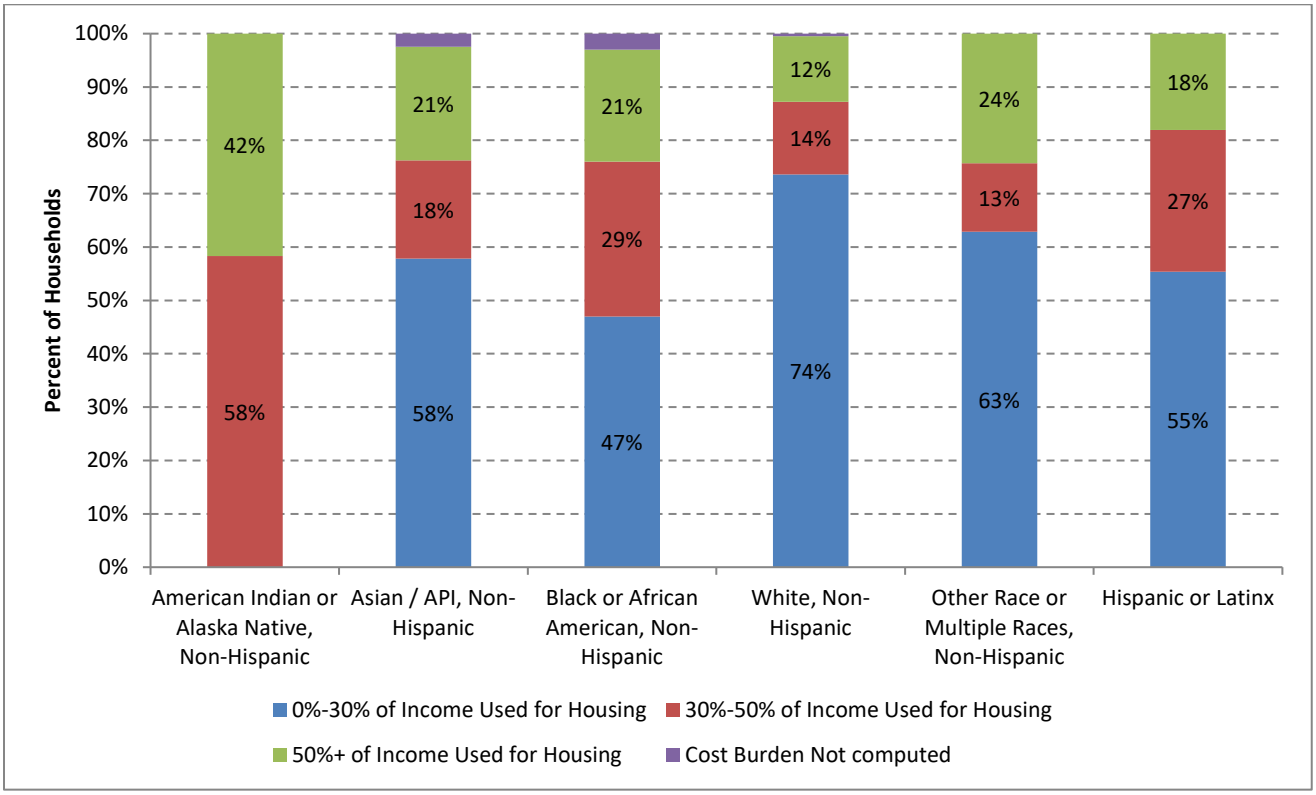
A significant portion of households in El Cerrito have high housing costs relative to their household incomes, with lower-income households having particularly high rates of housing cost burden. Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing 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.

Table 2-7 shows the number and percentage of households by tenure at various income levels that are cost burdened and severely cost burdened. Overpayment is higher among lower-income households, particularly lower-income renter households, with 68.9 percent of all lower-income households cost burdened and 77.4 percent of lower-income renter households cost burdened. Nearly half (46.9 percent) of lower-income renters are severely cost-burdened, spending more than 50 percent of their income on housing.

Table 2-7: Overpayment by Income Level and Tenure, El Cerrito, 2015-2019

Income Level	*Cost Burden > 30%*		*Cost Burden > 50%*		*Total Households*
	Number	*Percent*	*Number*	*Percent*	
Renters					
<= 30% AMI	665	78.7%	605	71.6%	845
>30% to <=50% AMI	625	91.2%	335	48.9%	685
>50% to <=80% AMI	320	58.2%	35	6.4%	550
>80% to <=100% AMI	124	29.5%	4	1.0%	420
>100% AMI	75	4.8%	0	0.0%	1,570
All Renter Households	1,809	44.5%	979	24.1%	4,065
All Lower-income Renter Households (<=80% AMI)	1,610	77.4%	975	46.9%	2,080
Owners					
<= 30% AMI	405	69.8%	335	57.8%	580
>30% to <=50% AMI	275	48.7%	165	29.2%	565
>50% to <=80% AMI	265	54.1%	110	22.4%	490
>80% to <=100% AMI	210	46.7%	65	14.4%	450
>100% AMI	475	12.2%	20	0.5%	3,885
All Owner Households	1,630	27.3%	695	11.6%	5,970
All Lower-income Owner Households (<=80% AMI)	945	57.8%	610	37.3%	1,635
Renters and Owners					
<= 30% AMI	1,070	75.1%	940	66.0%	1,425
>30% to <=50% AMI	905	72.4%	505	40.4%	1,250
>50% to <=80% AMI	585	56.3%	145	13.9%	1,040
>80% to <=100% AMI	335	38.5%	70	8.0%	870
>100% AMI	545	10.0%	20	0.4%	5,455
All Households	3,440	34.3%	1,674	16.7%	10,035
All Lower-income Households (<=80% AMI)	2,560	68.9%	1,590	42.8%	3,715

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) data, 2015-2019 ACS tabulation.

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 2-15. 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).

Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. ELI households are more likely to rent than own their homes and they experience higher levels of overpayment. In El Cerrito in 2017, 52 percent of ELI households are renters compared to 41 percent across all income levels (see Figure 2-16). According to more recent CHAS data (2015-2019), 59 percent of ELI households in El Cerrito rent. The CHAS data also shows that 75 percent of ELI households are cost-burdened (i.e., paying more than 30 percent of income on housing), and 66 percent are severely cost burdened (i.e., paying more than 50 percent of their income on housing) (see Table 2-7). 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 2-8). 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.

As shown later in Table 2-12, several of the affordable rental housing developments in the city provide affordable housing for seniors, including Hazel Shirley Manor, Del Norte Place, and Hana Gardens.

Table 2-8: State Department of Social Services Licensed Elderly Care Facilities, El Cerrito, 2022

Name	*Address*	*License Status*	*Facility Capacity*
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.

The City has a Committee on Aging. Members are appointed by the City Council. The Committee has four long-term goals focused on affordable housing options for older and disabled residents, adequate space and facilities for programs and services for seniors. Improved accessible public transportation and paratransit service, and increased support services. Programs available to seniors in El Cerrito include nutrition programs, paratransit service, and senior classes, programs, services, and events offered through the El Cerrito Recreation Department. The Recreation Department publishes a monthly digital newsletter called the 60+ Bulletin that provides information on programs and resources for seniors. Housing Element programs that encourage affordable housing near public transit will help support the housing needs of seniors. More information on the effectiveness of programs for seniors is included in Appendix A: Evaluation.

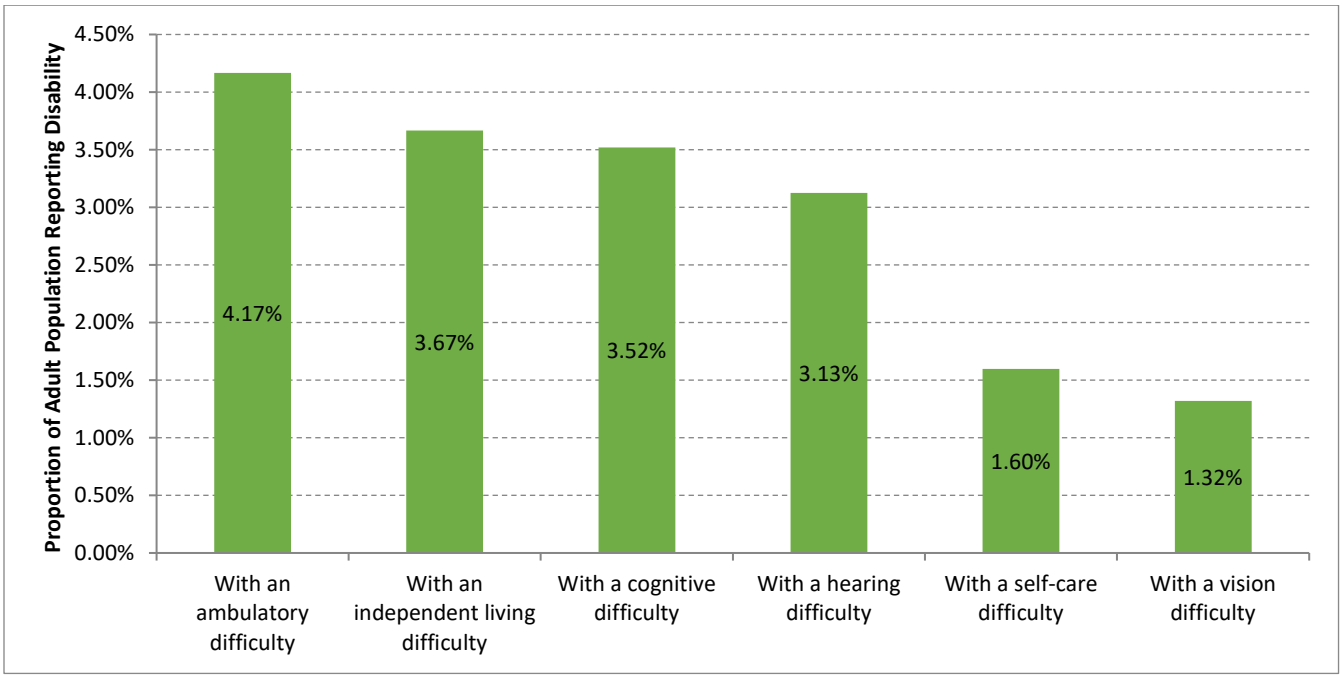
Persons with Disabilities

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.

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 2-9).

[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.

Table 2-9: Population with Developmental Disabilities by Place of Residence

Residence Type	*Number of Individuals*
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.

Resources and Programs for Persons with Disabilities

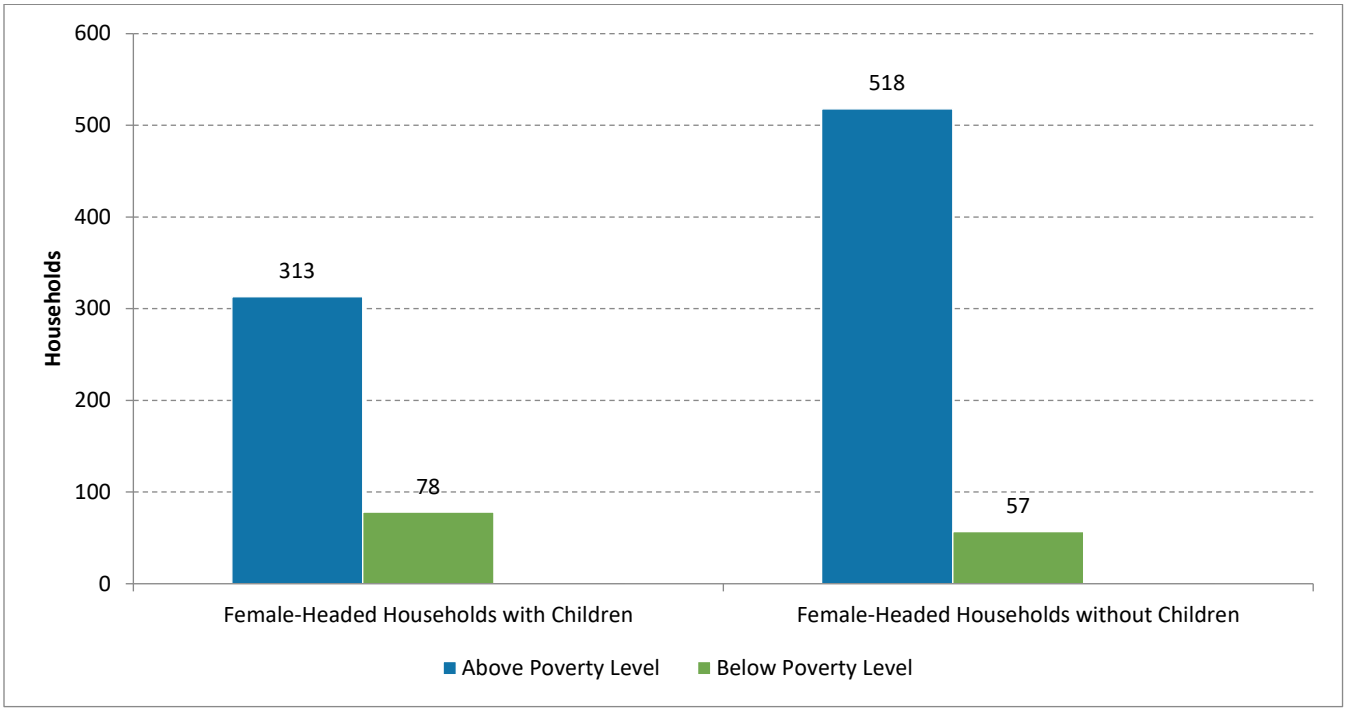
Most programs and services available for persons with disabilities in El Cerrito are provided through the County, including paratransit, discounted transit fares, and general support services. Two affordable housing developments in El Cerrito specifically provide mental health support services: Idaho Apartments and Ohlone Gardens. Ohlone Gardens provides five units specifically to support persons with mental health support needs and three units for residents with mobility impairments. Housing Element programs that encourage affordable housing near public transit will help support the housing needs of persons with disabilities. More information on the effectiveness of programs for persons with disabilities and developmental disabilities is included in Appendix A: Evaluation.

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. Many single female-headed households have a greater risk of poverty due to higher family expenses and single-wage incomes. 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.

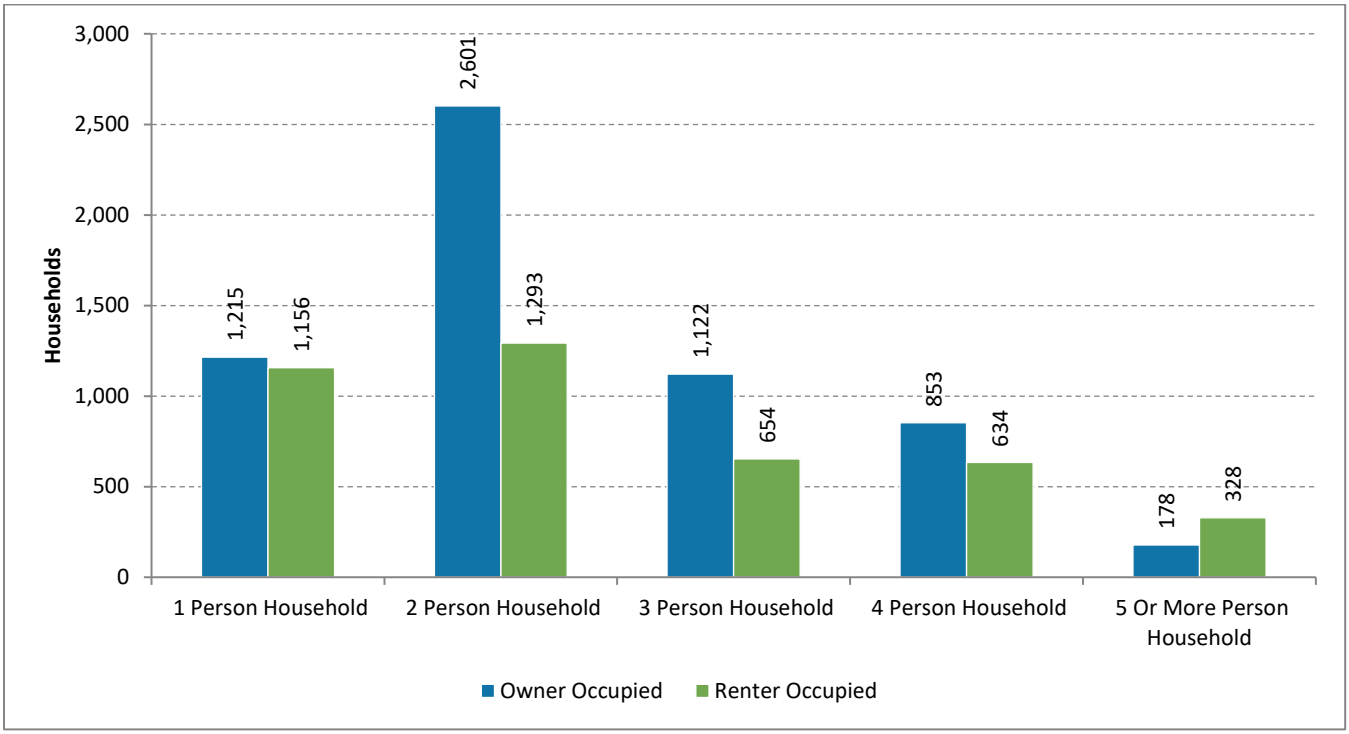
The Contra Costa Housing Authority offers a Family Self-Sufficiency program for HCV participants to help low-income, single parents achieve economic independence from governmental assistance. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, and a variety of other benefits. The Workforce Development Board of Contra Costa County also offers free career development and job-seeking assistance and training that may be accessed by lower-income women.

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.

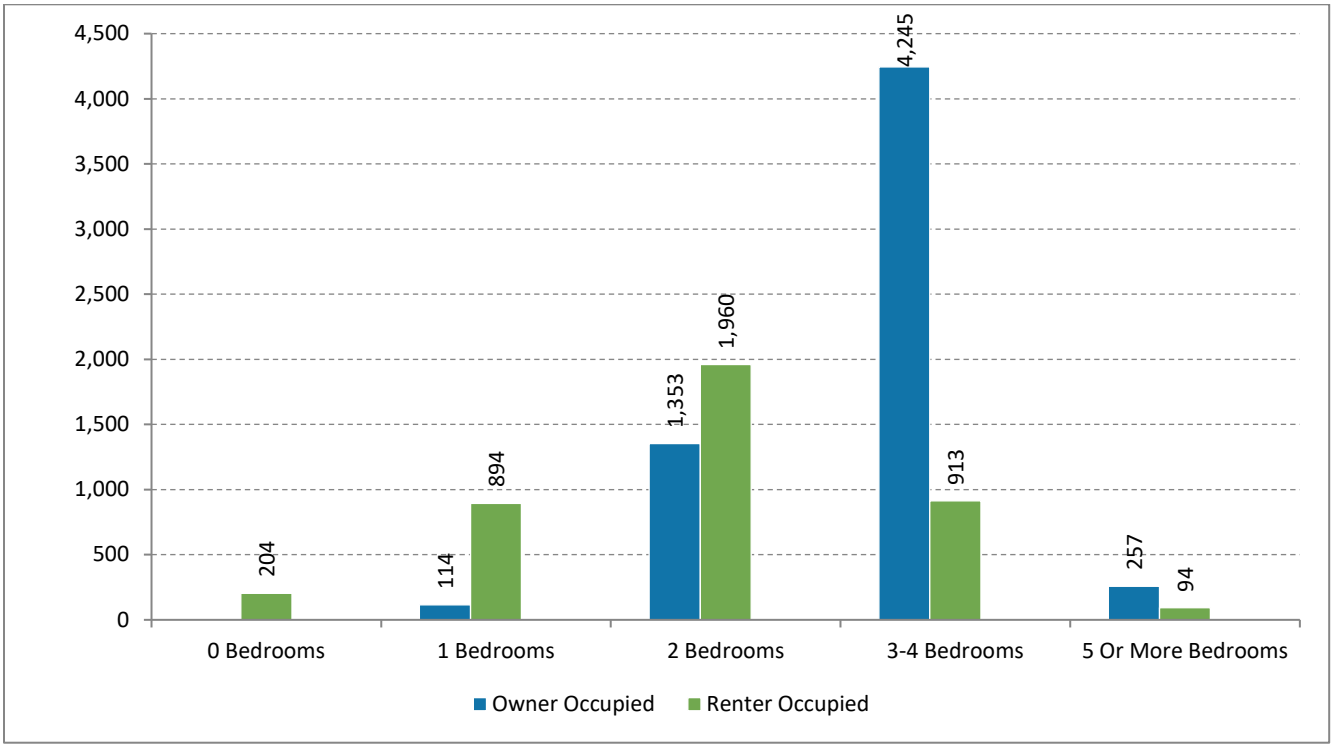
Large households are generally served by housing units with three or more bedrooms, of which there are 5,509 units in El Cerrito. Among these large units with three or more bedrooms, 75 percent are owner occupied and 25 percent are renter occupied, as noted in Figure 2-24. Given that the city has a substantial 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. Ohlone Gardens, built in 2015, is an example of an affordable housing development serving large households. Over one-third of the units have three bedrooms. The City's inclusionary ordinance requires that inclusionary units have a comparable square footage and the same bedroom count ratio as the market rate units, which helps to encourage larger affordable units incorporated into market rate development.

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

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 2022 Point-in-Time count is the most recent published report, which found a total of 3,093 persons experiencing homelessness countywide on February 23, 2022, compared to 2,277 in 2020. Contra Costa County trends among the sheltered population revealed a slight increase in the number of people sheltered between 2015 and 2020 (704 vs 764), and an 76 percent increase among the unsheltered population (1,326 vs 2,329). Table 2-10 shows the unsheltered population by jurisdiction in Contra Costa County as of the 2022 PIT. The 2022 count identified 31 unsheltered individuals in El Cerrito, which was 1 percent of the countywide homeless population.

Table 2-10: Unsheltered Homeless Population by Jurisdiction, Contra Costa County, 2022

West County		*Central County*		*East County*	
Location	*#*	*Location*	*#*	*Location*	*#*
Crockett	6	Alamo	3	Antioch	342
El Cerrito	31	Clayton	0	Bay Point	23
El Sobrante	13	Concord	436	Bethel Island	0
Hercules	0	Danville	8	Brentwood	69
North Richmond	31	Lafayette	6	Discovery Bay	0
Pinole	53	Martinez	106	Oakley	43
Richmond	632	Moraga	4	Pittsburg	221
Rodeo	27	Orinda	2		
San Pablo	84	Pacheco	30		
		Pleasant Hill	58		
		San Ramon	27		
		Walnut Creek	74		

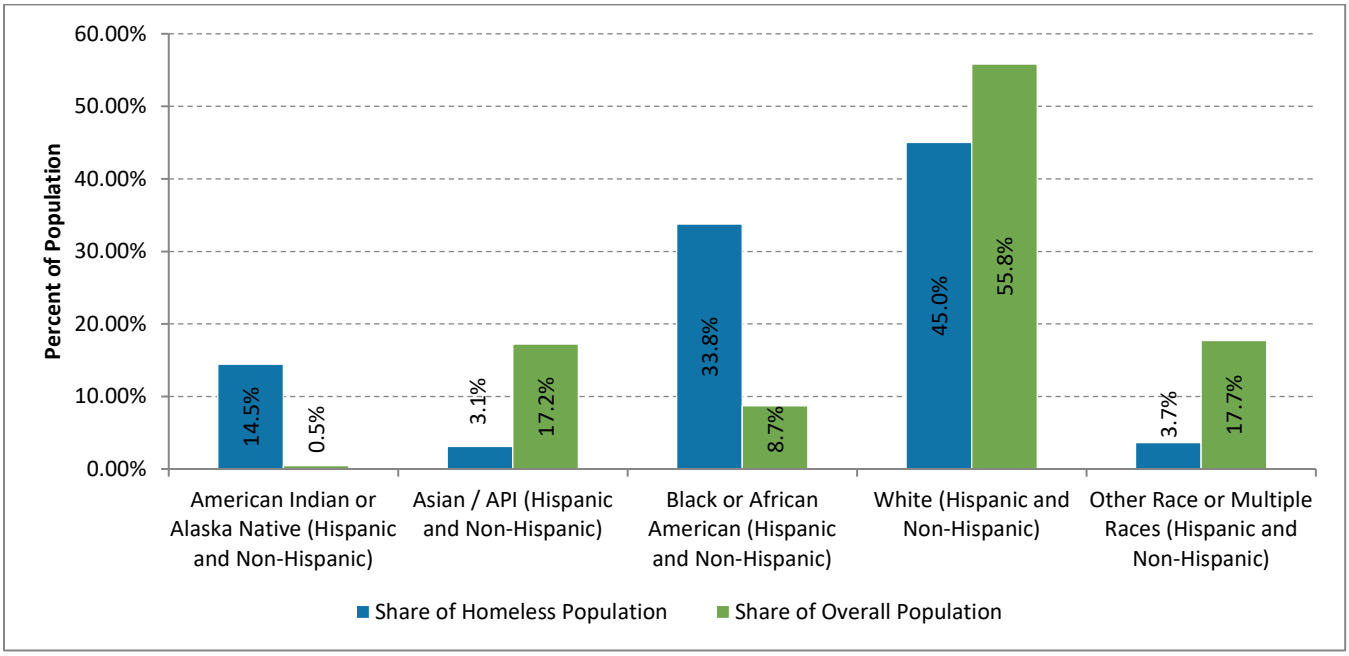
Source: Contra Costa County Homeless Point-in-Time County and Survey Executive Summary, 2022.

The 2022 PIT revealed that a majority of households in the county were adult-only (89 percent) and there were more individuals experiencing homelessness who identified as male (57 percent) than female (42 percent). Per the 2022 PIT, the top three reasons for individuals and families losing housing were: argument with family/friend/roommate (27 percent), eviction/foreclosure (23 percent), and substance use (20 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, the most recent year for which complete data on racial demographics is available. 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.

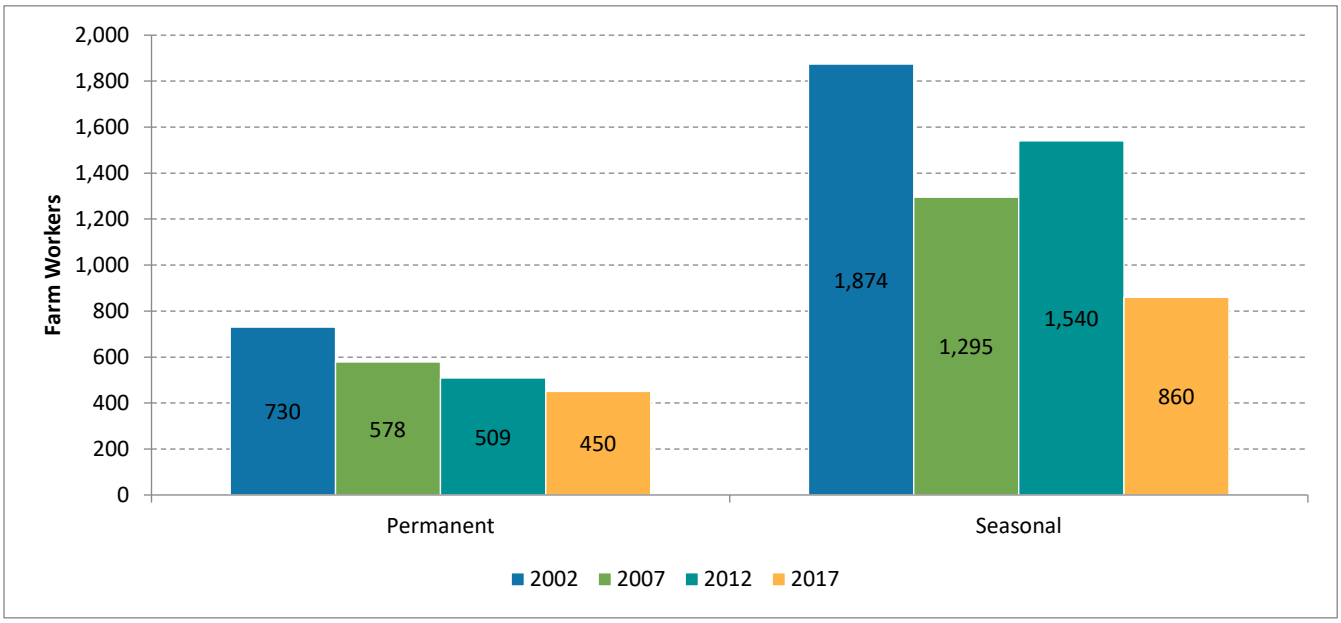
Farmworkers

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.

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.

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.

2.5 Housing Stock Characteristics

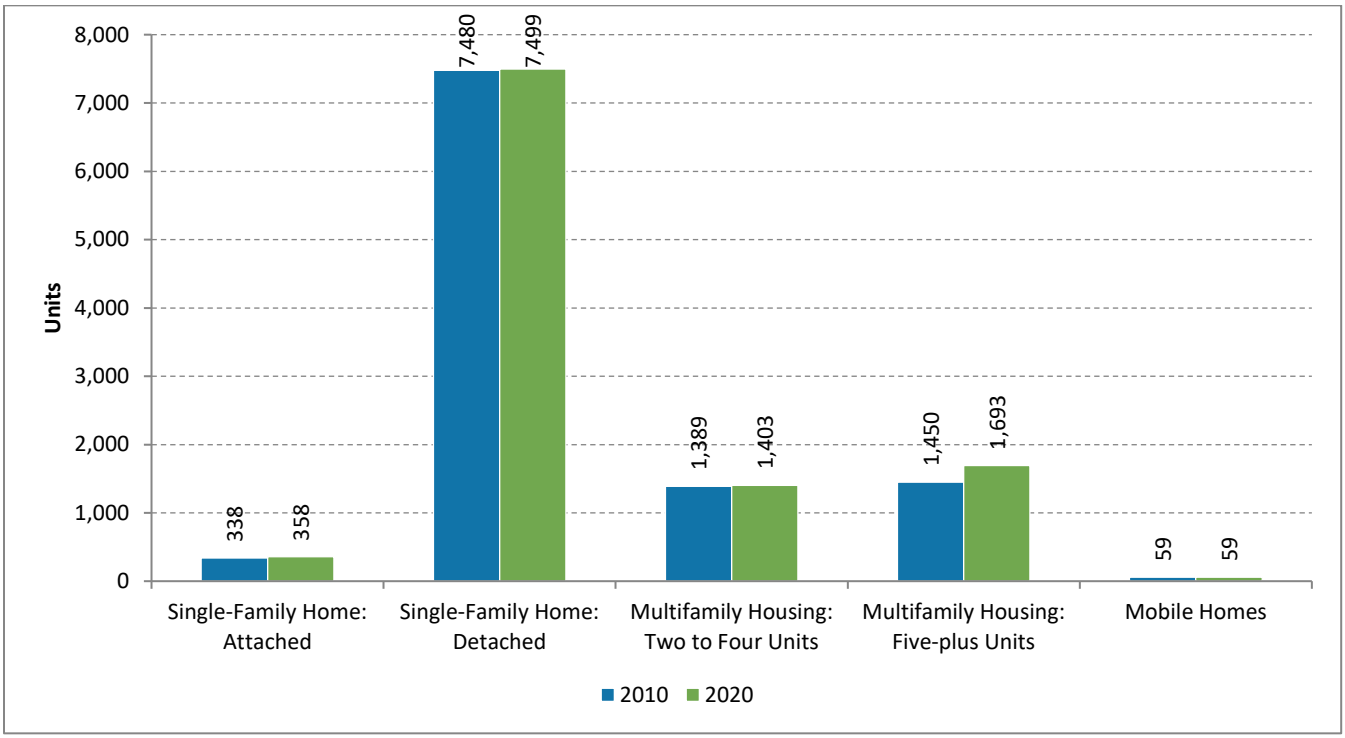
This section identifies the characteristics of El Cerrito's physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices, and affordability.

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

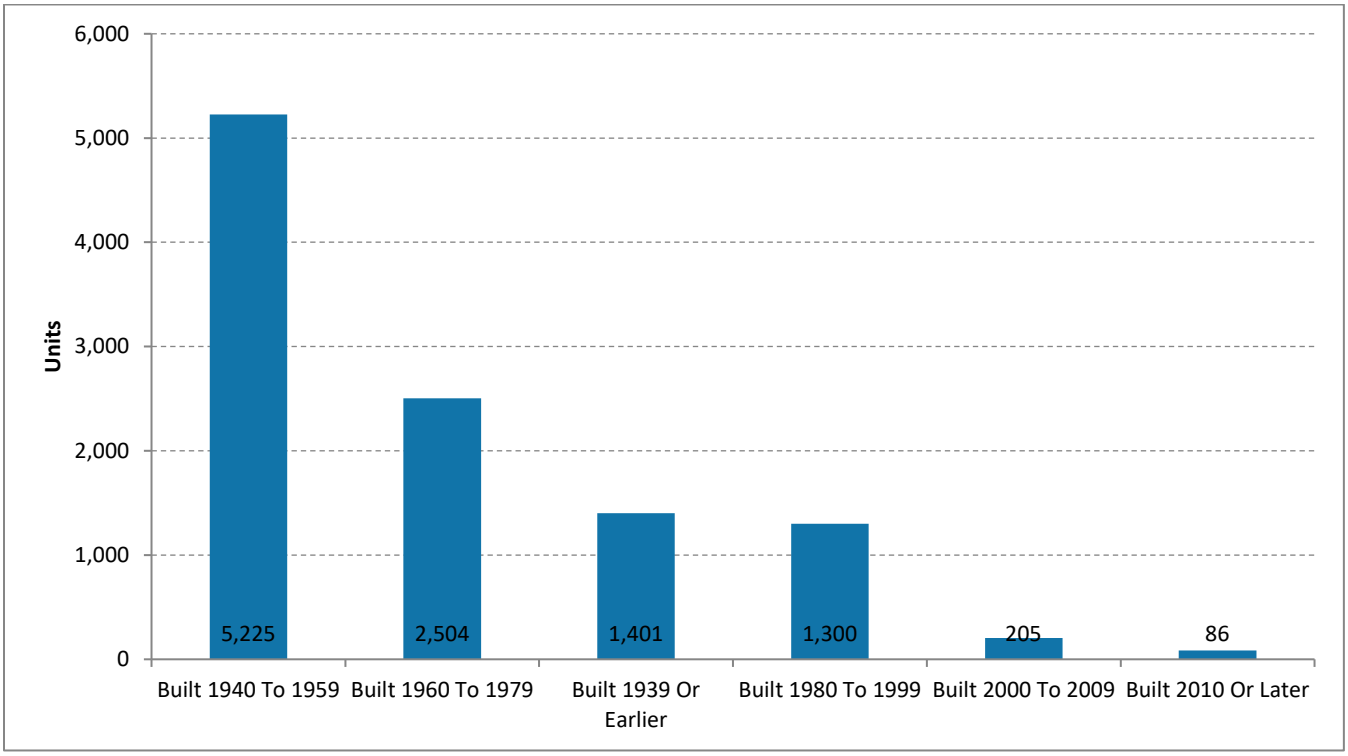


Source: ABAG Housing Element Data Package, HSG-01. California Department of Finance, E-5 series.

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]

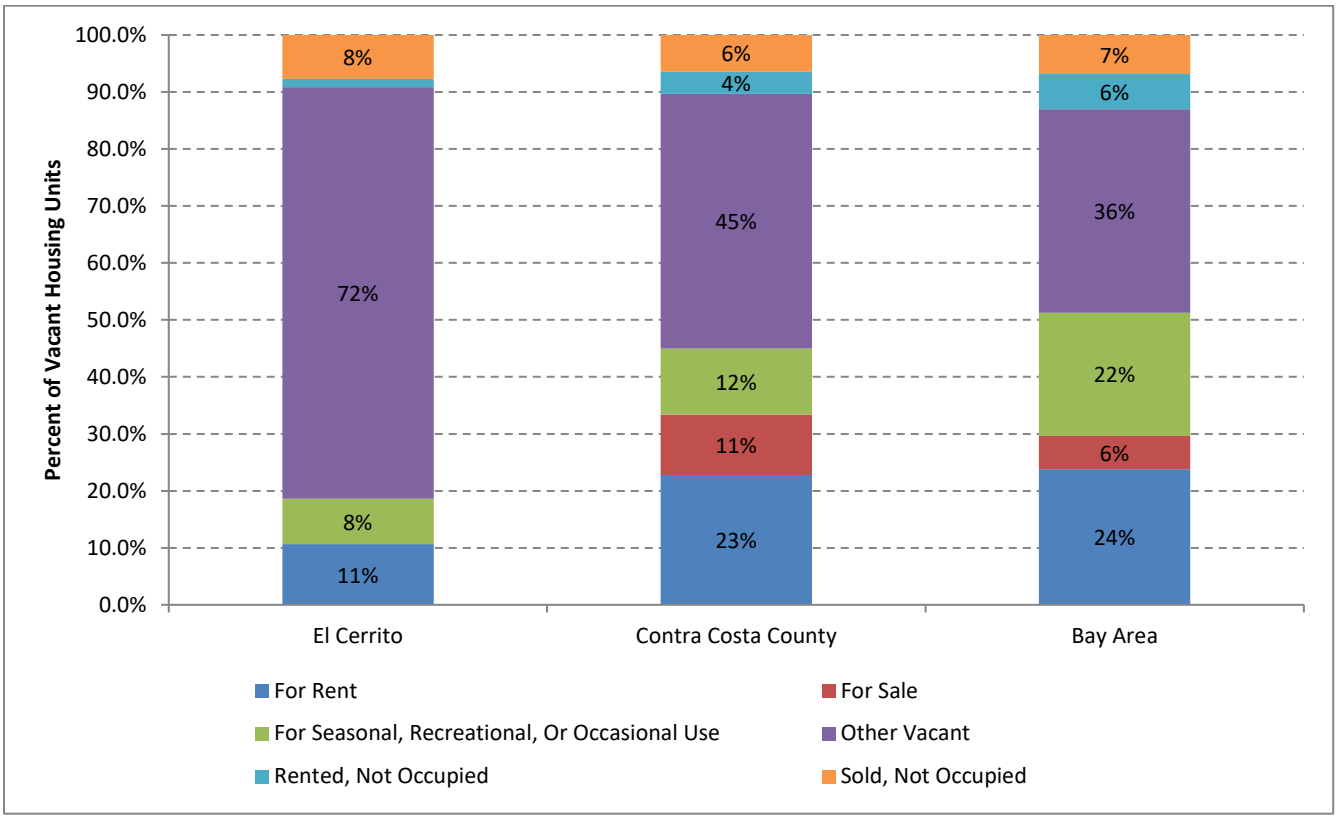
Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are

[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*.

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/repaired 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.

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

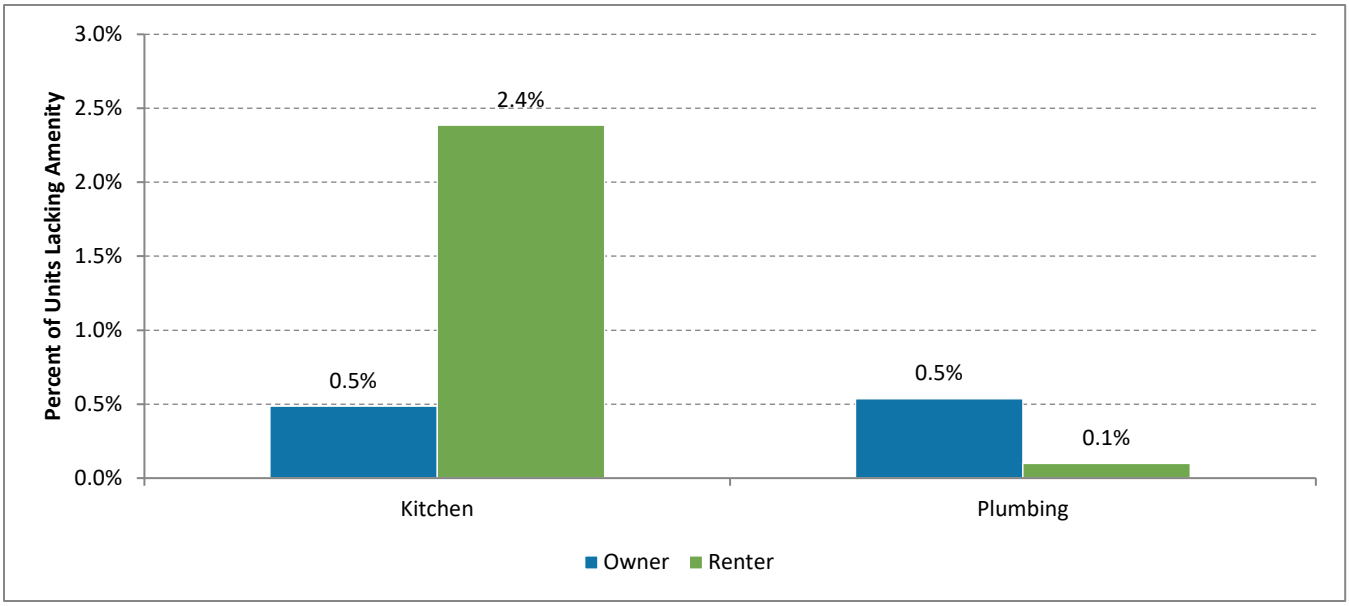


Source: ABAG Housing Element Data Package, HSG-03. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004.

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.

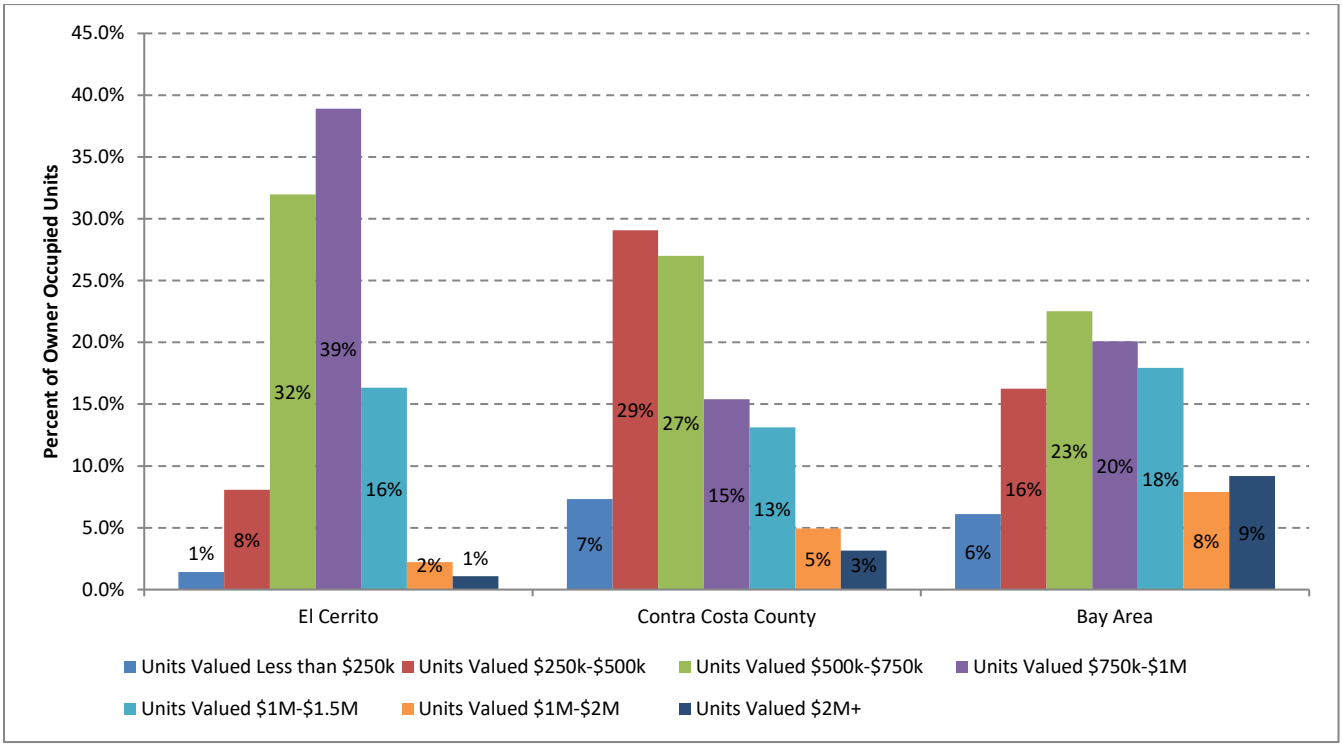
2.6 Housing Costs and Affordability

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.

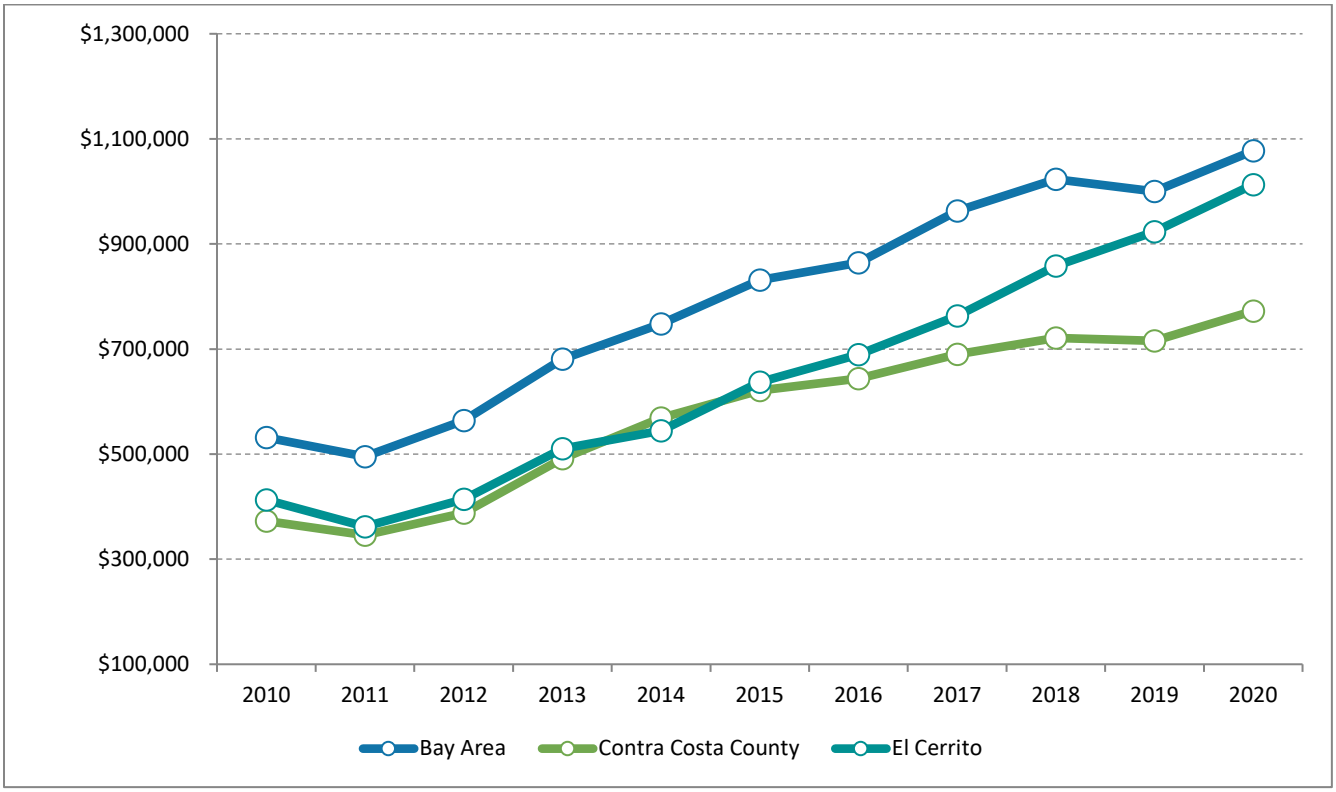
Figure 2-31: Home Values of Owner-Occupied Units, El Cerrito, 2015-2019



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.

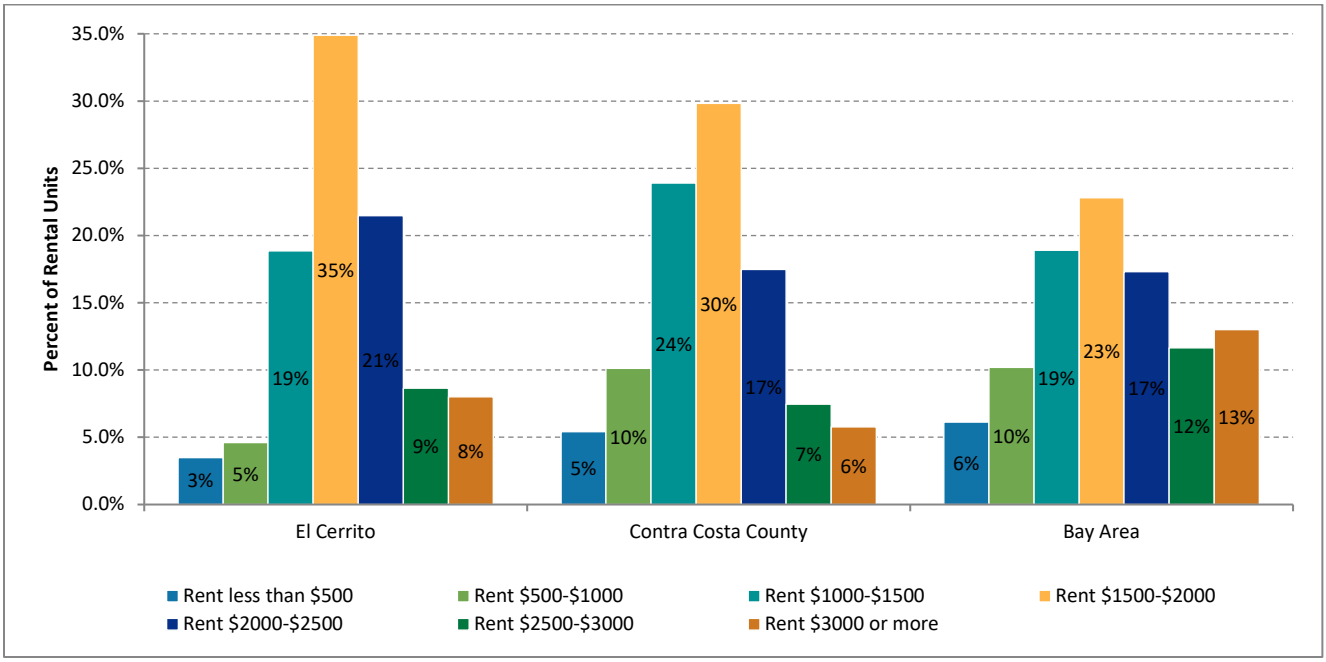
The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series.

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

Rent Values and Trends

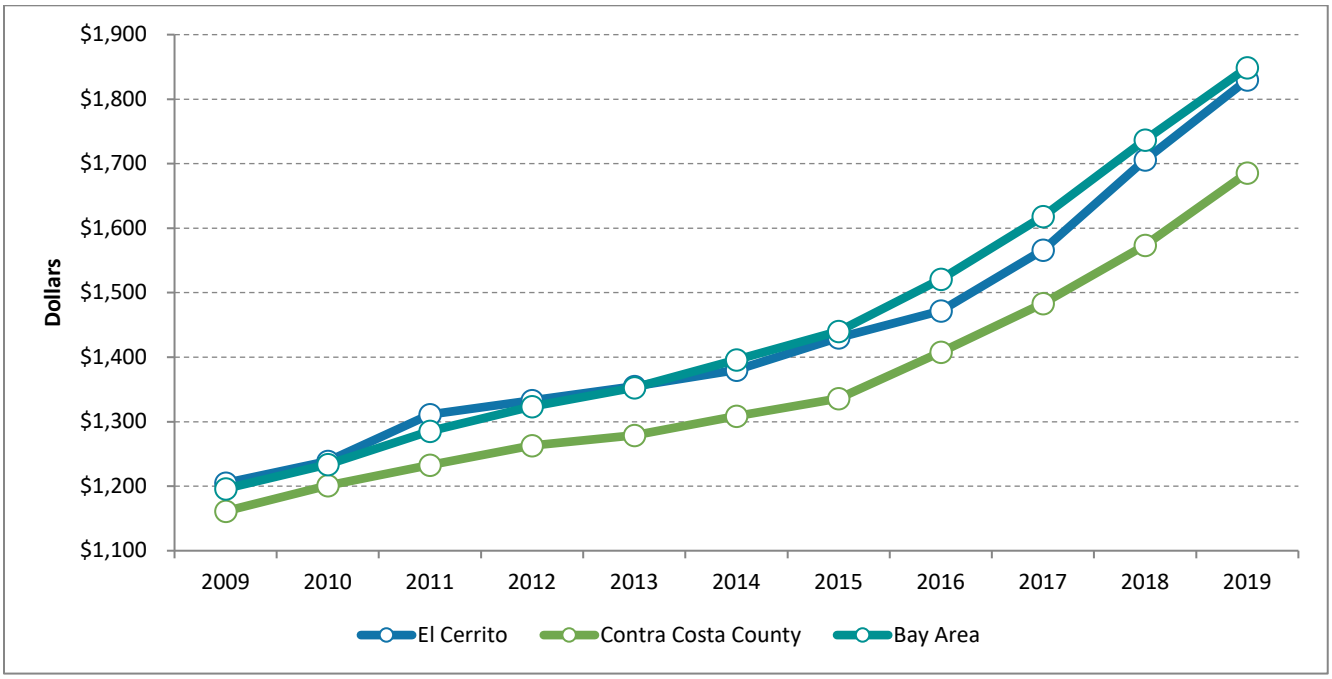
Overall rents in El Cerrito are similar to rents countywide and in the Bay Area region. According to data from the 2015-2019 ACS, the largest proportion of rental units in El Cerrito was in the range of $1500-$2000 per month, totaling 34.9 percent, followed by 21.5 percent of units renting in the $2000-2500 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 2-11 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 $280,000 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 2-11: Ability to Pay for Housing Based on HCD Income Limits, 2022

Number of Persons	*1*	*2*	*3*	*4*	*5*	*6*
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 2-12 provides the inventory of assisted rental housing units in El Cerrito as of June 2022. Of the 277 total assisted units within seven developments, 90 units in two developments are at risk of converting to market-rate by 2033; 63 of the at-risk units are reserved for seniors.

Table 2-12: Inventory of Publicly Assisted Rental Housing, El Cerrito, 2014

Project Name	*Address*	*Total Units*	*Assisted Units*	*Population Assisted*	*Type of Subsidy*	*Earliest Expiration of Affordability*	*At-risk*
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		-	90				

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 2-13 shows this calculation. The total cost to subsidize the 90 at-risk units is estimated at nearly $960,000 annually, or about $28.8 million over 30 years.

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.

Table 2-13: 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]	45	27	18	90
	Total Annual Subsidy	$344,880	$296,514	$317,664	$959,058

[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.

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 Terner 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 $54 million to replace the 90 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 90 assisted units are relatively low ($959,058 annually); however, long-term provision of rental subsidies for at least 30 years would cost more than $28 million. New construction of 90 replacement units is another option estimated at approximately $54 million.

[3] The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program. Terner Center for Housing Innovation. U.C. Berkeley. March 2020. https://ternercenter.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 2-14, 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.

Table 2-14: Qualified Entities, Contra Costa County

Organization	*City*
Rubicon Programs, Inc.	Richmond
ACLC, Inc	Stockton
East Bay NHS	Richmond
Resources for Community Development	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. City of El Cerrito, 2022.

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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.

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 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).

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[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.

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.

3.2 Historical Context[5]

Housing and development are integral to the historical context of El Cerrito. The city's history, like much of California history, begins with Spanish colonization and the rancho system and is launched into the modern era in the 1880's with the development of the railroad. The historical development of El Cerrito is still reflected in the built environment, with commercial activity centered around San Pablo Avenue and the railroad; and was cemented through the 1954 Master Land Use Plan, which designated areas for single family and multiple family dwellings, apartment buildings and professional offices, commercial and industrial areas, and lands that would be set aside for parks, schools and other public uses. El Cerrito's history also includes the example of area in the Richmond Annex known as Bayview Number 1 that was annexed into El Cerrito because of substandard housing and inconsistent public services. In addition, there has also been opposition to multifamily development since the 1960s, which resulted in the city enacting a building moratorium in 1972.

Native Americans and Spanish Colonization

Native Americans inhabited the west Contra Costa County area for thousands of years before Europeans arrived. The Bay Area was mostly inhabited by the Ohlone. The tribelet living in the Rancho San Pablo/El Cerrito area was known as the Huchiuns. Very little detail of Huchiun life is known. The Spanish did not record Huchiun traditions or history since they planned to convert their way of life to align with European culture.

Spanish efforts to colonize Alta California, known as the area between San Diego and the San Francisco Bay area, began in 1697 when Jesuit priests first trickled into Baja California to spread Catholicism and Spanish culture. In those days Alta California was a province of the Viceroyalty of New Spain (today's Mexico). It remained largely unexplored until the mid-1700s when the Spanish began establishing settlements to counter the influence of the English, Russians, and French, who were beginning to show increased interest in the region. The Spanish planned a three-fold colonization plan: religious conversion, military presence, and municipal organization. By the end of 1776, seven missions spread the length of Alta California. Fourteen additional missions were founded between 1777 and 1823. Spanish communities developed around many of the missions. The missions, presidios, and villages spread Spanish culture and values in Alta California, ending the way of life for the native Huchiuns, who were pushed off their lands and forced into the mission system.

In 1817, Francisco Maria Castro requested a 17,938-acre land grant that eventually became Rancho San Pablo, which included a large portion of modern day El Cerrito. A prolonged legal dispute over Rancho San Pablo lands between the 1840s and 1890s slowed development in El Cerrito until the mid-1890s, while many surrounding cities were well under development by this point. El Cerrito's first subdivision, the Schmidt & Fink Tract, included most of the land

[5] The information in this section is largely from the El Cerrito Context Report, which was adapted from the 2012 El Cerrito Historical Society's "Draft Historic Context Statement."

between Moeser Lane and Schmidt Lane. Two more subdivisions were laid out before the end of 1894. By 1906, 15 subdivisions had been laid out in the El Cerrito area.

California & Nevada Railroad

In the 1880's the California & Nevada Railroad was built through El Cerrito about where BART runs today. The first revenue train ran through El Cerrito in 1885. By 1905, a streetcar line running the length of San Pablo Avenue, known as the Key System, made travel through Richmond, Pullman, Stege, Berkeley, Oakland, and San Francisco easy. Industry expanded along the rail line between 1880–1944, between when the railroad was first constructed and the closing of the last quarry. Most industrial-related buildings were once located along the railroad line, now utilized by BART, but have since been redeveloped.

Incorporation and Early Development

Residents voted on incorporation as a sixth-class city and the city limits for El Cerrito on August 16, 1917. The city limits appeared as they do today. A sixth-class city is defined as a city with fewer than 999 residents.

El Cerrito's agricultural history between 1834 and 1945 was mainly rooted in the dairy industry and small farms. There are no currently functioning agricultural properties in El Cerrito; most farming properties were subdivided in the mid-twentieth century for residential construction.

San Pablo Avenue has always been the hub for commercial development for El Cerrito. A majority of the commercial buildings are located along San Pablo Avenue between Central Avenue and El Cerrito Plaza/Carlson Boulevard, as well as the area known as Little Italy, located along San Pablo Avenue between Potrero Avenue and Cypress Avenue.

Land Development After 1940

While El Cerrito did experience a surge of development during the 1930s, the city had its greatest land development after 1940. During the war years, defense workers taking jobs in the Kaiser shipyards in Richmond and other defense-related industries, moved into El Cerrito, establishing temporary homes –mostly in auto courts and trailer camps along San Pablo Avenue. In the postwar period, residents and newcomers built permanent homes on hillside sites overlooking San Francisco Bay. Meanwhile, developers built mostly duplexes and apartment buildings on the flat lands located near the city's commercial strip on San Pablo Avenue. The building boom continued throughout the 1950s and it was not until the mid-1960s when construction leveled off as all easily buildable land was already developed.

City of Homes and 1953 Master Land Use Plan

Community leaders developed plans for guiding building construction in line with El Cerrito's image as a "City of Homes." In 1953, the city council revised the zoning plan (originally enacted 1930), and in 1954 the council adopted a Master Land Use Plan, including the preparation of a map that designated areas for single family and multiple family dwellings, apartment buildings and professional offices, commercial and industrial areas, and lands that would be set aside for parks, schools and other public uses.

Bayview Number 1

The area in the Richmond Annex known as Bayview Number 1 was an unincorporated pocket under county jurisdiction that remained after Richmond's incorporation of the surrounding area in 1925. The area contained many illegal business as well as numerous substandard housing units and trailer camps remaining from the war, often in violation of the state building codes. It also had poorly maintained streets and sewers. Bayview Number 1 residents also received inconsistent public services. The area was eventually annexed into El Cerrito in 1955, adding a 24-block area with 1,200 residents into El Cerrito.

Early Debates Over Development

Toward the end of the 1960s, land was becoming scarce in El Cerrito. After much public debate, the City Council approved several higher density projects, including the 19-story Fairmont Towers (1969), which was never built; the 35-unit Rose Park Estate (1969), which was the first town house complex in the city; and the 42-unit Wildwood Estates

(1970), which required a zoning variation for its hillside location. Following approval of the three-story, 400-unit Kaiser Aetna project proposed as redevelopment of the historically significant Chung Mei property, a group of homeowners initiated a referendum that won by a majority vote in the 1972 election to void the project. The City Council called a 90-day moratorium on building activity, which allowed time to clarify the single-family home concept in the General Plan as a guide for community development.

Fair Housing

In some cities at this time, racial or class-based politics were part of a bias against multifamily housing. African Americans and other non-white residents were barred from buying homes in many single-family subdivisions through racially-restrictive covenants, confining many non-white residents to living in multifamily housing. The predominance of single-family zoning in many communities, including El Cerrito, has created and continues to perpetuate patterns of racial and income-based segregation. Current patterns related to integration and segregation are discussed in Sections 3.4 and 3.5 of this Chapter.

3.3 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.

Fair Housing Cases

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

Organization	*Focus Areas*
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)

Year	*Housing*	*Unruh Civil Rights Act*
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)

Year	*Number of Filed Cases*	*Disability*	*Race*	*National Origin*	*Sex*	*Familial Status*
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

	1	*3*	*5*	*6*	*7*	*Grand Total*
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).

Table 3-5: Outcomes

Protected Class	*Counseling Provided to Landlord*	*Counseling Provided to Tenant*	*Education to Landlord*	*Insufficient Evidence*	*Preparing Site Visit*	*Referred to DFEH/HUD*	*Successful Mediation*	*Grand Total*
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, including El Cerrito, 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

Similar to the other cities in Contra Costa County, ECHO is the primary organization that provides fair housing enforcement and outreach in El Cerrito, as described above. The City also 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, when inquiries or complaints are received, the City directs residents to ECHO and other county resources for housing, legal, and other services. Besides the two complaints received by ECHO from El Cerrito residents, described above, City staff is not aware of any other fair housing lawsuits, consent decrees, or other related legal matters.

The City demonstrates compliance with fair housing laws and other related laws through the following:

- The City demonstrates compliance with Density Bonus Law (Gov. Code, Section65915) through its density bonus ordinance, which currently allows for an increase of 35 percent over the maximum allowable residential density. Assembly Bills 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The City has included Program H-2.I. (State Density Bonus) to update the density bonus ordinance to be consistent with recent State law.
- The City will continue to comply with No-Net-Loss (Gov. Code, Section65863) through identifying a surplus of sites available to meet the RHNA allocation and tracking the remaining capacity as projects are approved on sites in the inventory (Program H-1.A., Maintain Sites Inventory).
- The City complies with SB 330 (Gov. Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report, or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.
- The City complies with the Housing Accountability Act (Gov. Code, Section 65589.5) by allowing emergency shelters by right in the CC, TOHIMU, and TOMIMU zoning districts, with the exception of the Theater Overlay Block in the San Pablo Avenue Specific Plan (SPASP) area. Moreover, the City has taken several proactive steps to streamline development approval procedures within the SPASP, including certification of the Supplemental EIR, which enables CEQA streamlining within the SPASP. 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. The City has included Program H-1.B (Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area) to 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.
- Currently, as of June 1, 2022, El Cerrito is among the 38 jurisdictions in California where SB 35 does not apply because they have met their prorated lower and above moderate income RHNA; however, the City intends to comply with SB 35 (Gov. Code Section65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects (Program H-1.G).
- The City also offers tenant protection through the Rent Registry Ordinance, El Cerrito Municipal Code Chapter 10.100. 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.

3.4 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. Patterns of racial segregation across the Bay Area are not simply the result of individual housing preferences, but the byproduct of exclusionary policies as well as private housing discrimination.[6] 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.

[6] Racial Segregation in the San Francisco Bay Area, Part 1. Othering & Belonging Institute. October 30, 2018.

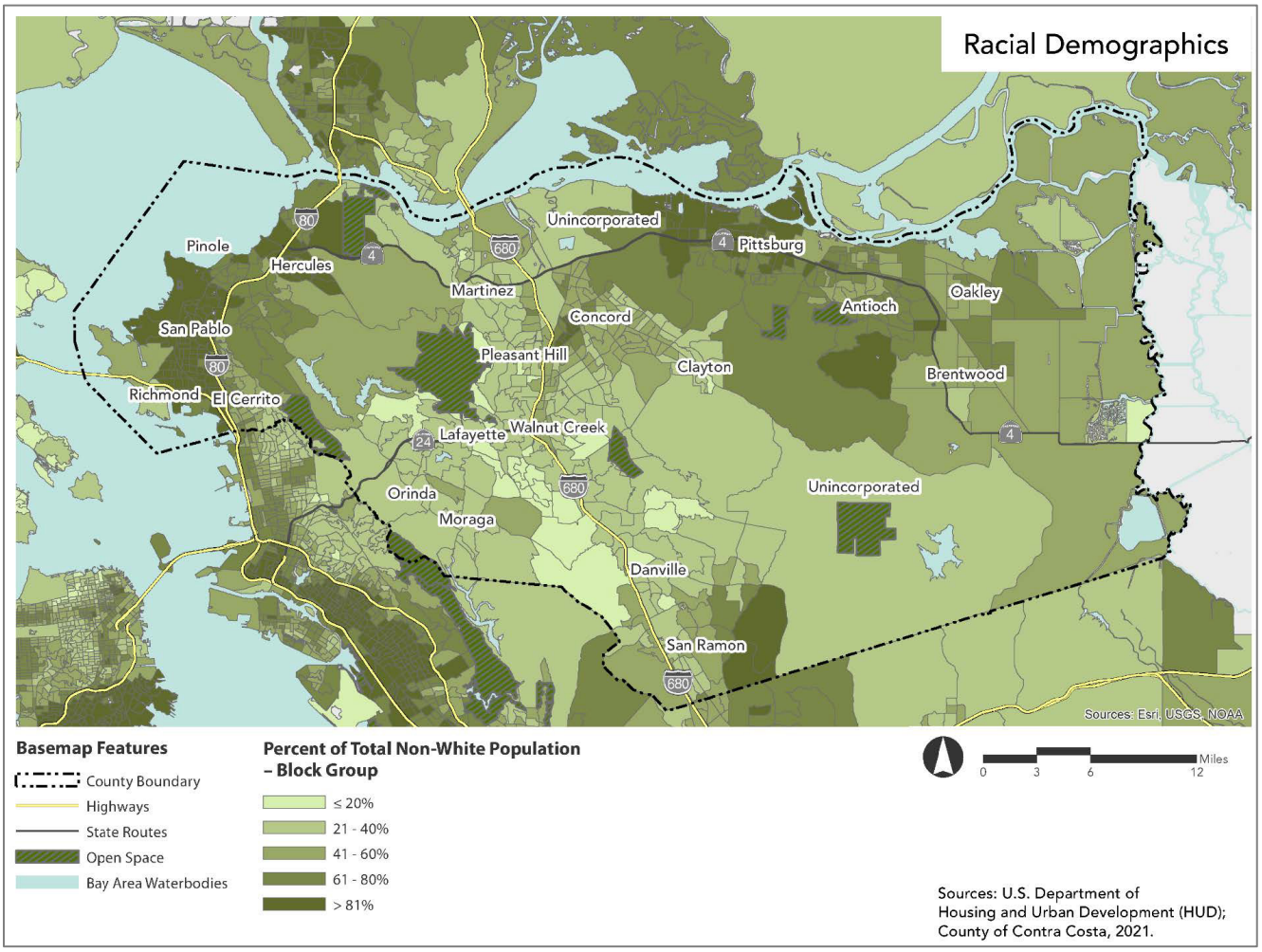
Table 3-6: Racial Composition for Contra Costa County vs. Bay Area Average

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

Dissimilarity Index	*1990 Trend*	*2000 Trend*	*2010 Trend*	*Current*
(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.

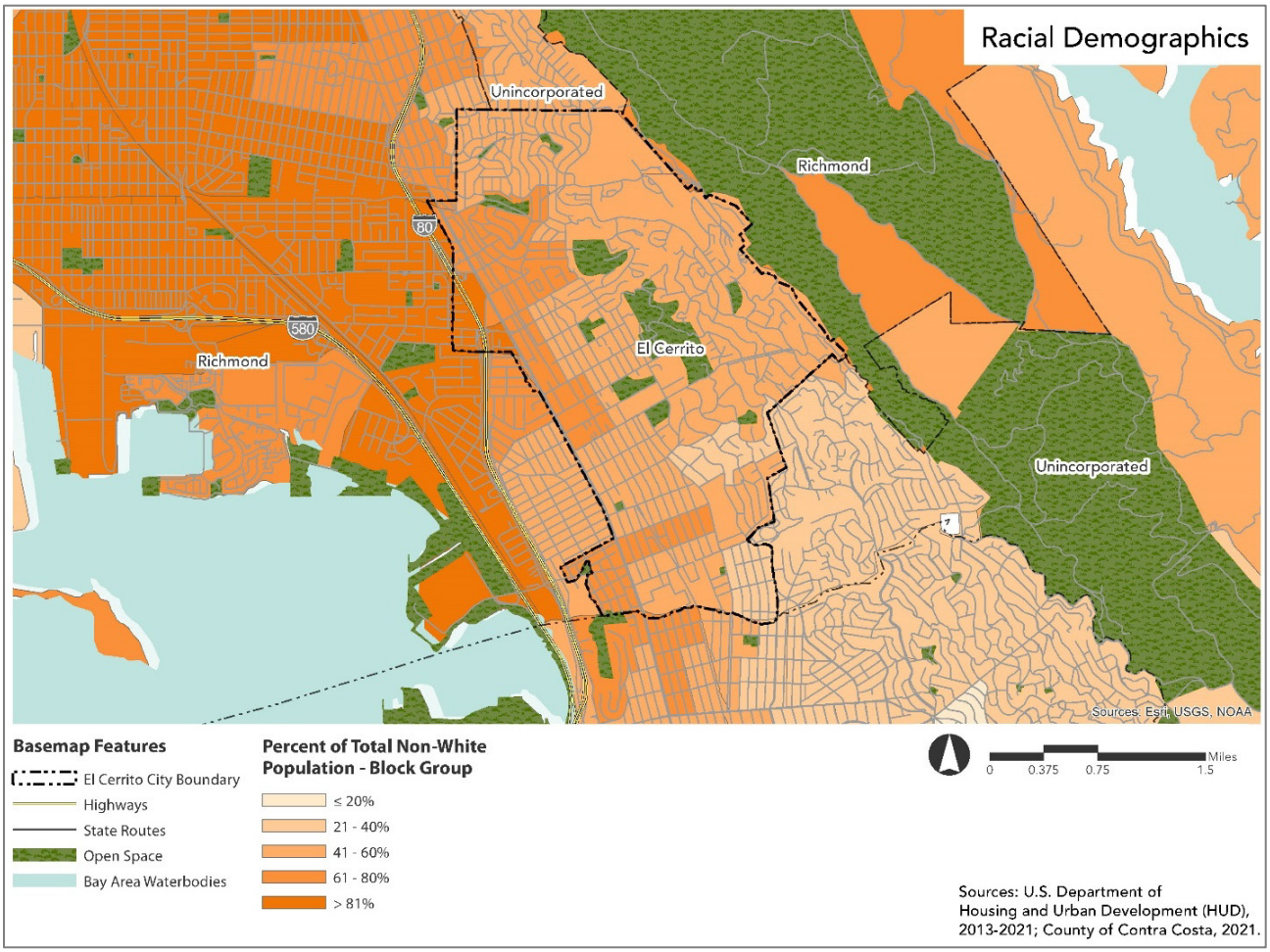
Table 3-8: Racial Composition for El Cerrito vs. Bay Area Average

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

Index	Group	2010	2020
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

Disability Type	Contra Costa County	City of El Cerrito
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.

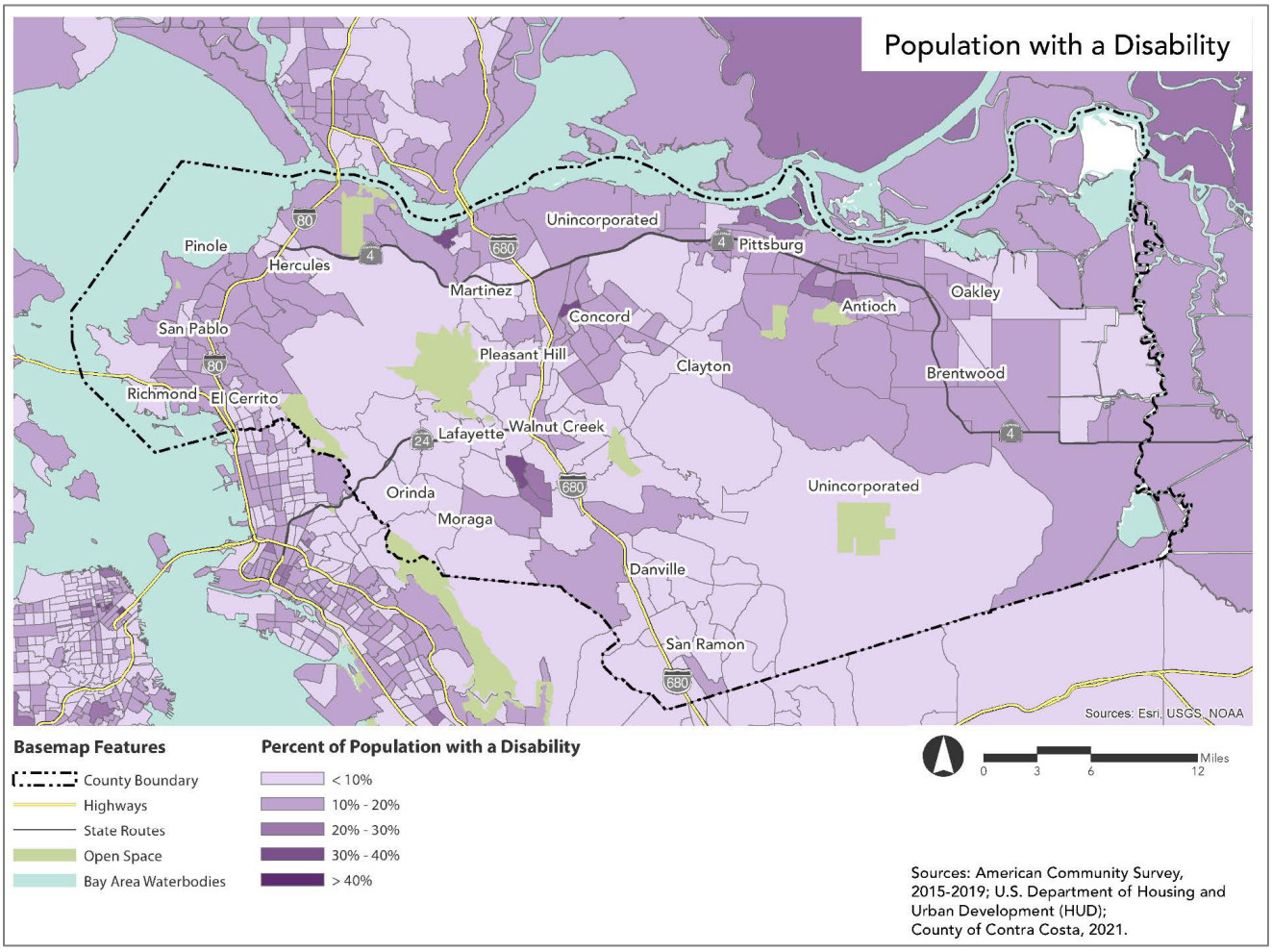
Table 3-12: Percentage of Population with Disabilities by Age in Contra Costa County and El Cerrito, 2019

Age	*Contra Costa County*	*City of El Cerrito*
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 3-44, 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).

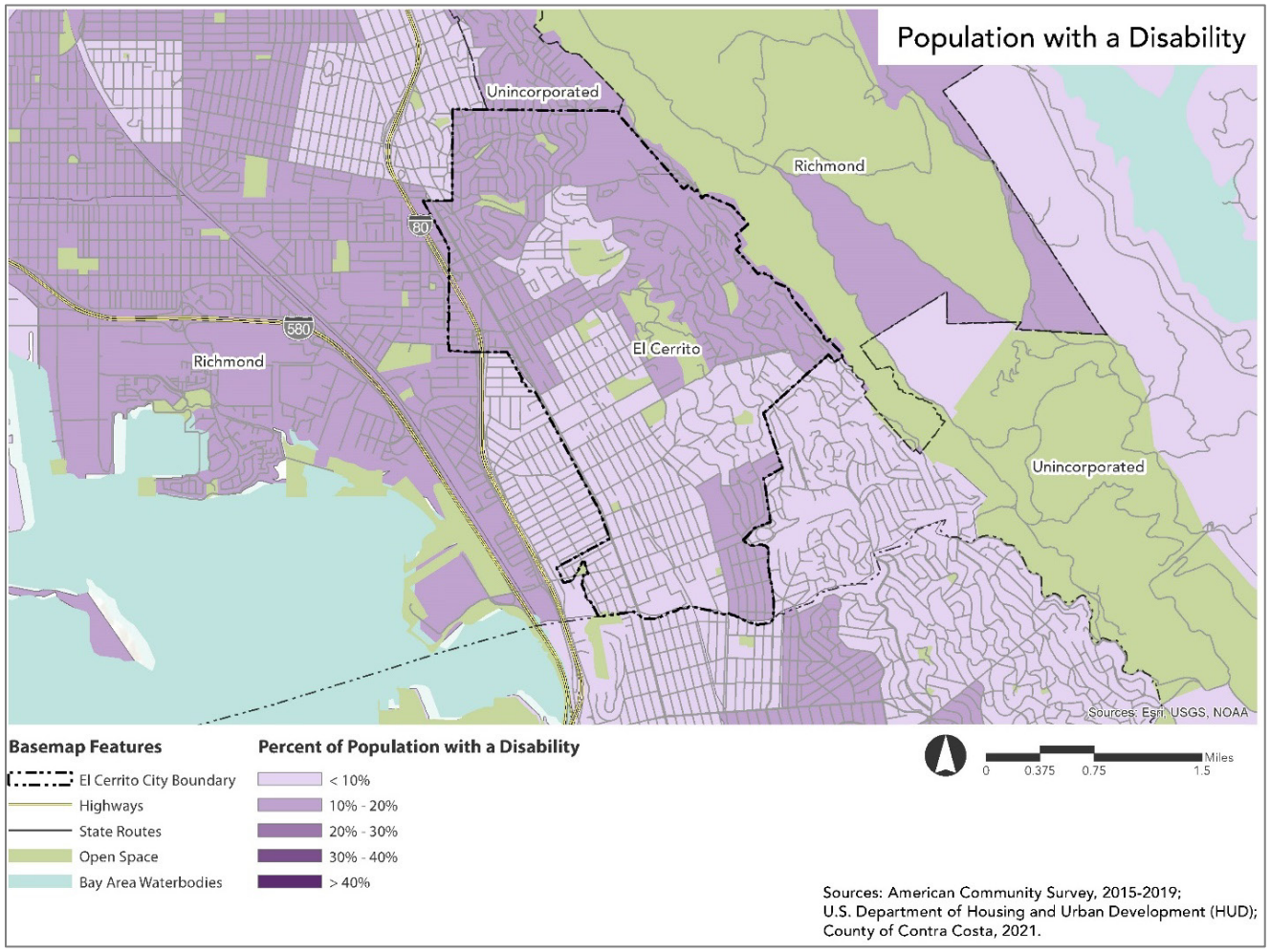
Local Trends

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

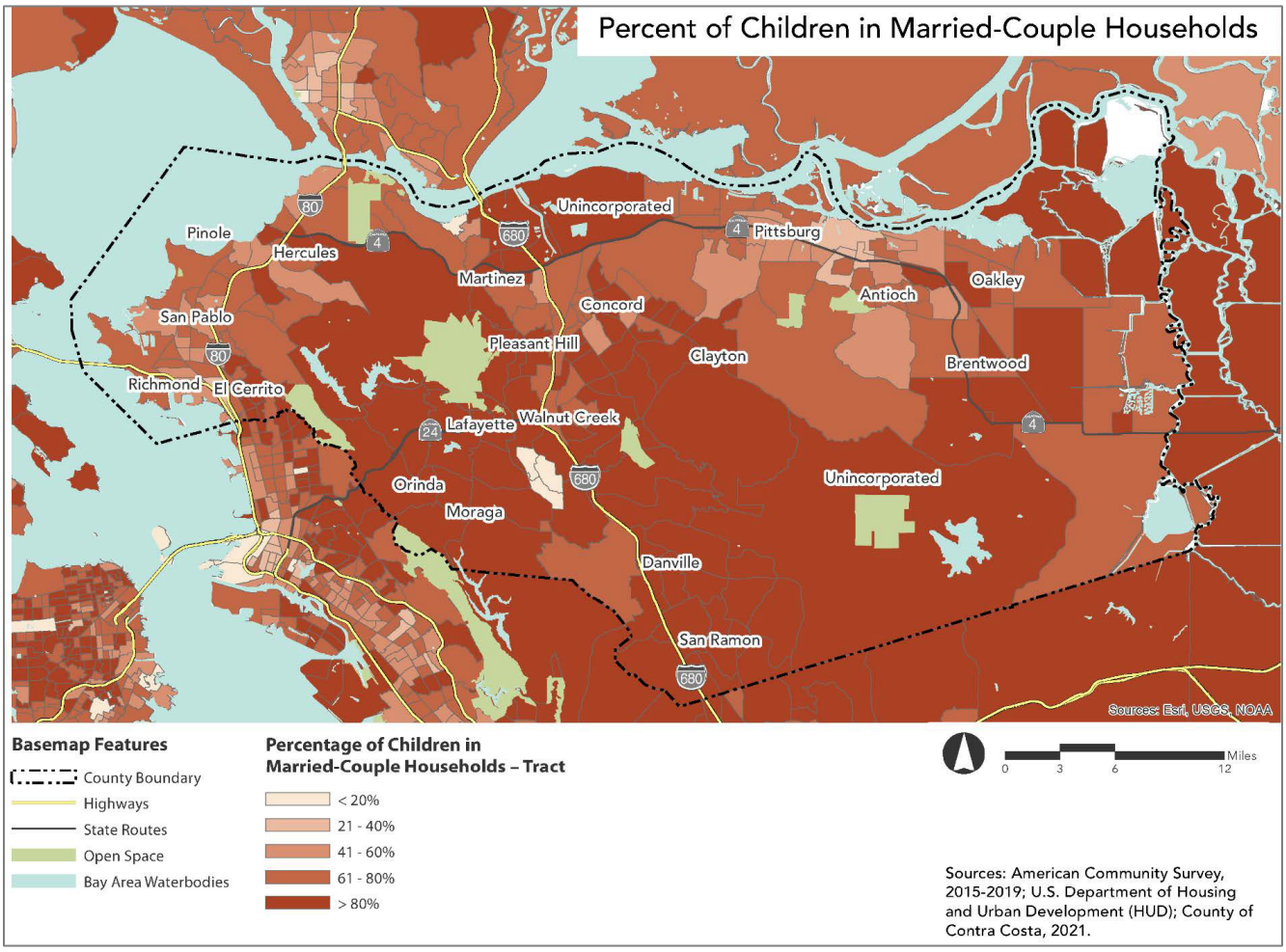
Household Type	*El Cerrito*		*Contra Costa County*		*Bay Area*	
Female-Headed Family Households	966	10%	48,256	12%	48,256	10%
Male-headed Family Households	279	3%	19,180	5%	19,180	5%
Married-couple Family Households	5,553	55%	217,370	55%	217,370	51%
Other Non-Family Households	865	9%	23,731	6%	23,731	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.

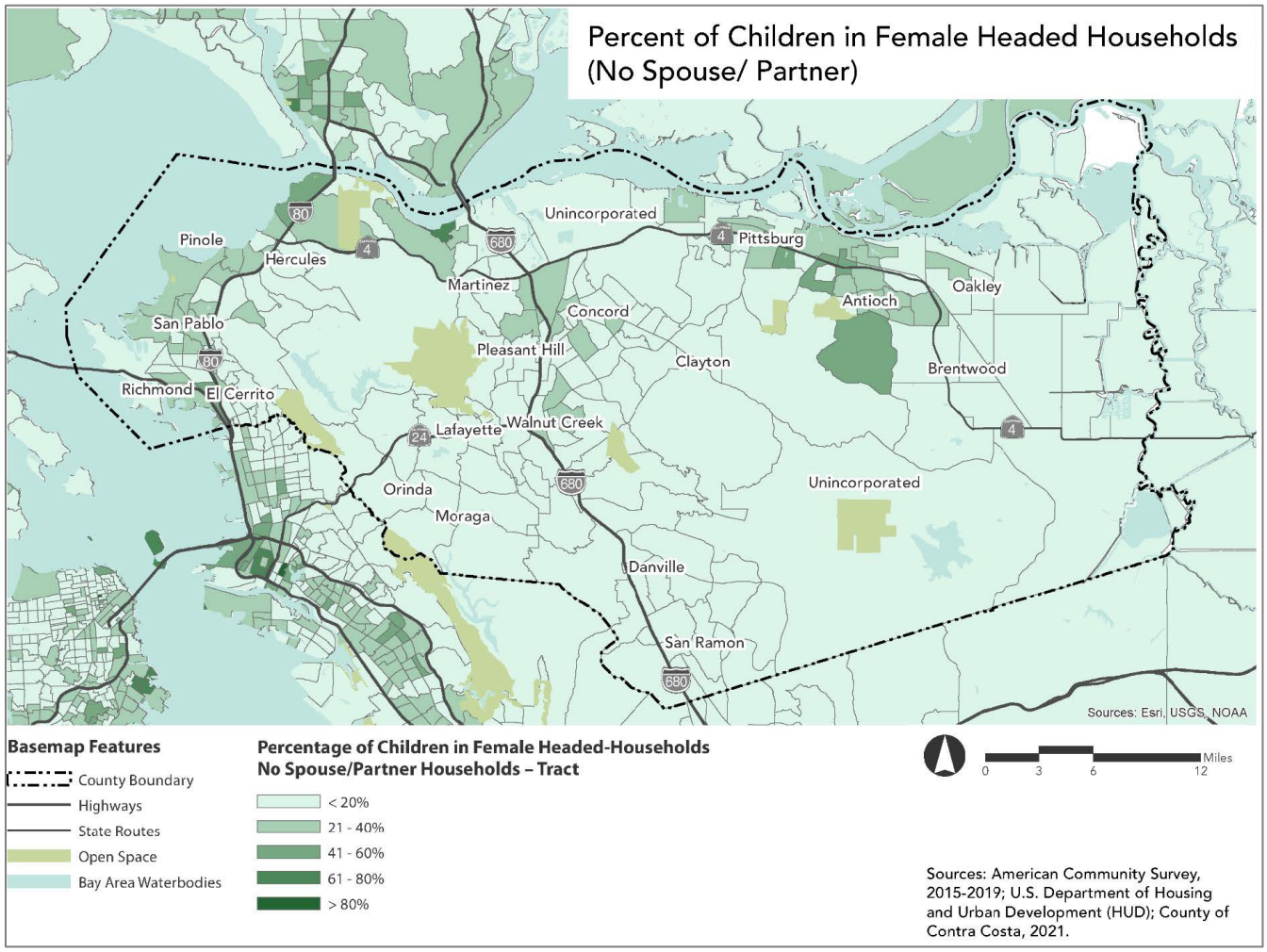
Figure 3-5: Distribution of Percentage of Children in Married-Couple Households in Contra Costa County, 2019



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

Figure 3-6 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 3-6: 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

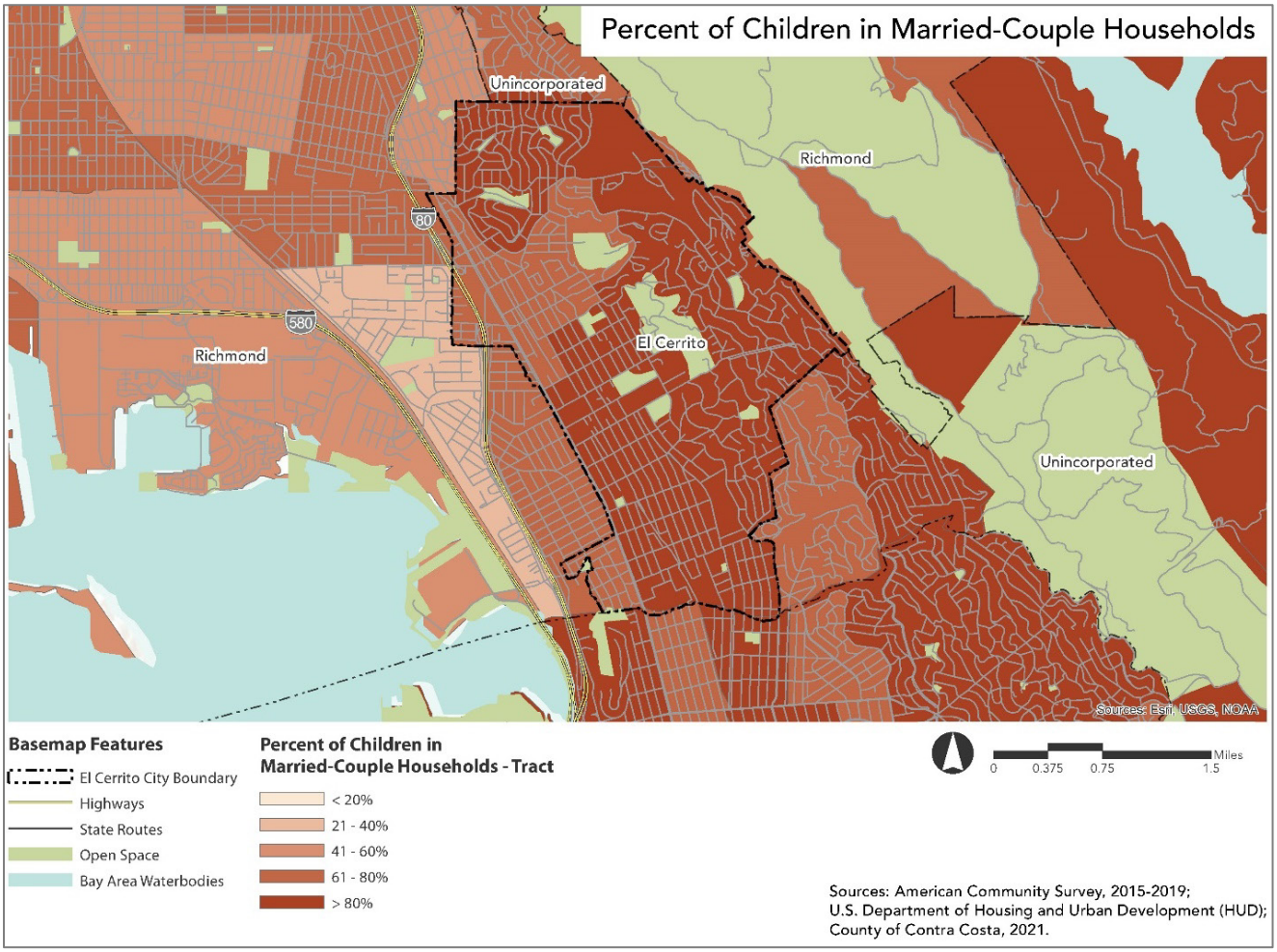
Figure 3-7 shows the percentage of children in married-couple households by census tract in El Cerrito. Most of the city has over 80 percent of children in married-couple households, and only tracts bordering Richmond on the northwest and southwest have slightly lower percentages (between 60–80 percent). 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.

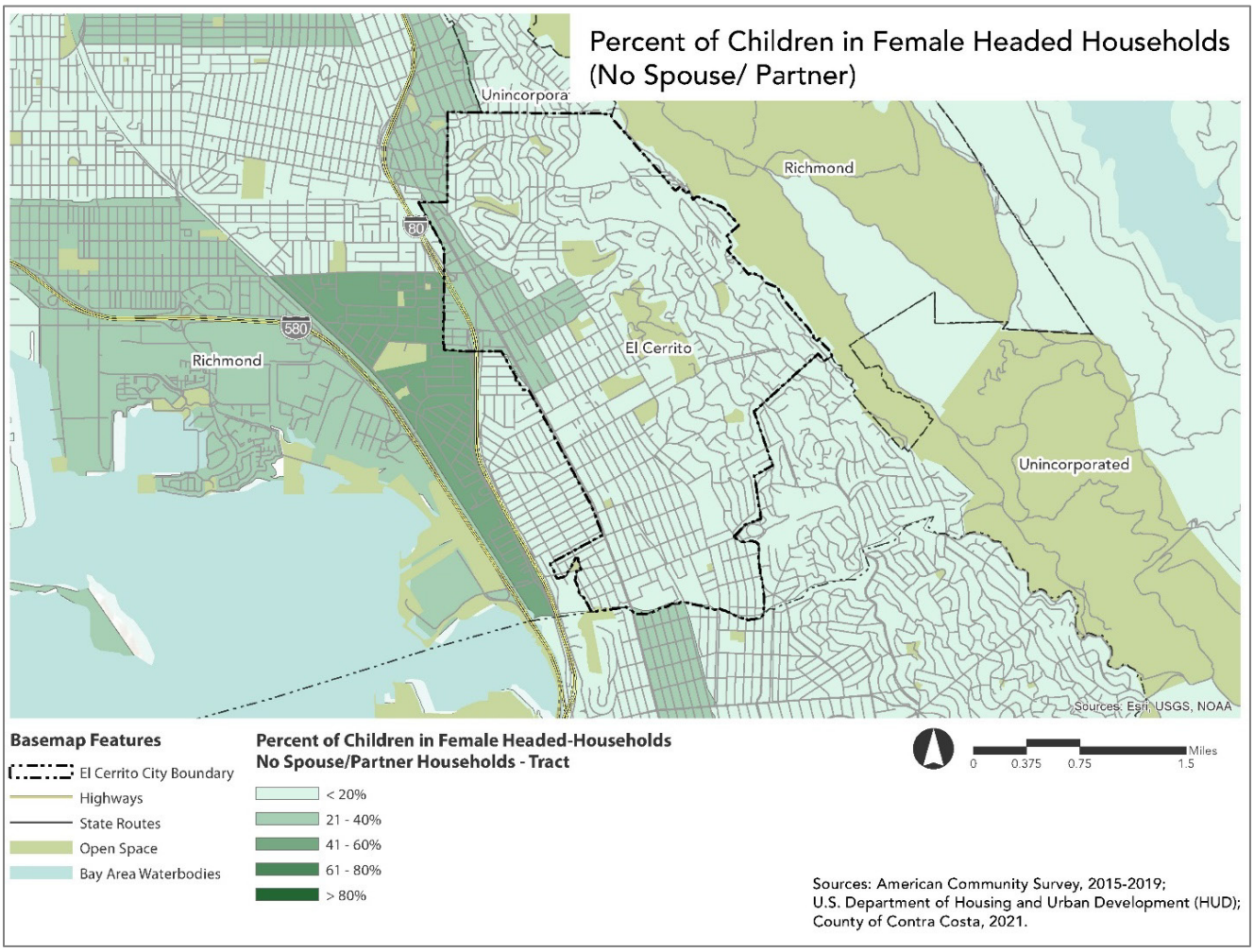
The opposite is true for tracts with a higher percent of children in female-headed households. These tracts have lower environmental scores, lower median income, and lower composite scores for opportunity areas in the city, and higher percent of low-moderate income populations. According to HUD's Location 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 according to CHAS data from 2013-2017. Based on the above definition, 36.8 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 56 percent of all renters are considered LMI compared to less than 27 percent of owner households.

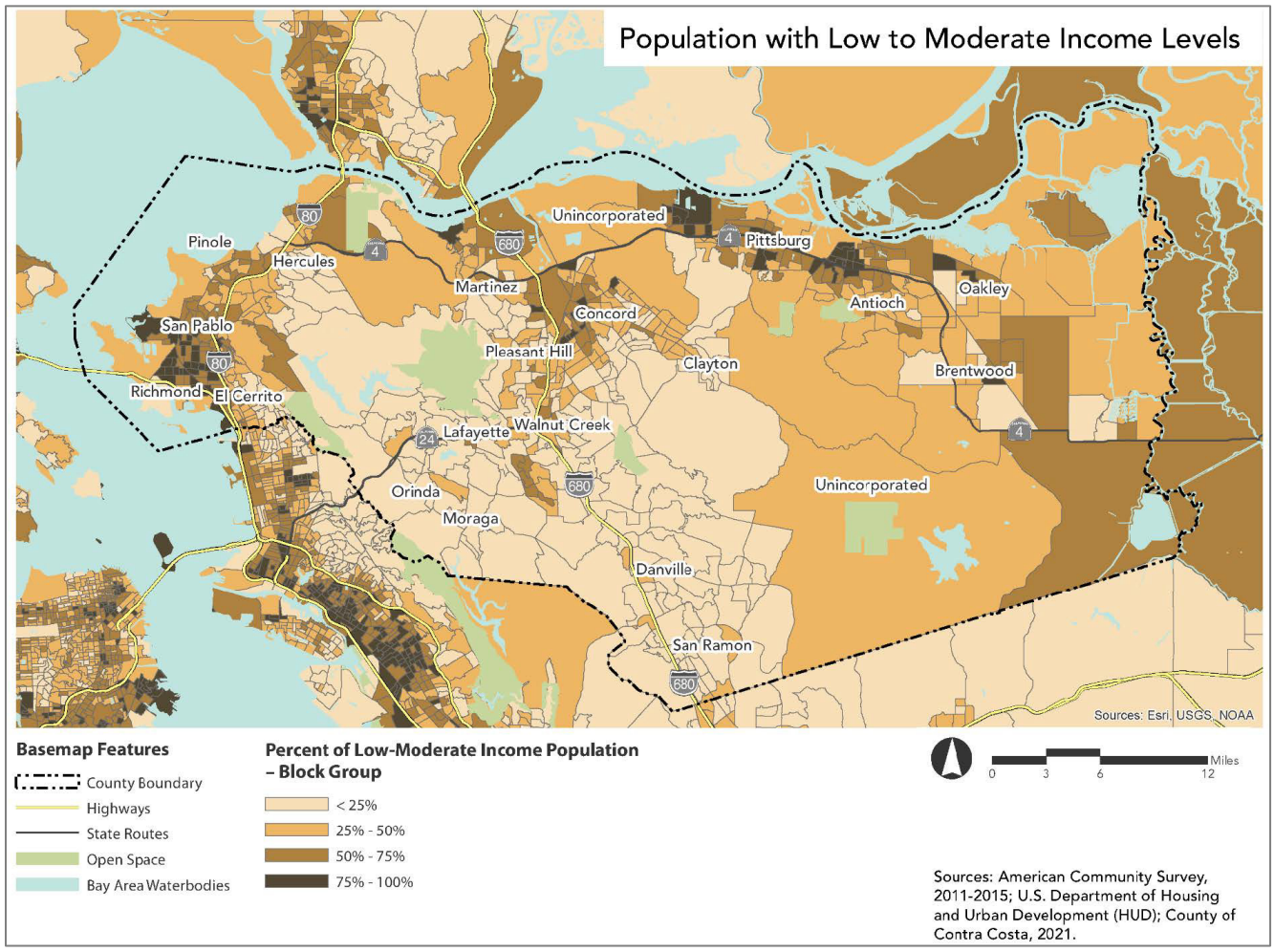
Figure 3-9 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25 percent of LMI populations. Block groups with high concentrations of LMI (between 75–100 percent of the population) can be found clustered around Antioch, Pittsburg, Richmond, and 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, 2017

	Contra Costa County			*El Cerrito*		
Income Distribution Overview	*Owner*	*Renter*	*Total*	*Owner*	*Renter*	*Total*
Household Income < 30% HAMFI	7.5%	24.9%	13.5%	9.3%	15.2%	11.7%
Household Income >30% to < 50% HAMFI	8.6%	16.3%	11.3%	7.3%	16.7%	11.1%
Household Income >50% to < 80% HAMFI	10.7%	14.7%	12.0%	8.3%	12.7%	10.1%
Household Income >80% to < 100% HAMFI	8.8%	10.5%	9.4%	7.5%	8.9%	8.1%
Household Income >100% HAMFI	64.5%	33.7%	53.8%	67.5%	46.4%	59.1%
Total Population	255,200	134,395	389,595	5,922	3,964	9,886

Source: HUD Office of Policy Development and Research (PD&R) CHAS Data; 2013-2017 ACS.

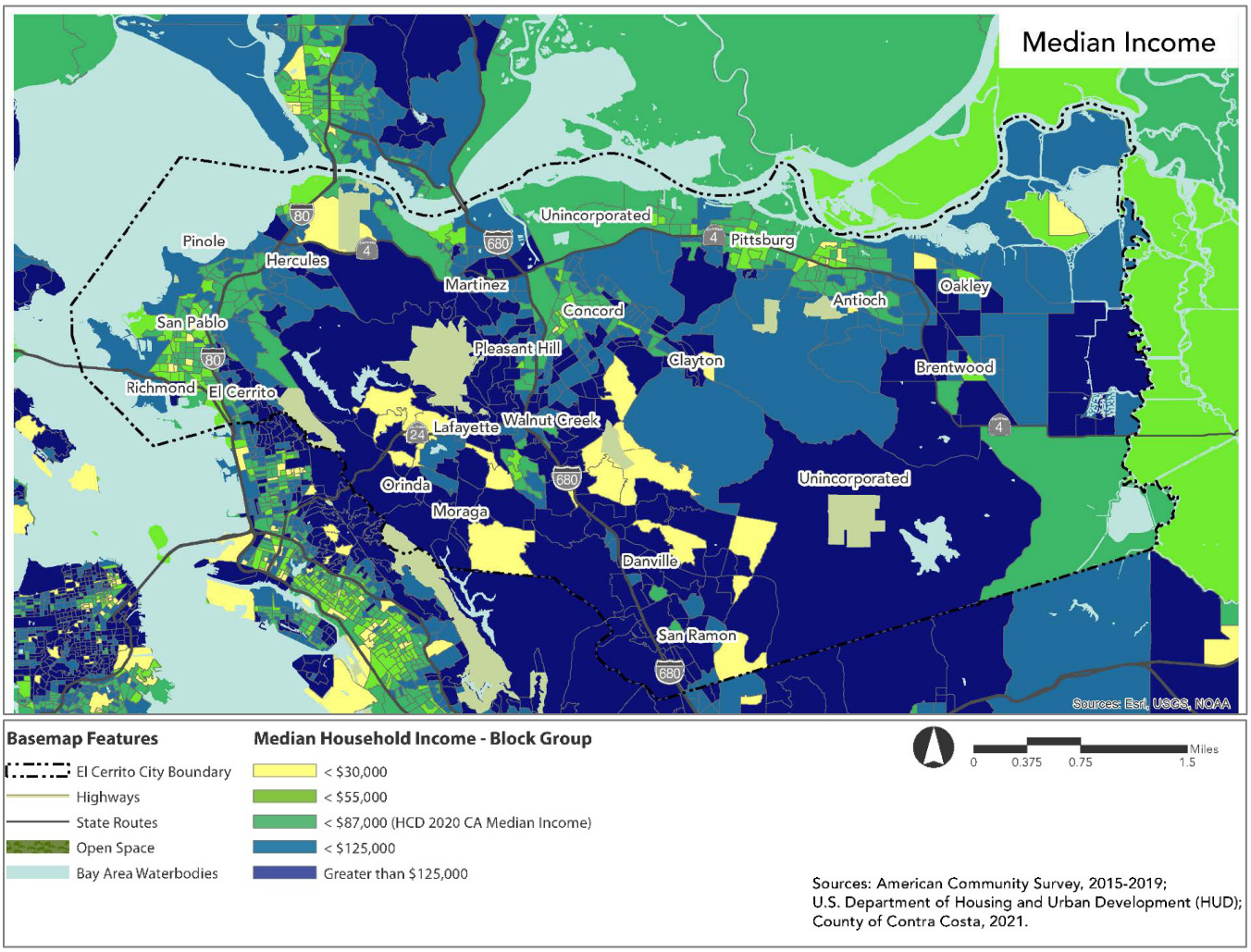
Figure 3-9: Distribution of Population with Low to Moderate Income Levels in Contra Costa County, 2015



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

Figure 3-10 shows median income by census block group in Contra Costa County. Large parts of the unincorporated county, as well as the inland cities of Walnut Creek, Martinez, Pleasant Hills, Orinda, Moraga, and Danville, as well as the hillside area of El Cerrito have median household incomes greater than $125,000. The more urban areas along the coast have much lower median household incomes.

Figure 3-10: Median Household Income in Contra Costa County, 2019



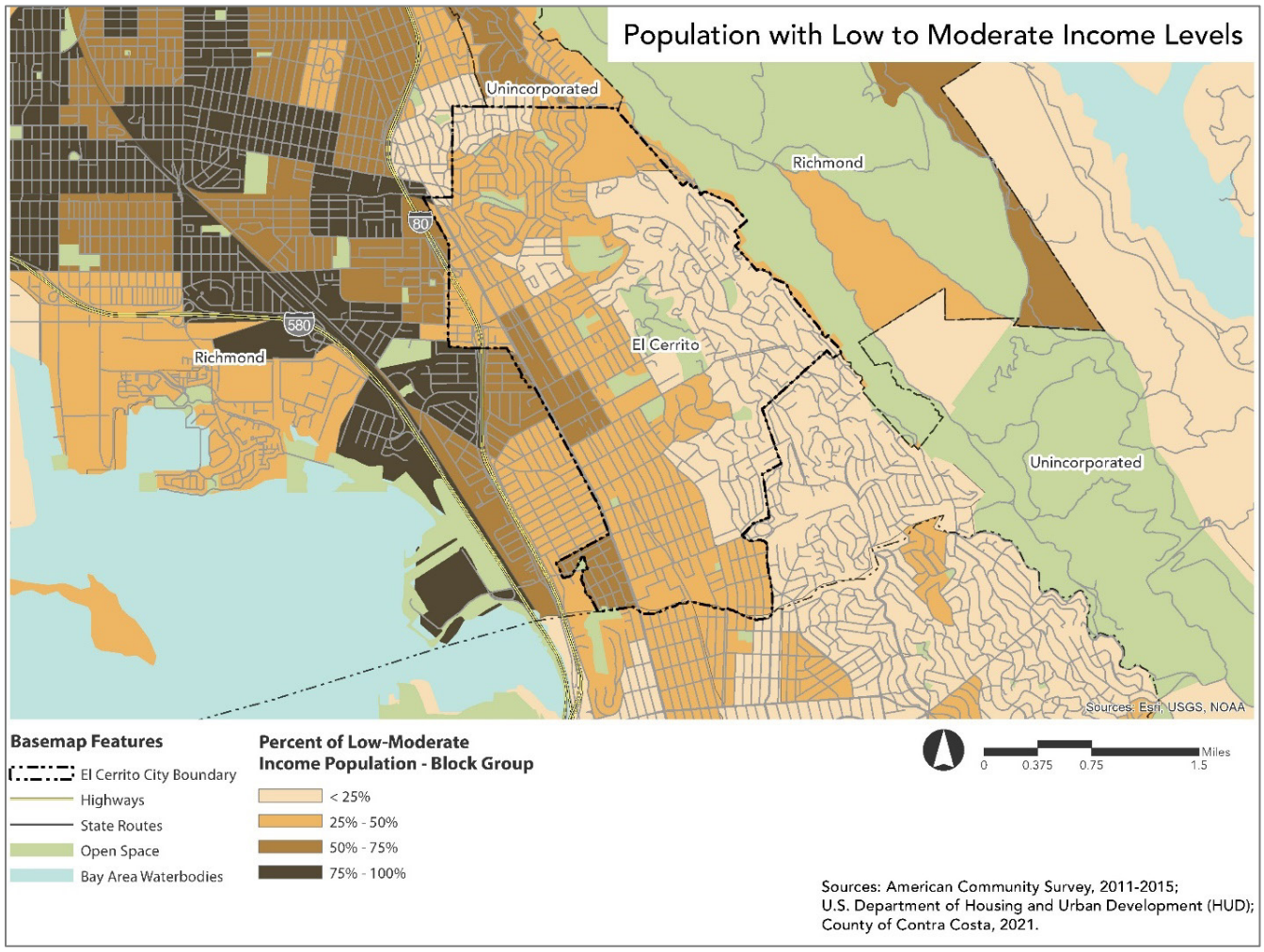
Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

Local Trends

In El Cerrito, 32.8 percent of households are considered LMI (incomes less than 80 percent HAMFI). 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 24.9 percent of owner households are considered LMI (earning less than 80 percent of HAMFI) compared to 44.7 percent of renter households. The reverse is true for those of high-income households (more than 100 percent of HAMFI), where 67.5 percent of owner households are high income, and only 46.4 percent of renter households are high income.

Figure 3-11 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.

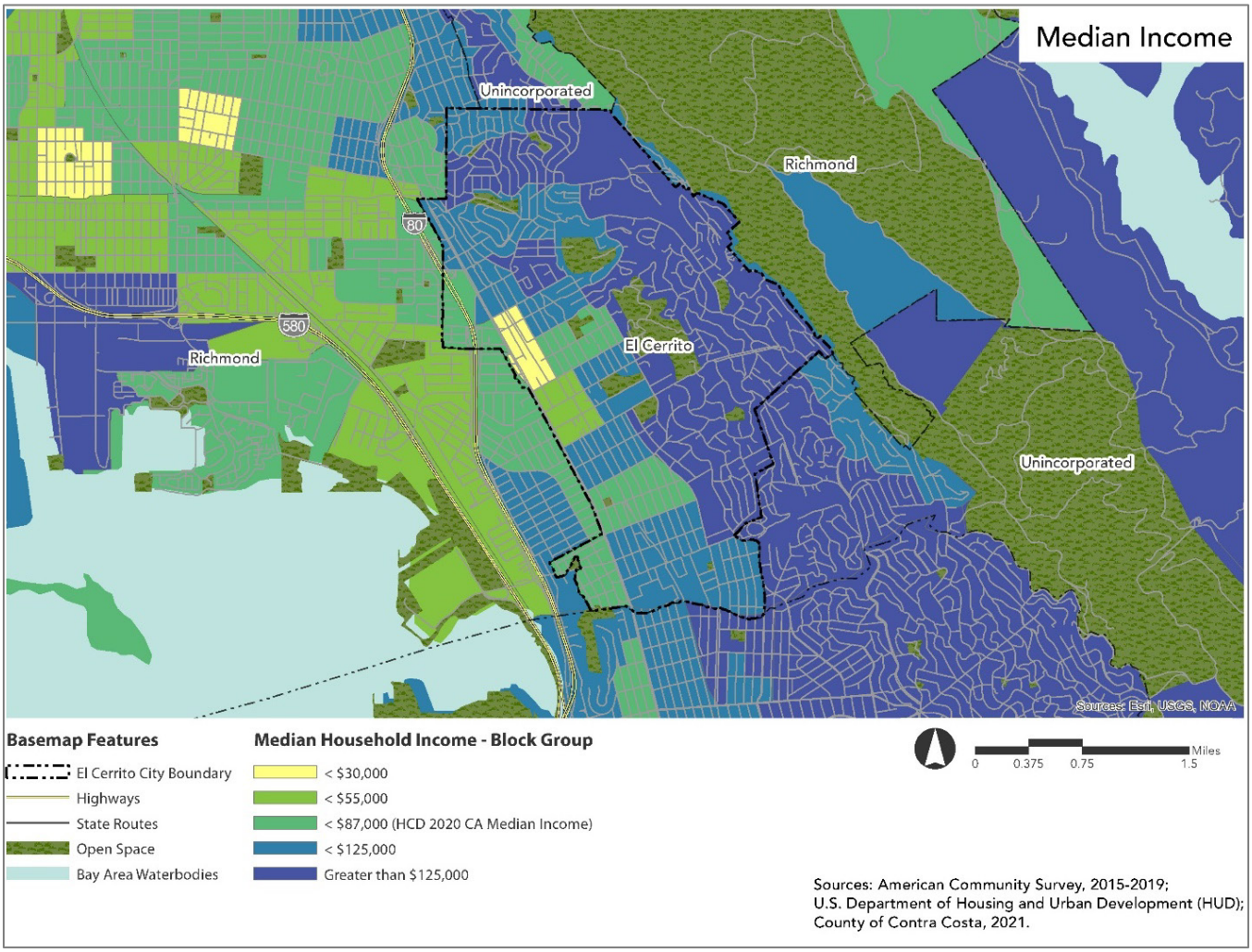
Figure 3-11: Distribution of Population with Low to Moderate Income Levels in El Cerrito, 2015



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

Figure 3-12 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. 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 3-12: Median Household Income in El Cerrito, 2019



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

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.

Relationship Between Land Use Policies and Segregation

In the decades preceding passage of the Federal Fair Housing Act of 1968, the federal government and private mortgage industries systematically implemented exclusionary policies, such as redlining, racially restrictive covenants, and biased mortgage lending practice that excluded non-white residents from owning homes.

Redlining was a practice in the 1930s in which the Home Owner's Loan Corporation (HOLC) graded 239 cities in the United States based on race and income to determine loan risk. This resulted in mortgage lenders denying majority black, Asian, and Hispanic neighborhoods mortgages while granting mortgages to white neighborhoods. This created a wealth disparity between white neighborhoods and neighborhoods of color. The cities of Oakland, Berkeley, Alameda, San Leandro, Piedmont, Albany, and Emeryville are several cities in the region that were all graded by HOLC. Neighborhoods fronting the San Francisco Bay received the worst scores.

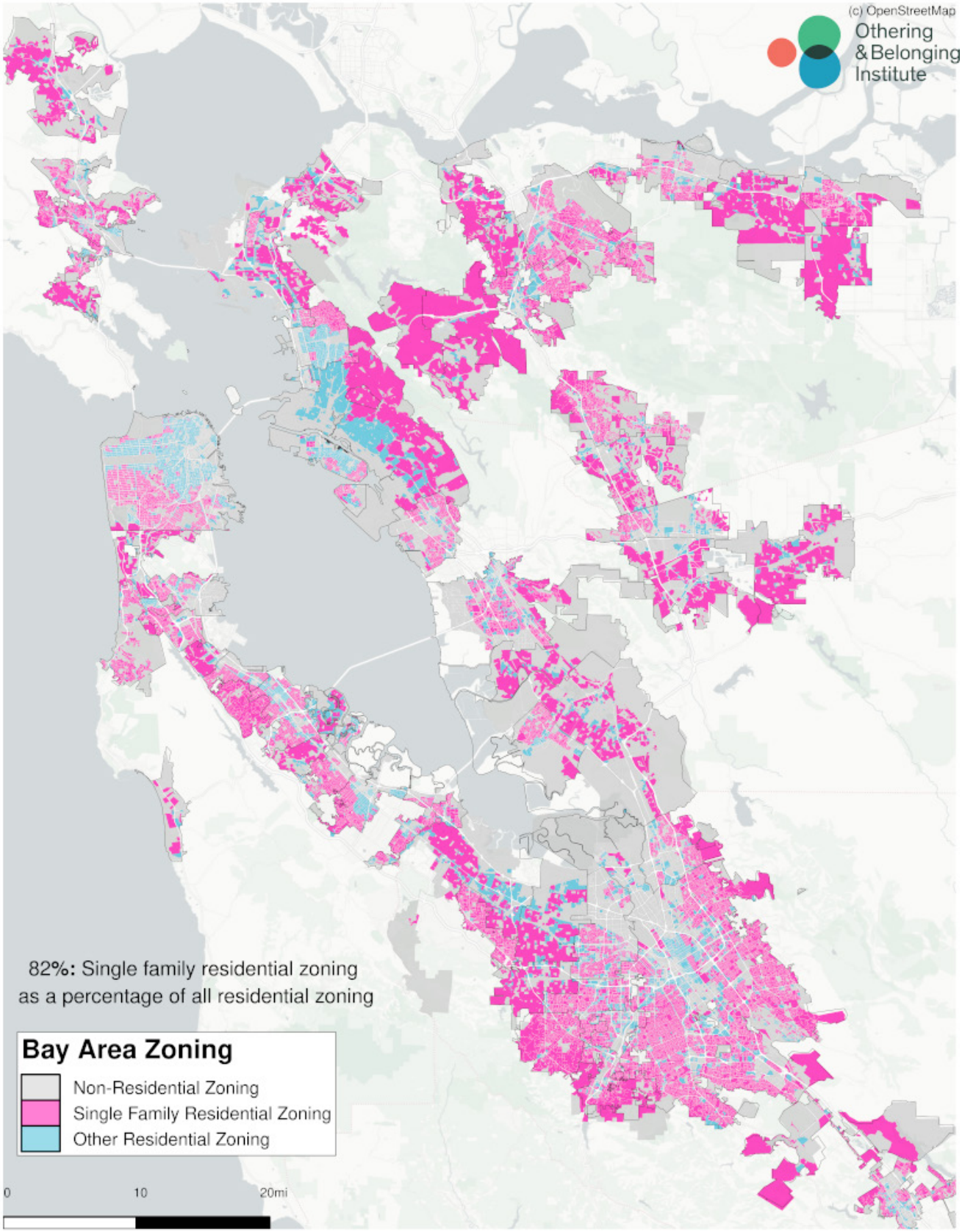
In addition, restrictive covenants placed on the deeds in several white neighborhoods at the time contained language barring sales of homes to non-white buyers. Additionally, homes that families of color could buy would not appreciate in value in the same way that homes in white neighborhoods would, continuing the disparity of wealth.

Several recent studies have analyzed how restrictive land use policies and regulations, particularly, single-family zoning, have created and continue to reinforce racial residential segregation. Today, cities with higher levels of single-family zoning are more racially homogenous within their boundaries, and often have lower intra-city segregation than more diverse communities with low levels of single-family zoning. At the other end of the spectrum, cities with low single-family zoning are more diverse and representative of the Bay Area as a whole. Though more diverse, these areas are more likely to suffer from internal segregation, suggesting that nonwhite populations are more likely to live in areas with a high percentage of multifamily zoning.

Single-family zoning predominates most cities in California and the Bay Area. In an analysis of jurisdictions in the Bay Area with populations of 10,000 or more, the Othering & Belonging Institute found that 82 percent of residential land in the Bay Area was zoned for exclusively single-family (see Figure 3-13). According to the analysis, 89 percent of residentially zoned land in El Cerrito is zoned single-family (see Figure 3-14). While this does not include the mixed-use zone lands along San Pablo Avenue, it still demonstrates the predominance of single-family zoning in the city.

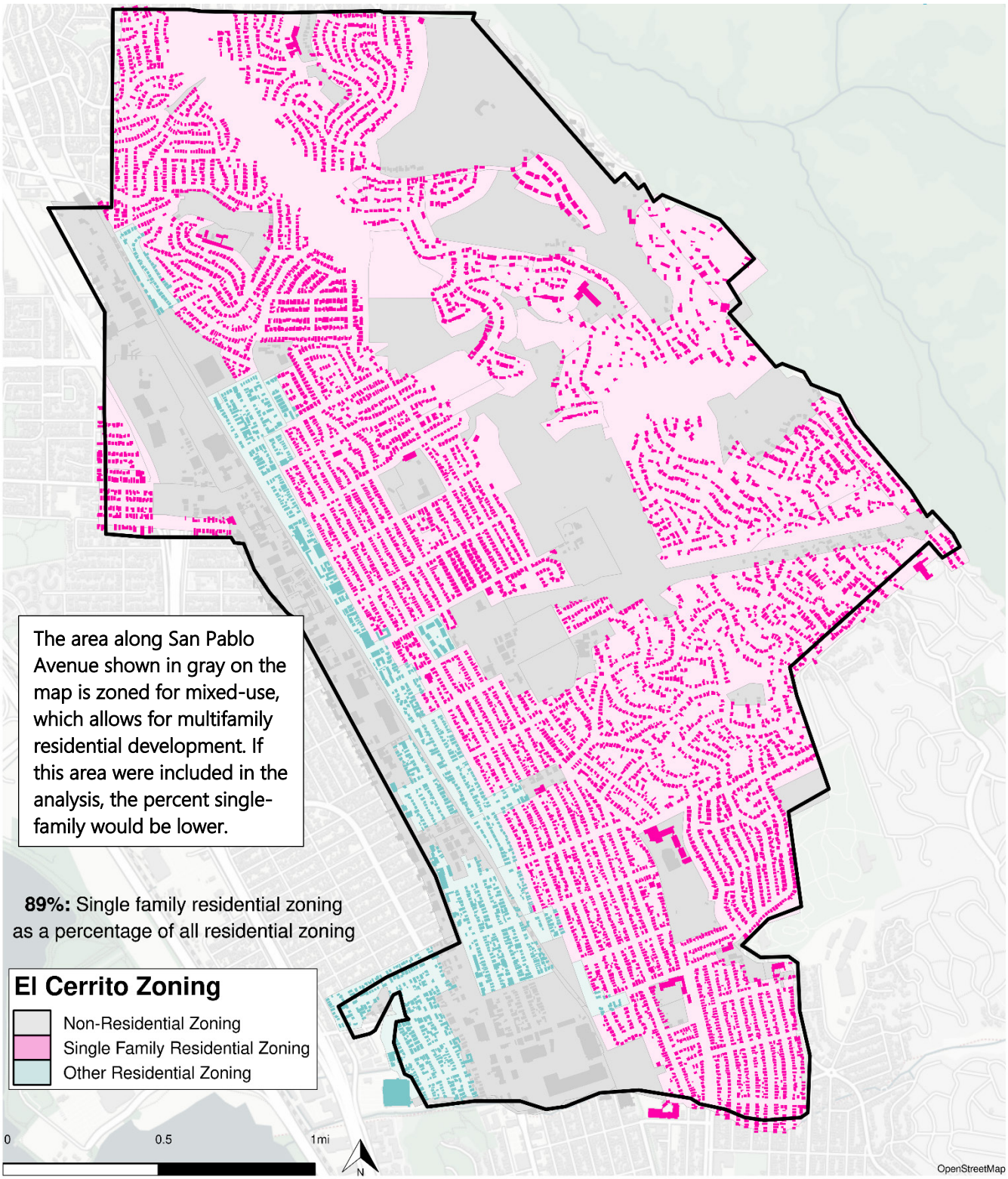
In the San Francisco Bay Area, cities with high levels of single-family zoning have median incomes $34,000 higher and home values $100,000 higher than those of cities with low levels of single-family zoning. Similarly, a high percentage of residents in high single-family zoned cities own their homes. As homes are a major asset for many American families, this difference in homeownership may also indicate a significant wealth gap.

Figure 3-13: Residential Zoning in the Bay Area, 2018



Source: Racial Segregation in the San Francisco Bay Area, Part 5: Remedies, Solutions, and Targets Othering & Belonging Institute. August 11, 2020. (https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5).

Figure 3-14: Residential Zoning in El Cerrito, 2018



Source: Racial Segregation in the San Francisco Bay Area, Part 5: Remedies, Solutions, and Targets Othering & Belonging Institute. August 11, 2020. (https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5).

3.5 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:

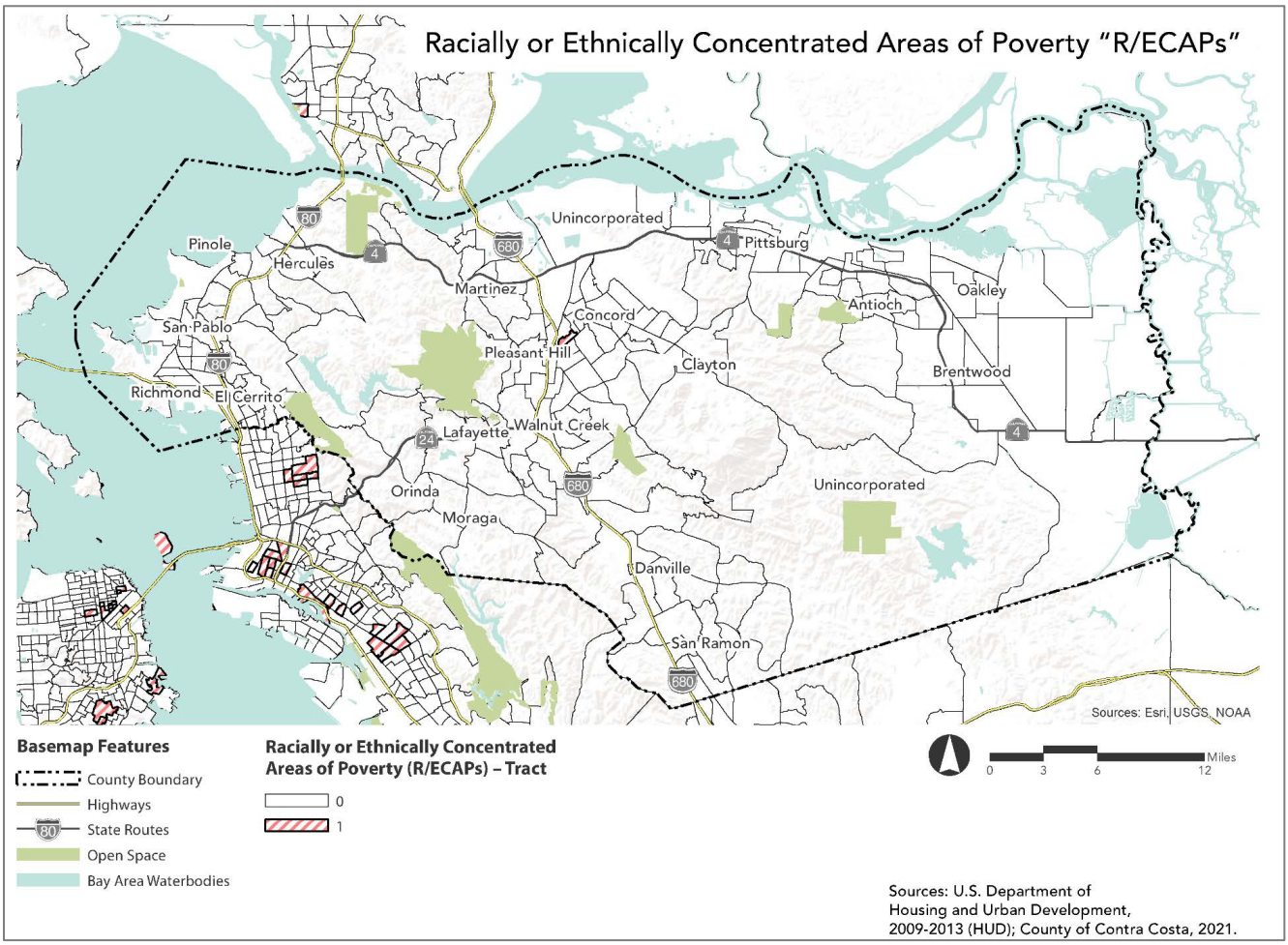
- A census tract that has a non-white population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the 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 3-15 below).

Figure 3-15: R/ECAPs in Contra Costa County, 2013



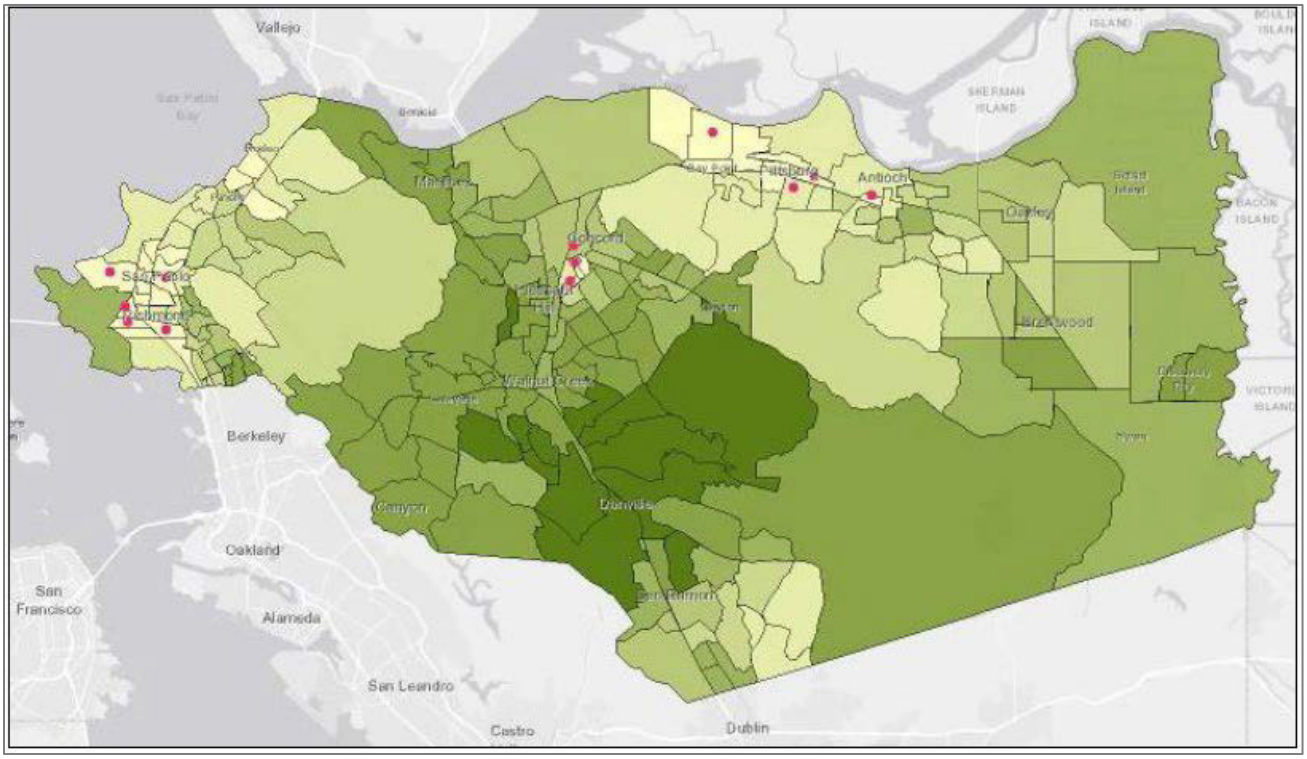
Source: HCD AFFH Data Viewer. U.S. Department of Housing and Urban Development (2009-2013).

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 3-16 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 3-16: Expanded R/ECAPs in Contra Costa County

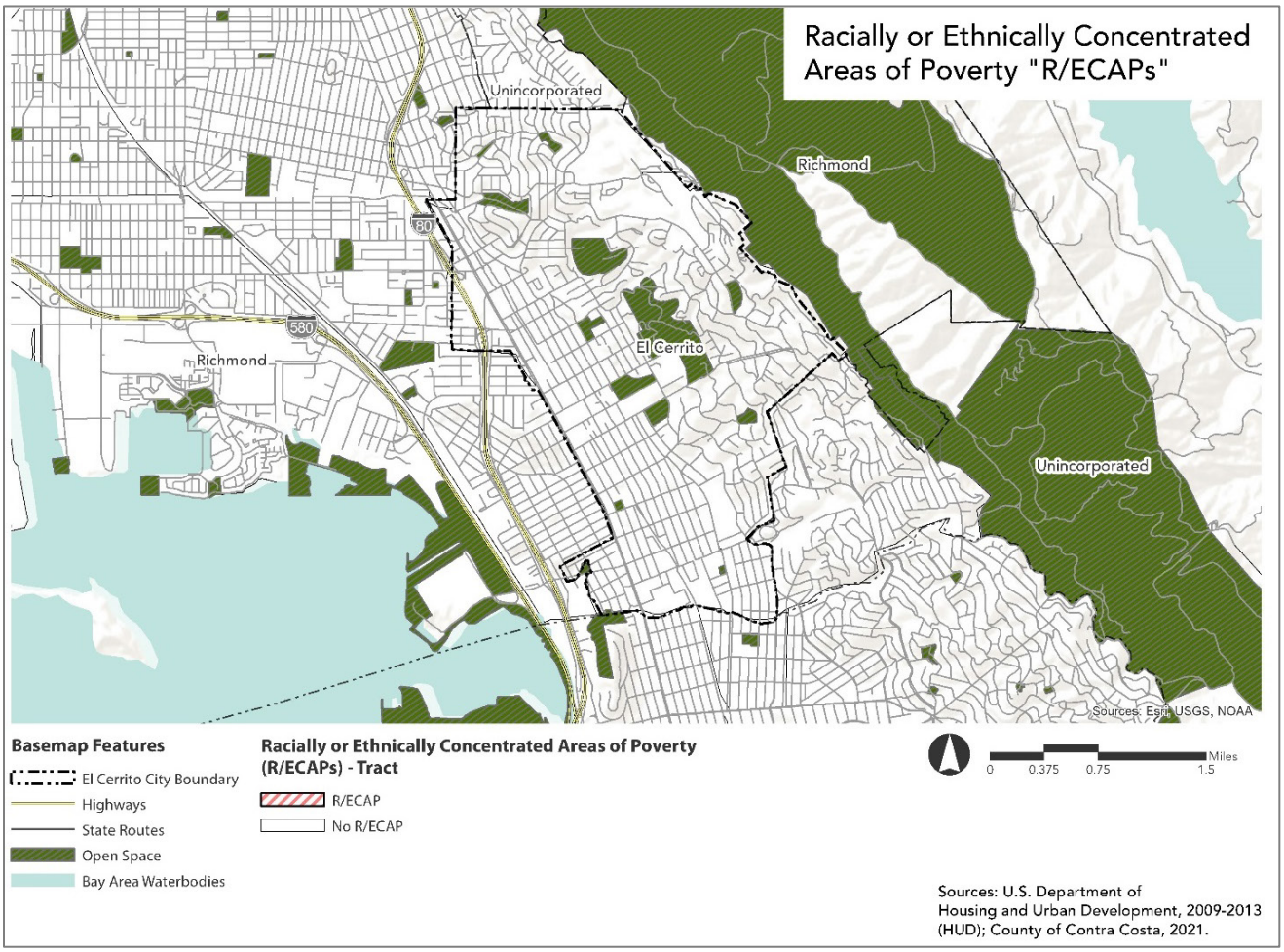


Source: Contra Costa County Analysis of Impediments to Fair Housing Choice, 2020.

Local Trends

The City of El Cerrito has no R/ECAPs as defined by HUD and no expanded R/ECAPs as defined by the Contra Costa County AI (see Figure 3-17).

Figure 3-17: 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

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. The AFFH Data Viewer provides a map of RCAAs across the state, defined as census tracts where the white population is more than 1.25 time higher than the Council of Governments (COG) regional average and where the median income is 1.5 times higher than the COG AMI or 1.5 times higher than the State AMI, whichever is lower. The average percentage of the total white population in the ABAG region is 41 percent and the COG AMI is $113,597. The average statewide AMI is $75,235. Because the COG AMI is higher than the State AMI, the State AMI is used in this analysis. Therefore, census tracts where the white population is more than 51.2 percent and the AMI is more than $112,852 are classified as RCAAs.

Regional Trends

RCAAs within the region are shown on Figure 3-18 by census tract in Contra Costa County. Large parts of the unincorporated county meet this definition of RCAA, as do the cities of Orinda, Moraga, Lafayette, Danville, Clayton and large parts of Martinez, Pleasant Hill, and Walnut Creek. The hills within El Cerrito, Berkely, Piedmont, and Oakland are also classified as RCAAs whereas the flatlands of these cities are not RCAAs. 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.

Figure 3-18: Racially Concentrated Areas of Affluence in Contra Costa County

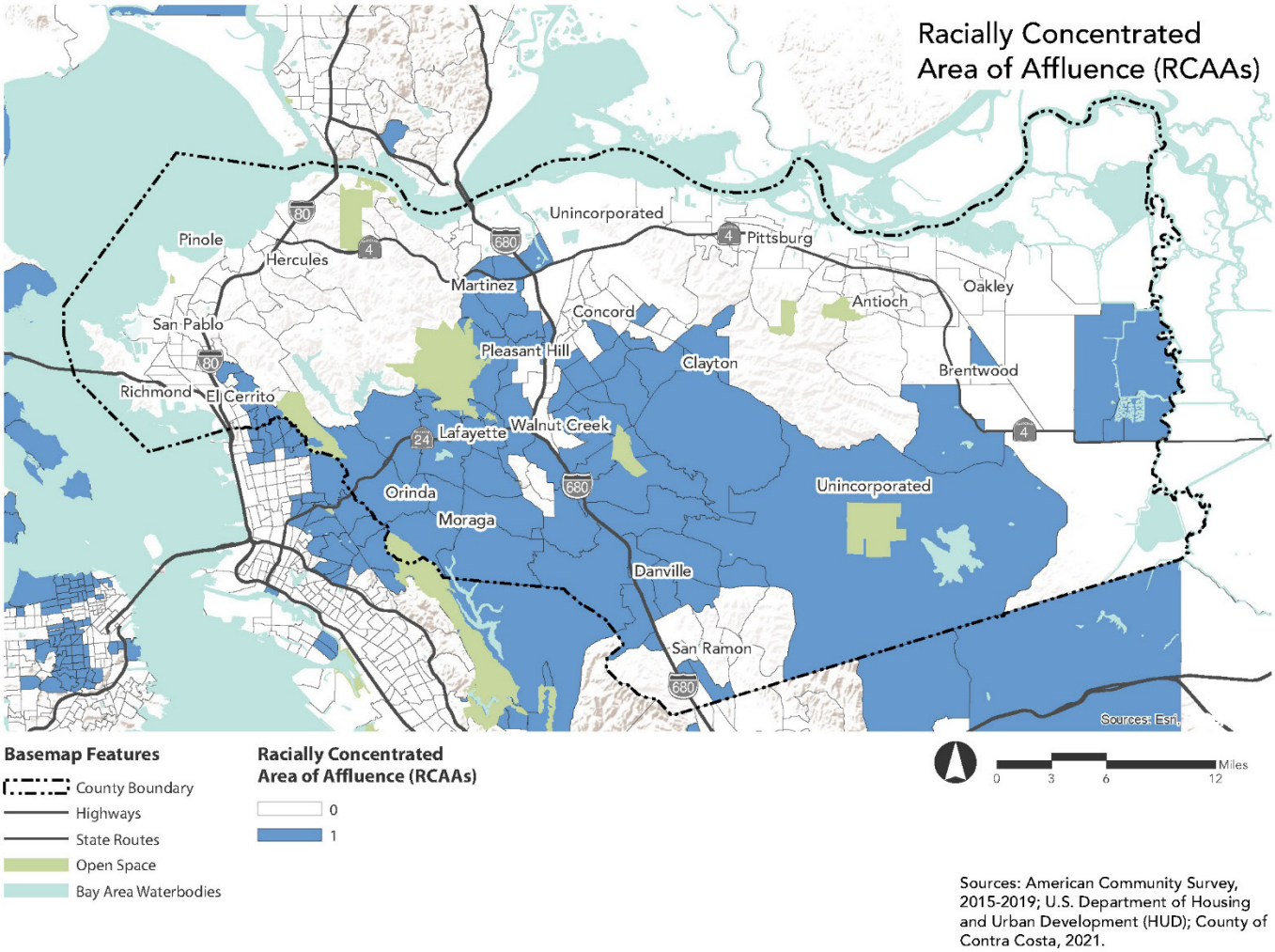


Table 3-17: White Population and Median Household Income of RCAAs in Contra Costa County

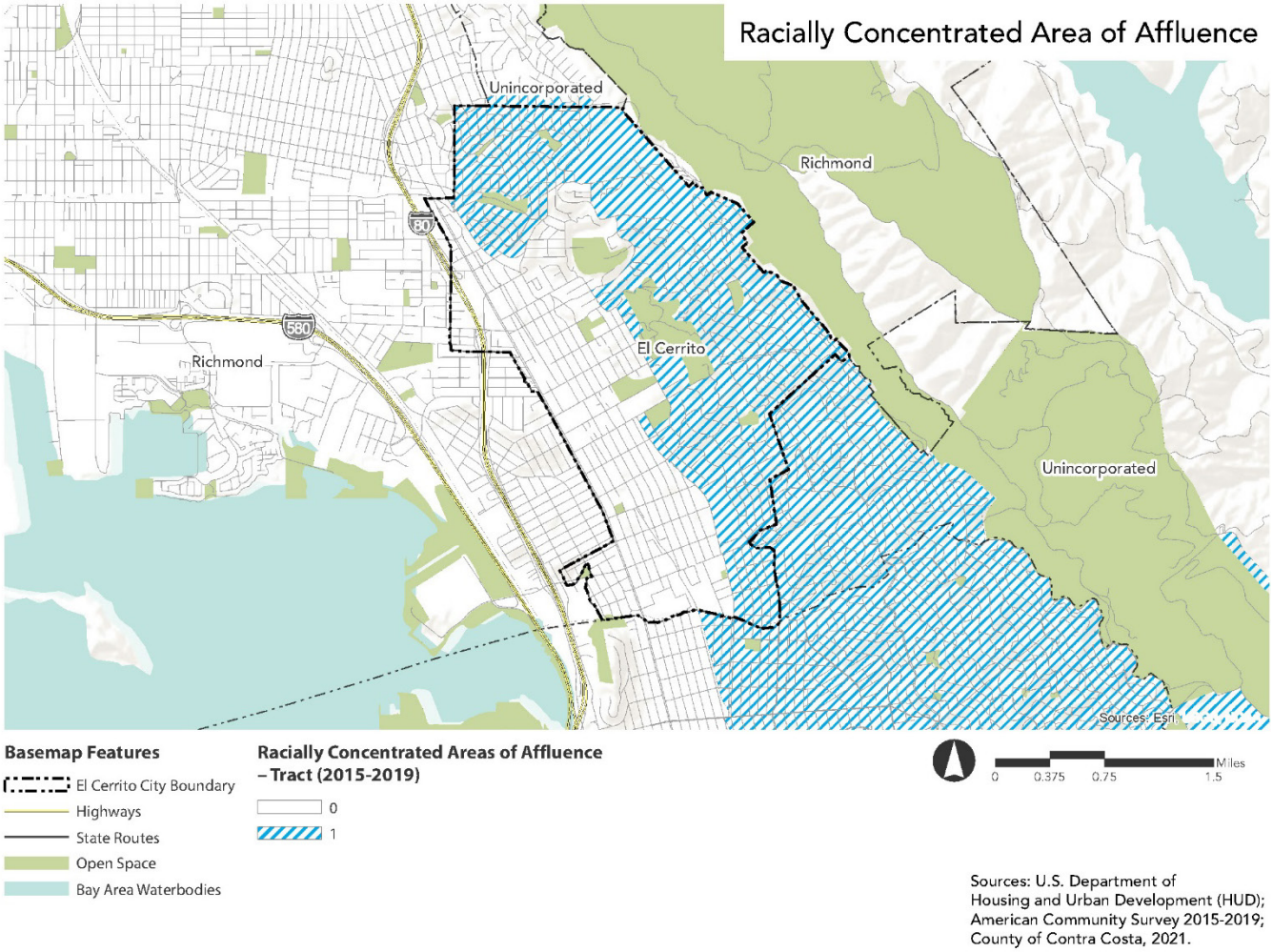
City	*White Population*	*Median Household Income (2019)*
Danville	80.53%	$160,808
Lafayette	81.23%	$178,889
Walnut Creek	74.05%	$105,948

Source: DataUSA.io (2019).

Local Trends

Figure 3-19 shows the census tracts that meet the definition of RCAAs in the City of El Cerrito. These RCAAs are in the east hillside areas. The white population in these census tracts ranges from 57.1 to 63.6 percent of the population, compared to the ABAG regional average of 41 percent. The median income ranges from $121,076 to $167,600, compared to the ABAG regional average of $113,597 and the statewide median average of $75,235. Housing in these areas is almost exclusively single-family homes built on small, steep hillside parcels. There are several constraints in these areas, including small, narrow lots, steep slopes, narrow winding roads that make it challenging even to build new single-family homes. Most of the areas identified as RCAAs are also considered very high fire hazard severity zones where evacuation is a concern. Even if the City were to zone land for higher density housing, opportunities for new multifamily development would be limited by the physical constraints and health and safety issues associated with very high fire risk.

Figure 3-19: Racially Concentrated Areas of Affluence in El Cerrito



However, the Housing Element includes a program to encourage the construction of ADUs to meet the need of some lower-income households and will prioritize marketing the benefits of ADUs in areas of concentrated affluence to improve access to areas of high opportunity for lower-income households and increase housing mobility opportunities for lower- and moderate-income households and non-White households (Program H-1.C). The Housing Element also includes a program to adopt zoning modifications and incentives to encourage innovative housing types, such as tiny homes, efficiency units, and missing middle housing in existing single-family neighborhoods as a way to diversify and expand access to neighborhoods considered racially concentrated areas of affluence (Program H-1.E).

3.6 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

Index	*School Proficiency*	*Transit Trip*	*Low Transportation Cost*	*Labor Market*	*Jobs Proximity*	*Environmental Health*
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

Domain	*Indicator*
Economic	• Poverty • Adult Education • Employment • Job Proximity • Median Home Value
Environmental	• CalEnviroScreen 3.0 Pollution Indicators and Values
Education	• Math Proficiency • Reading Proficiency • High School Graduation Rates • Student Poverty Rates

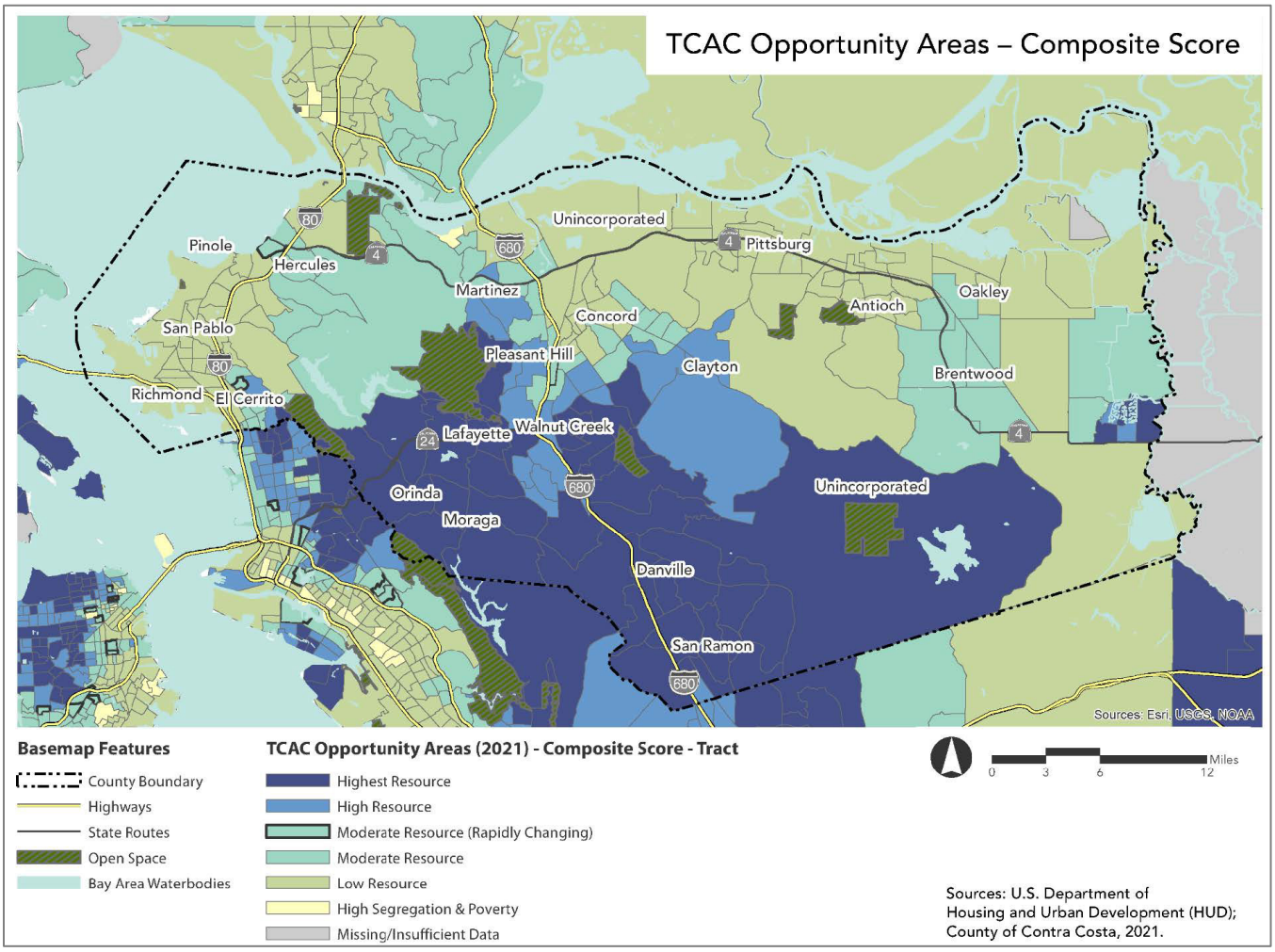
Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

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 3-20 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).

Figure 3-20: Composite Score of TCAC Opportunity Areas in Contra Costa County, 2021

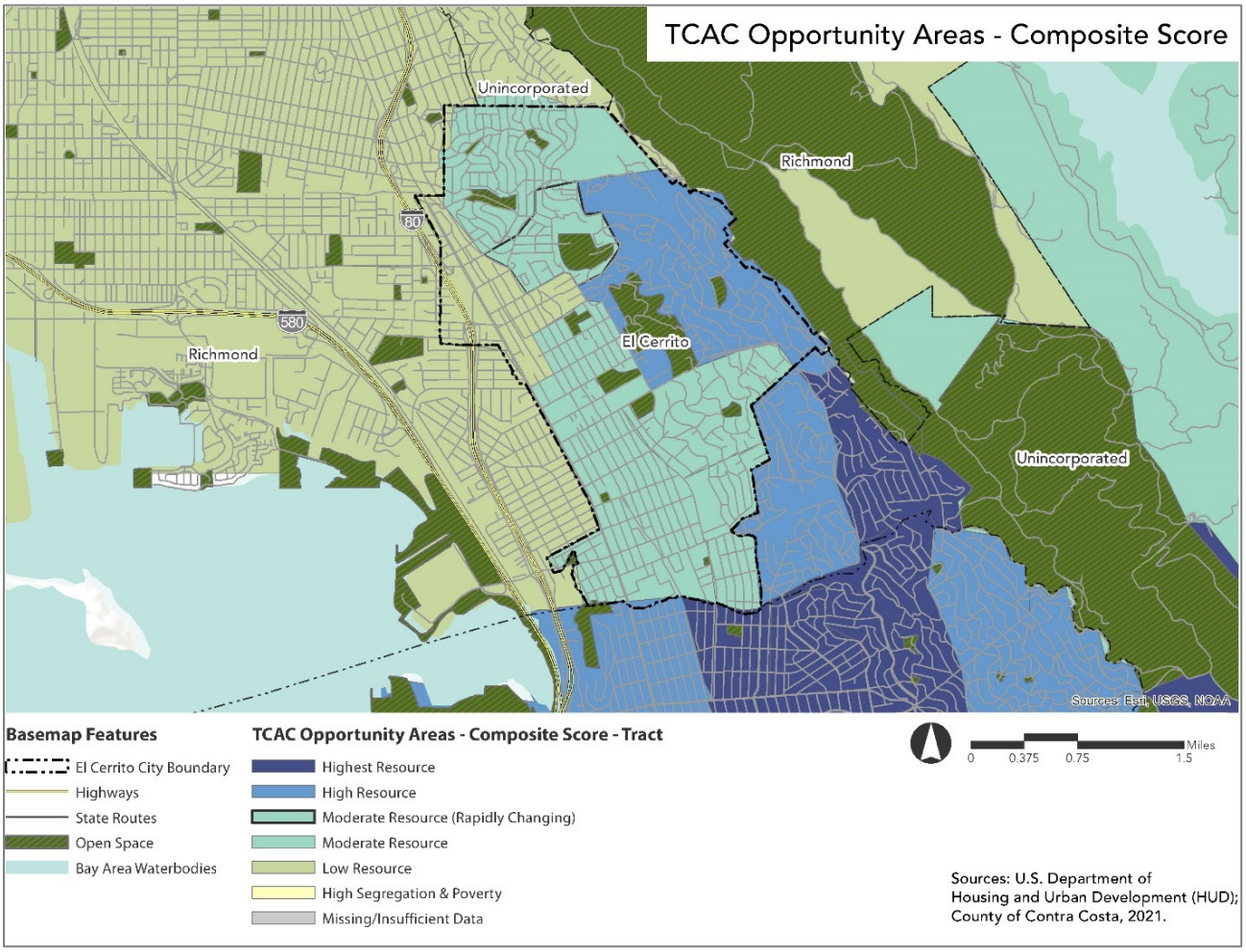


Source: Map 11(a) of Contra Costa Housing Collaborative AFFH analysis.

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 as shown in Figure 3-21. 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 3-21: 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.

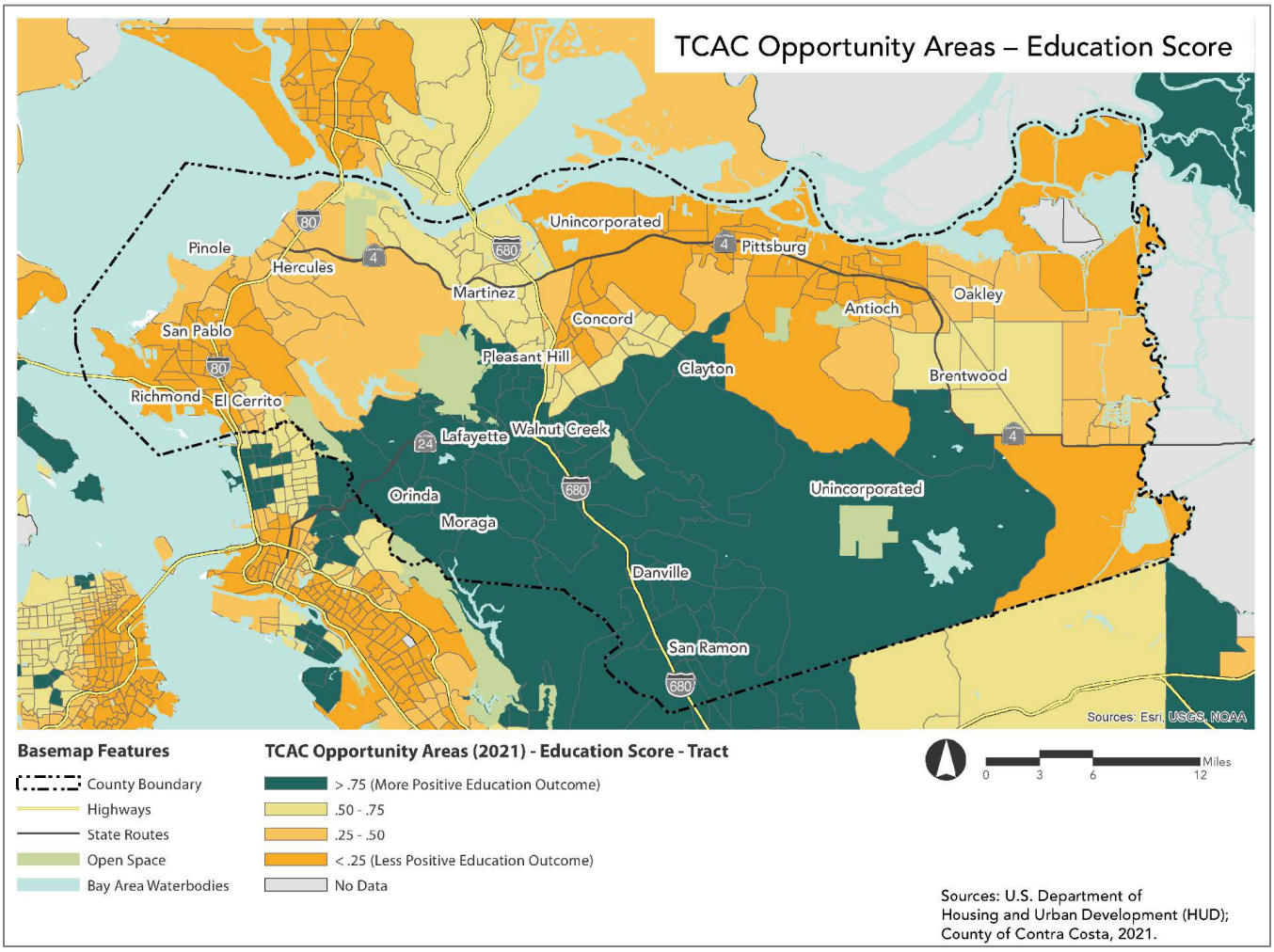
Regional Trends

There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. Figure 3-22 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 3-22: TCAC Opportunity Areas' Education Score in Contra Costa County, 2021



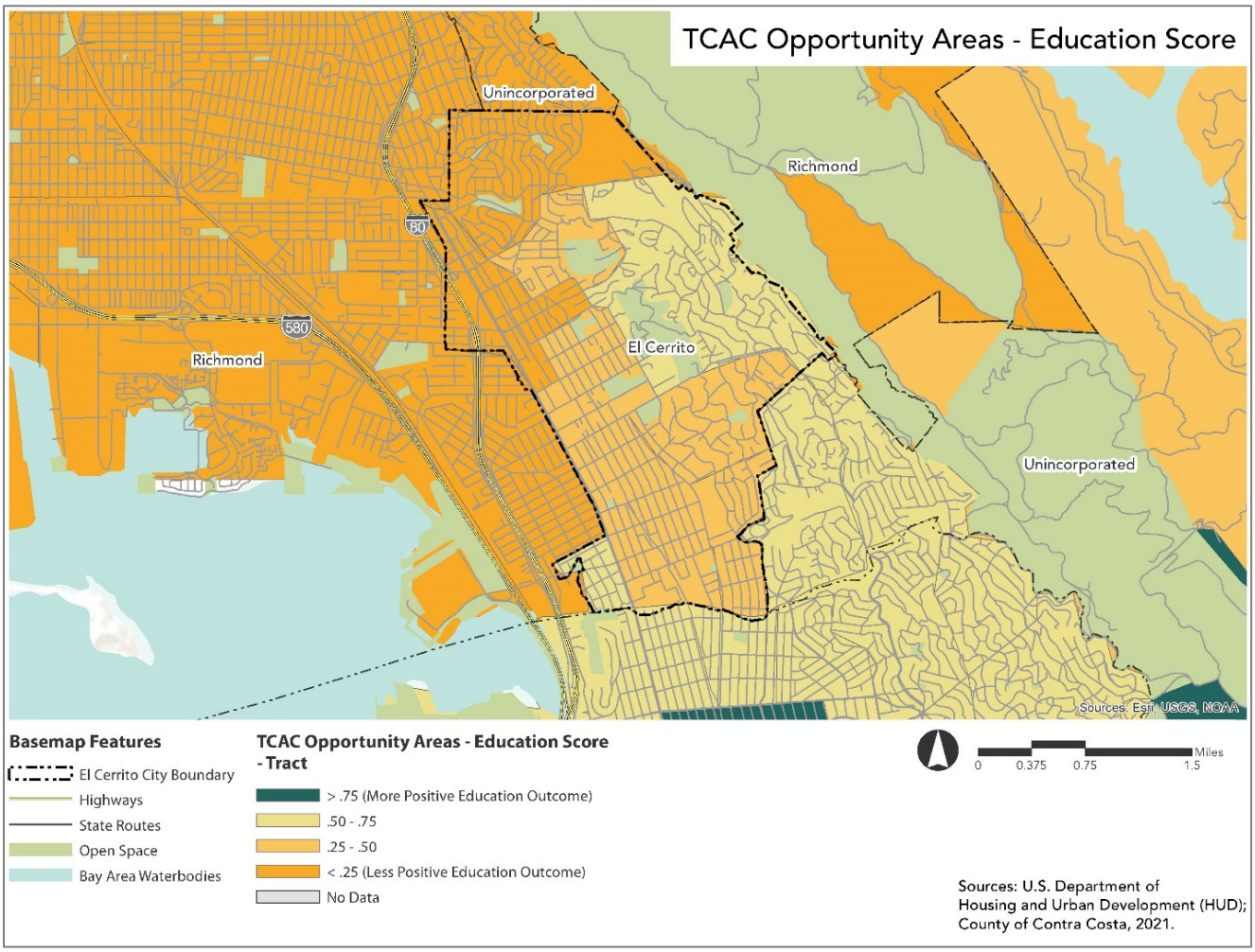
Source: Map 12(a) of Contra Costa Housing Collaborative AFFH analysis.

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) as shown in Figure 3-23. 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 3-23: 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.

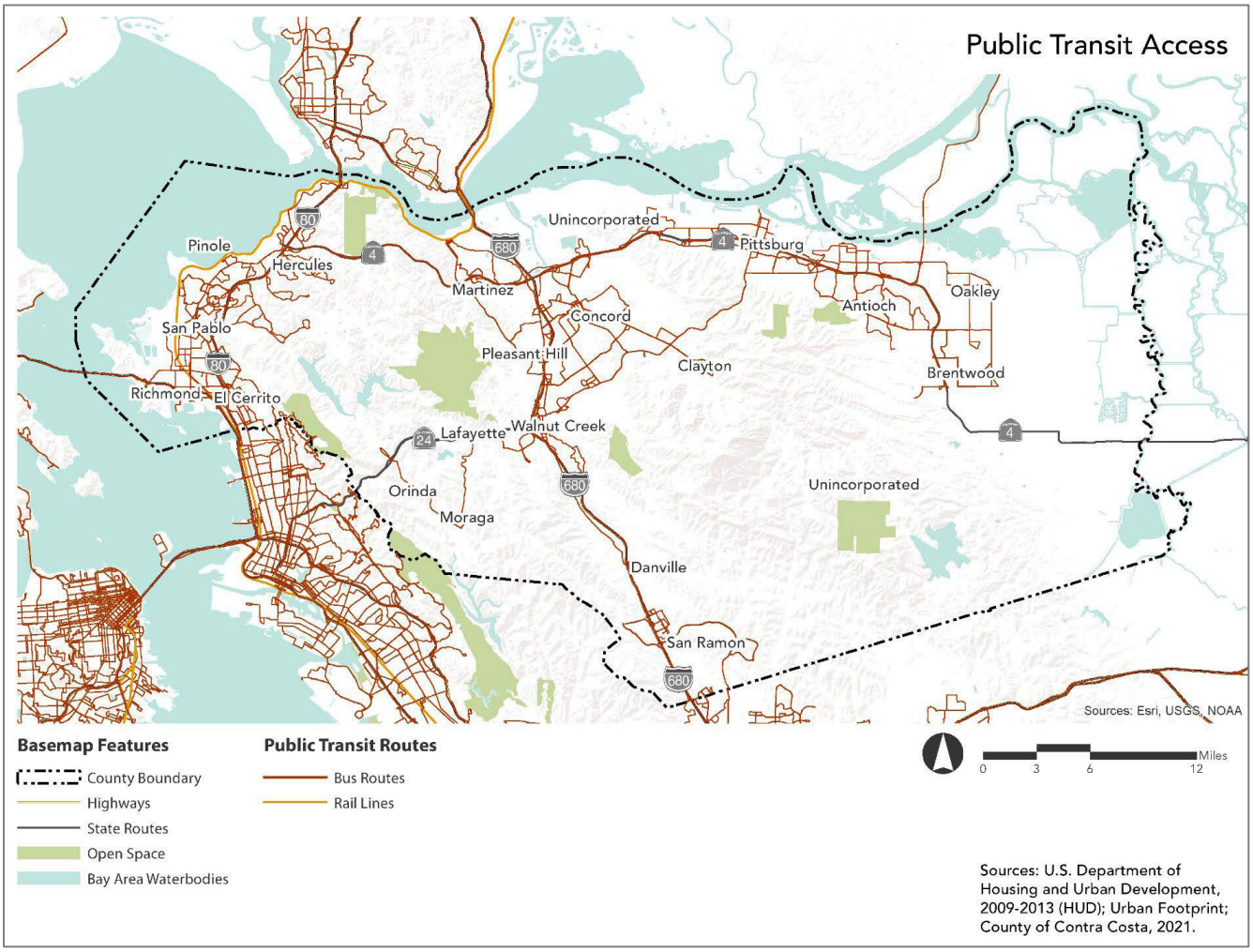
Within Contra Costa County, transit is generally not as robust in east county despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Pittsburg 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 3-24 displays public transit routes in Contra Costa County.

Figure 3-24: 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.

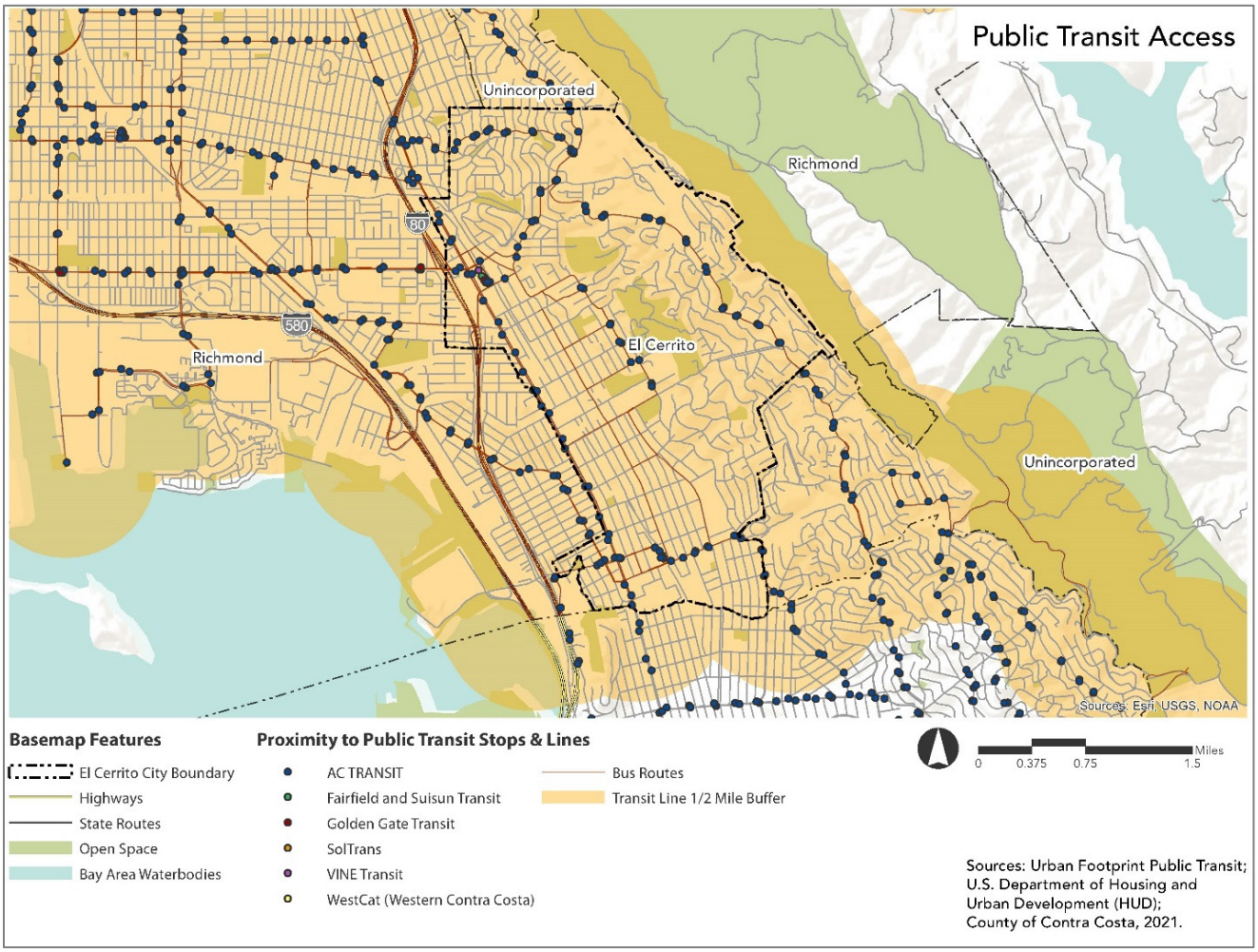
According to AllTransit, an online source of transit connectivity, access, and frequency data, 100 percent of jobs in El Cerrito are located within half a mile of transit and 28.02 percent of all commuters use transit. AllTransit states that 58.1 percent of the population (14,538 people) live within 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 3-25 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 3-25: 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

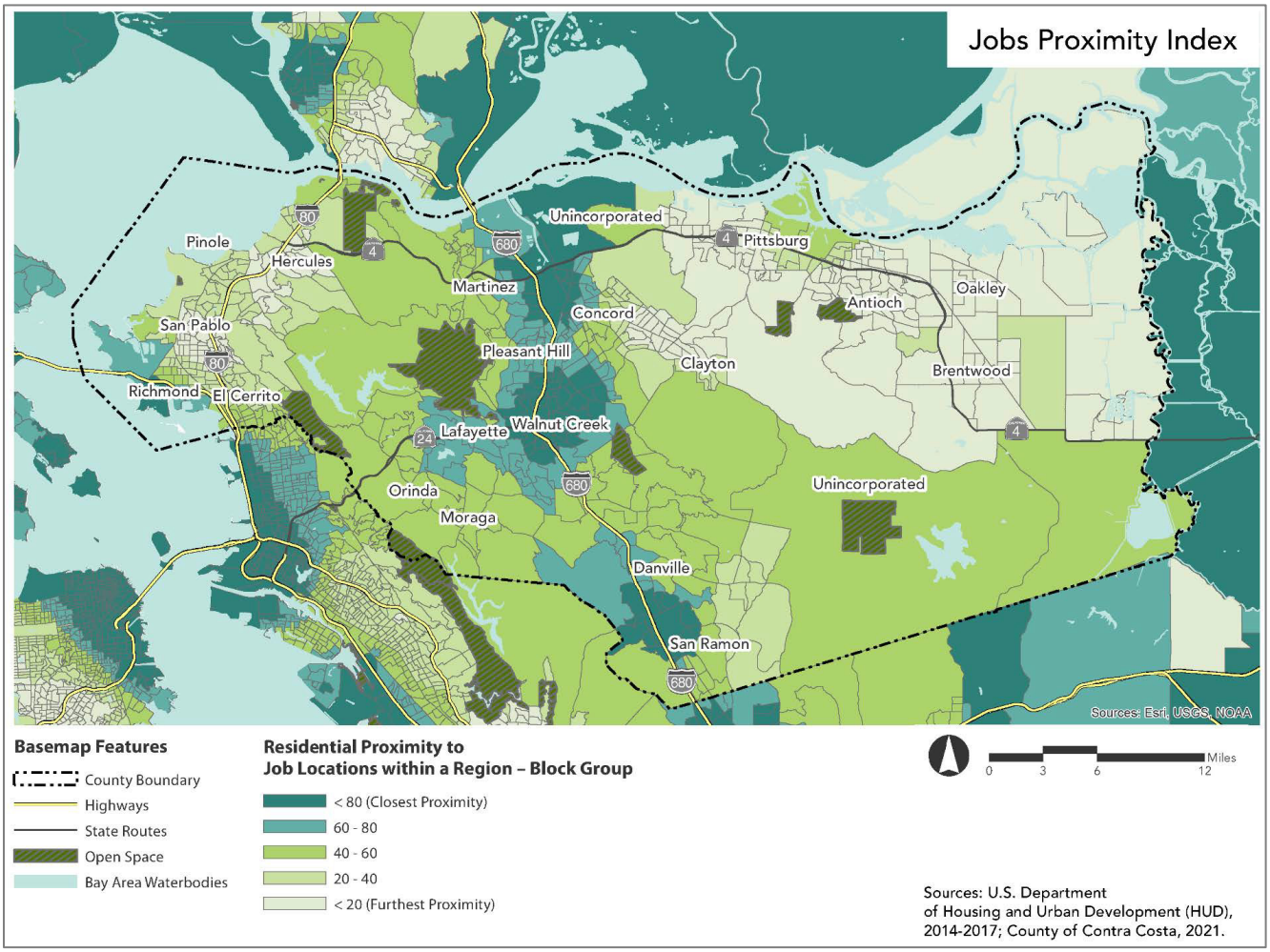
indicating higher labor force participation and human capital. The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility 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 3-26 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 3-27.

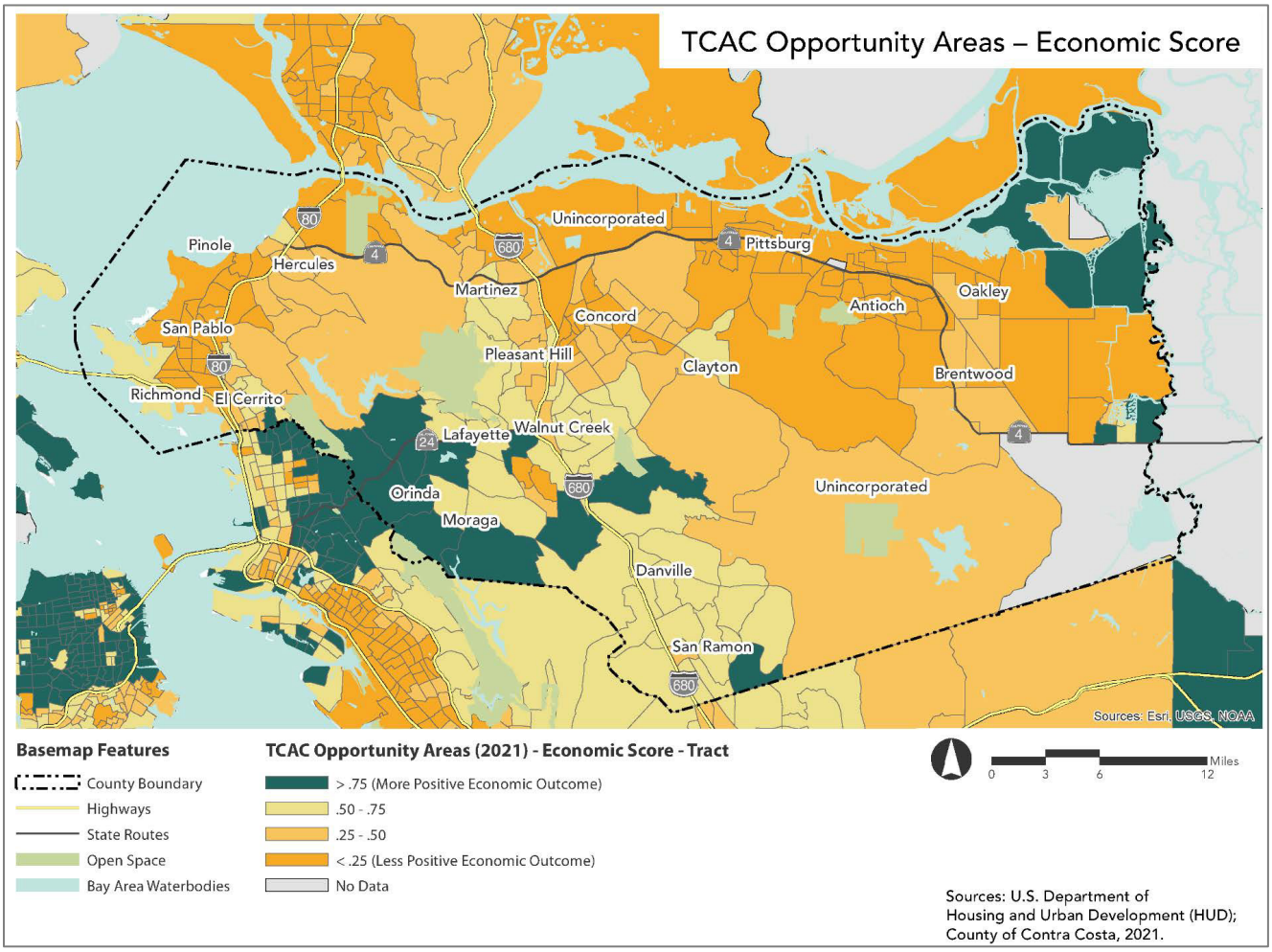
At the end of 2021, Contra Costa County had an unemployment rate of 4.2 percent, representing an estimated 22,900 residents. Antioch, Pittsburg, and Richmond were amongst the cities with the highest unemployment rates, 6.6 percent, 5.6 percent, and 5.2 percent respectively. These cities were closely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

Figure 3-26: Job Proximity Index in Contra Costa County, 2017



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

Figure 3-27: TCAC Opportunity Areas' Economic Score in Contra Costa County, 2021



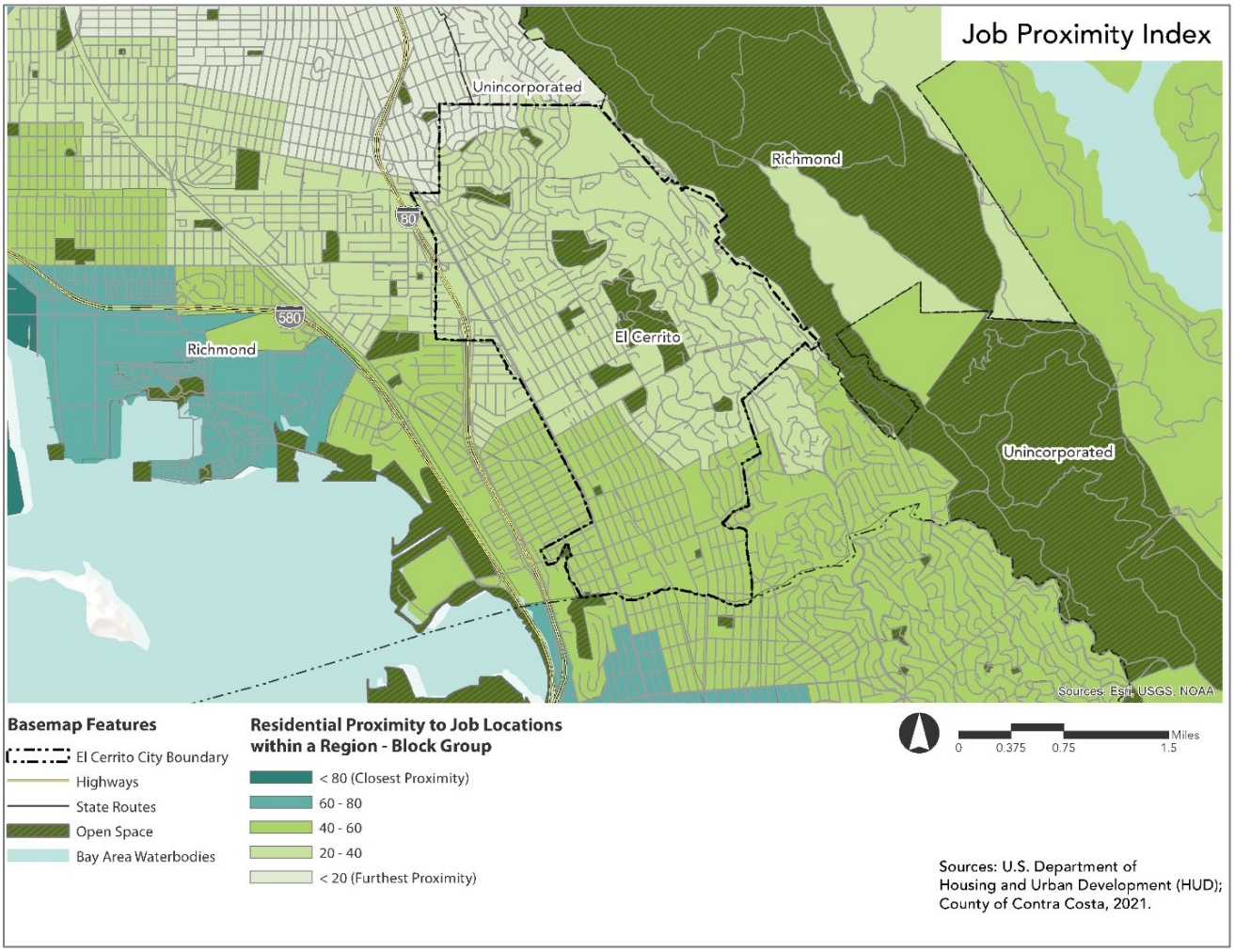
Source: Map 15(a) of Contra Costa Housing Collaborative AFFH analysis.

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 3-28 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.

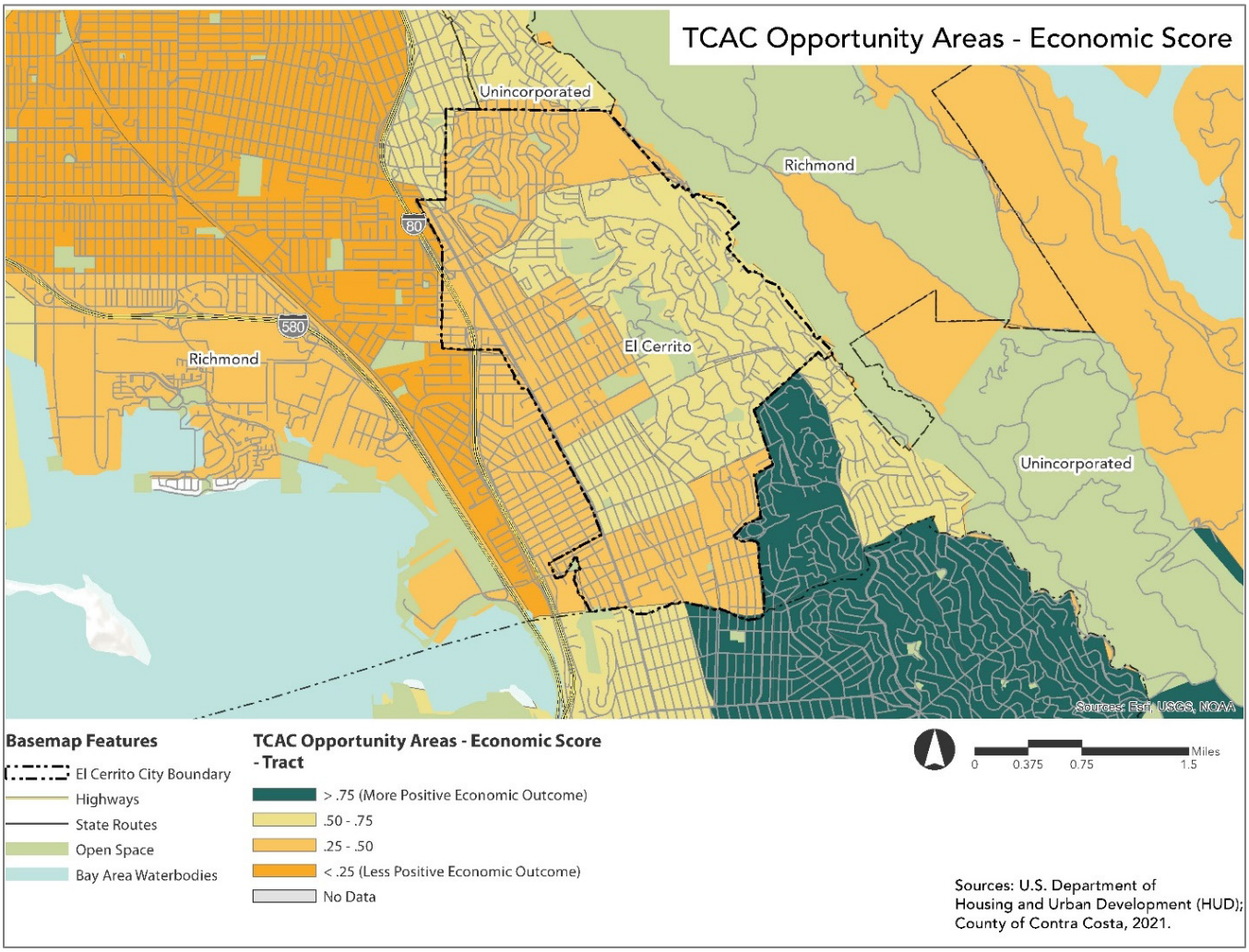
Figure 3-29 displays the economic index scores for the city. Overall, El Cerrito has moderate economic scores ranging from 0.25–0.75. For the most part, east El Cerrito has higher scores (0.50–0.75) than west El Cerrito (0.25–0.50). Tracts with the highest economic scores correspond to areas with the highest median income, areas considered high resource, and highest median gross rent in the city.

Figure 3-28: Job Proximity Index in El Cerrito, 2017



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

Figure 3-29: 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.

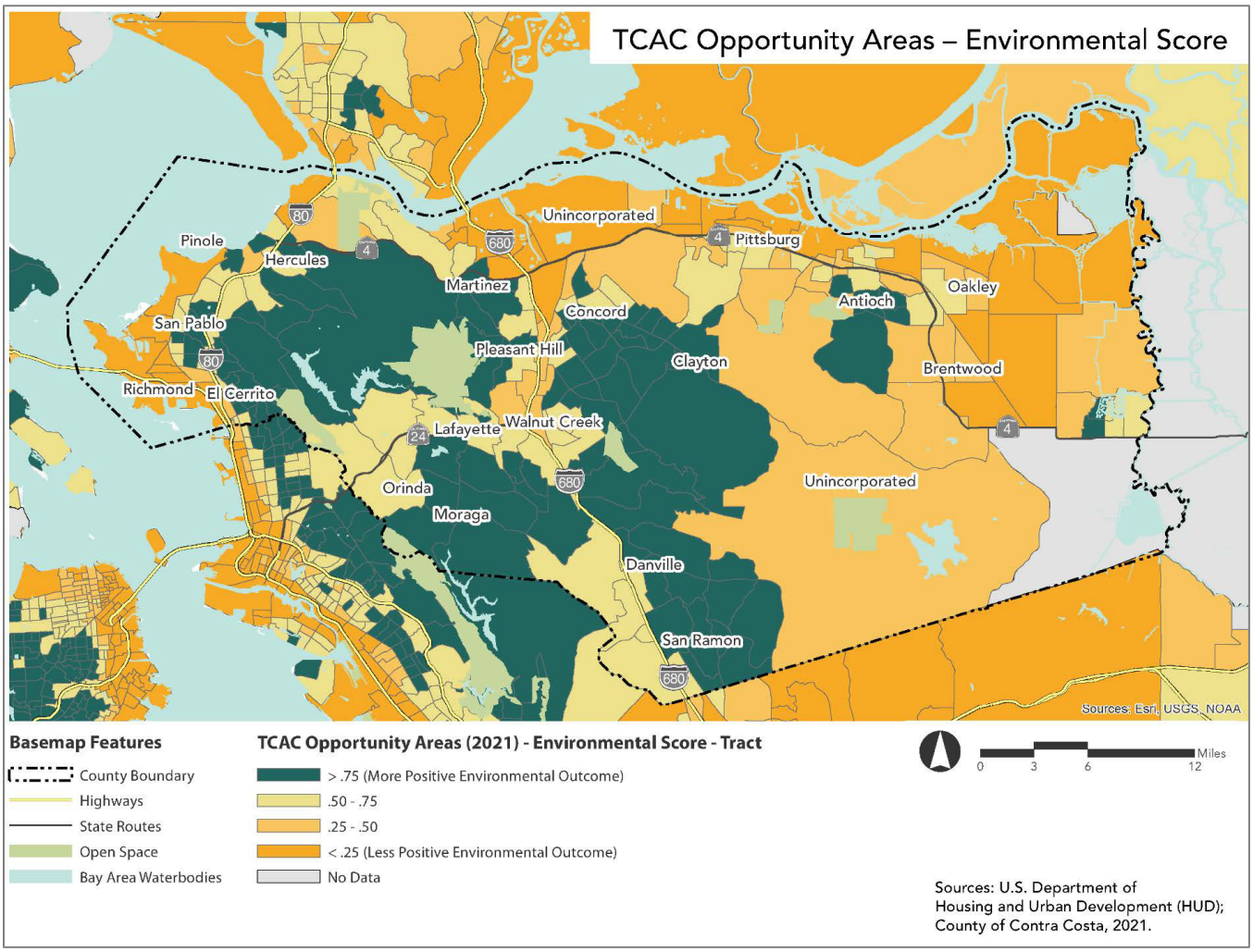
The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous 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 3-30 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.

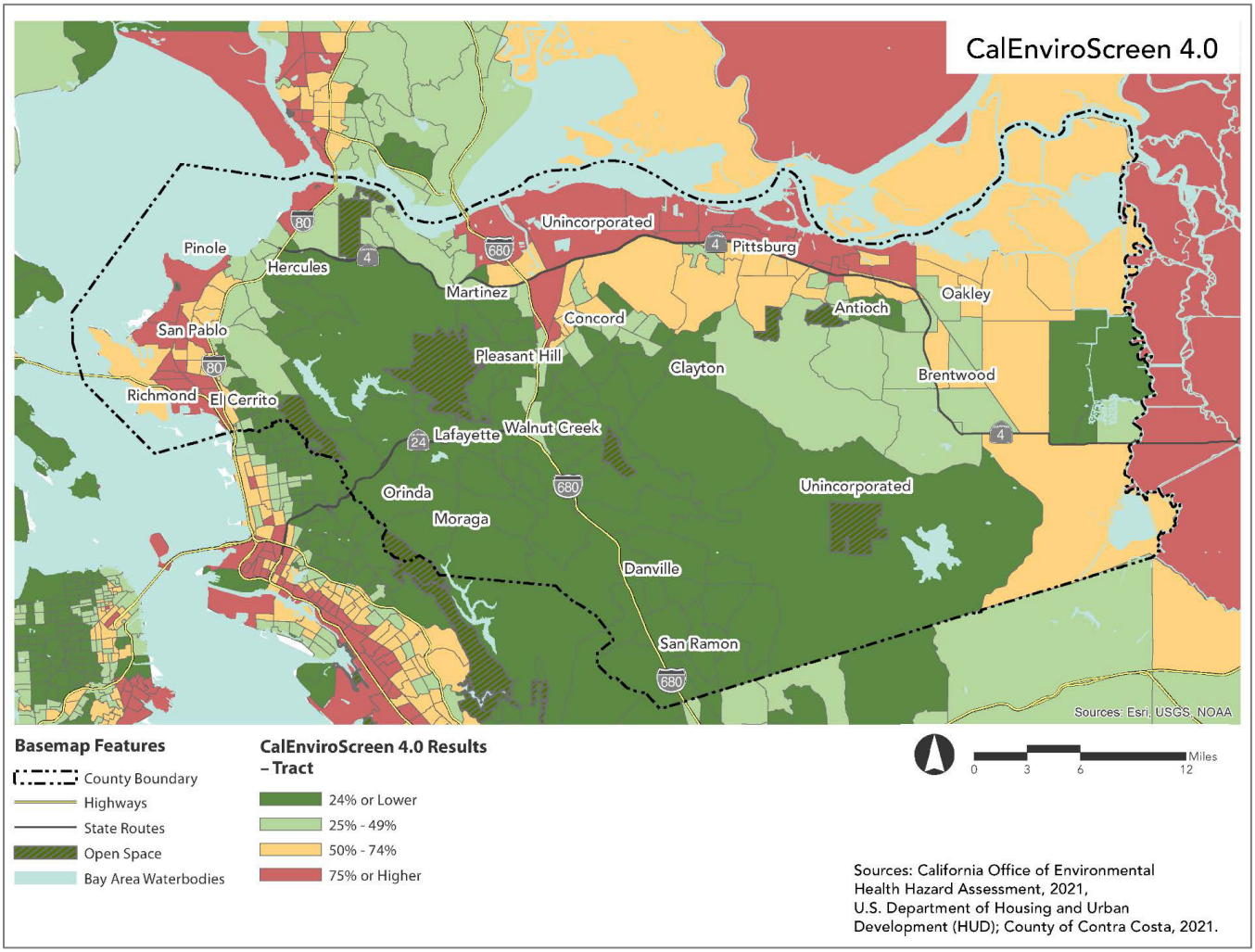
Figure 3-30: TCAC Opportunity Areas' Environmental Score in Contra Costa County, 2021



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

Figure 3-31 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 3-31: CalEnviroScreen 4.0 Results in Contra Costa County, 2021

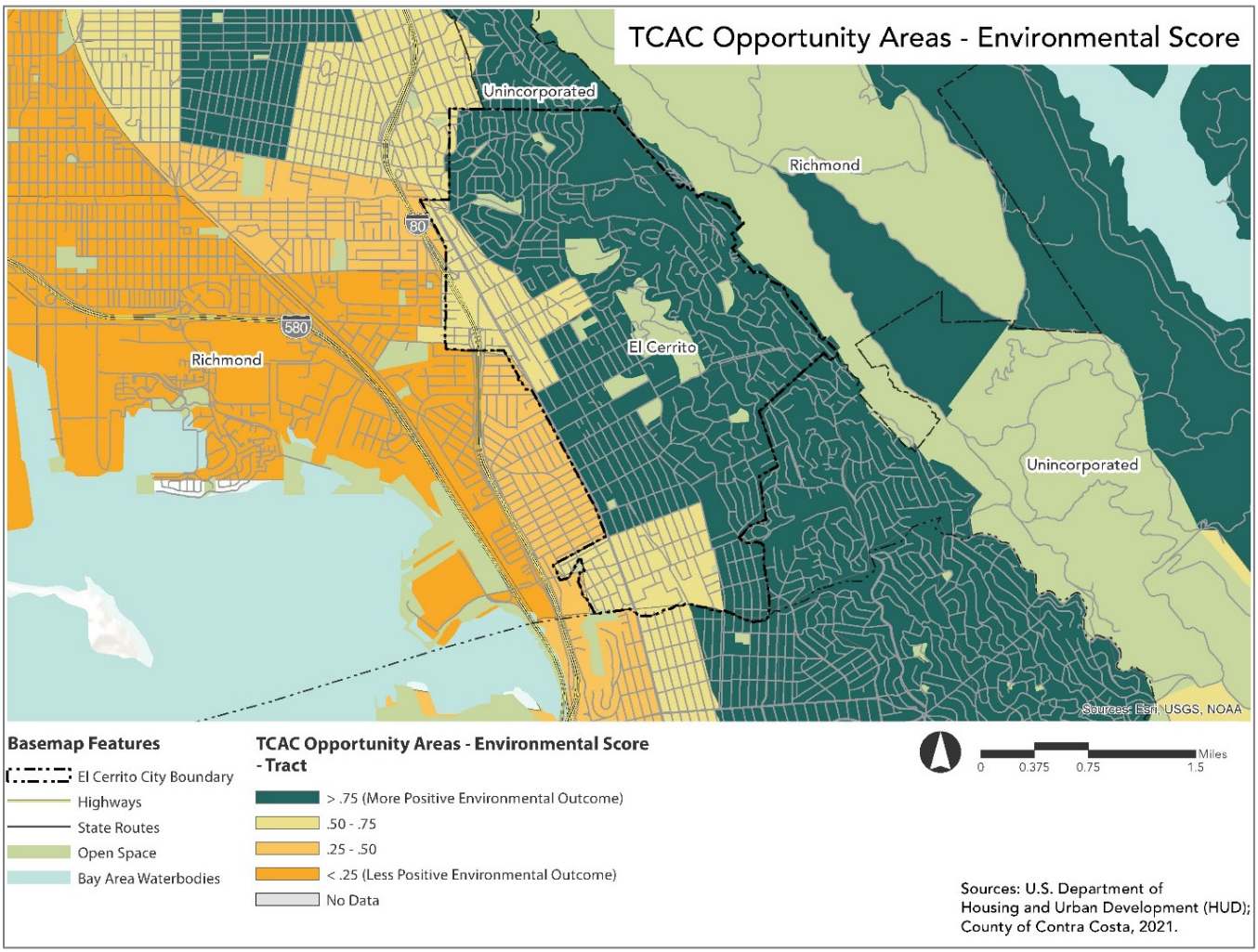


Source: Map 17(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

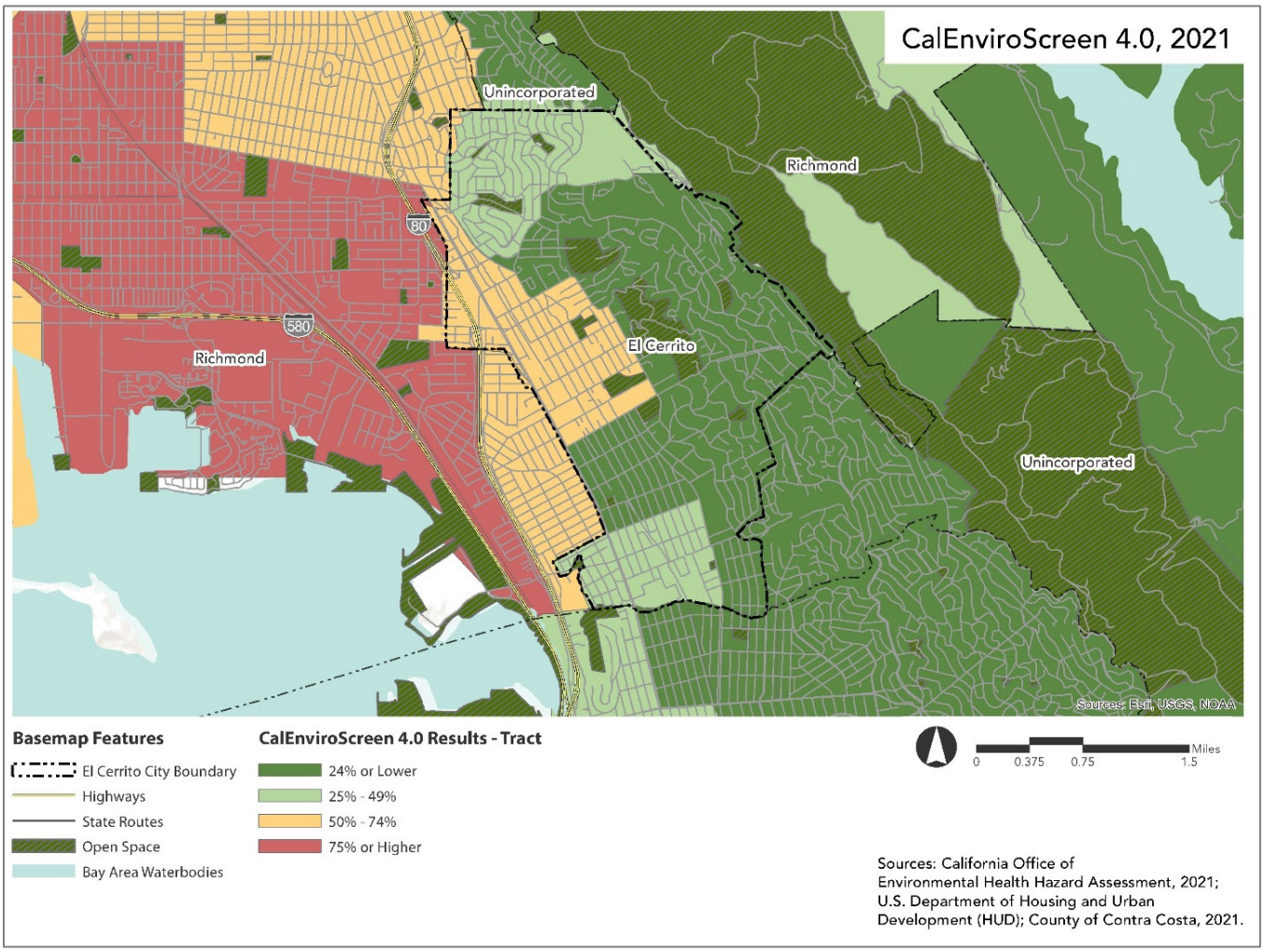
Environmental index scores for the City of El Cerrito, shown in Figure 3-32, are considerably higher than Richmond to the west, which is likely due to operational activities that occur at the Port of Richmond. The majority of the city has scores greater than 0.75, which indicate more positive environmental outcomes. Northwestern and southwestern El Cerrito have slightly lower scores (0.50–0.75) compared to the rest of the city. Figure 3-33 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 3-32: TCAC Opportunity Areas' Environmental Score in El Cerrito, 2021



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

Figure 3-33: 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

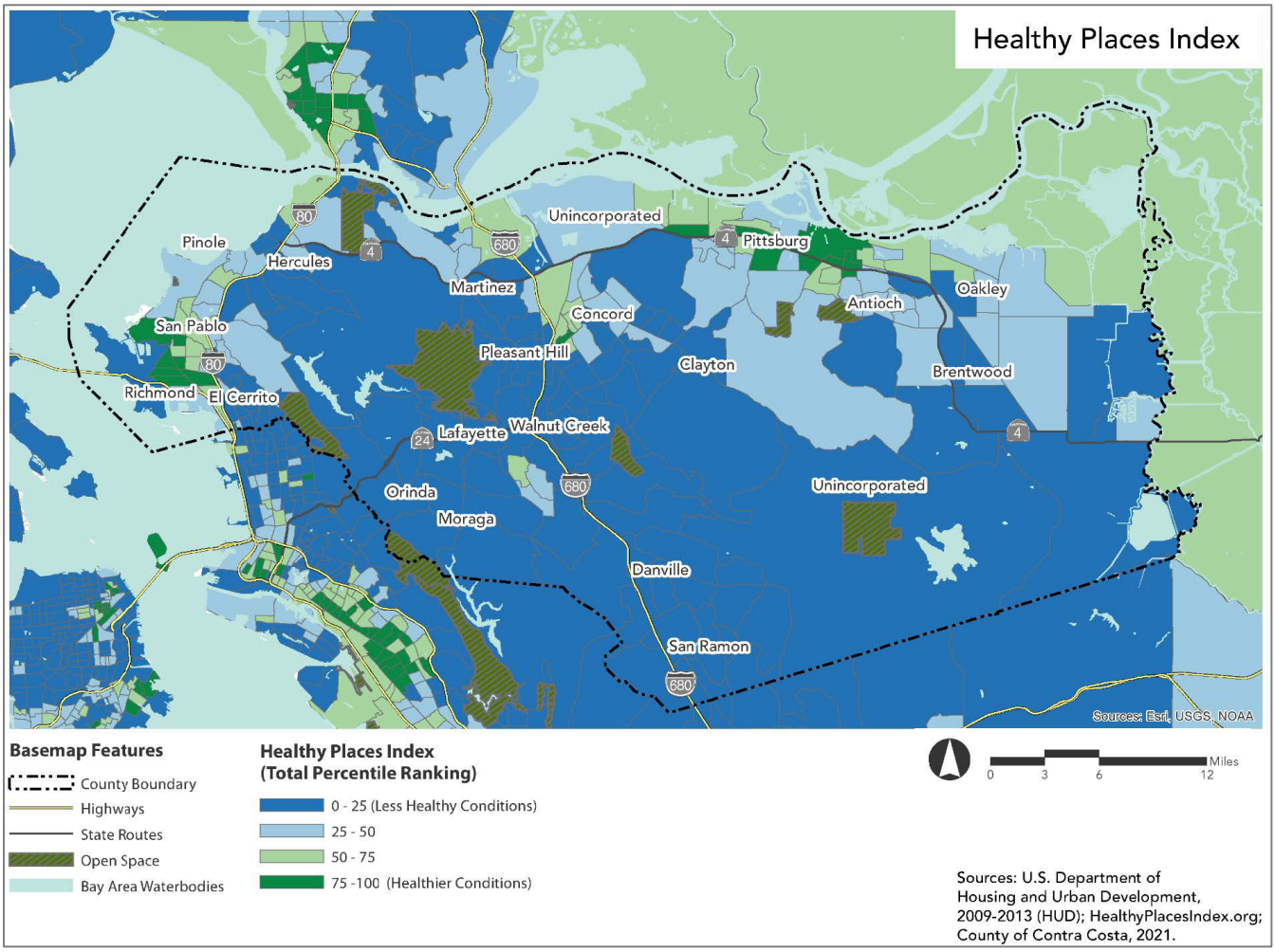
Figure 3-34 shows the HPI percentile score distributions for Contra Costa County. The majority of the county falls in the highest quarter, indicating healthier conditions. These areas have a lower percentage of minority populations and higher median incomes. The reverse is true for cities with the lowest 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 3-35 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

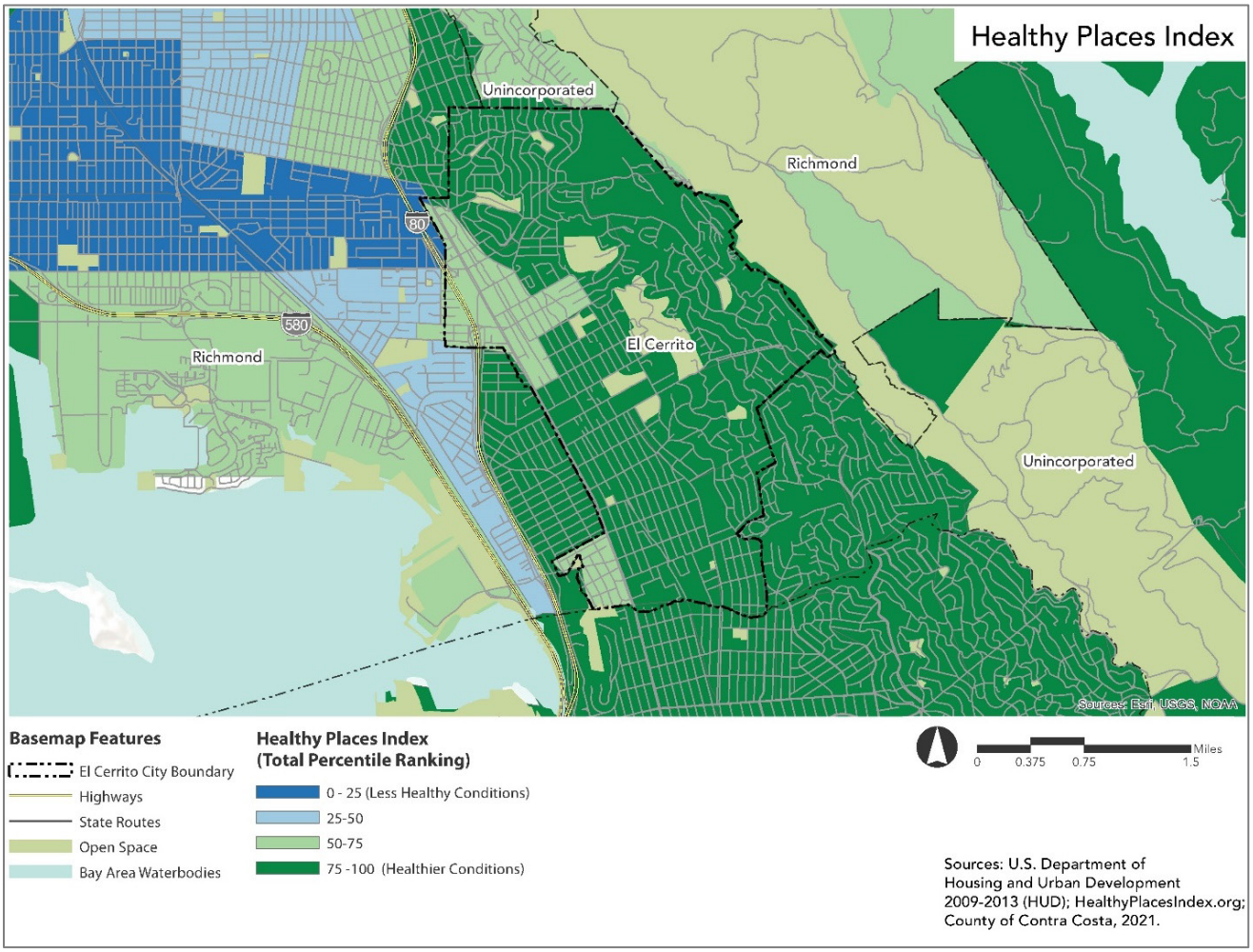
in the HPI are also areas that have the most indicators of potential fair housing issues, as described throughout this chapter. These areas have higher percentages of non-White populations, higher percentages of children in female-headed households and lowest median gross rents as presented in HUD's 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 3-34: Healthy Places Index in Contra Costa County



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

Figure 3-35: Healthy Places Index in El Cerrito



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

3.7 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

Demographic	*Total Number of Households*	*Households with Housing Problems*		*Households with Severe Housing Problems*	
	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

Household Type	*No. of Households with Housing Problems*
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).

Figure 3-36 shows concentrations of cost burdened renter households in Contra Costa County, and indicates that there are 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

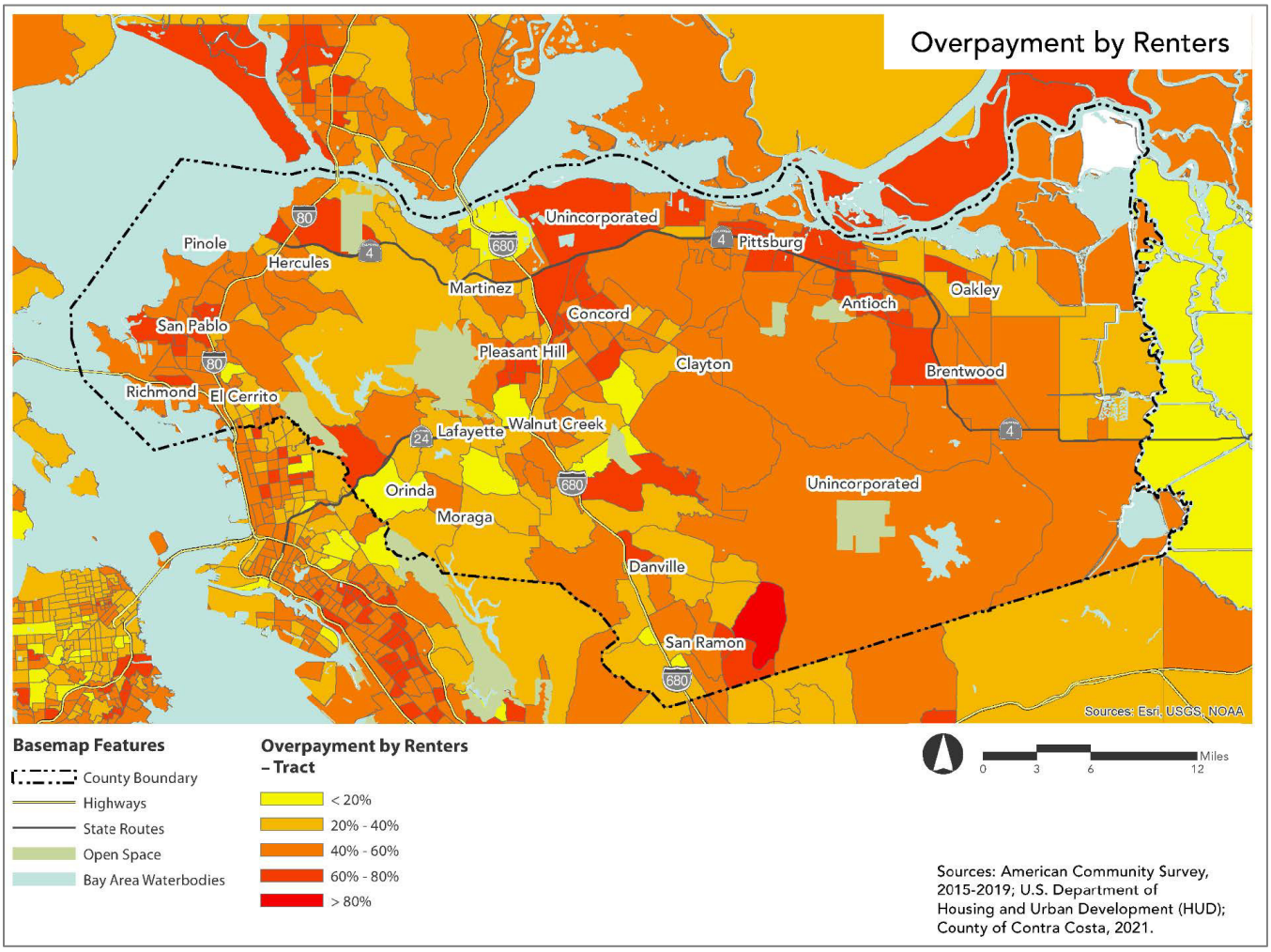
experience cost burdens; west Contra Costa County has 20–40 percent of renter households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20 percent of renter households experience cost burdens.

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 3-36: 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.

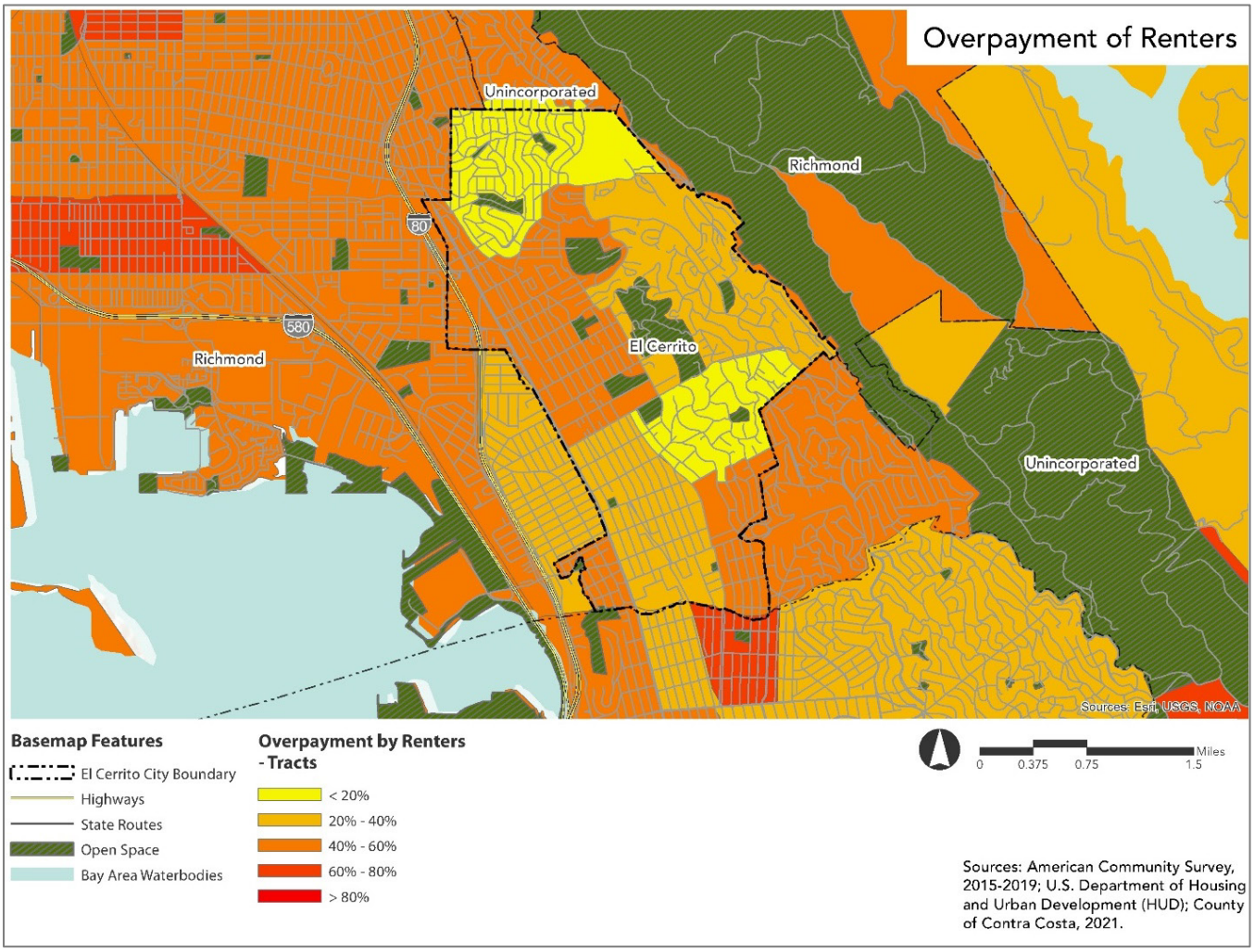
Table 3-23: Households that Experience Cost Burden by Tenure in El Cerrito

	Total Number of Households	*Cost burden >30% to < 50%*	*Cost burden > 50%*	*Percentage of Households that Experience Cost Burden*
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 3-37 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.

Figure 3-37: Distribution of Percentage of Overpayment by Renters in El Cerrito



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

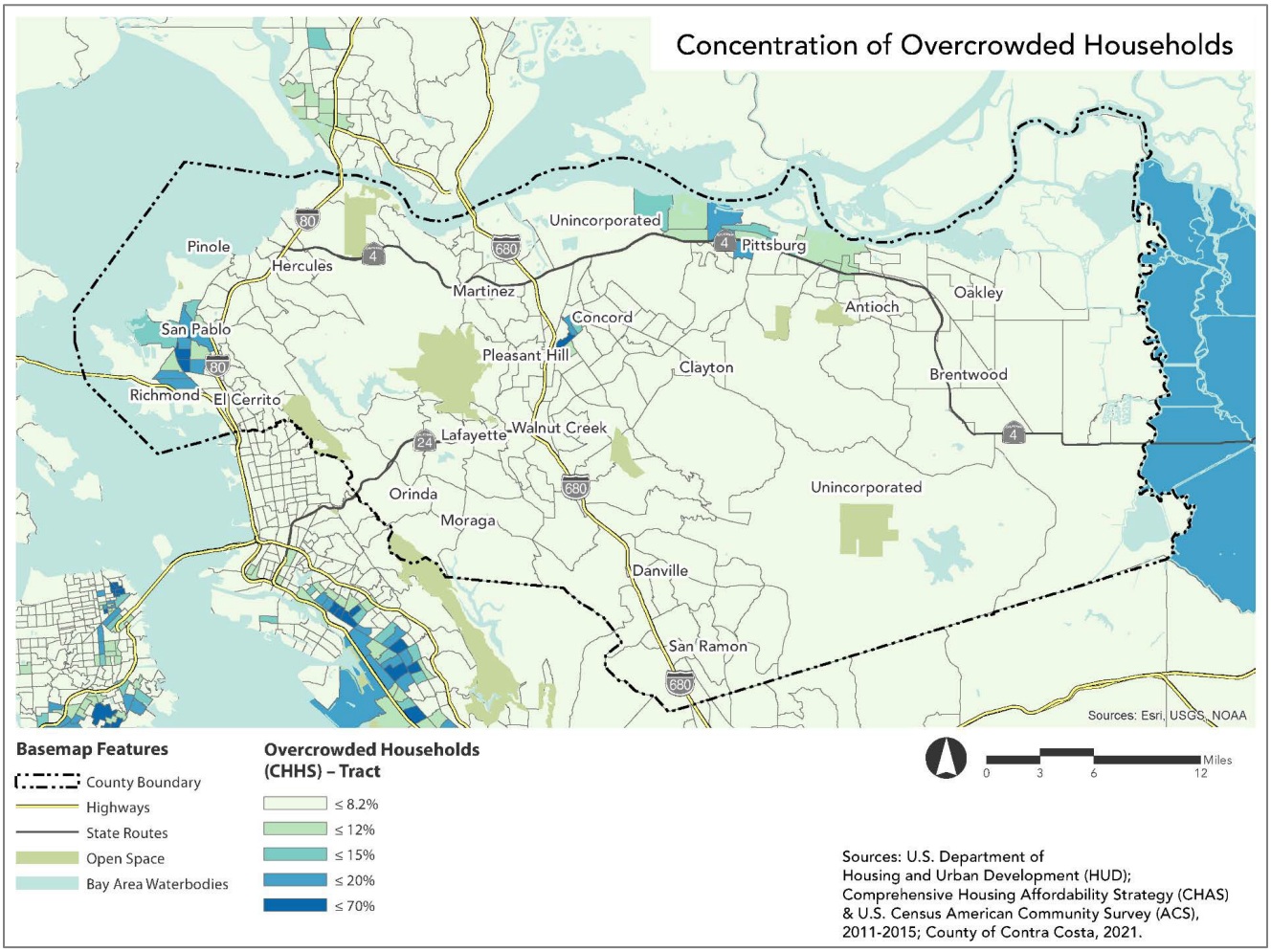
Overcrowded Households

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 3-38 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 3-38: Distribution of Percentage of Overcrowded Households in Contra Costa County



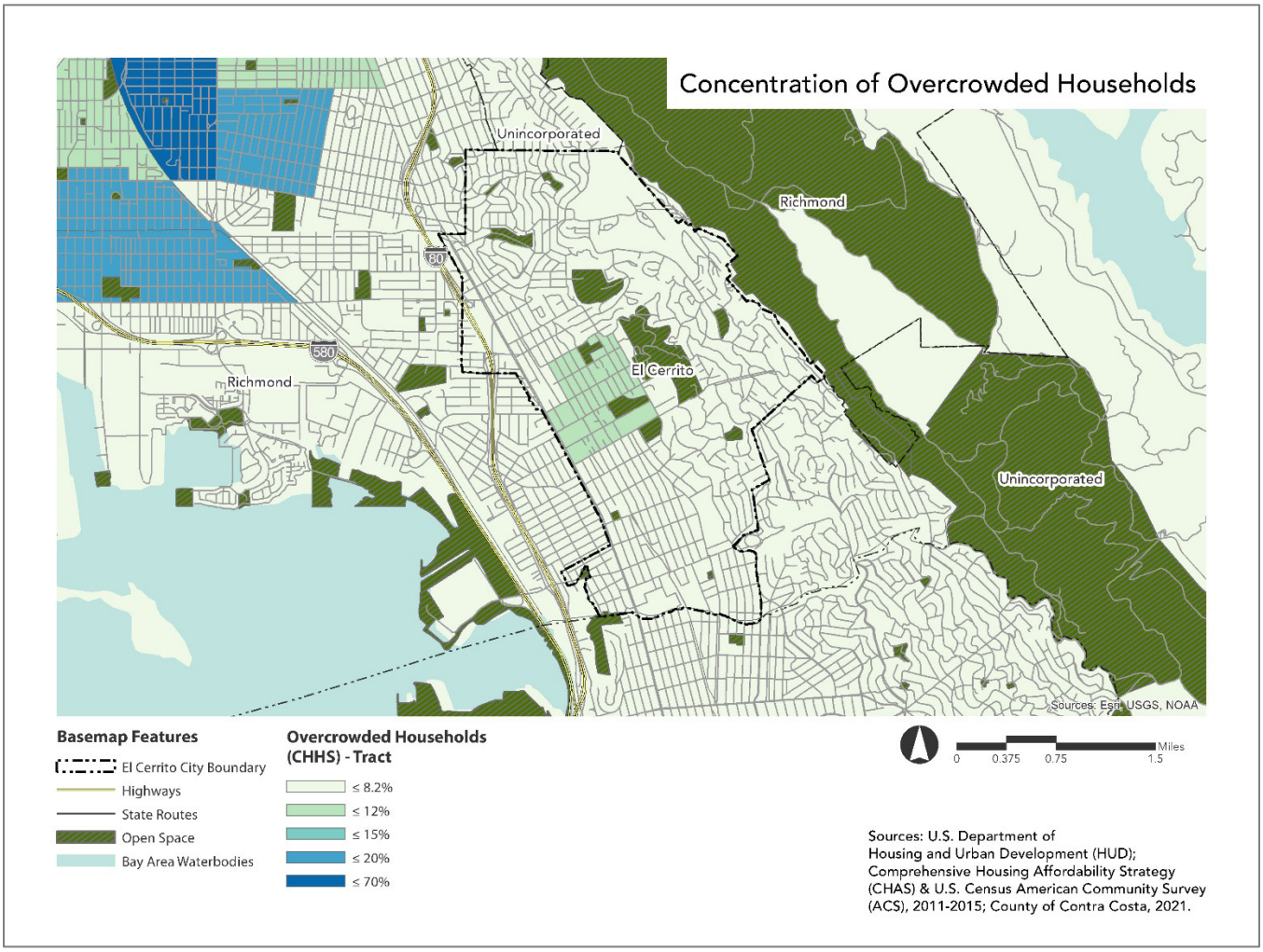
Source: Map 20(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Figure 3-39 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 3-39: 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

	Owner	*Renter*	*All Households*
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

	Owner	*Renter*	*All Households*
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).

The City has two programs to address substandard housing conditions: the Code Enforcement program, which is a reactive program to address complaints reported from residents and other community members, and the Residential Rental Inspection Program, which is a proactive program to inspect all rental units in the city. Figure 3-40 shows the concentration of substandard housing cases identified through Code Enforcement activities and Figure 3-41 shows the location of substandard housing conditions identified through the Residential Rental Inspection Program. There were 85 cases of substandard housing addressed through the Code Enforcement program and 544 cases of substandard housing addressed through the Residential Rental Inspection Program. What is evident in these maps is that most substandard housing cases occur in the flatlands where the City's older housing stock and existing multifamily housing stock is concentrated.

Figure 3-40: Code Enforcement Cases of Substandard Housing, 2017-2022

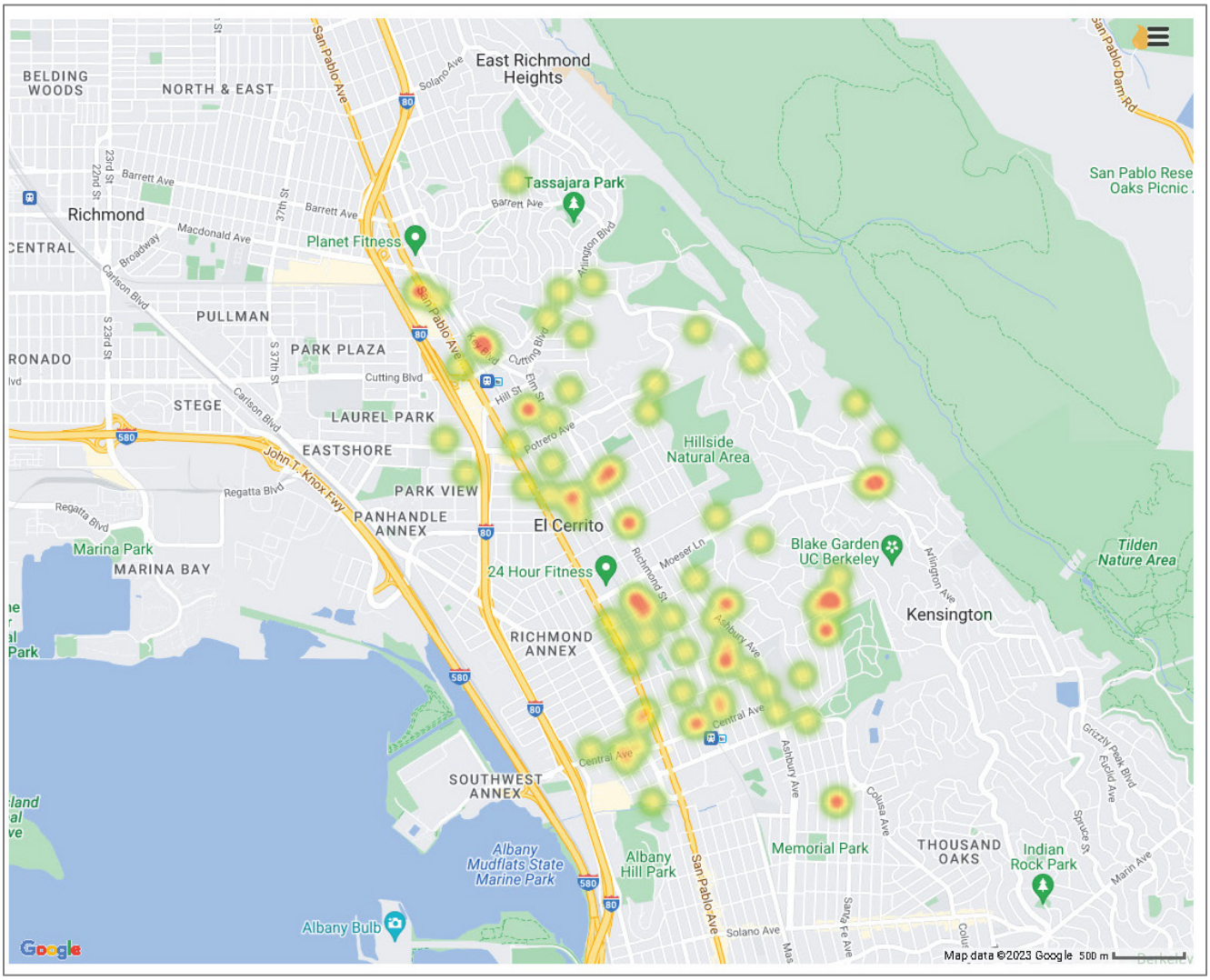
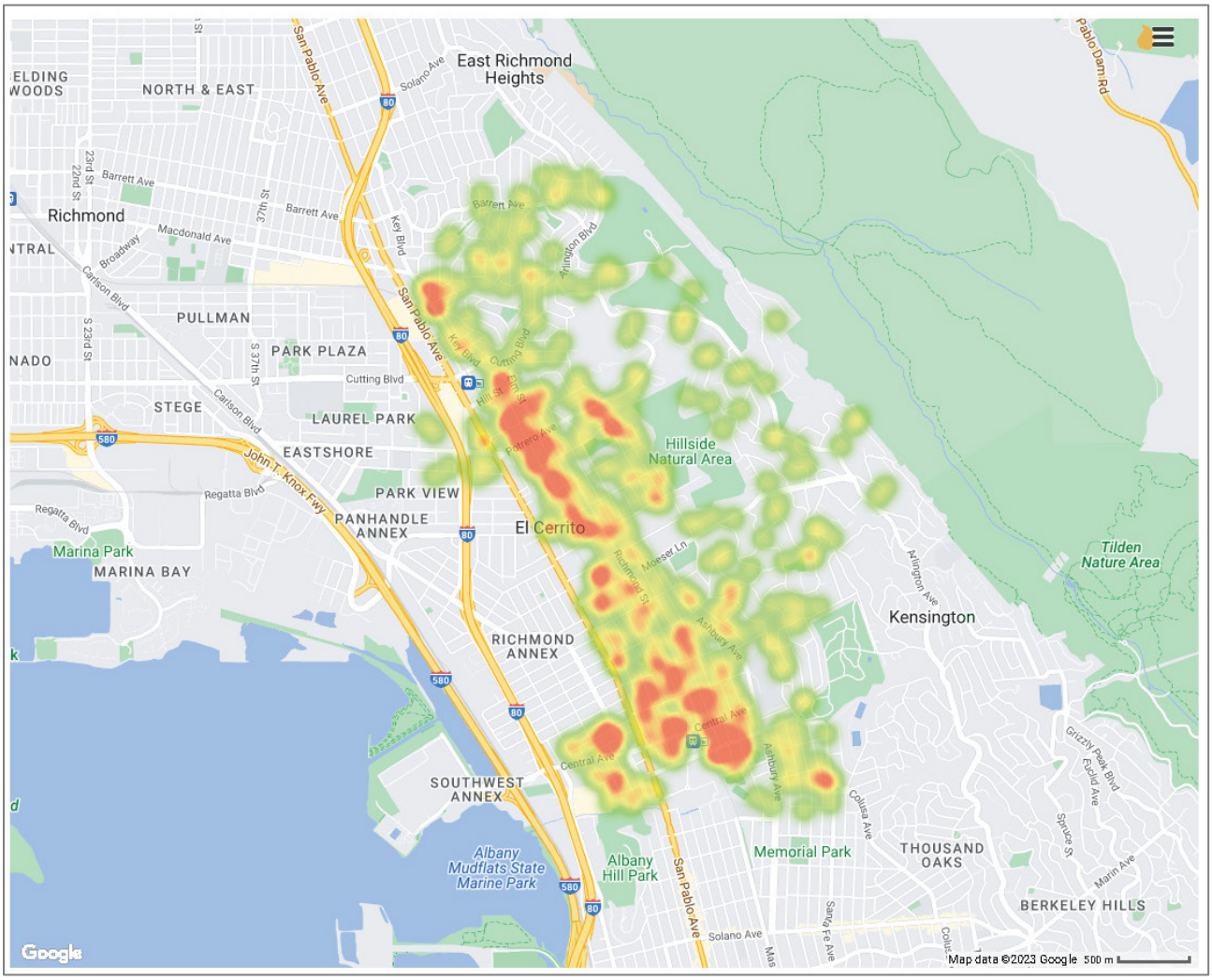


Figure 3-41: Residential Rental Inspection Substandard Housing Locations, 2017-2022



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.[7]

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

[7] HCD AFFH Guidance Memo, 2021.

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.

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.

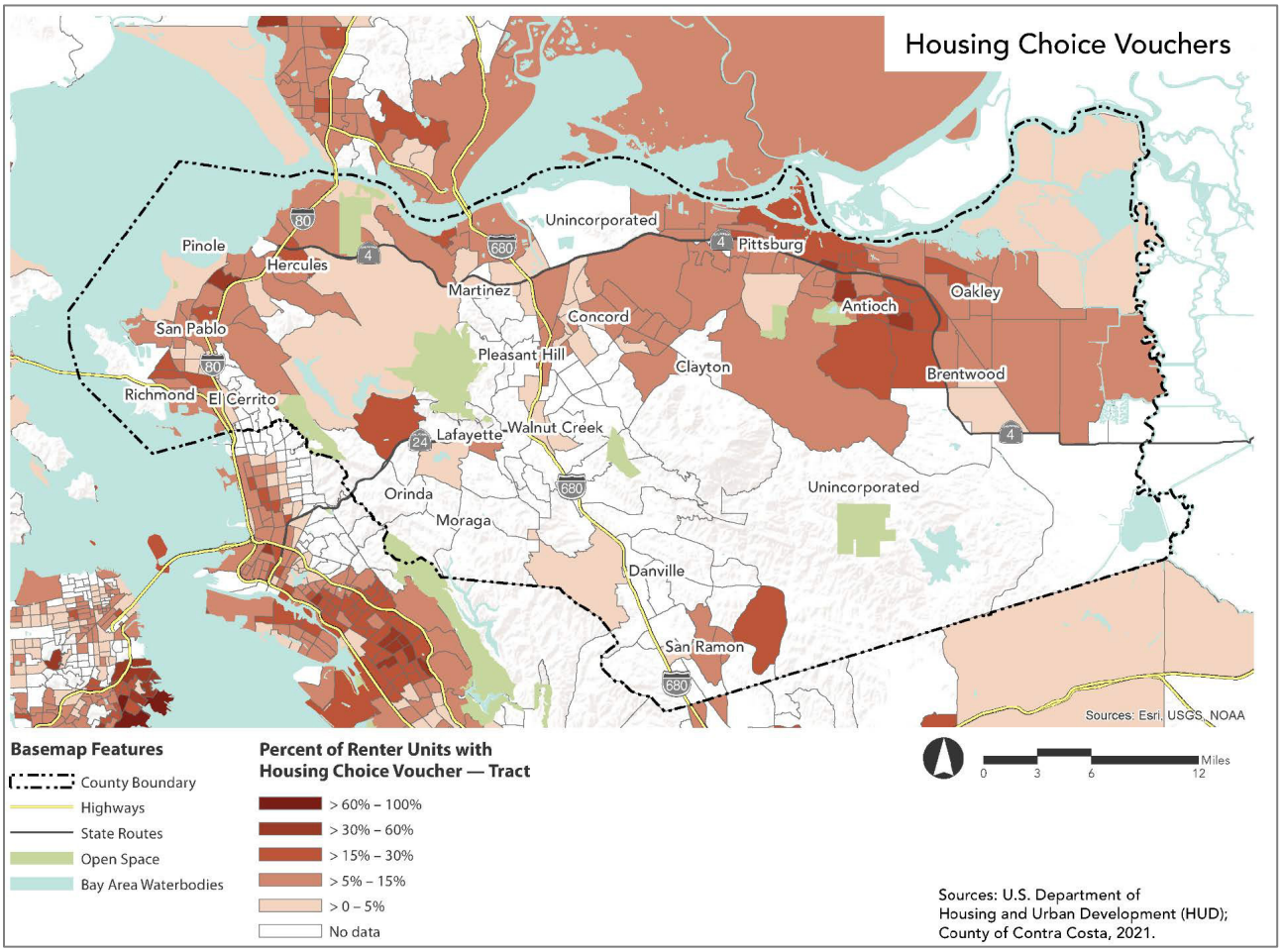
Regional Trends

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 3-42 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.

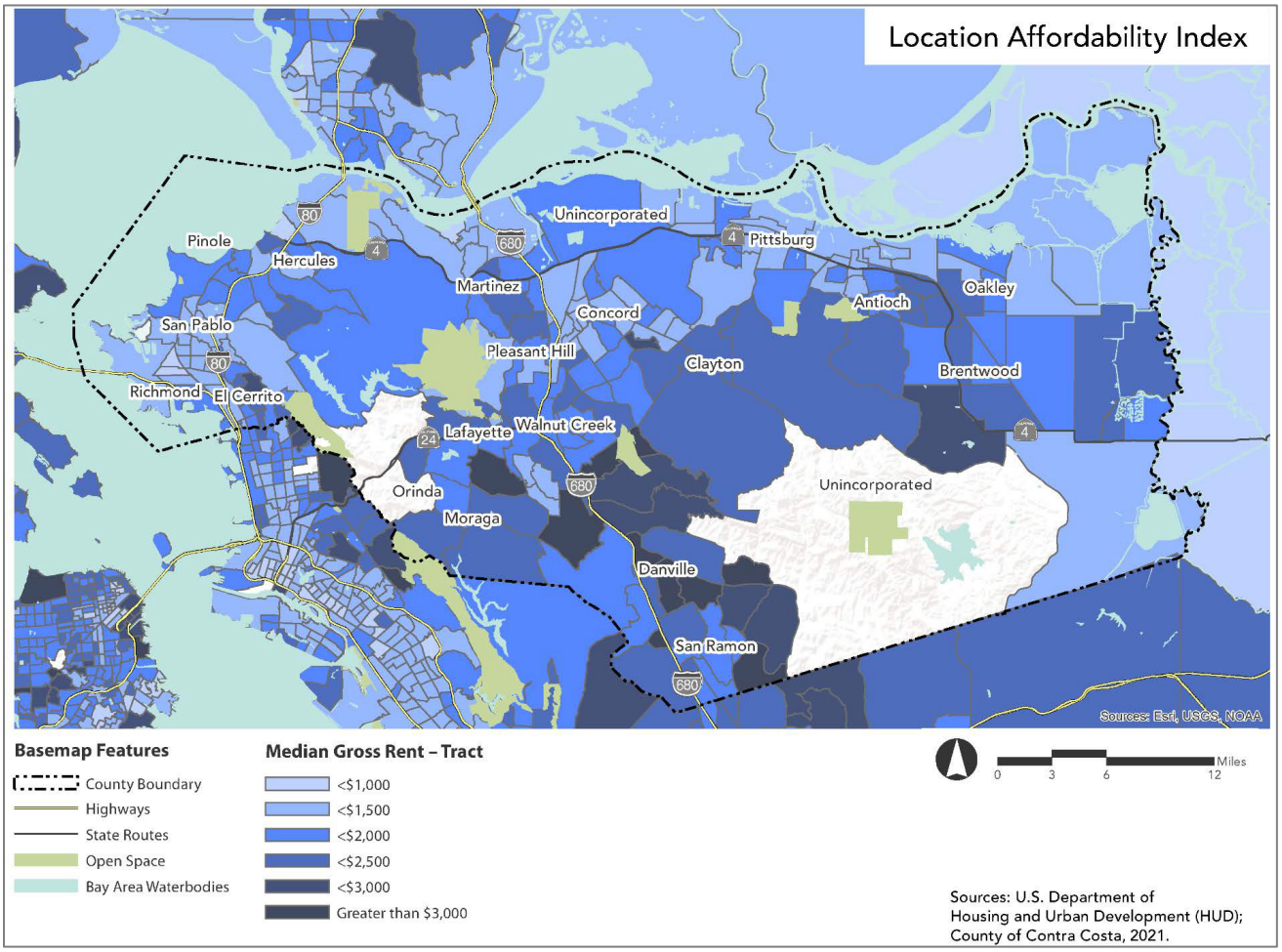
Figure 3-43 shows the Location Affordability Index in Contra Costa County (based on 2012-2016 ACS data). In Contra Costa County, the majority of the county has a median gross rent of $2,000–$2,500. Central Contra Costa County (areas between Danville and Walnut Creek) have the highest rents around $3,000 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 3-42: Distribution of Percentage of Renter Units with HCVs in Contra Costa County



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

Figure 3-43: Location Affordability Index in Contra Costa County



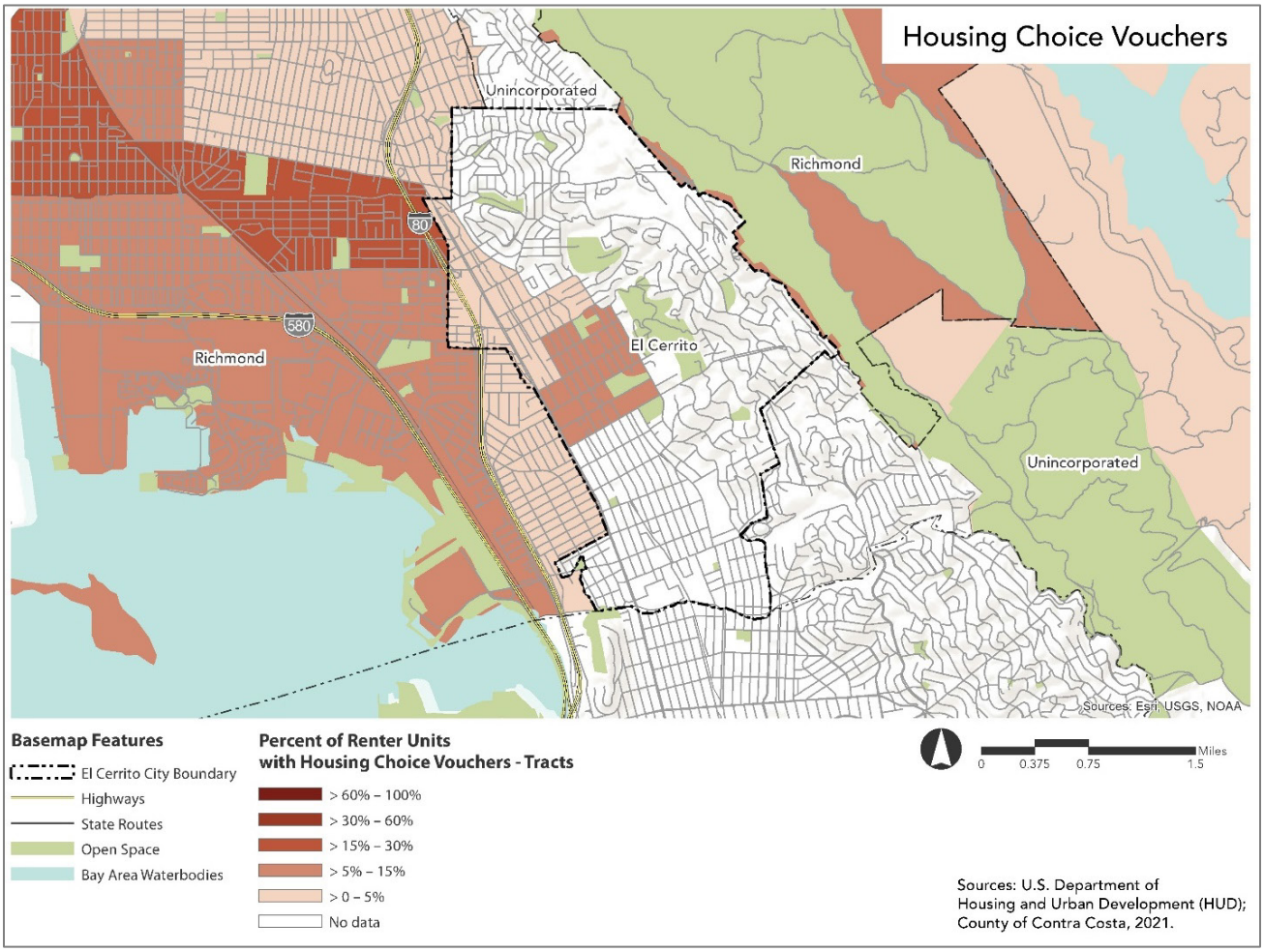
Source: Map 7(a) of Contra Costa Housing Collaborative AFFH analysis.

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 3-44 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.

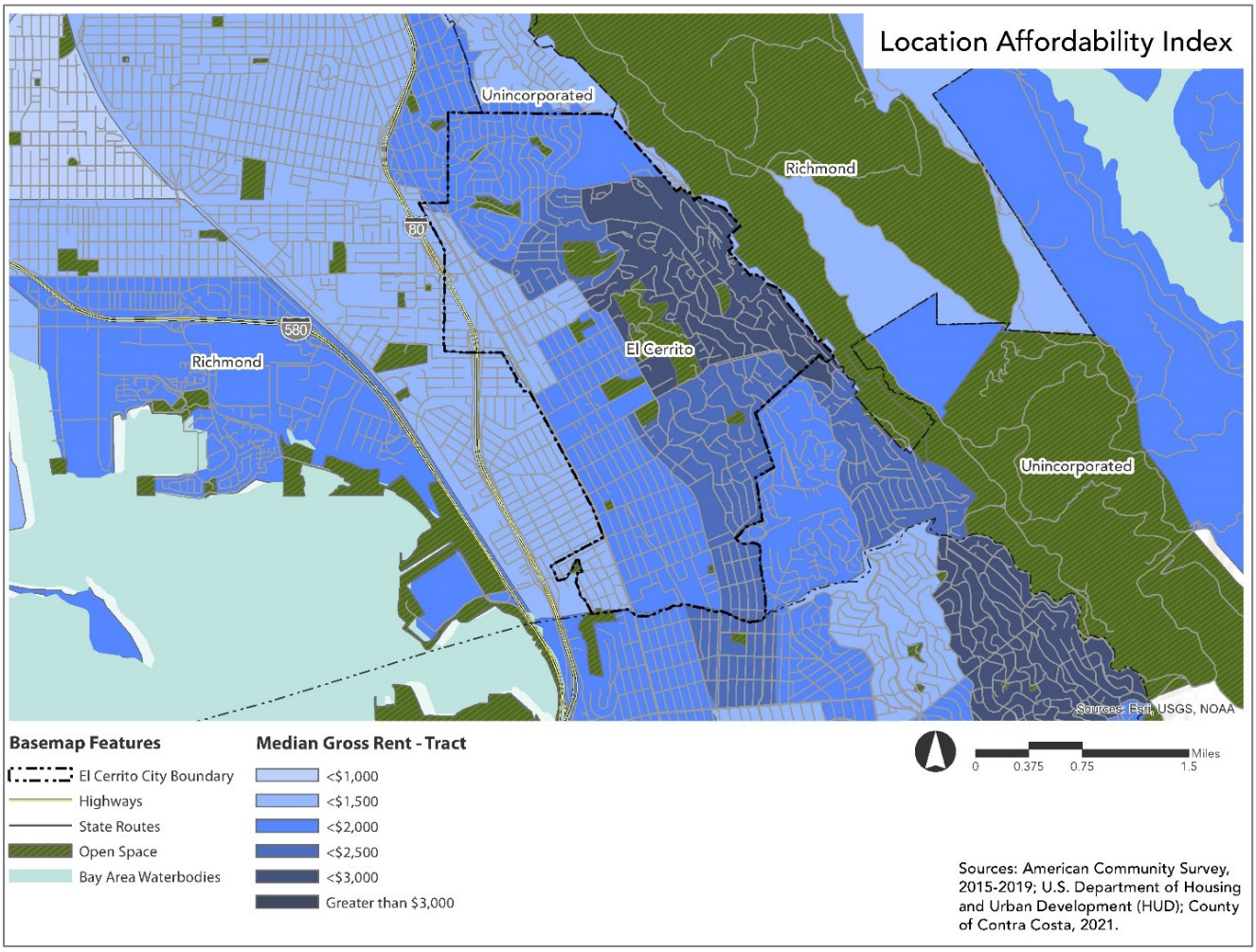
Figure 3-44: Distribution of Percentage of Renter Units with Housing Choice Vouchers in El Cerrito



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

Figure 3-45 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 3-45: Location Affordability Index in El Cerrito



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

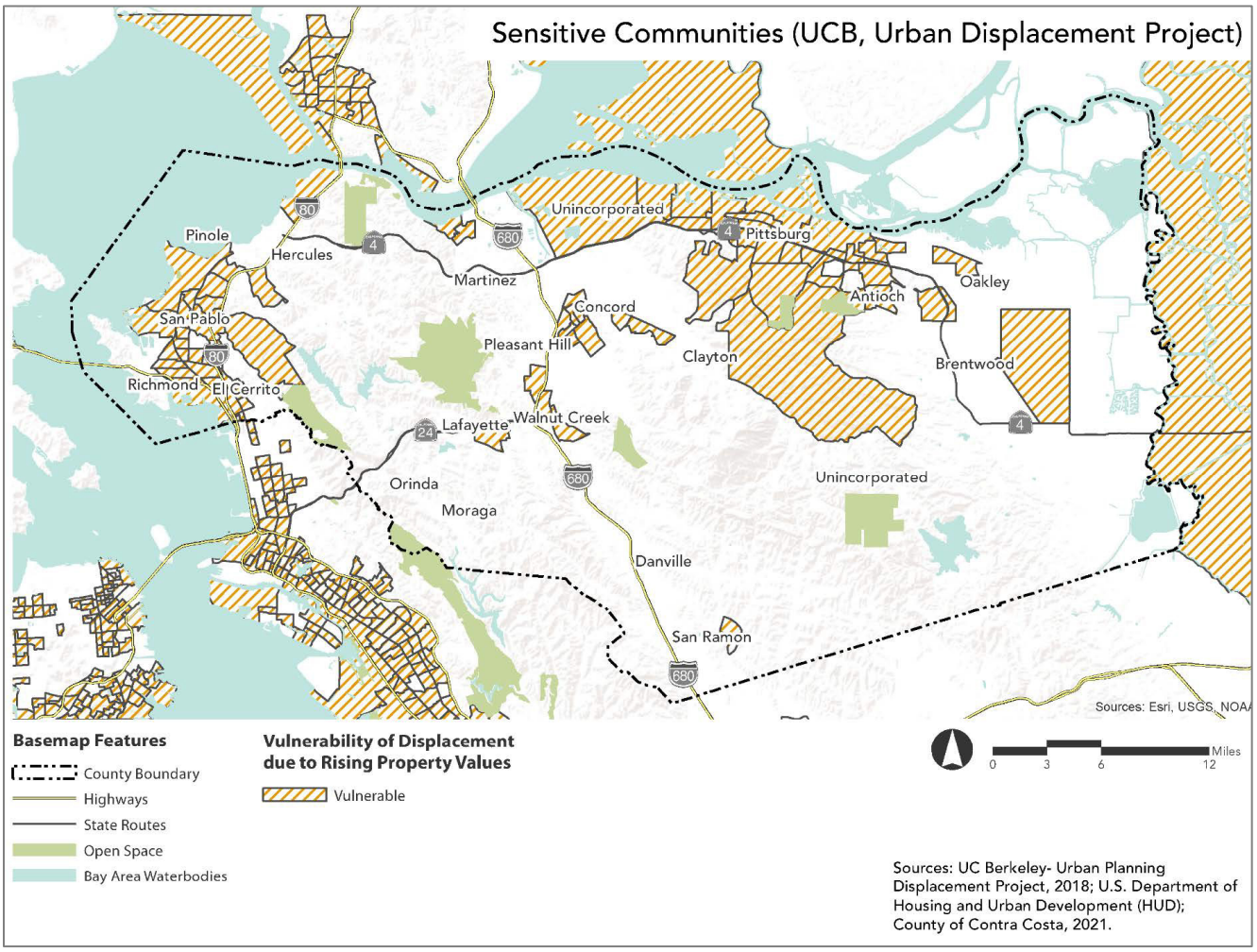
Displacement Risk

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 3-46.

Figure 3-46: Sensitive Communities as Defined by the Urban Displacement Project in Contra Costa County

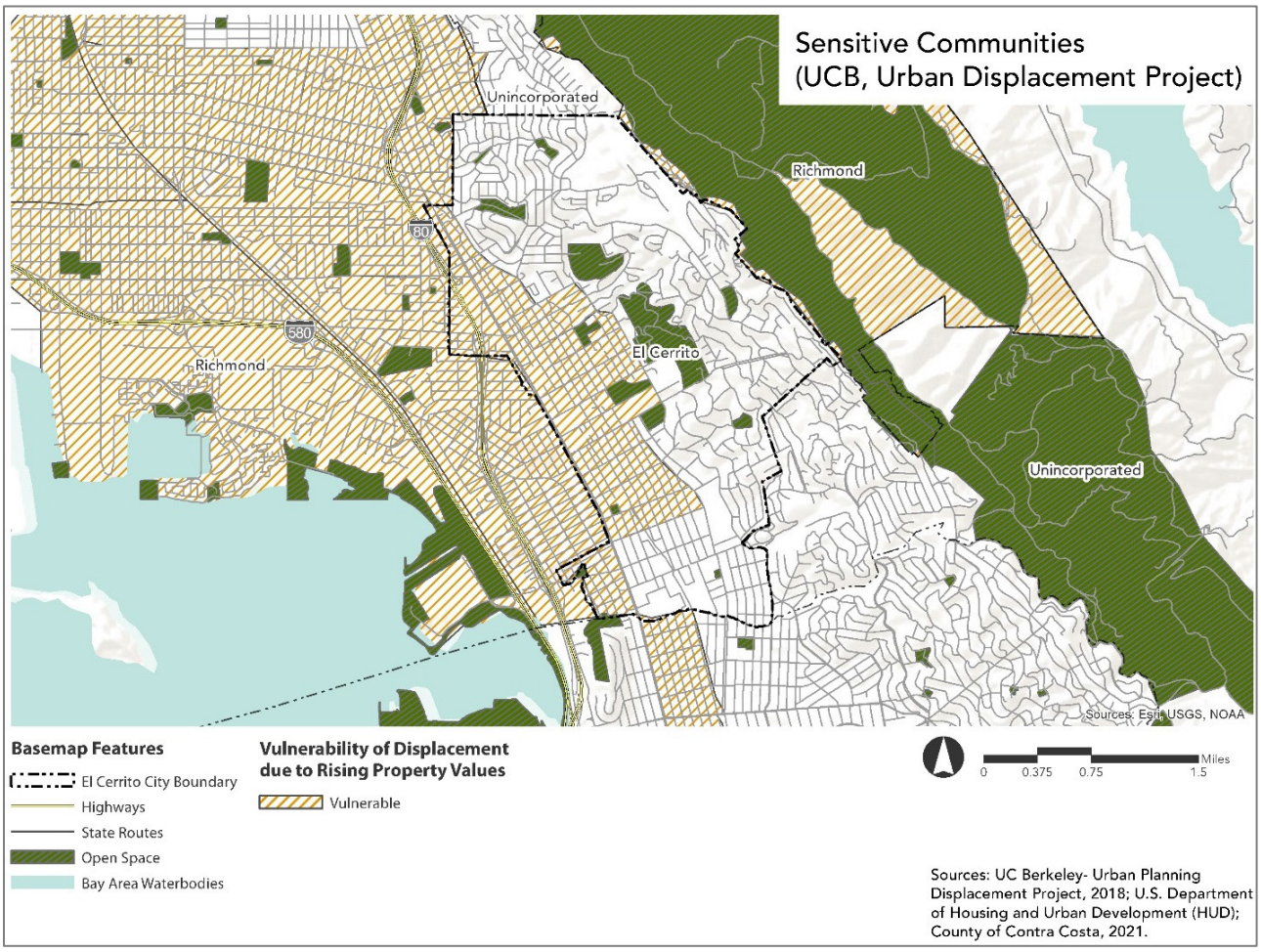


Source: Map 21(a) of Contra Costa Housing Collaborative AFFH analysis.

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 (see Figure 3-47). 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 3-47: Sensitive Communities as Defined by the Urban Displacement Project in El Cerrito



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

Homelessness

As described in Chapter 2, the 2022 point-in-time (PIT) count identified 31 unsheltered individuals in El Cerrito, which was 1 percent of the countywide homeless population of 3,093. In West Contra Costa County, 72 percent of the unhoused population was in the City of Richmond, where the majority of homeless services are available in the county. Within El Cerrito, persons experiencing homelessness generally tend to congregate near the BART stations as well as Baxter Creek and the Ohlone Greenway. El Cerrito City staff works directly with the County CORE team to help connect unhoused residents with housing and services.

While white (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness, making up 45 percent of the homeless population in 2019, white residents make up 55.8 percent of the overall countywide population. 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.

3.8 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 units inventoried on approved and planned projects and vacant and underutilized sites 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.

Summary Analysis of Sites Inventory and Fair Housing

The City was assigned a total Regional Housing Needs Allocation (RHNA) of 1,391 new housing units, which includes 334 very low-, 192 low-, 241 moderate-, and 624 above moderate-income units. 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 (refer to Section 4.7, RHNA Summary). Using data and research from the HCD AFFH Data and Mapping Tool 1.0, Table 3-26 presents the housing unit capacity and existing conditions as they relate to indicators of fair housing analyzed in this assessment for each census tract in the city.

As described in the General Plan, the City's strategy for balanced growth calls for most growth to take place in three areas along San Pablo in order to take advantage of the two BART stations and a large area between the stations that offers an opportunity for a large-scale mixed-use concept. This includes the Del Norte BART Station Area, Midtown Area, and El Cerrito Plaza Area. The areas along San Pablo Avenue in the flat, low-lying area of the city are the least constrained areas for new development. However, these areas score lower on several of the fair housing indicators. The eastern hillside areas score higher on several indicators. Housing in these areas consists of almost exclusively single-family homes built on small, steep hillside parcels. Most of the areas are also considered very high fire hazard severity zones where evacuation is a concern. Because of these constraints, sites included in the 2023-2031 Housing Element inventory are largely located in flatter terrains of the city with higher density housing primarily located along San Pablo Avenue between Potrero Avenue and Cypress Avenue, bordering Richmond.

More specifically, a significant portion of the capacity for housing is identified within the San Pablo Avenue Specific Plan (SPASP) area, which encompasses several census tracts noted in the table below that are along the San Pablo Avenue corridor and bordering the City of Richmond. As shown in the table, about 48 percent of the total housing capacity is in census tract 6013386000 which is the northernmost track of the SPASP, near the Del Norte BART Station Area, and nearly 29 percent of the total housing capacity is in tract 6013389100, the southernmost track of the SPASP which is where the El Cerrito Plaza Station Area is located.

The San Pablo Avenue corridor is a priority development area for new housing and population growth due to its proximity to existing services, including public transportation infrastructure, and the opportunities for increased land use intensity afforded by underutilized land and surface parking lots. The SPASP was originally adopted in 2014 . The City recently completed an update of the SPASP in 2022 to further increase capacity for residential and commercial development in the plan area. Consistent with the California Environmental Quality Act, an Environmental Impact Report was prepared for the SPASP and determined the area suitable for higher density development. Notably, the SPASP area includes census tracts which have more renter households, Non-White households, and households with lower incomes. In this Housing Element, the SPASP area accounts for over 94 percent of the City's capacity for residential development (2,702 units) during the RHNA period, including 1,523 units in planned and approved residential projects and 1,030 units on vacant and underutilized sites. Regarding racial/ethnic trends, 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. As shown in the table below, residents identifying as White compose the largest segments of the population in most census tracts except in census tract 6013381000, which has a predominant African American population and is also largely in the City of Richmond, not El Cerrito. Census tracts 6013386000 and 6013389200 have a more predominant Asian population than the rest of the city. Approximately 57 percent of the housing capacity identified for this Housing Element (1,636 units of the total inventory) are identified in areas where there is a higher proportion of Asian or African American residents. As a result, the racial composition of Asian or African American predominant census tracts have the highest likelihood of

being impacted by future development because that is where the majority of sites suitable for high density multifamily and mixed use development for the Housing Element are located.

This is also true for patterns of median household incomes as well as extremely low income households and populations with disabilities. As described previously, households with lower median incomes (i.e., below the Statewide Median Income of $87,100) generally reside on the western side of the city along the San Pablo Avenue corridor, specifically the northwest census defined areas within El Cerrito and bordering Richmond, see census tracts: 6013370000, 6013381000, 6013383000, 6013386000, 6013387000 and 6013389200. Approximately 58 percent of the housing capacity identified for this Housing Element (1,780 units of the total inventory) are identified in areas with lower median household incomes (i.e., below the Statewide Median Income of $87,100). These western tracts also have slightly higher populations with a disability and are considered sensitive communities vulnerable to displacement. These tracts have low composite scores for TCAC opportunity areas. Low composite scores in TCAC opportunity areas indicate low opportunity indicators such as employment rates, educational proficiency, proximity to jobs, etc. Of the 1,780 units, approximately 640 are identified for lower-income households, 583 for moderate income households, and 557 for above moderate households.

Throughout this Housing Element period, the City is focusing investment efforts to increase opportunity access in low resource areas by prioritizing redevelopment along the San Pablo Avenue corridor. 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. In addition, the City's Inclusionary Zoning ordinance 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 will ensure that market-rate development contributes towards addressing the need for additional affordable housing. The City has included Program H-2.A in the Housing Element to continue implementation of the Inclusionary Zoning ordinance to increase housing mobility and access to affordable housing in higher resource areas. To support a healthy mix of incomes in the focused area of growth along San Pablo Avenue, the Housing Element inventory includes capacity for 782 above-moderate income units, 879 moderate-income units, and more than 990 units of lower-income housing in these tracts.

There are also four census tracts that qualify as RCAAs in the City of El Cerrito, including census tracts 6013384000, 6013385100, 6013390100, and 6013390200 (see 3.5 Racially or Ethnically Concentrated Areas). These RCAAs are in the east hillside areas and existing housing in these areas is almost exclusively single-family homes. As shown in the table below, the Housing Element identified less than 3 percent of the total housing capacity in these areas and tracts classified as an RCAA are also within the Very High Fire Hazard Severity Zone. Beyond the capacity shown in the inventory, there is still additional capacity for "missing middle housing" that is affordable by design to middle-income households. The Housing Element includes programs such as Program H-1.D to prepare objective design standards and Program H-1.E to evaluate current zoning standards to potentially adopt zoning modifications and/or incentives to facilitate more of these housing types for lower-income and moderate- income households – including ADUs, duplexes, and SB9 lot splits – in higher opportunity and higher income single-family neighborhoods (Program H-1.C). The objective is to facilitate the development of 144 ADUs throughout the Housing Element period with a goal of 75 percent in moderate or higher resource areas as a strategy to diversify high resource single-family neighborhoods qualifying as RCAA. To facilitate housing mobility opportunities within the existing housing stock in the RCAAs, the City will partner with Home Match Contra Costa County. Home Match partners with homeowners and home seekers to create long-term shared living arrangements (Program H-4.E). The City will also be evaluating ways to mitigate fire risk considerations to facilitate more density in the RCAAs through the Safety Element update (Program H-1.E).

Table 3-26: Distribution of Housing Capacity by Census Tract

		Housing Capacity					Integration and Segregation Indicators				Access to Opportunity				Disproportionate Housing Needs/Displacement Risk			
Census Tract	Existing Households	Low	Moderate	Above Moderate	Total Housing Capacity (Units)	Percent of Total Housing Capacity	Population Majority	Median Income	RCAA	Disability Rate	TCAC Opportunity Designation	Jobs Proximity Index	CalEnviro-screen 4.0 Score	Fire Hazard Severity Zone	Overcrowded Households	Renter Overpayment	Homeowner Overpayment	At-Risk of Displacement
6013370000* (SPASP)	1,057	0	0	0	0	0.0%	White (Sizeable gap 10% - 50%)	$87,024 - $104,375	No	3.4%	Low Resource	14 - 19	27.9%	No	6.0%	54.8%	20.2%	Yes
6013381000* (SPASP)	2,057	0	76	68	144	5.0%	African American/Black (Sizeable gap 10-50%)	$31,397 - $67,230	No	3.8%	Low Resource	25-34	49.7%	No	7.8%	49.6%	52.1%	Yes
6013383000* (SPASP)	2,063	0	45	45	90	3.1%	White (Sizable gap 10-50%)	$74,730 - $94,083	No	2.6%	Low Resource	39-48	38.1%	No	7.4%	39.6%	35.3%	Yes
6013384000	1,645	0	0	5	5	0.2%	White (Sizable gap 10-50%)	$100,192 - $162,279	Yes	3.0%	Moderate Resource	19-23	12.8%	Yes	0.0%	18.9%	35.0%	No
6013385100	1,208	0	2	32	34	1.2%	White (Sizable gap 10-50%)	$159,712 - $201,146	Yes	4.2%	High Resource	30-33	8.1%	Yes	4.6%	22.1%	30.0%	No
6013385200	504	0	0	64	64	2.2%	White (Slim gap <10%)	$114,141 - $159,875	No	3.8%	Moderate Resource	26-28	8.5%	Yes	0.0%	51.2%	27.2%	No
6013386000 (SPASP)	1,542	491	455	437	1,383	48.1%	Asian (Slim gap <10%)	$29,189 - $113,017	No	3.4%	Low Resource	28-34	28.5%	No	2.7%	59.8%	37.8%	Yes
6013387000 (SPASP)	1,083	54	0	0	54	1.9%	White (Sizable gap 10-50%)	$46,250 - $124,688	No	2.9%	Low Resource	33-38	27.8%	No	9.1%	57.3%	56.5%	Yes
6013388000 (SPASP)	1,119	0	99	31	130	4.5%	White (Sizable gap 10-50%)	$84,444 - $110,568	No	3.0%	Moderate Resource	40-42	12.2%	No	2.1%	38.9%	34.7%	Yes
6013389100 (SPASP)	1,015	351	242	239	832	28.9%	White (Sizable gap 10-50%)	$104,712 - $115,417	No	2.4%	Moderate Resource	45-48	18.2%	No	6.2%	37.5%	45.3%	No
6013389200 (SPASP)	632	95	7	7	109	3.8%	Asian (Slim gap <10%)	$73,958 - $79,375	No	3.0%	Moderate Resource	49-51	17.6%	No	2.9%	44.6%	27.3%	Yes
6013390100	917	0	0	31	31	1.1%	White (Sizable gap 10-50%)	$135,313 - $185,250	Yes	1.9%	Moderate Resource	36-38	5.0%	Yes	0.0%	17.2%	36.0%	No
6013390200	751	0	0	0	0	0.0%	White (Sizable gap 10-50%)	$120,750 - $144,167	Yes	3.6%	Moderate Resource	41 - 46	5.9%	No	2.5%	50.0%	29.7%	No

*Most of this census tract falls within the City of Richmond.

SPASP = San Pablo Avenue Specific Plan area

RCAA = Racially Concentrated Area of Affluence

TCAC = California Tax Credit Allocation Committee

Source: City of El Cerrito and Ascent, 2023. Data for fair housing indicators downloaded from HCD AFFH Data and Mapping Tool in 2021 and adapted by Ascent.

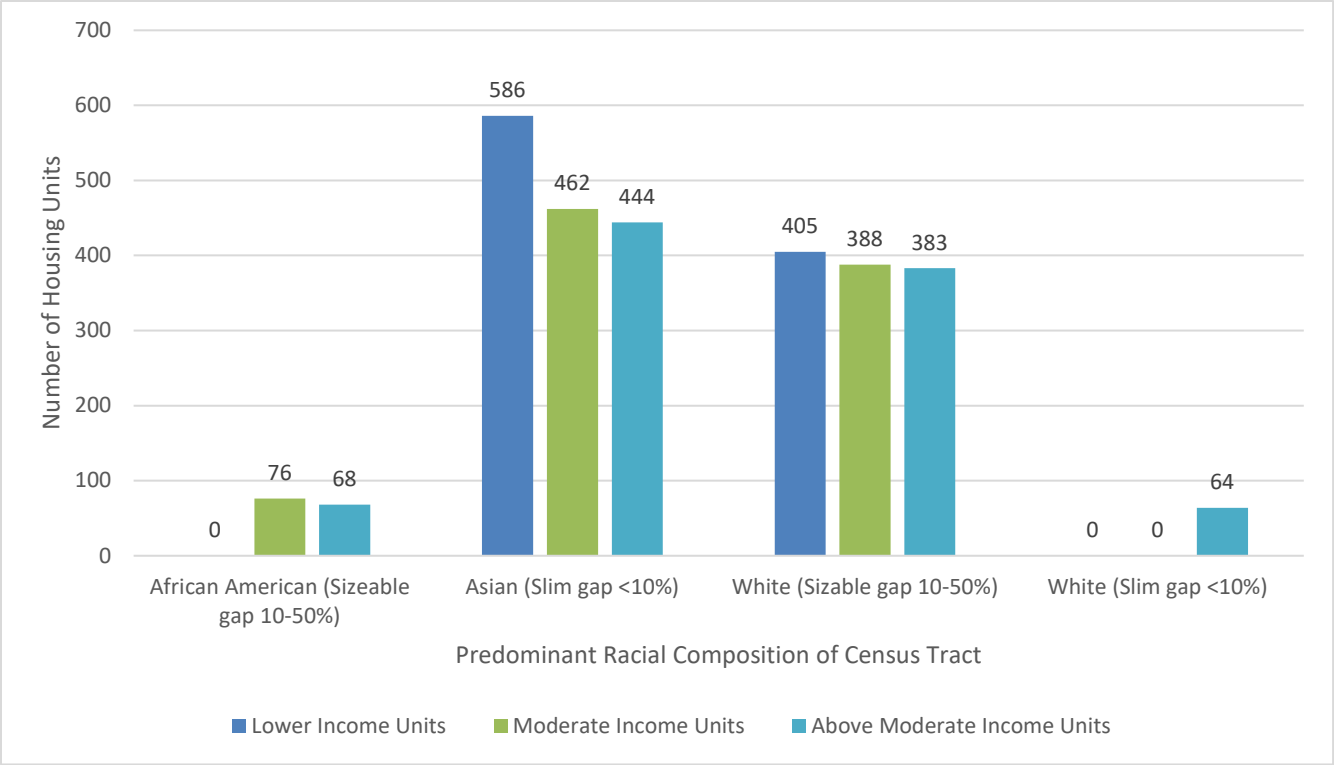
Potential Effects on Patterns of Segregation and Integration

Race/Ethnicity

As previously discussed, most of the City is predominantly non-Hispanic White with a diverse minority population that is predominantly composed of Asian/Pacific Islanders. Asian and other Non-White residents generally reside on the northside of the city in neighborhoods around San Pablo Avenue between Potrero Avenue and Cypress Avenue, bordering Richmond. Asian households are also a slim majority (gap less than 10 percent) on the southern side of San Pablo Avenue. The city is moderately segregated with white residents being more isolated than other population groups largely due to the historical relationship between land use policies and segregation. Figure 3-48 and 3-49 show the City's sites inventory in relation to predominant racial groups by census tract.

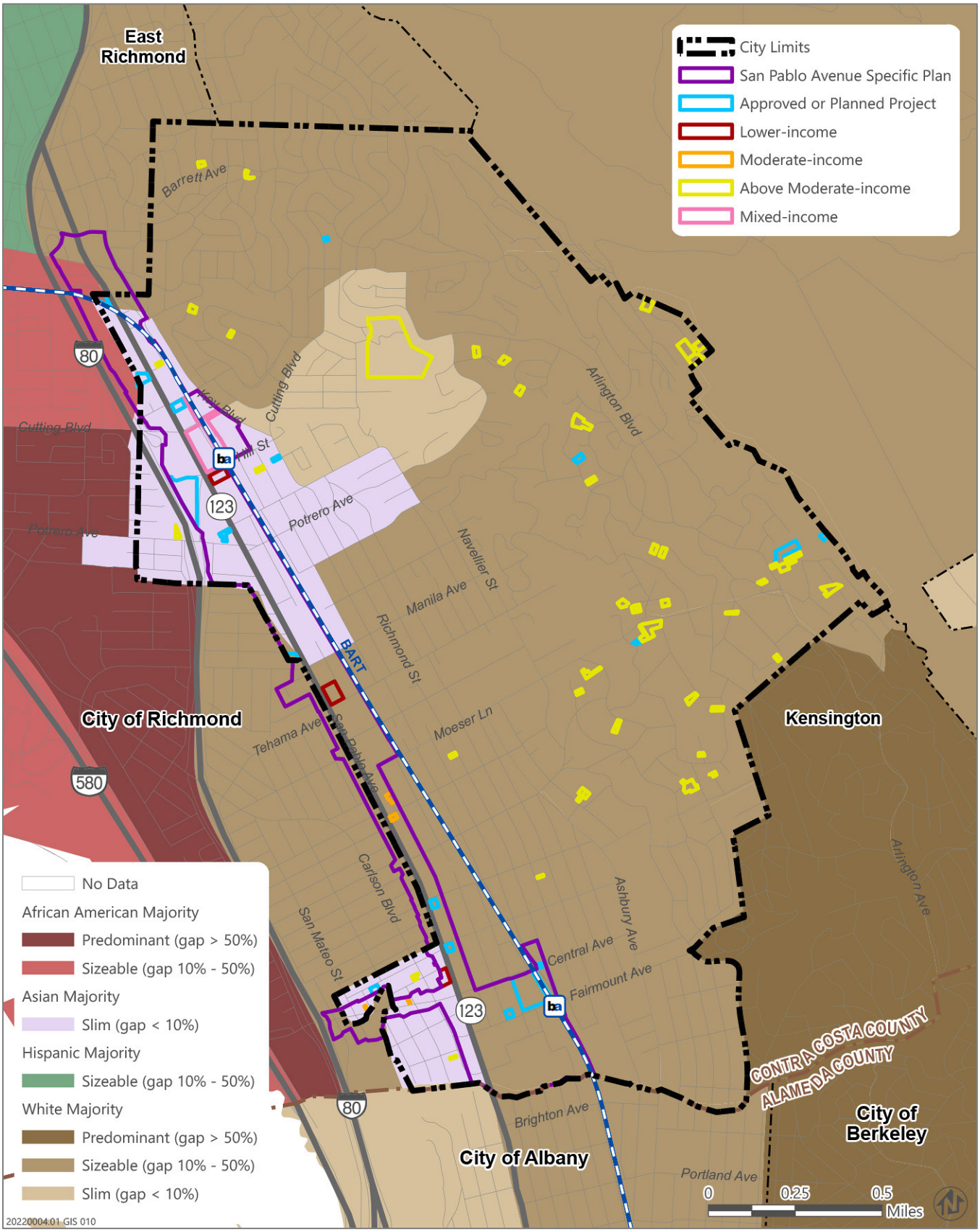
As shown below, sites in the inventory are distributed relatively evenly between Asian majority neighborhoods and White majority neighborhoods; however, the racial composition of San Pablo Avenue neighborhoods have a high likelihood of being impacted by future development. Approximately 1,636 units in the inventory (58 percent of the total inventory) are identified in areas where there is a higher proportion of Asian or African American residents. As described above, this is largely due to the projects planned for development through the SPASP area which is planned for redevelopment and significant public and private investment during the planning period. The successful development of additional lower-income housing intermixed with moderate- and market-rate housing in the SPASP area will occur largely on vacant or non-residential sites, and will maintain the stock of affordable housing for lower-income households while creating a mixed income living environment, helping to reverse trends of segregation.

Figure 3-48: Sites Inventory and Predominant Racial Composition of Census Tract



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Figure 3-49: 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.

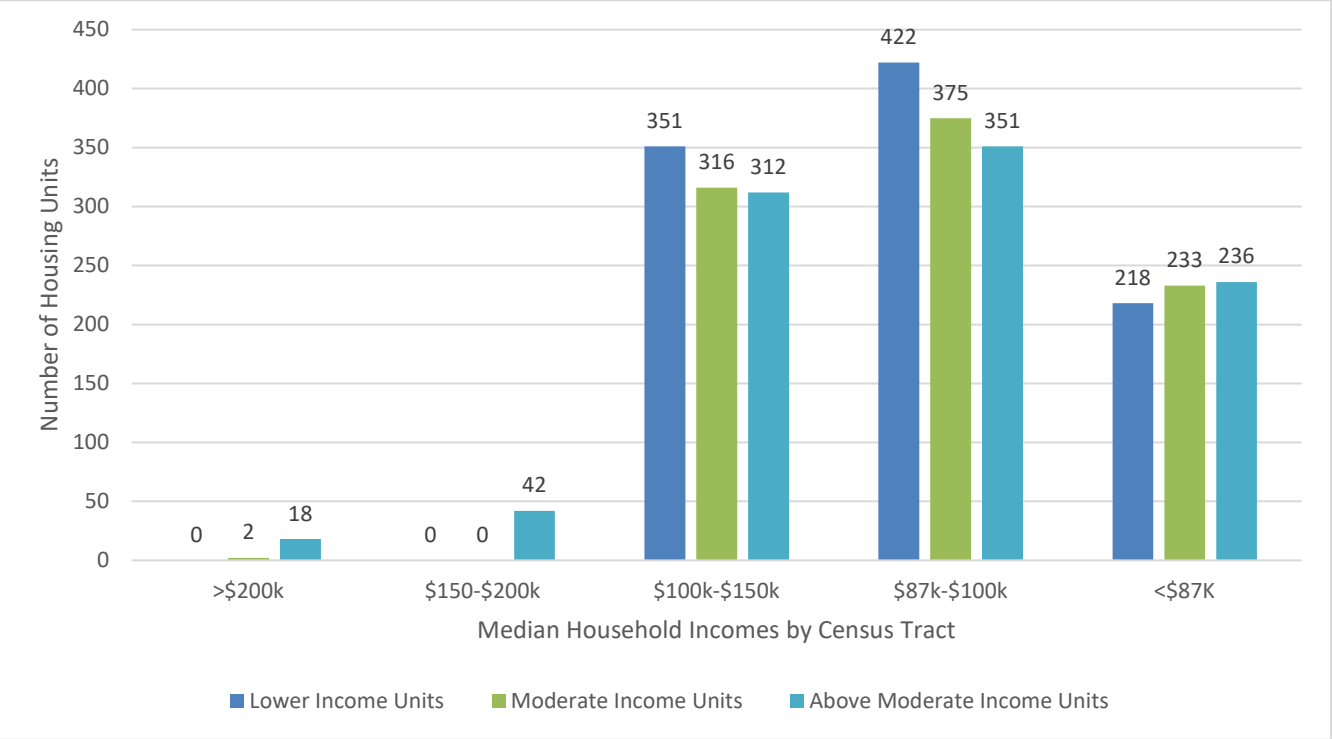
Income

As was shown in the assessment above, most of the city's lower- and moderate- income 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 income, in addition to race/ethnicity, will likely change the most in neighborhoods along this corridor. 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 lower- and moderate- income households and households of color as the housing market strengthens. 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.

Figure 3-50 and Figure 3-51 display the sites inventory distribution relative to 2019 median household incomes in El Cerrito by census tract. As shown in Figure 3-49, 1,835 units (64 percent) of the total capacity identified in the sites inventory are located in areas with median incomes below $100,000. This is also due to the high proportion of sites identified in the SPASP area. To support a mix of incomes in this new growth area, the Housing Element inventory includes an estimated capacity for 640 lower-income units, 608 moderate-income units, and 587 above moderate-income units.

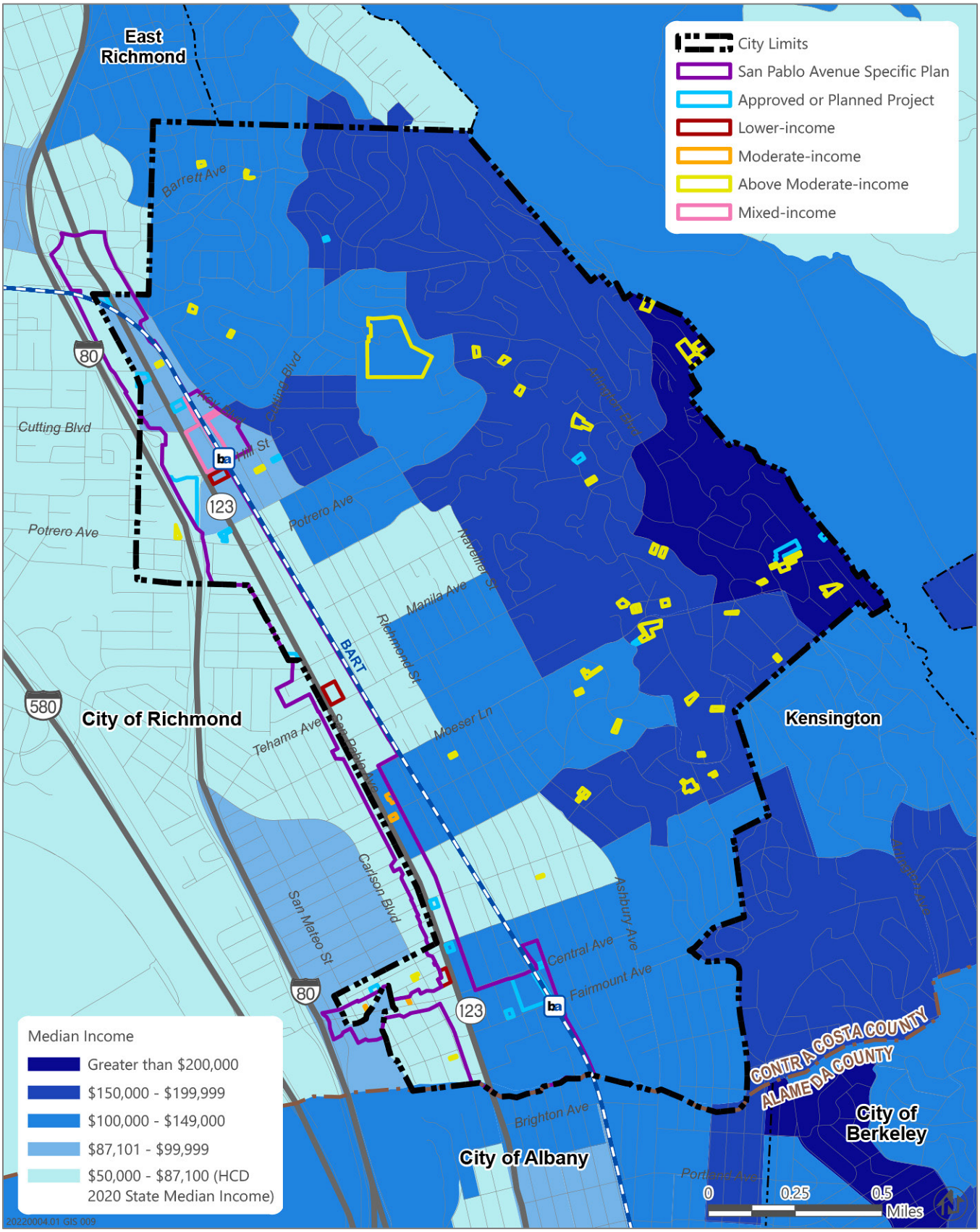
On the other end of the income spectrum, the City's capacity for above moderate-income sites is located mostly within existing neighborhoods. These sites are vacant and/or underutilized infill sites that could be used for single family homes, duplexes, triplexes, and accessory dwelling unit (ADU)s. The Housing Element includes a program to facilitate ADU production, SB 9 lot splits, and the development of duplexes/triplexes in the area to help diversify high resource areas.

Figure 3-50: Sites Inventory Distribution by Median Income of Census Tract, El Cerrito



Source: Ascent, 2022.

Figure 3-51: Sites Inventory Income Distribution by Median Income of Census Tract, El Cerrito

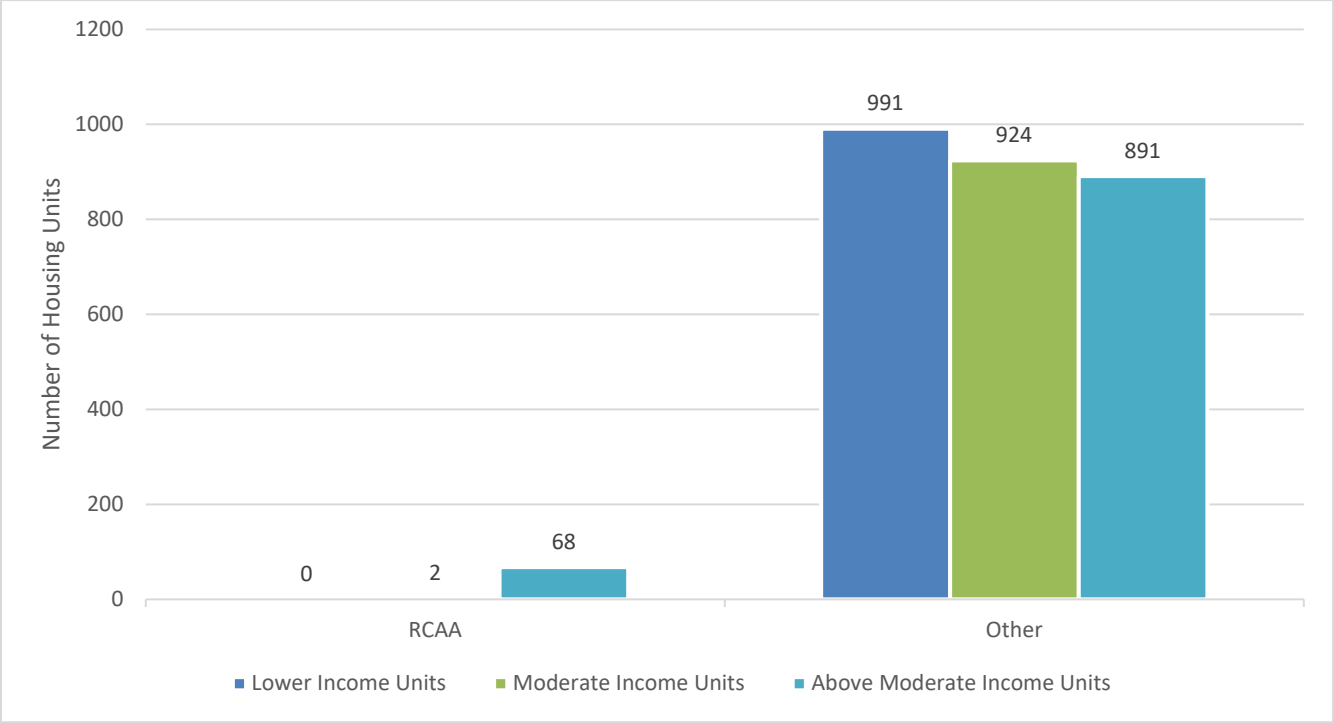


Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Racially or Ethnically Concentrated Areas of Affluence

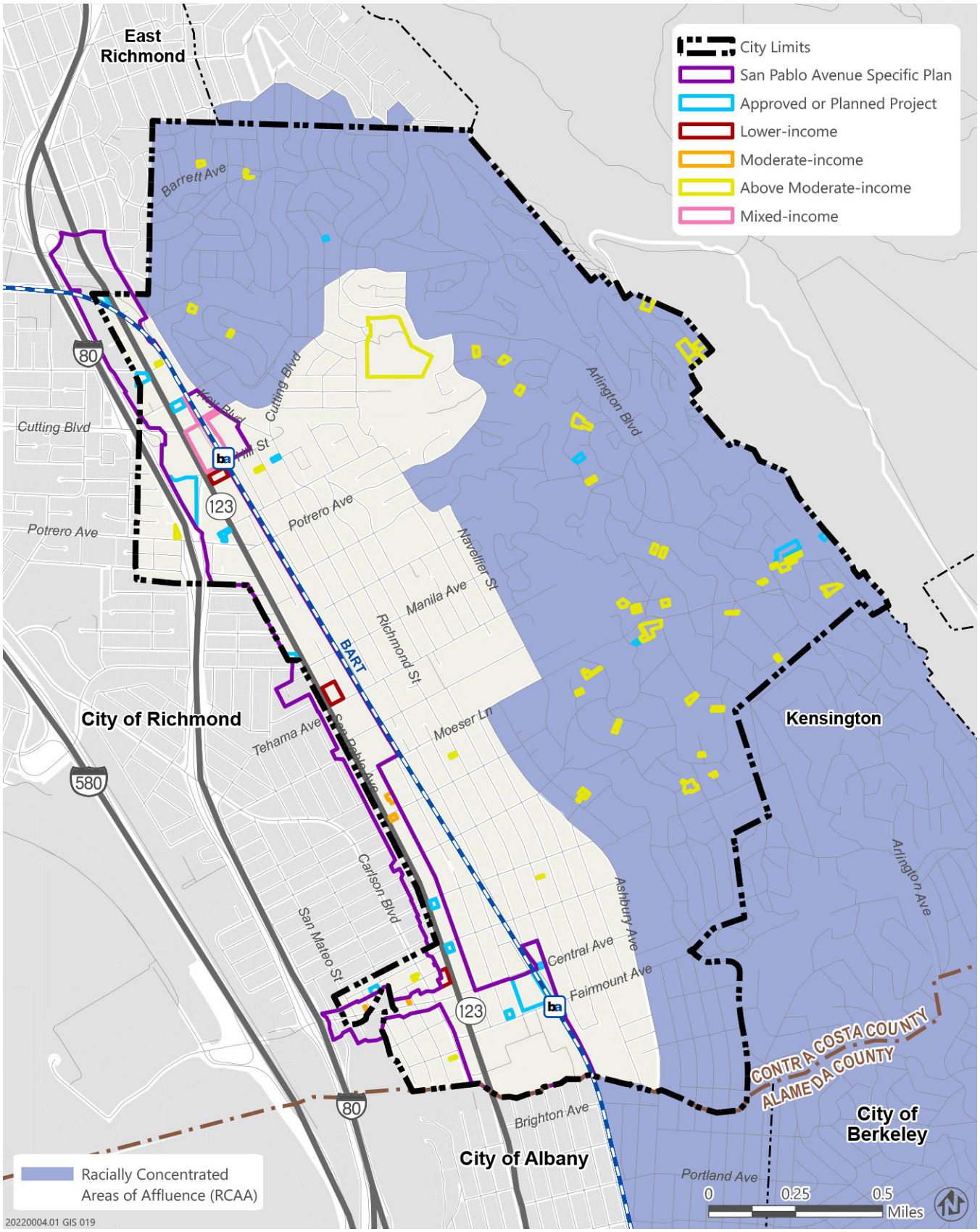
There are several census tracts that meet the definition of RCAAs in the City of El Cerrito (see 3.5 Racially or Ethnically Concentrated Areas). These RCAAs are in the east hillside areas and housing in these areas are almost exclusively single-family homes. Figure 3-52 and Figure 3-53 show the sites inventory relative to RCAAs in the city. Forty-five total sites from the inventory are in an RCAA. This amounts to capacity for approximately 70 new housing units on scattered single family lots. This accounts for a very small portion of the total inventory of sites for housing (2 percent) so there will not be a large impact on racial or economic trends. There are no sites for lower- or moderate-income housing identified in the hillside areas classified as RCAAs. These areas are characterized by narrow, winding roads, small lots, and steep slopes, making dense, multifamily housing infeasible. They are also within fire hazard zones. While there are no feasible sites for larger, multifamily housing development, there are opportunities for ADUs and SB 9 lot splits and duplexes in these areas, which could help to diversify the housing stock as well as the racial and income demographics of the RCAAs.

Figure 3-52: Sites Inventory and Racially/Ethnically Concentrated Areas of Affluence



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool.

Figure 3-53: Sites Inventory and Racially/Ethnically Concentrated Areas of Affluence

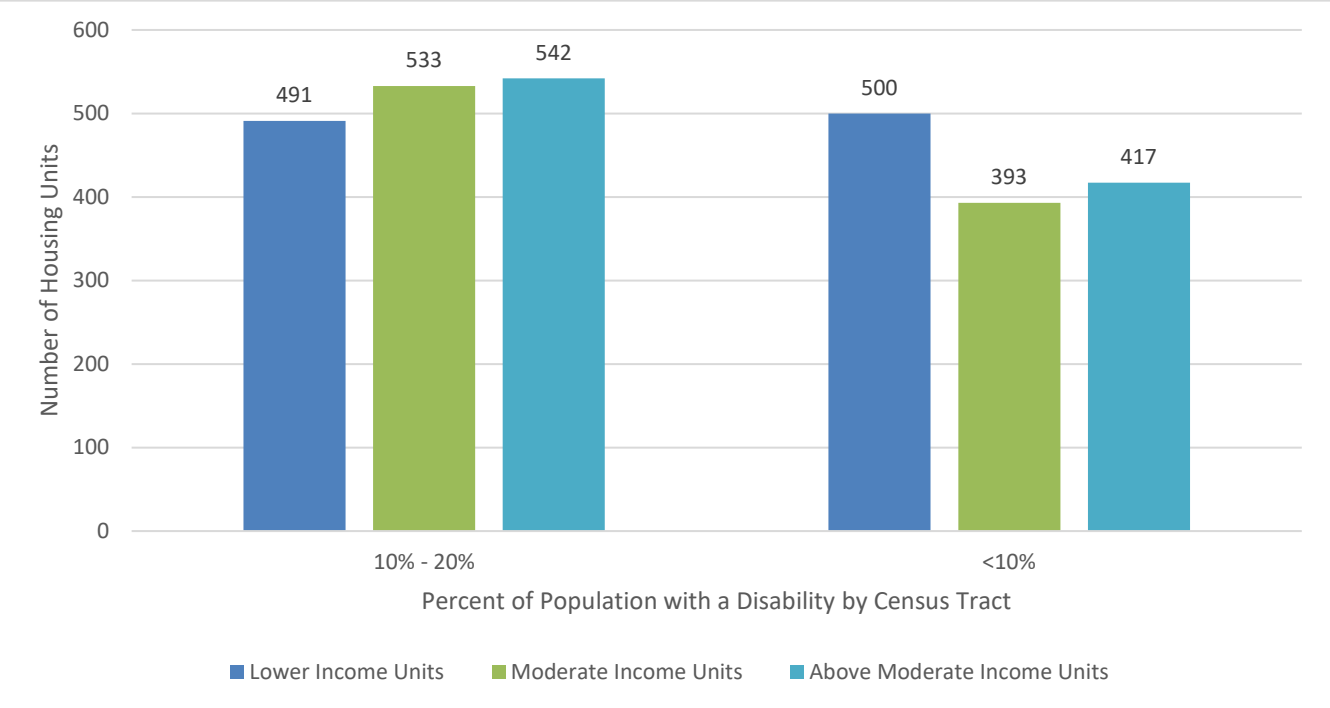


Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool.

Population with Disabilities

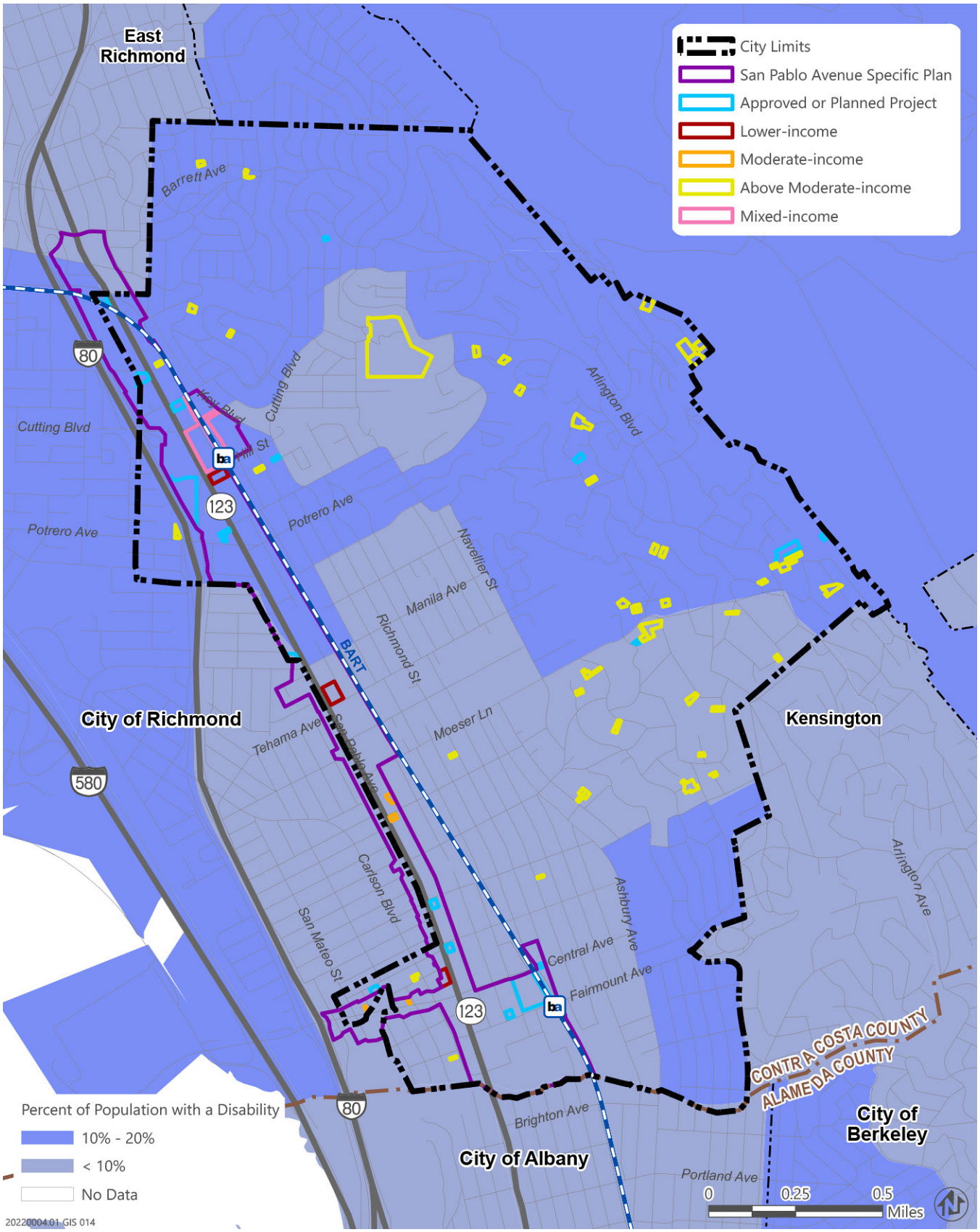
In El Cerrito, most census tracts have between 7 and 13 percent of the population with a disability, and there are no particular areas with a high concentration of persons with disabilities. However, the northwest and east portions of the city have slightly higher proportions of persons with disabilities; 10-20 percent of the population has a disability in these areas according to data from the 2015-2019 ACS. Figures 3-54 and 3-55 display the sites inventory relative to the percentage of the population with a disability by census tract. Compared to the distribution of residents with disabilities in El Cerrito approximately 1,566 units from the sites inventory are in census tracts where 10-20 percent of the population has a disability of some sort and 1,310 units in tracts where less than 10 percent of the population have a disability, as shown in Figure 3-53. The sites inventory identifies capacity for a total of 991 lower income units that could provide additional housing opportunities for residents with disabilities. These sites tend to be well served by transit and within close proximity to services.

Figure 3-54: Sites Inventory and Percent of Population with a Disability by Census Tract



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Figure 3-55: Sites Inventory and Percent of Population with a Disability

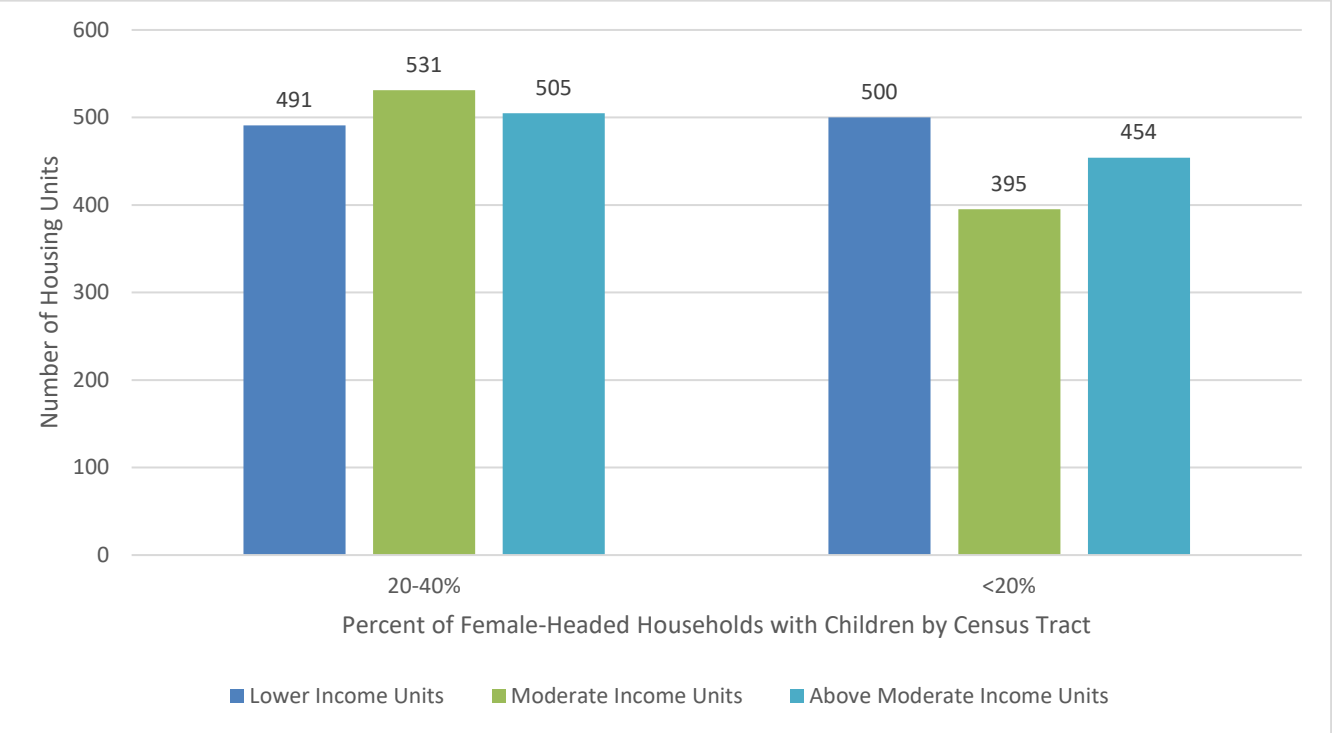


Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Familial Status

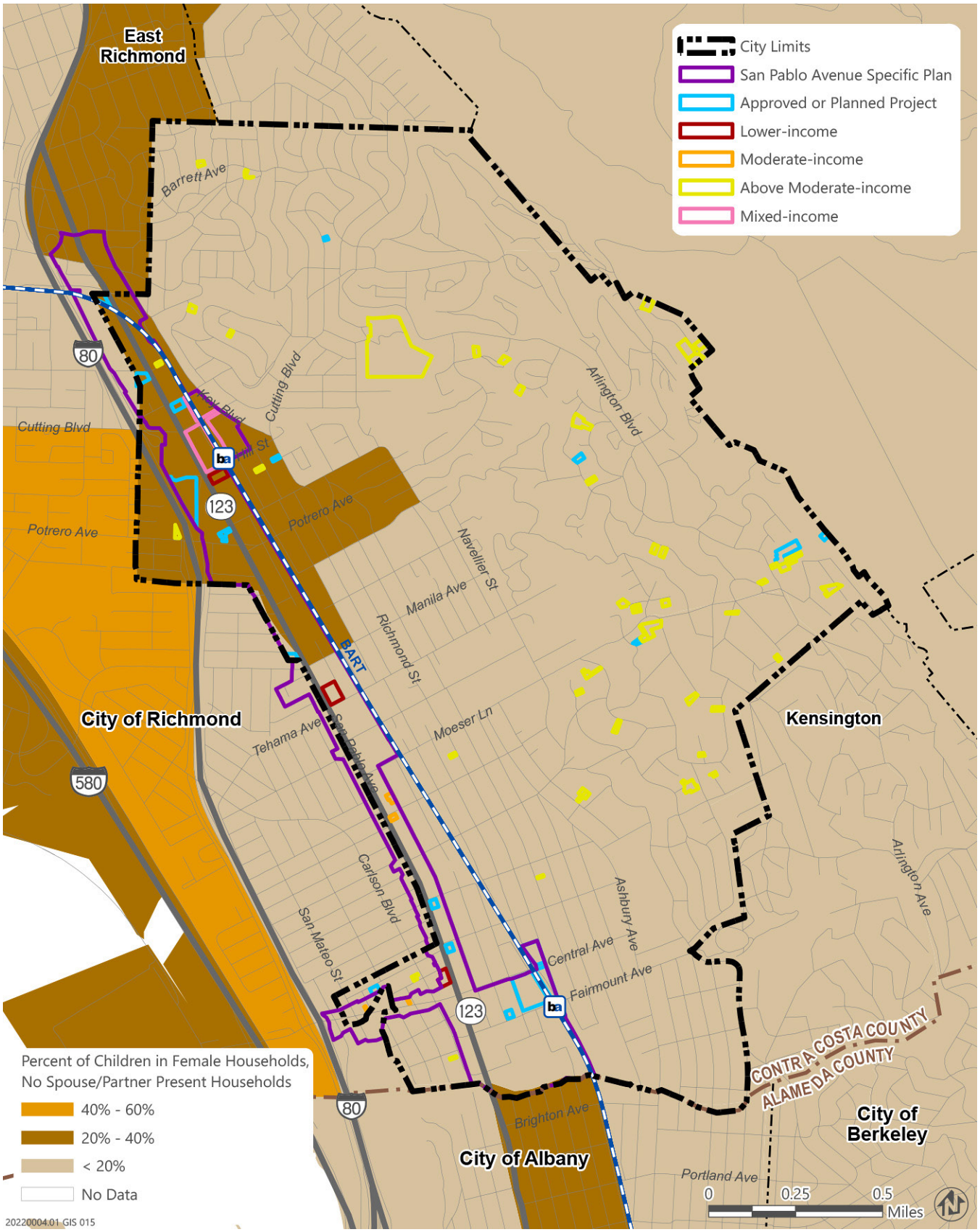
Figure 3-56 and Figure 3-57 show the distribution of units in the sites inventory at each income level relative to the percentage of single female-headed households with children (as a percentage of the total population of each census tract). Most areas of the city have less than 20 percent of children in female-headed households. One census tract in the city is mapped as having between 20-40 percent of children in female-headed households. This is in the neighborhoods north of Potrero Avenue within the SPASP area. Approximately 1,527 units from the sites inventory are in census tracts that have between 20-40 percent of children in female-headed households and 1,349 units in tracts with less than 20 percent of children in female-headed households, as shown in Figure 3-56. Female-headed households tend to have a greater need for lower-income housing and the scattered distribution of the lower income sites along the San Pablo Avenue corridor will help to provide more options for housing within close proximity to transit, resources, and employment opportunities.

Figure 3-56: Sites Inventory and Distribution of Female-Headed Households with Children



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Figure 3-57: Sites Inventory and Distribution of Female-Headed Households with Children



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Potential Effects on Access to Opportunity

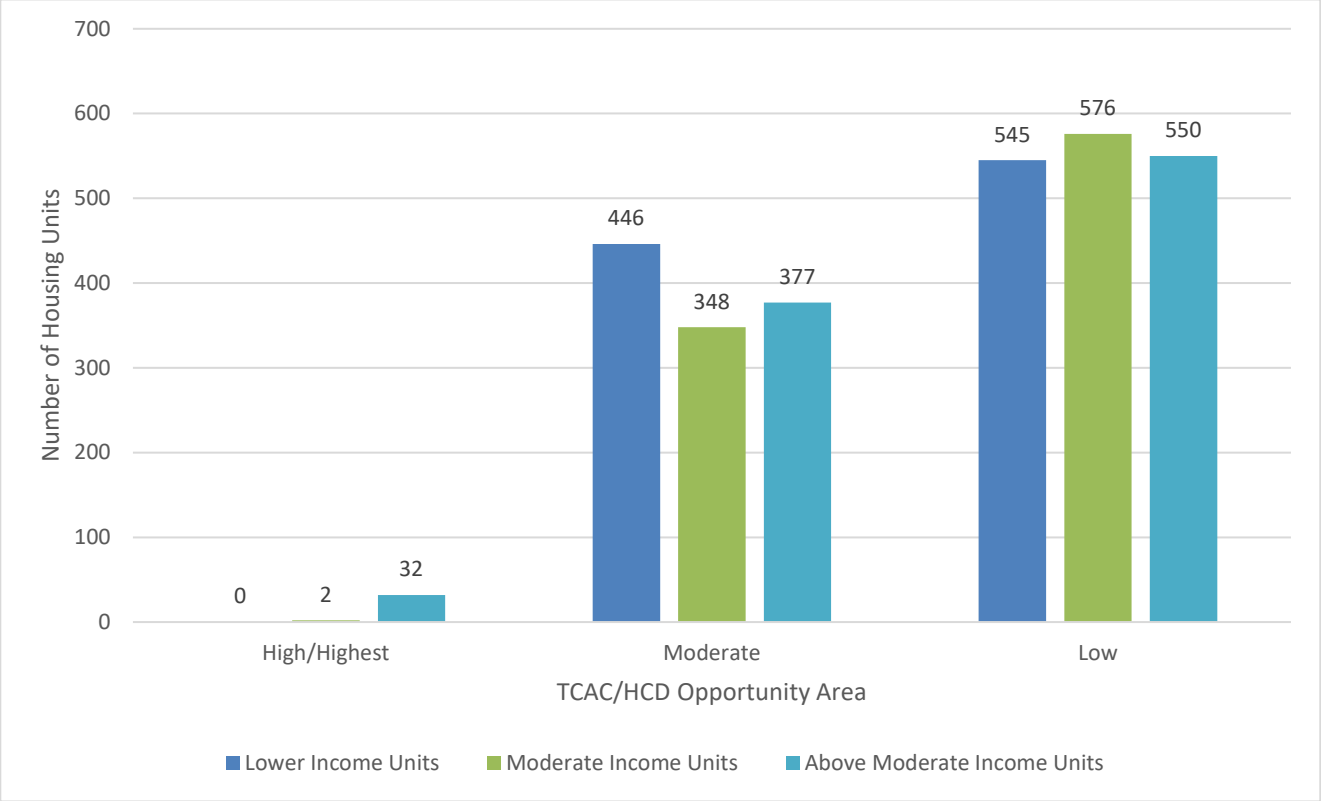
Figures 3-58 and 3-59 display the location of projects and sites in relation to the 2022 TCAC opportunity areas. According to TCAC Opportunity Maps, the City has moderate to high access to opportunities in most neighborhoods however the City is focusing investment efforts on redevelopment along the San Pablo Avenue corridor, which is currently the lowest resource area in the city. As shown in Figure 3-58, 58 percent of the total sites inventory (1,671 units) 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 currently low resource area identified near Potrero Avenue and Moeser Lane abetting in the reversal of historic segregation trends.

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 743 housing units, with 196 market-rate units, 196 316 low-income units, and 35 very low-income units. With a total of 351 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.

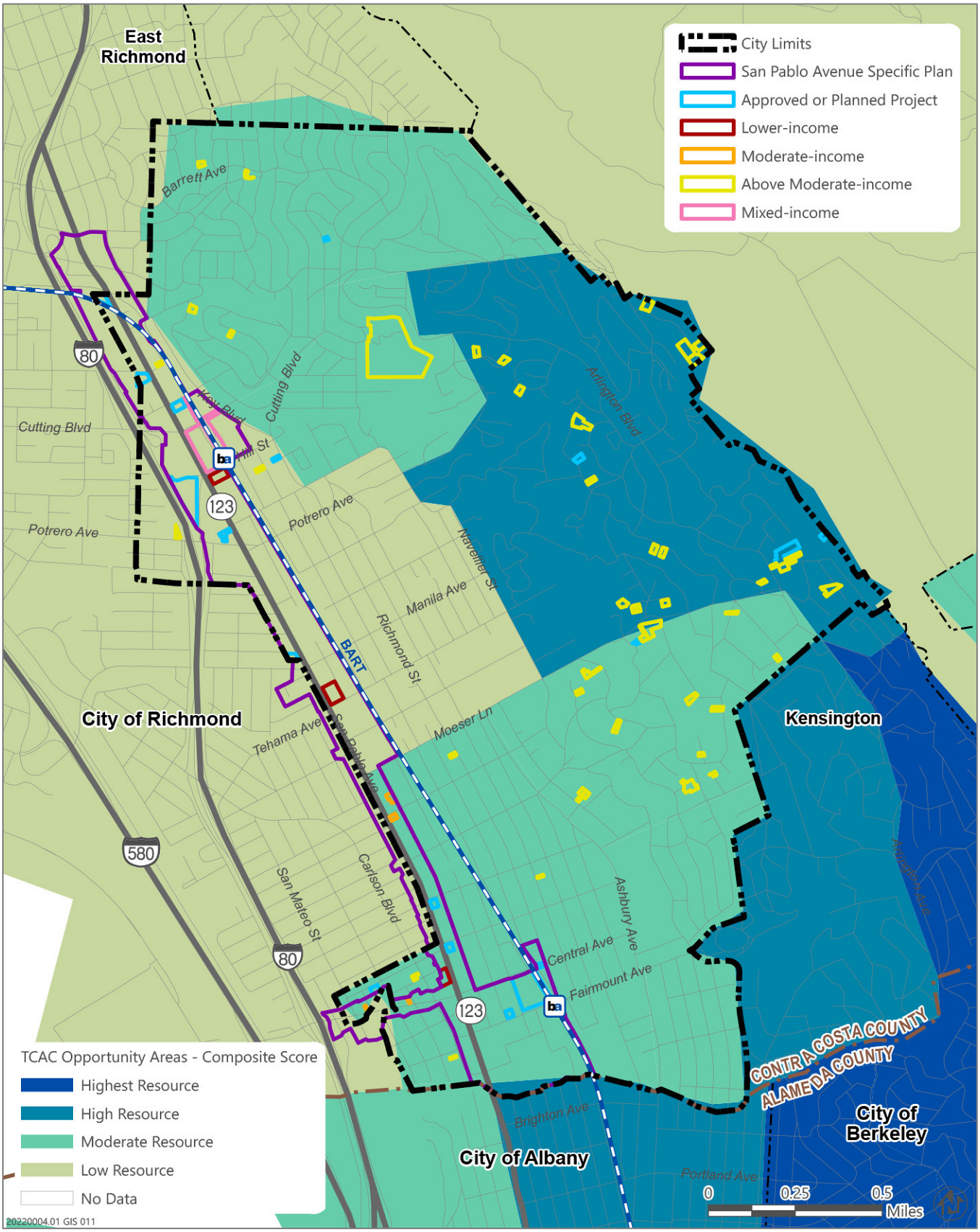
Approximately 1,171 units identified for future residential development are in moderate resource areas (41 percent). These sites are not likely to have an adverse impact on access to opportunities in the city, and could result in higher TCAC Opportunity scores if property values rise. The City's Inclusionary 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. Approximately 34 units are identified in high resource areas. This accounts for a small portion of the inventory and indicates the overall lack of housing opportunities in high resource hillside areas of the city. Land in high resources areas typically have smaller lot sizes, challenging terrain, and other environmental constraints, such as high fire hazard zones. The Housing Element includes a program to facilitate ADU production, SB 9 lot splits, and the development of duplexes/triplexes in the area to help diversify high resource areas.

Figure 3-58: Sites Inventory and TCAC/HCD Opportunity Areas, El Cerrito



Source: Ascent, 2022.

Figure 3-59: Sites Inventory and TCAC/HCD Opportunity Areas, El Cerrito



Source: Ascent, 2022. Data downloaded from California Tax Credit Allocation Committee (TCAC) in 2022.

Investments in Low and Moderate Resource Areas

Most of the new housing that is planned to occur in El Cerrito is in census tracts classified as low or moderate resource. These areas have been a focus area of investments to transform a lower-resource commercial corridor into a high-amenity, mixed-use, transit-rich corridor. The following is a description of past and planned investments to transform low and moderate resource areas into areas of high opportunity.

The $6 million San Pablo Avenue Streetscape project aimed to catalyze transit-oriented, residential and mixed use development by assembling multiple grants and funding sources to invest in improving the transportation environment, quality of life and vitality along San Pablo Avenue (State Route 123). The San Pablo Avenue Streetscape project included new medians, pedestrian refuge islands, flashing crosswalks, bulb out, pedestrian scale amenities, improved rapid bus stops, LED street lights, beautification, landscaping, wayfinding signage and improved pedestrian, bicycle and transit access, along the entire 3.2 mile corridor. The project was funded by a variety of sources including, the City's former Redevelopment Agency, the Transportation Fund for Clean Air, and two Transportation for Livable Communities grants from each MTC and CCTA. It was completed in phases in 2006-2008.

Multiple projects improved the Ohlone Greenway that runs the length of the City parallel to San Pablo Avenue, where the majority of new housing is slated to be built. The Ohlone Greenway is a Class I bicycle-pedestrian path that provides access to adjacent jurisdictions, two BART stations and numerous amenities including parks, library and shopping districts. The City has secured multiple grants totaling approximately $2.3 million to improve the Greenway by creating enhanced crosswalks where the path intersects streets, improving lighting by installing undertrack LED lights, installing wayfinding and safety signage, creating destinations and amenities along the pathway, and working with BART to expand the pathway during an earthquake safety retrofit. The project was completed in phases between 2009 and 2012.

The $13 million El Cerrito del Norte Complete Streets Improvement Project plans to transform the del Norte multimodal environment to be more welcoming to transit users, residents and visitors. The project consists of improvements for bicyclists, pedestrians, transit users and motorists to support transit-oriented development in the Uptown area of the Specific Plan. Project elements include enhanced and protected crosswalks, context-sensitive bikeways, bus boarding islands, major circulation changes, and various streetscape enhancements around and leading to the Del Norte BART Station. Funding comes from a variety of sources and is slated to being 2023.

The Ohlone Access, Safety & Placemaking Improvements Project, completed in 2019, was a $4.7 million investment to improve and widen the mixed-use path; upgrade and expand existing crosswalks on adjacent streets to create high visibility pedestrian zones with new striping, special pavement, improved signage, curb bulb-outs, upgraded curb ramps and flashing lights; enhance landscaping, lighting, seating, and other amenities; and upgrade and expand the existing camera surveillance system to three key nodes next to the Greenway. The goals were to improve bicycle and pedestrian routes leading to transit, commercial nodes and housing; bring new vibrancy to the areas around the BART Stations to encourage housing development specifically within a regionally-designated Priority Development Area; increase safety and accessibility for BART riders and Greenway users; and improve the integration of the BART Stations with the surrounding community.

Potential Effects on Disproportionate Housing Needs

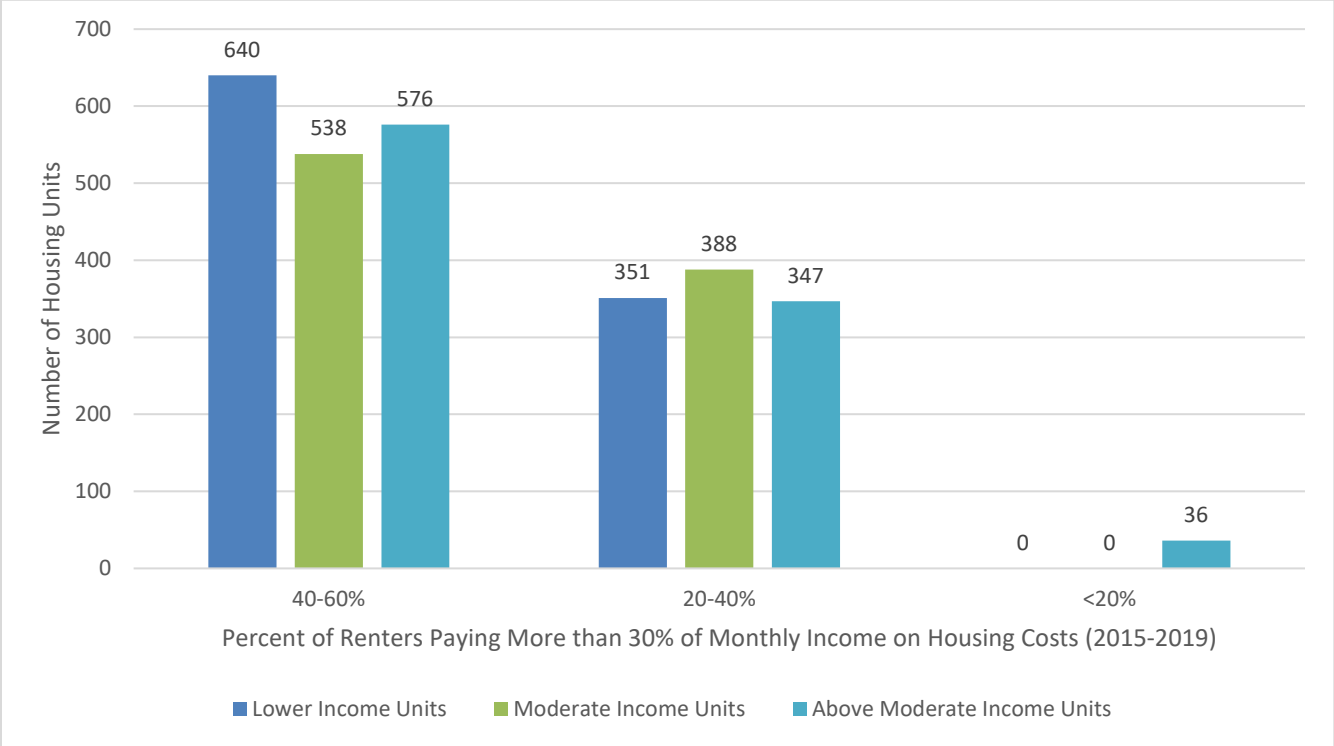
As discussed previously, renters are disproportionately affected by housing needs including overpayment, overcrowding, and displacement risk. This section examines the location of projects and sites in relation to the City's housing needs and risk of displacement.

Overpayment

Areas with the highest rate of overpayment coincide with the City's relatively lower income neighborhoods along the San Pablo Avenue corridor. This area also includes the City's existing deed-restricted lower-income housing. Approximately 40-60 percent of renter households are experiencing cost burden in and around these neighborhoods. Figures 3-60 and 3-61 show the sites inventory relative to the distribution of overpayment by renters in El Cerrito as of 2019.

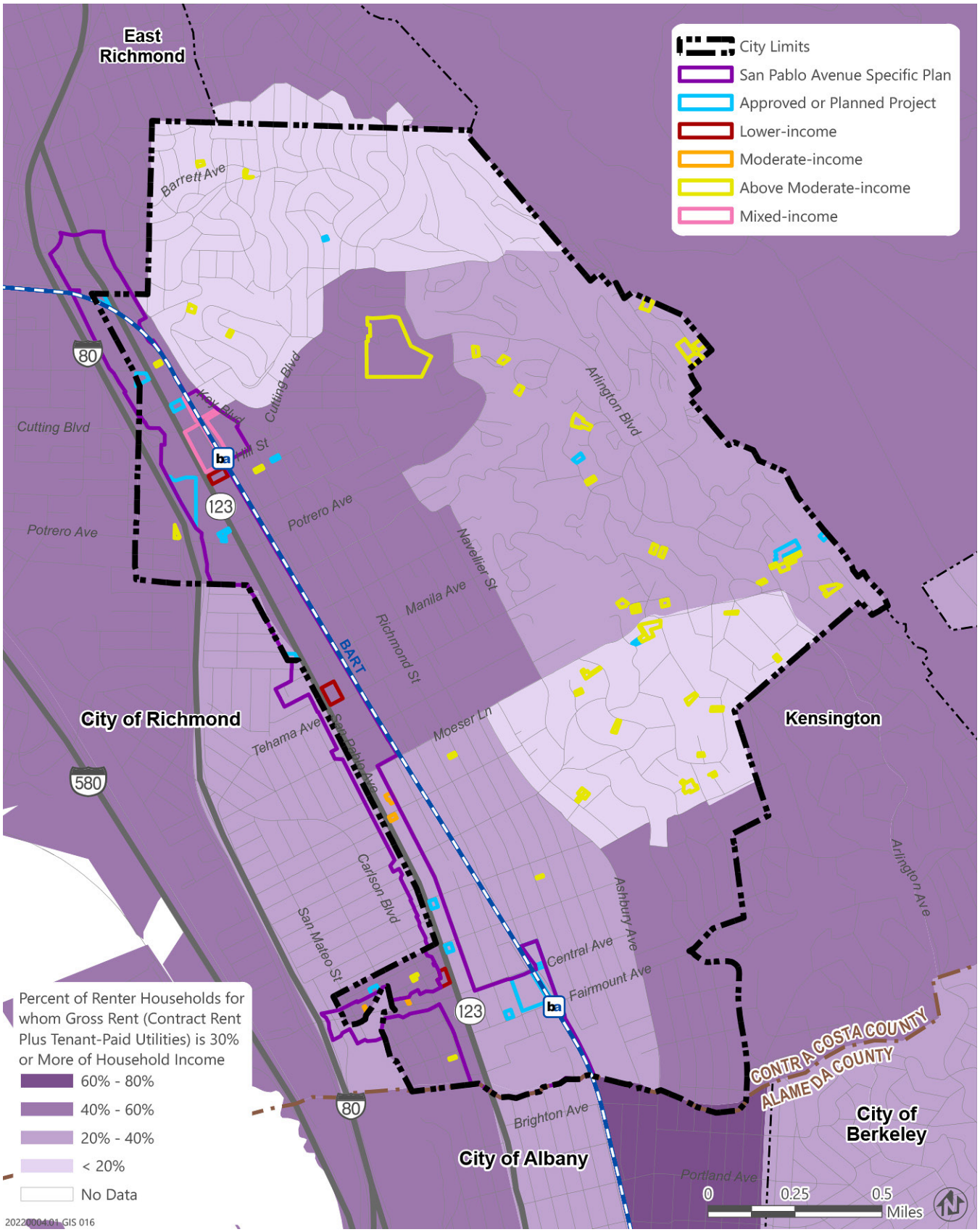
The sites inventory includes capacity for 640 lower-income units and 538 moderate income units in areas with the highest rates of overpayment with 40-60 percent of renters paying more than 30 percent of their income on housing. Since there is already an existing concentration of lower-income units in these census tracts, an increase in the supply of lower- and moderate-income households could help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for this type of housing.

Figure 3-60: Sites Inventory and Distribution of Overpayment by Renters



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Figure 3-61: Sites Inventory and Distribution of Overpayment by Renters

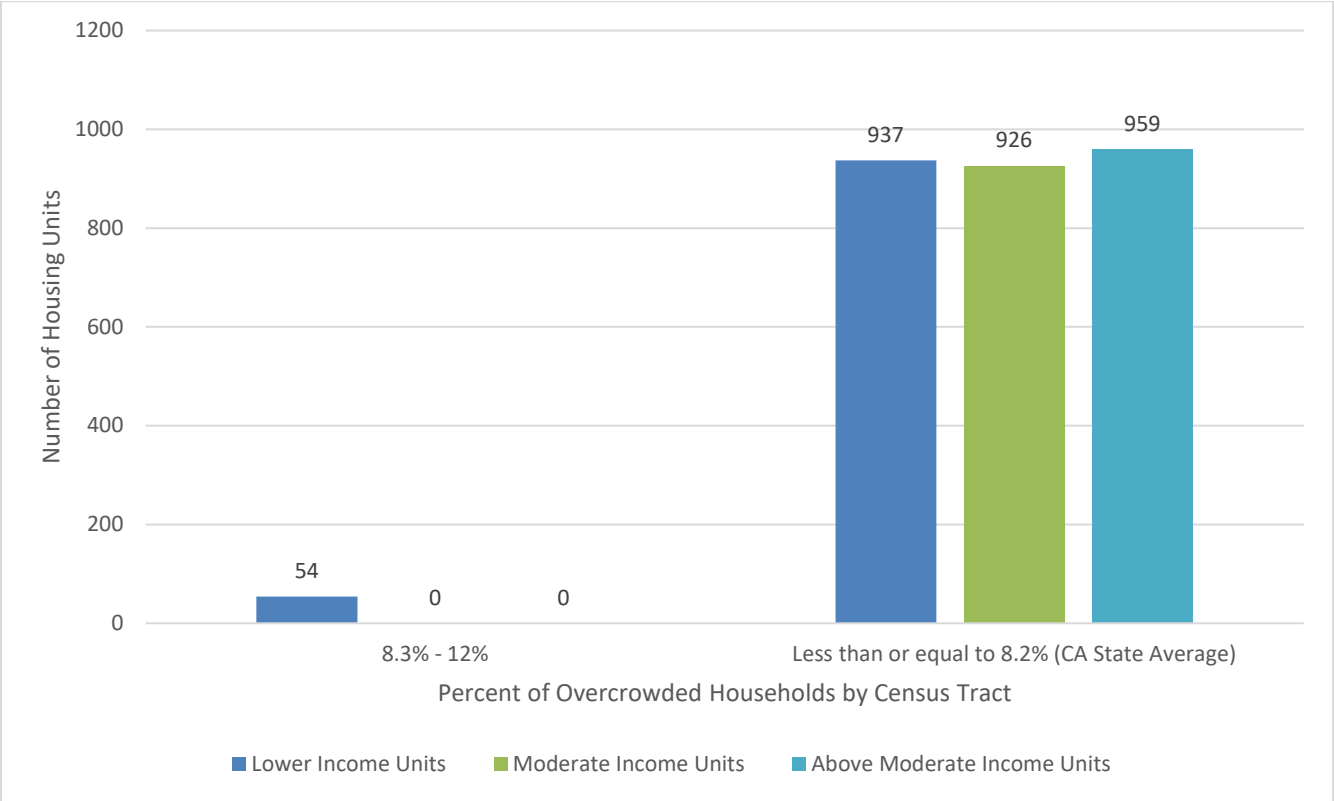


Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Overcrowding

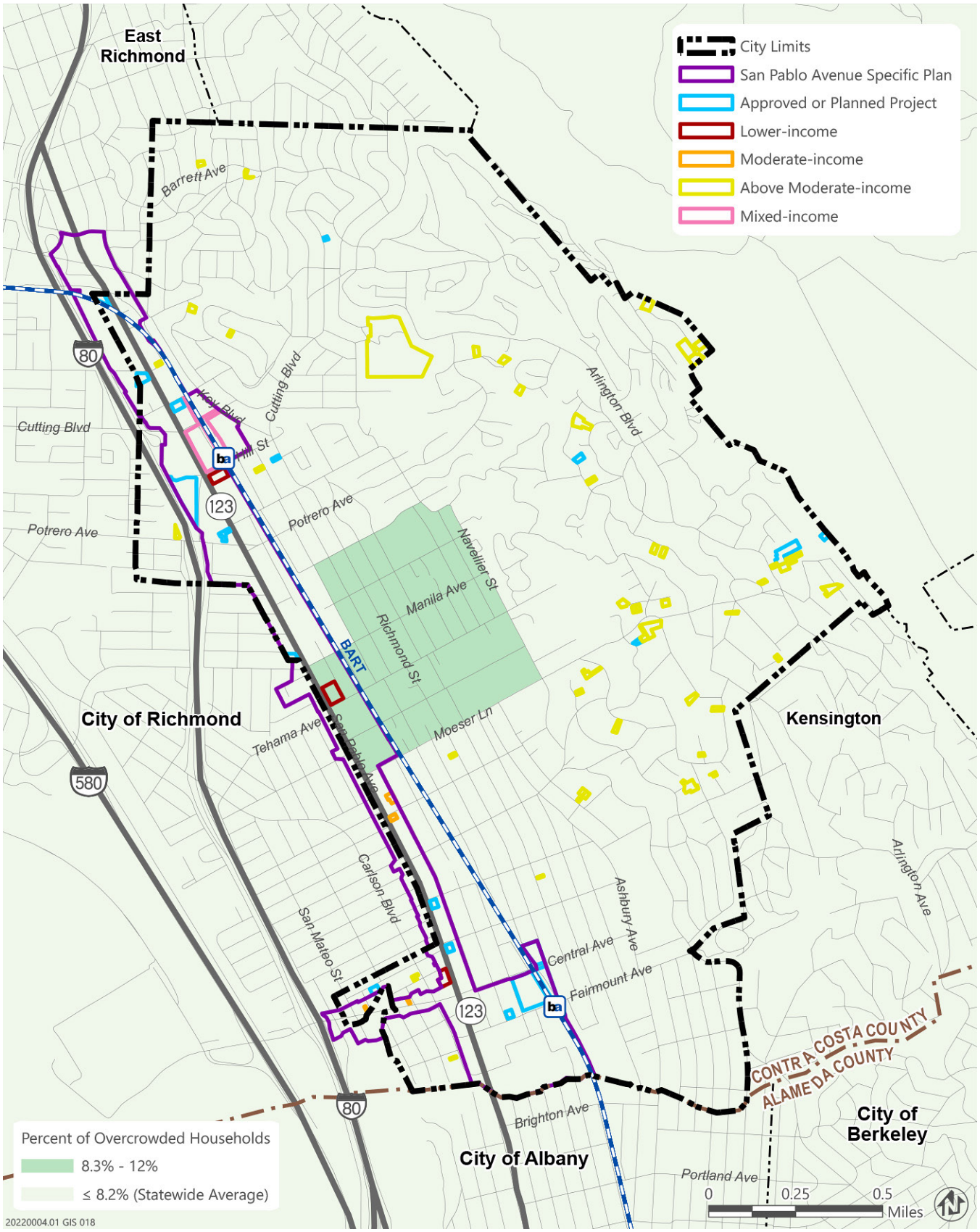
Almost all census tracts in El Cerrito have less than 8.2 percent of overcrowded households, with the exception of a pocket in the central western area of the city that has 9.7 percent of overcrowded households. Figure 3-62 and Figure 3-63 show the sites inventory relative to the distribution of overcrowded households in El Cerrito as of 2019. Approximately 54 units from the sites inventory are in census tracts have with higher rates of overcrowded households, as shown in Figure 3-62. An increase in the supply of affordable housing in the city could help to alleviate conditions that contribute to overcrowding by reducing the gap between supply and demand for larger housing types and/or affordable housing options.

Figure 3-62: Sites Inventory and Distribution of Overcrowded Households



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Figure 3-63: Sites Inventory and Distribution of Overcrowded Households



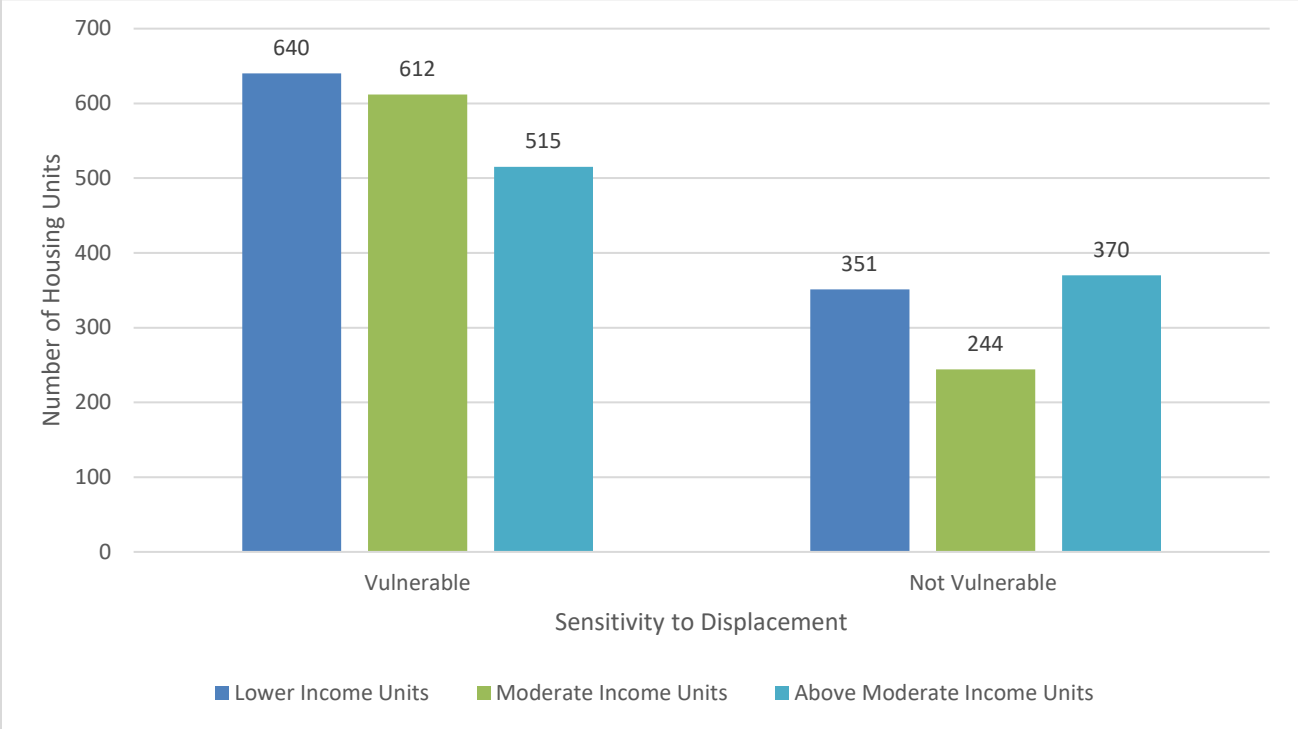
Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Displacement Risk

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 3-64, about 66 percent of the total inventory (1,911 units) is identified in areas identified as sensitive to displacement Figure 3-65 shows the sites inventory relative to the communities sensitive to displacement per UC Berkeley's Urban Displacement Project. As was shown in Figure 3-47 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 94 percent of the residential capacity for the Housing Element planning period. 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.

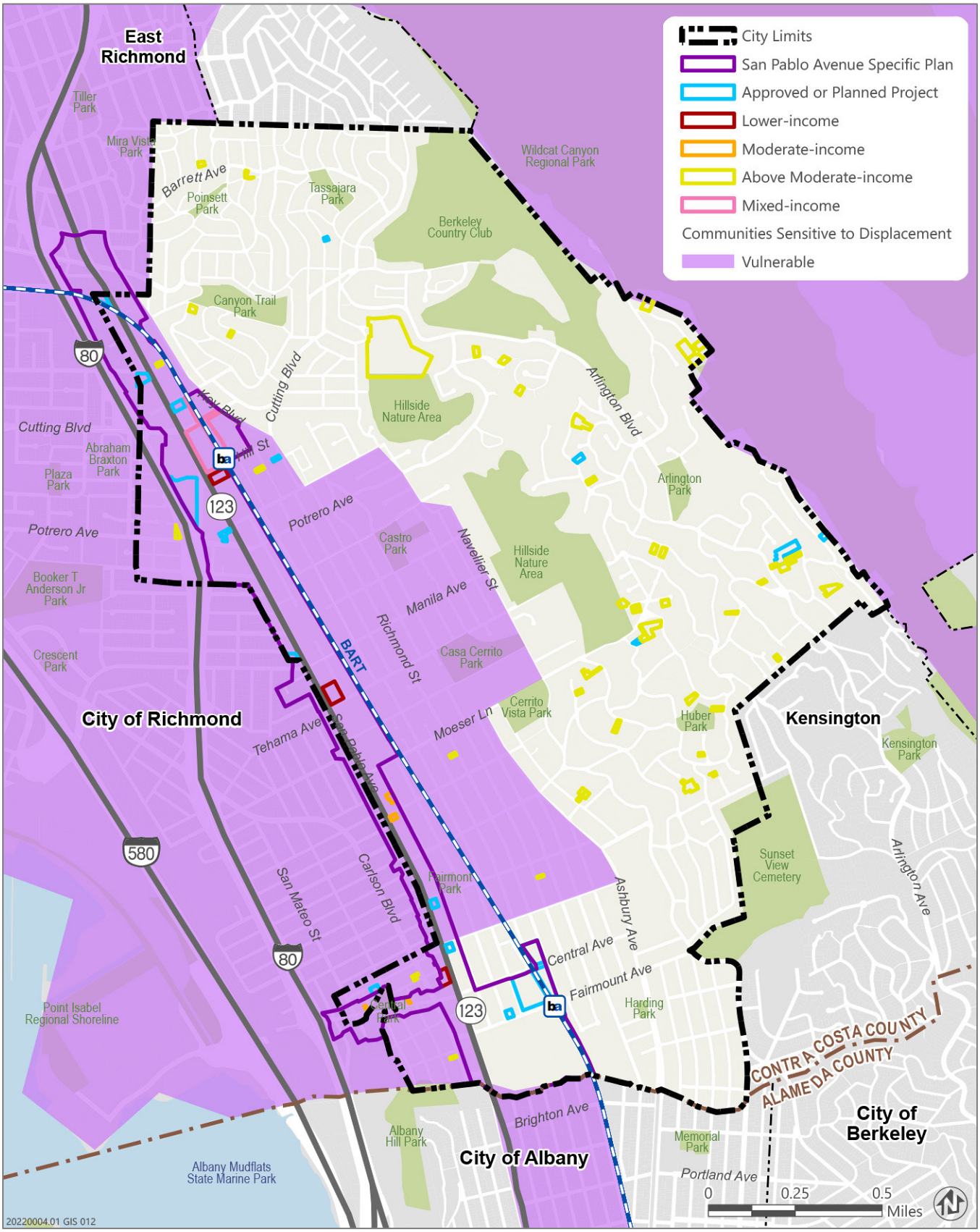
Notably, the sites inventory includes 65 percent of the lower income capacity and 74 percent of the moderate income capacity in the same areas sensitive to displacement. The development of additional affordable housing will provide more options to mitigate displacement for residents. During the Housing 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. For more information, see Program H-2.B. Affordable Housing Trust Fund Priorities, which is further described in Chapter 7.

Figure 3-64: Sites Inventory and Areas at Risk of Displacement, El Cerrito



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on UC Berkeley Urban Displacement Project data.

Figure 3-65: Sites Inventory and Areas at Risk of Displacement, El Cerrito

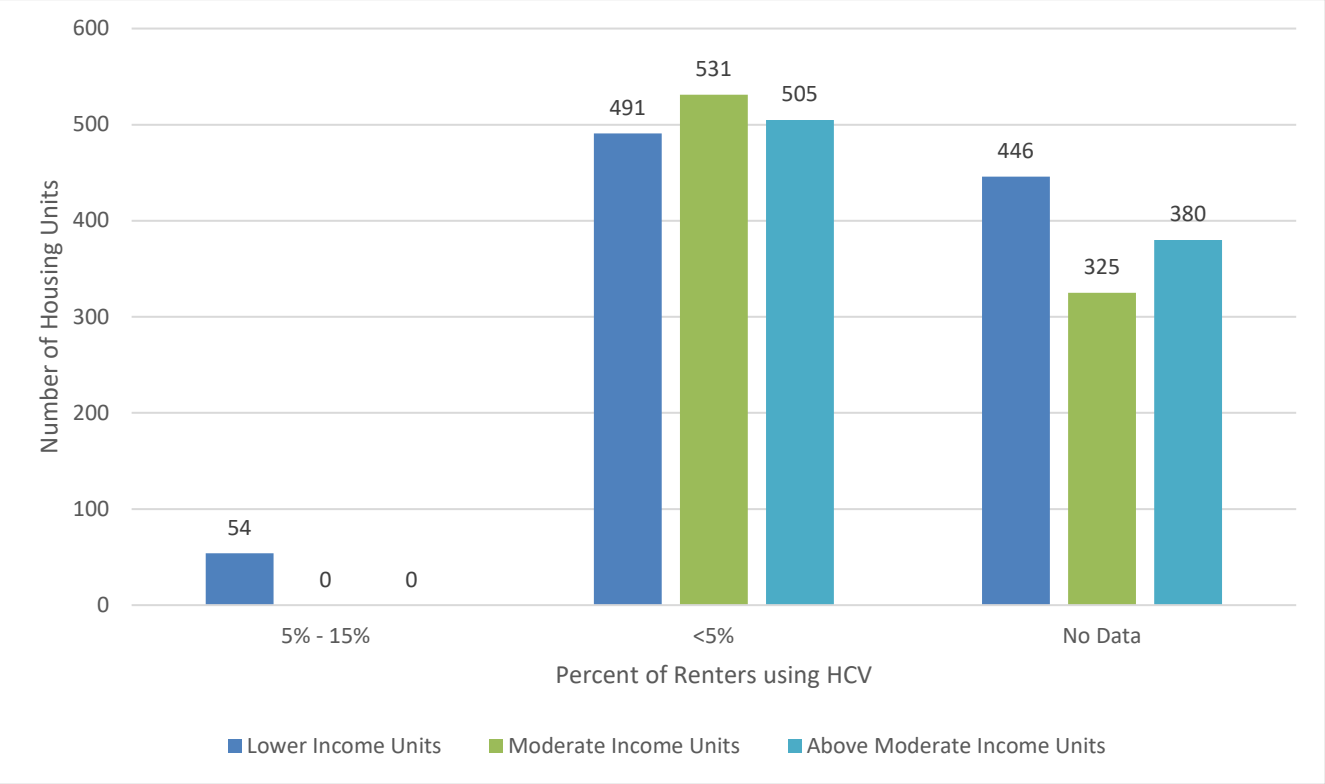


Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on UC Berkeley Urban Displacement Project data.

Housing Choice Vouchers

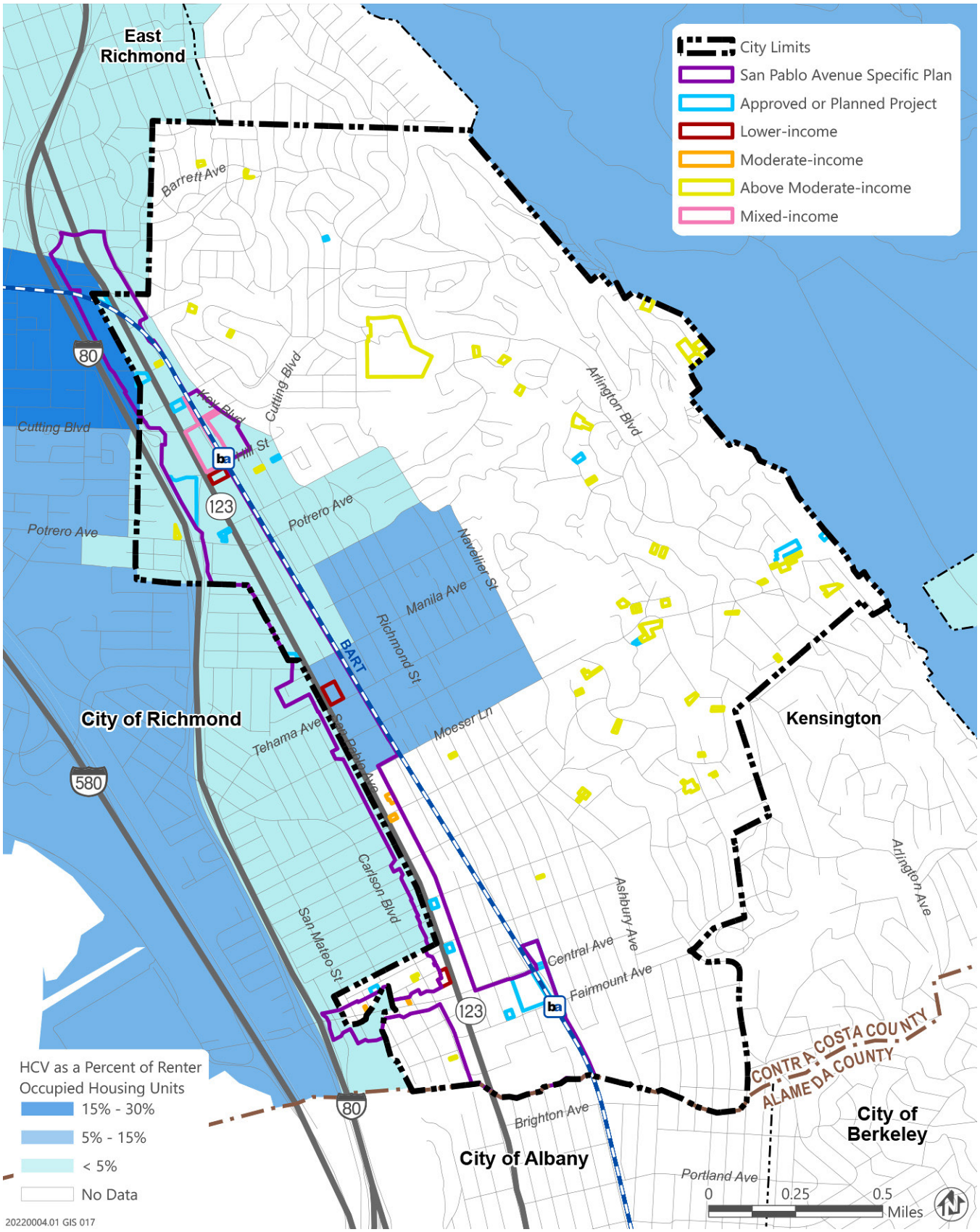
Figure 3-66 and Figure 3-67 show the distribution of units at each income level relative to the percentages of renter households with HCVs. The majority of the city has no data and this is reflected in the distribution of sites in the inventory. The central west portion of the city has 5–15 percent of 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. The Housing Element includes a program to preserve the existing usage of 140 vouchers throughout the city and increase landlord participation in the HCV program to increase housing mobility for HCV participants in El Cerrito.

Figure 3-66: Sites Inventory and Distribution of Current Housing Choice Voucher (HCV) Households



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021.

Figure 3-67: Sites Inventory and Distribution of Current Housing Choice Voucher (HCV) Households



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021.

3.9 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 along the San Pablo Avenue corridor as housing costs continue to rise in the region. There are also several census tracts in the hillside area that qualify as RCAAS.

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 along the San Pablo Avenue corridor. 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 to support transit-oriented development, there has already been more multifamily housing developed 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 by continuing to facilitate higher density and TOD development on San Pablo Avenue; encouraging the production of 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 3-27 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 3-27: Fair Housing Issues, Contributing Factors, and Actions

Identified Fair Housing Issue	*Contributing Factor*	*Actions*	*Targets and Timeline*
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 areas of the city. Between 1980 and 2010, there was not much housing affordable to moderate- and lower-income households produced. This resulted in a pattern of segregation between the east and west areas of the city. Much of the hillside area is considered a Racially Concentrated Area of Affluence .**(High Priority)**	Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area (Program H-1.B.) Promote the development of accessory dwelling units (ADUs) through tools and resources to homeowners throughout the city, particularly in high resource areas, to promote mixed-income neighborhoods (Program H-1.C) Provide zoning modifications and/or incentives to encourage innovative housing types, including tiny homes, efficiency units, and missing middle housing types in the city's existing single-family neighborhoods as a way to expand housing opportunity in high resource areas (Program H-1.E) Facilitate the development of pipeline projects counted in the Housing Element sites inventory (Program H-1.F) 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 (Program H-2.A.) 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.) 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.) Continue ongoing partnership with BART to develop mixed-income housing on BART lands (Program H-2.E.)	Facilitate the development of 2,586 housing units at a variety of income levels within the San Pablo Avenue Specific Plan Area to create a mixed-income, amenity-rich neighborhood with access to opportunity (Program H-1.B.) Facilitate 144 ADUs (75 percent in moderate or higher resource areas) as a way to diversify high resource single-family neighborhoods considered racially concentrated areas of affluence (Program H-1.C) Encourage the development of at least 25 innovative housing types (e.g., SB 9 lot splits or duplexes, tiny homes) as a way to diversify high resource single-family neighborhoods considered racially concentrated areas of affluence (Program H-1.E) Facilitate the development of 1,712 units including 79 very low- 415 low-, 611 moderate-, and 607 above moderate-income units by facilitating the development of pipeline projects included in the Housing Element sites inventory (Program H-1.F) Facilitate the development of 110 lower-income units and 60 moderate-income units intermixed with market-rate developments to create mixed-income neighborhoods through the Inclusionary Zoning Ordinance (Program H-2.A.) Establish priorities for the allocation of Affordable Housing Trust Funds by 2024 and provide funding to support 130 low-, 125 very low-, and 25 extremely low-income units (Program H-2.B) Support development of 55 extremely low-, 125 very low-, and 130 low-income housing units, including 25 units of supportive housing for special needs populations (Program H-2.D.) Partner with BART to provide 750-850 total units at the El Cerrito Plaza BART Station and 670 units at the Del Norte BART Station, including 15 percent missing middle units and 35 percent lower-income units in both projects (Program H-2.E.)

Table 3-27: Fair Housing Issues, Contributing Factors, and Actions

Identified Fair Housing Issue	*Contributing Factor*	*Actions*	*Targets and Timeline*
Disparities in Access to Opportunity	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. The Housing Element identifies a substantial portion of housing capacity in low resource areas as the City is prioritizing investments along the San Pablo Avenue corridor through transit-oriented development to take advantage of the two BART Stations along the San Pablo Avenue corridor and increase opportunity. **(High Priority)**	Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area (Program H-1.B.) Promote the development of accessory dwelling units (ADUs) through tools and resources to homeowners throughout the city, particularly in high resource areas, to promote mixed-income neighborhoods (Program H-1.C) Provide zoning modifications and/or incentives to encourage innovative housing types, including tiny homes, efficiency units, and missing middle housing types in the city's existing single-family neighborhoods as a way to expand housing opportunity in high resource areas (Program H-1.E) 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.) 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.) 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.)	Facilitate the development of 2,586 housing units at a variety of income levels within the San Pablo Avenue Specific Plan Area to create a mixed-income, amenity-rich neighborhood with access to opportunity (Program H-1.B.) Facilitate 144 ADUs (75 percent in moderate or higher resource areas) as a way to diversify high resource single-family neighborhoods considered racially concentrated areas of affluence (Program H-1.C) Encourage the development of at least 25 innovative housing types (e.g., SB 9 lot splits or duplexes, tiny homes) as a way to diversify high resource single-family neighborhoods considered racially concentrated areas of affluence (Program H-1.E) Facilitate the development of 1,712 units including 79 very low- 415 low-, 611 moderate-, and 607 above moderate-income units by facilitating the development of pipeline projects included in the Housing Element sites inventory (Program H-1.F) Facilitate the development of 110 lower-income units and 60 moderate-income units intermixed with market-rate developments to create mixed-income neighborhoods through the Inclusionary Zoning Ordinance (Program H-2.A.) Establish priorities for the allocation of Affordable Housing Trust Funds by 2024 and provide funding to support 130 low-, 125 very low-, and 25 extremely low-income units (Program H-2.B.) 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.)
Disproportionate Housing Needs in San Pablo Avenue corridor	Regional housing costs are rising faster than wages. Lack of economic mobility for marginalized residents including renter households, HCV households, and single-female headed households. **(Medium Priority)**	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 (Program H-3.A)	Review data collected through the Rent Registry annually. (Program H-3.A.) Connect at least 10 homeowners with resources for housing rehabilitation, targeting areas with increased Code Enforcement activity (Program H-3.B) Review and update the Reasonable Accommodation Ordinance in 2025 (Program H-4.B)

Table 3-27: Fair Housing Issues, Contributing Factors, and Actions

Identified Fair Housing Issue	*Contributing Factor*	*Actions*	*Targets and Timeline*
		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 (Program H-3.B) Update the reasonable accommodation procedure to ensure persons with disabilities have a streamlined and objective process for requesting modification to any policy, rule, or procedure that presents a barrier to obtaining equal housing opportunity (Program H-4.B) Enforce tenant protections consider potential for additional tenant protection policies (Program H-3.C.) 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 (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.) Participate in the Home Match Contra Costa County program to match homeowners and home seekers to create long-term shared living arrangements (Program H-4.E) Increase awareness and build capacity amongst the community by targeting public outreach and community engagement efforts on housing services and programs to reach residents with the greatest need. (Program H-4.F)	Conduct an evaluation of the effectiveness of tenant protections in 2024 and consider additional tenant protections by 2029 (Program H-3.C.) Maintain at least the 140 HCVs used in El Cerrito as of 2022, and Increase HCVs in high resource single family neighborhoods identified as racially concentrated areas of affluence by 5 percent (Program H-4.C.) Consider adopting a COPA ordinance or policy by July 2026 (Program H-4.D.) Launch Home Match program by 2027. Ensure that 100 percent of residents requesting information about the Home Match program are connected with relevant materials and resources (Program H-4.E) Develop outreach strategies on available housing services and programs to reach vulnerable and at-risk households by 2025 (Program H-4.F)

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)

2023-2031 RHNA	*Number of Units*
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 1,712 units included as part of planned and approved projects in El Cerrito, including: 79 very low-, 415 low-, 611 moderate-, and 607 above moderate-income units. More details on approved projects can be viewed on the City website at: http://www.el-cerrito.org/198/New-Development.

Many entitled market rate development projects in El Cerrito have either stalled or moved slower than anticipated in recent years due to increases in labor and materials costs coupled with stagnant rents. The City has regularly proactively worked with the developers of entitled sites to extend the expiration of entitlements and to modify conditions of approval in order to improve project financially feasibility. Since the adoption of the San Pablo Avenue Specific Plan in late 2014, the City has granted eight entitlement extensions for projects within the SPASP area. To date, the City has not denied any request to extend the life of approved entitlements in the SPASP area. Further, the City has worked extensively with developers to modify conditions of approval that have posed obstacles to development of entitled projects. The City has granted several entitlement amendments and is currently reviewing applications for two more. These amendments have been granted as economic conditions have changed and as new information and new field conditions have become known during project development. Minor amendments have been processed at an administrative level, as permitted. Amendments have included changes to design elements, reduction in the number of parking spaces, changes of ground floor land uses, and changes to the timing of required payments from issuance of building permit to issuance of certificate of occupancy. These extensions and amendments have led to several projects progressing through the development process which would have otherwise potentially stopped progressing. The City anticipates continuing to work with applicants to keep entitlements active until entitled projects can begin construction and continuing to examine any other ways the City can help facilitate projects breaking ground.

Table 4-2: Planned and Approved Residential Developments, El Cerrito (As of January 2023)

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; building permit submitted December 2022; 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; Building permit under review as of Feb 2023	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 expired 1/24/2023; New entitlement application submitted 11/14/2022; application being reviewed for completeness. Pending Design Review Board consideration.	42 Market rate apartments (assumed 50/50 mod/above mod) and 2 live-work units (above mod).	0.27	163 units / ac	44	0	0	0	21	23
5	Polaris Apartments (11965 San Pablo Ave)	513340059	TOHIMU	TOHIMU	Apartments	Approved June 2019; entitlement extension granted to 12/18/2024 /	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; entitlements expire 4/2/2023	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. Entitlement application for Parcel A South submitted pursuant to AB 2923, SB 35, and SB 330 on 11/2/2022, for 100% deed-restricted affordable housing with 1 manager's unit (70 units total). Ministerial review.	See detailed description El Cerrito Plaza BART TOD below. Developer is proposing 351 deed-restricted lower-income units and 392 market rate units (assumed 50/50 mod/above mod). (Included in previous Housing Element as low income site.)	7.54	99 units / ac	743	0	35	316	196	196
8	1711 Eastshore Dr (Former Orchard Supply Hardware Site)	513371002	TOHIMU	TOHIMU	Storage / Residential Mixed-Use	Application Submitted March 2022; deemed complete. Pending environmental review and Design Review Board consideration.	239 Market rate apartments and 2 managers' units (assumed 50/50 mod/above mod) with 69 low- and 5 moderate-income inclusionary units; Existing Building, on a portion of the site, will be converted to self-storage	3.77	84 units / ac	315	0	0	69	125	121
9	The Civic (10290 San Pablo Ave)	503394026, 503394024	TOHIMU	TOHIMU	Residential/ Live-work	Approved 2/6/2020. Demolition permits issued.	50 market rate apartments (assumed 50/50 mod/above mod) and 4 live-work units	0.29	172 units / ac	54	0	0	0	25	29
10	Playland II (10919 San Pablo Ave)	509120015	TOMIMU	TOMIMU	Residential Mixed-Use	Approved 5/29/2019. Demolition permits issued.	90 market rate apartments (assumed 50/50 mod/above mod); 2,998 sf commercial	0.52	172 units / ac	90	0	0	0	45	45
							Subtotal	*13.79*	*168 units/ac (average)*	*1,697*	*0*	*79*	*415*	*609*	*594*

Table 4-2: Planned and Approved Residential Developments, El Cerrito (As of January 2023)

Site ID	Name	APN(s)	General Plan	Zoning	Type of Units	Status	Description	Acres	Gross Density	Total Units	ELI	VLI	LI	MOD	AM
Other Areas of City															
11	2332 ALVA AVE	500430016	RS-5	Low Density	SFR	Approved 07/19/2017; Building permit issued 9/14/22.	1 single-family unit; located in VHFHSZ.	0.08	12.7 units / ac	1	0	0	0	0	1
12	1745 ELM ST	502112037	RM	High Density	Duplex	Design Review Approved 9/2/2020; entitlement extension granted to 9/2/2023	2 units in a duplex	0.14	14.4 units / ac	2	0	0	0	0	2
13	5730 EL DORADO ST	510045006	RM	High Density	Duplex/ Triplex	Design Review Approved 11/18/2020; building permit for duplex submitted December 2021; Parcel Map Approved 4/19/2022.	Subdivision of 12,500 sf lot with a duplex and triplex	0.29	17.5 units / ac	5	0	0	0	0	5
14	1324 CONTRA COSTA DR	505181018	RS-10	Very Low Density	SFR	Building permit application Submitted 7/12/2021,	1 Single-family unit; located in VHFHSZ.	0.27	3.8 units / ac	1	0	0	0	0	1
15	LENEVE PL	573111008	RS-7.5	Very Low Density	SFR	Planning entitlement approved on 7/5/2022	1 Single-family unit; located in VHFHSZ.	0.23	4.4 units / ac	1	0	0	0	0	1
16	SEA VIEW DR	505221045	RS-5	Low Density	SFR	Planning entitlement approved on 6/15/22; building permit application submitted on 12/22/22	1 Single family unit; located in VHFHSZ.	0.16	6.1 units / ac	1	0	0	0	0	1
17	921 CLARK PL ARLINGTON BLVD	505301032 505301043	RS-5	Low Density	Missing Middle	Application submitted on 3/7/2022, currently under review	Subdivision to split 2 parcels into 4; located in VHFHSZ.	1.39	2.9 units / ac	4	0	0	0	2	2
							Subtotal	*2.56*	*8.5 units/ ac (average)*	15	0	0	0	2	13
							Total	*16.35*		1,712	0	79	415	611	607

Source: City of El Cerrito, 2022.

Recognizing that some of the developments listed in Table 4-2 may not move forward as planned, the Housing Element includes a program to work with applicants to facilitate development and to monitor the progress made on the sites and if they expire, to remove the projects from the list of units counted toward the RHNA and take appropriate action to ensure sufficient capacity to meet the RHNA.

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 743 housing units, with 392 market-rate units, 316 low-income units, and 35 very low-income units. 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.

Table 4-3: Analysis of Market Rate Rental Affordability

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.

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). There is very little available land zoned RM, and the TOM district was essentially replaced by the zoning districts in the San Pablo Avenue Specific Plan. The Transit-Oriented Mid-Intensity Mixed Use (TOMIMU), and Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) districts 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 districts have been approved at densities ranging from 84 to 271 units per acre, with an overall average density of 168 units per acre. This average density accounts for the commercial component of mixed use developments.

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.

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. However, it should be noted that recent legislation allows ADUs and SB 9 lot splits and duplexes in single-family zones, which creates opportunities for more affordable housing units integrated into single-family neighborhoods.

AB 725 Compliance

Assembly Bill 725 (2021) requires that at least 25 percent of the remaining above moderate-income RHNA be accommodated on sites that allow at least four units of housing, and that at least 25 percent of the remaining 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. The remaining RHNA is calculated after counting the units in planned and approved

projects. Because the units in planned and approved projects exceed the RHNA in the moderate- and above moderate-income categories, the City does not have any remaining RHNA in these categories and therefore does not need to demonstrate further compliance with AB 725.

Realistic Density Assumptions

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 84 to 271 units per acre, with an average of 168 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.[1]

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.

[1] This density was calculated in July 2022 based on approved projects in the pipeline at that time. Some projects have since submitted revised plans, mostly for increased densities, which would result in a higher average density than what is used in the sites inventory calculations.

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).

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.

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

Project Name	*Project Description*	*Status*	*Prior Use*
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
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

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.

Large Sites (i.e., del Norte BART Station site)

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). BART's Transit-Oriented Development Work Plan identifies the site as a project that can be initiated under BART's existing staffing. Further, the Work Plan identifies the El Cerrito del Norte station as a site with local support for TOD, and states that "BART will prioritize sites with local support for TOD." City staff met with BART TOD staff in May 2023, and confirmed that the current TOD Workplan remains accurate and that the timeline for project initiation established in the Housing Element is achievable by both the City and BART.

The City anticipates that the development of this site will include existing surface parking lot areas, and will not include the existing parking garage, station area, Ohlone Greenway, or bus areas. This anticipates development of three parking lot areas (the parking lot bounded by San Pablo Ave, Hill St, Cutting Blvd, and the bus area; the parking lot bounded by the Ohlone Greenway, Cutting Blvd, Key Blvd, and the parking garage; and the parking area bounded by the Ohlone Greenway/BART tracks, Knott Ave, Key Blvd, and Cutting Blvd.) The parking lot bounded by Kearney St, Cutting Blvd, the Ohlone Greenway/BART Tracks, and Knott Ave could also be included in the TOD development, but due to the narrow dimension of the area, the sites inventory conservatively does not assume development of this area.

For the purpose of estimating capacity on the site, the City assumed development on 6.7 acres that is assumed to be developed at densities similar to the proposed El Cerrito Plaza (100 units per acre) and at an income mix that is reflective of BART's districtwide goal of 35 percent affordable housing (i.e., 65 percent market rate, 25 percent low, and 10 percent very low income).

The City has been collaborating with the San Francisco Bay Area Rapid Transit District (BART) for nearly four years to realize the shared goal of Transit Oriented Development at the El Cerrito Plaza Station. Several City policy documents (e.g., the General Plan, the Housing Element, the San Pablo Avenue Specific Plan, the Climate Action Plan) strongly encourage development of higher-intensity housing near transit stations. To achieve this shared goal, the City and BART jointly developed Goals and Objectives for the El Cerrito Plaza Station TOD that were reviewed and endorsed by both the City Council and the BART Board of Directors. The City supported BART's development of an RFQ for the project based on the Goals and Objectives and participated in the selection of the developer. The entitlement phase of the project is now underway as noted elsewhere in this document.

Based on the model of the El Cerrito Plaza Station TOD project, City staff plan to engage BART on the development of goals and objectives for Transit Oriented Development at the El Cerrito del Norte Station after the entitlement of the El Cerrito Plaza Station TOD is completed. Due to the City policies in place, the City's and BART's goals for development of TOD are also strongly aligned at the El Cerrito del Norte Station. If and when goals and objectives are endorsed by the City Council and the BART Board, City staff will again support the development of an RFQ, will participate in the developer selection process, and will coordinate with BART and the development team to realize the goal of Transit Oriented Development at El Cerrito del Norte Station.

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.

California Government Code Section 65589.7 requires water and sewer service providers to establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. Local governments are also required to immediately deliver the adopted housing element to water and sewer service providers.

East Bay Municipal Utilities District, which provides water service in El Cerrito, has adopted policies consistent with State law. According to the 2020 Urban Water Management Plan, EBMUD's Board of Directors approved Policy 3.07, which ensures that priority for new water service connections during restrictive periods is given to proposed developments within EBMUD's existing service area that include housing units affordable to lower income households in accordance with California Government Code 65589.7. Policy 3.07 also states that EBMUD will not deny an application for services to a proposed development that includes affordable housing unless certain specific conditions are met which could include a water shortage emergency condition, or if EBMUD is subject to a compliance order by the Department of Public Health that prohibits new water connections.

The Stege Sanitary District provides sewer service in El Cerrito. City staff is unaware of an adopted policy by the Sanitary District granting priority service to lower-income housing units and there is no mention of such a policy in the 2022 Sewer System Management Plan. The Housing Plan includes an implementation program to provide copies of the adopted Housing Element to both EBMUD and Stege Sanitary District and to ensure that the Sanitary District is aware of the requirements of Government Code Section 65589.7.

Analysis of Environmental Constraints

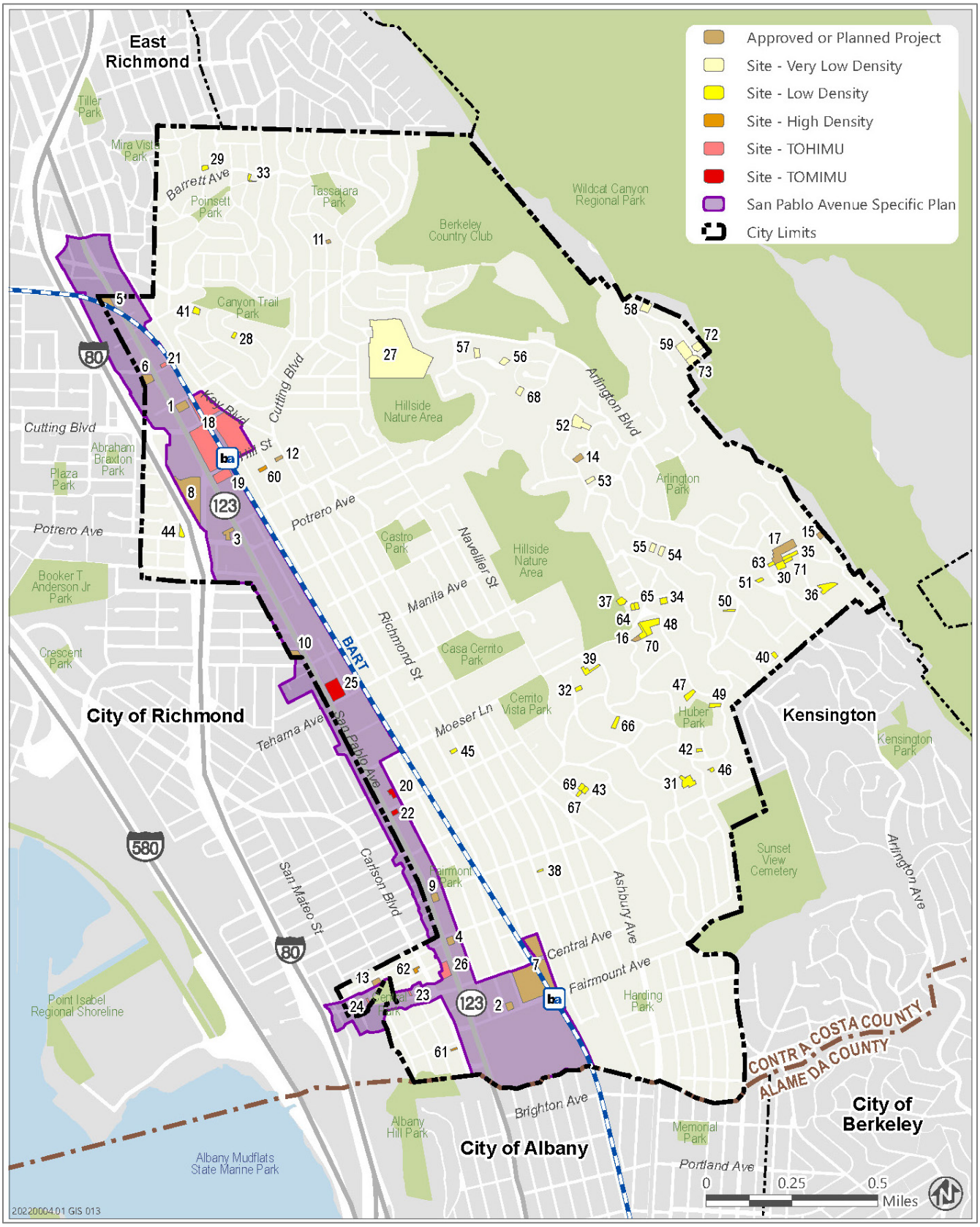
All parcels (or portions of parcels) that met the criteria above were reviewed by City staff to confirm environmental constraints (e.g., flood zones and steep slopes), and other possible constraints to development feasibility. Chapter 5: Constraints describes environmental concerns that may impact the future development of residential units in the city. However, none of the sites in the inventory have known environmental constraints or other condition, such as parcel shape, easements, site contamination, steep slopes, flooding, or other issue that would impact or preclude development in the planning period. Where environmental constraints were identified, sites were removed from the inventory. Sites 21 (5833 Central Ave) and 59 (3405 Carlson Blvd) shown below in Table 4-7 are examples of sites where environmental constraints were identified and the sites were removed from the inventory by not counting any capacity on these sites. No other site constraints were found.

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.

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



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

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

Site ID	Location	APN	Acres	Category	General Plan	Zoning	Site Description	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
Sites within San Pablo Avenue Specific Plan													
18	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 reflective of BART's goal for 35% affordable housing. This site was included in the previous Housing Element lower-income sites inventory and is therefore subject to by-right approval procedures for developments that include 20 percent affordable (see Policy H-1.7). The site is also subject to development streamlining under AB 2923 (2018).	Yes	670	235	217	218	100 du/ac
19	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.	No	113	113	0	0	132 du/ac, 85% residential
20	921 Kearney	503233007 503233032	0.12 0.19 0.31	Vacant	TOMIMU	TOMIMU	2 vacant parcels. Entitlement for 59-unit project expired 2022.	No	48	0	48	0	156 du/ac, 100% residential
21	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.	No	17	0	17	0	156 du/ac, 100% residential
22	10496 San Pablo Ave	503236027	0.17	Underutilized	TOMIMU	TOMIMU	Vacant corner lot	No	26	0	26	0	156 du/ac, 100% residential
23	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.	No	0	0	0	0	156 du/ac, 100% residential
24	5627 Central Ave	510043004	0.05	Underutilized	TOHIMU	TOHIMU	Undeveloped parcel fronting on Central Ave.	No	7	0	7	0	156 du/ac, 100% residential
25	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	54	54	0	0	156 du/ac, 100% residential
26	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	95	95	0	0	132 du/ac, 85% residential
								Subtotal	*1,030*	*497*	*315*	*218*	

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

Site ID	Location	APN	Acres	Category	General Plan	Zoning	Site Description	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
Citywide Vacant and Underutilized Sites													
27	Fairview Drive	505040006	14.92	Underutilized	Very Low Density	RS-10	Vacant site; located in VHFHSZ.	No	64	0	0	64	4.4 du/ac
28	2065 Tapscott Ave	501340036	0.11	Underutilized	Low Density	RS-5	Vacant undeveloped site. Unleveled terrain. Directly across an elementary school.	No	1	0	0	1	8.7 du/ac
29	2610 Yuba St	500050034	0.16	Underutilized	Low Density	RS-5	Undeveloped site with dense vegetation and miscellaneous storage.	No	1	0	0	1	8.7 du/ac
30	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.	No	2	0	0	2	8.7 du/ac
31	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.	No	5	0	0	5	8.7 du/ac
32	920 Balra Dr	503301024	0.13	Underutilized	Low Density	RS-5	Undeveloped sloped site with temporary structures, storage, and parking; located in VHFHSZ.	No	1	0	0	1	8.7 du/ac
33	Barrett Ave	500271003	0.12	Underutilized	Low Density	RS-5	Undeveloped with sloped terrain. No existing access, but two possible street access points.	No	1	0	0	1	8.7 du/ac
34	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.	No	1	0	0	1	4.4 du/ac
35	911 Clark Pl	505301047	0.28	Underutilized	Low Density	RS-5	Undeveloped site; located in VHFHSZ.	No	1	0	0	1	8.7 du/ac
36	834 Craft Ave	505302028	0.58	Underutilized	Low Density	RS-5	Undeveloped site with sloped terrain; located in VHFHSZ.	No	5	0	0	5	8.7 du/ac
37	7755 Earl Ct	505103023	0.27	Underutilized	Low Density	RS-10	Undeveloped site; located in VHFHSZ.	No	1	0	0	1	4.4 du/ac
38	630 Everett St	503374006	0.05	Underutilized	Low Density	RS-5	Undeveloped site, with narrow lot.	No	1	0	0	1	8.7 du/ac
39	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	No	2	0	0	2	8.7 du/ac
40	712 Gelston Pl	505282030	0.12	Underutilized	Low Density	RS-5	Undeveloped site with dense vegetation and sloped terrain. Located in VHFHSZ.	No	1	0	0	1	8.7 du/ac
41	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.	No	1	0	0	1	8.7 du/ac
42	805 Park Way	505241012	0.09	Underutilized	Low Density	RS-5	Undeveloped site; located in VHFHSZ.	No	1	0	0	1	8.7 du/ac
43	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.	No	1	0	0	1	8.7 du/ac
44	5399 Potrero Ave	513250039	0.20	Underutilized	Low Density	RS-5	Church parking lot.	No	1	0	0	1	8.7 du/ac
45	925 Richmond St	503241026	0.11	Underutilized	Low Density	RS-5	Undeveloped site.	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	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
46	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.	No	1	0	0	1	8.7 du/ac
47	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.	No	2	0	0	2	8.7 du/ac
48	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.	No	8	0	0	8	8.7 du/ac
49	8049 Terrace Dr	505230036	0.24	Underutilized	Low Density	RS-5	Undeveloped sloped lot; located in VHFHSZ.	No	2	0	0	2	8.7 du/ac
50	8363 Terrace Dr	505272017	0.12	Underutilized	Low Density	RS-5	Undeveloped site with dense vegetation; located in VHFHSZ.	No	1	0	0	1	8.7 du/ac
51	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.	No	1	0	0	1	8.7 du/ac
52	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.	No	3	0	0	3	4.4 du/ac
53	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.	No	1	0	0	1	4.4 du/ac
54	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.	No	1	0	0	1	4.4 du/ac
55	1115 Contra Costa Dr	505203009	0.23	Underutilized	Very Low Density	RS-10	Undeveloped site on sloped terrain. Located in VHFHSZ.	No	1	0	0	1	4.4 du/ac
56	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.	No	1	0	0	1	4.4 du/ac
57	1638 Julian Dr	505421014	0.26	Underutilized	Very Low Density	RS-10	Undeveloped site on sloped terrain. Located in VHFHSZ.	No	1	0	0	1	4.4 du/ac
58	8407 Wildcat Dr	573132023	0.46	Underutilized	Very Low Density	RS-20	Undeveloped site on sloped terrain. Located in VHFHSZ.	No	1	0	0	1	2.2 du/ac
59	8440 Wildcat Dr 8436 Wildcat Dr	573132002 573132003	0.91	Underutilized	Very Low Density	RS-20	Undeveloped site on sloped terrain. Located in VHFHSZ.	No	1	0	0	1	2.2 du/ac
60	1743 Liberty St	502113029	0.15	Underutilized	High Density	RM	Undeveloped site.	No	3	0	0	3	85% of 35 du/ac
61	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.	No	0	0	0	0	0
62	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.	No	2	0	0	2	85% of 35 du/ac
63	940 Arlington Blvd	505301046	0.11	Underutilized	Low Density	RS-5	Undeveloped sloped site. Previous building permit expired. Located in VHFHSZ.	No	1	0	0	1	8.7 du/ac
64	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	1	0	0	1	4.4 du/ac
65	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	1	0	0	1	4.4 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	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
66	835 Galvin Dr	503311017	0.26	Vacant	Low Density	RS-5	Vacant undeveloped site. Located in VHFHSZ.	No	1	0	0	1	8.7 du/ac
67	758 Pomona Ave	503480015	0.10	Vacant	Low Density	RS-5	Vacant undeveloped site.	No	1	0	0	1	8.7 du/ac
68	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	1	0	0	1	4.4 du/ac
69	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	1	0	0	1	8.7 du/ac
70	Sea View Dr	505221046	0.29	Vacant	Low Density	RS-5	Undeveloped site. Located in VHFHSZ.	No	2	0	0	2	8.7 du/ac
71	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	1	0	0	1	8.7 du/ac
72	8441 Wildcat Dr	573132030	0.44	Vacant	Very Low Density	RS-20	Undeveloped site on sloped terrain. Located in VHFHSZ.	No	1	0	0	1	2.2 du/ac
73	8444 Wildcat Dr	573132032	0.54	Vacant	Very Low Density	RS-20	Undeveloped site on sloped terrain. Located in VHFHSZ.	No	1	0	0	1	2.2 du/ac
								Subtotal	134	0	0	134	
								Total	1,164	497	315	352	

Source: City of El Cerrito, 2022.

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 19.5 ADUs per year, on average.

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

Year	*ADU Permits Issued*
2018	16
2019	24
2020	13
2021	25
Average	19.5

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 156 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 156 ADUs expected to be produced, only 89 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 53 ADUs affordable to lower-income households, or 60 percent of the projected ADU units; 27 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 4-9).

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 518 lower-income units, 712 moderate-income units, and 344 above moderate-income units.

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

	Lower[1]	*Moderate*	*Above Moderate*	*Total*
Regional Housing Needs Allocation	526	241	624	1,391
Approved and Planned Projects	494	611	607	1,712
Vacant and Underutilized Sites within San Pablo Avenue Specific Plan	497	315	218	1,030
Citywide Vacant and Underutilized Sites	0	0	134	134
Accessory Dwelling Unit (ADU) Projection	53	27	9	89
Total Capacity	1,044	953	968	2,965
Surplus(+)	+518	+712	+344	+1,574

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.

Table 5-1: General Plan Residential Land Use Designations - El Cerrito (2014)

Designation	*Description*	*Permitted Density**
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 adopted an updated Specific Plan and Supplemental EIR in December 2022 so that development supporting the plan vision as well as RHNA goals can be met. The Supplemental EIR covered an additional development capacity of 2,500 net new units and 100,000 net new commercial square feet. The Specific Plan update addressed 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 were made. 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)

	RS-5	*RS-7.5*	*RS-10*	*RS-20*	*RD*	*RM*	*CN*	*CC*	*TOM*	*TOMIMU*	*TOHIMU*	*Theater Overlay Block*
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 Unit							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 by-right 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. The City has found that the development standards facilitate development of housing at the maximum allowed densities and have not been found to be a constraint to new development. The height limits allow for up to three stories of development within residential zones, particularly the RM zone, as is evidenced by existing and current three-story development within these zones (e.g., 1715 El Street currently under construction). However, there are only two sites with RM zoning in the sites inventory and both sites are small, subdivided lots of 0.15 acres or less with total combined capacity for seven units.

Most new development will occur in mixed-use zones within the San Pablo Avenue Specific Plan Area. As demonstrated by the number of projects in the pipeline (see Table 4-2 in the Sites Inventory Chapter), several developments have been built or entitled under the San Pablo Avenue Specific Plan at densities up to 270 units per acre and averaging about 168 units per acre. About 55 percent of development applications are submitted and approved through the Tier II process, meaning they are consistent with all of the adopted development standards. The remaining 45 percent of applications are processed through the Tier IV process, which allows a greater level of flexibility from adopted standards. The Housing Element includes a program to monitor land use controls to identify if any specific standard or regulation is consistently identified as a constraint to project feasibility and to mitigate any identified constraint.

Table 5-3: Residential Zone Development Standards - El Cerrito (2022)

	RS-5	*RS-7.5*	*RS-10*	*RS-20*	*RD*	*RM*
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

Table 5-3: Residential Zone Development Standards - El Cerrito (2022)

	RS-5	RS-7.5	RS-10	RS-20	RD	RM
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.

Table 5-4: Maximum Density in RM District - El Cerrito (2022)

Number of Units	Minimum Lot Size
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 5-6 describes multiple-family development standards in commercial areas and the San Pablo Avenue Specific Plan TOHIMU and TOMIMU transect zones. The form-based code of the Specific Plan relies on height, setbacks, and shadow standards rather than density (unit per acre) or intensity (floor area ratio) to regulate development. Development projects approved in the San Pablo Avenue Specific Plan area are generally five to six stories and at densities ranging from 84 to 271 units per acre, with an average density of 166 units per acre.

Height

The height limit in the RM zone and commercial zones (CN and CC) is 35 feet, or up to 50 feet with a CUP in the CC zone. The 35 foot height limit enables construction to reach three stories, which lends itself to an architectural design for a variety of housing types such as townhomes, condominiums, or apartments. The TOM zone allows up to 50 feet, which allows for an even greater density of housing. However, as described previously, there is very little available land zoned RM, CN, or CC and the TOM district was essentially replaced by the zoning districts in the San Pablo Avenue Specific Plan. The zoning districts where the vast majority of development potential exists are the TOHIMU and TOMIMU districts within the Specific Plan. The TOMIMU zone allows for up to 55 stories and the TOHIMU zone allows for up to 65 stories, which generally allows for five and six story buildings. These heights have allowed for development projects to be approved at heights ranging from 84 to 271 units per acre, with an average density of 166 units per acre. Further, height variations in the San Pablo Avenue Specific Plan area of up to 10 percent of the maximum height may be permitted through the waiver process, which can be approved by City staff in order to grant additional flexibility.

Setbacks

Setback or yard requirements allow for open space, landscaping and greenery, emergency access, and pedestrian and vehicular circulation on a site. Requirements are set in order to ensure there is adequate available space designated to these elements on a property when considering new development or improvements. In the RM zone, the front yard minimum is 10 feet. In the commercial and mixed use zones, there is no minimum setback requirement, Instead, there is a maximum setback requirement ranging from 10 to 15 feet to ensure that new development creates a pedestrian friendly environment with buildings fronting on to the sidewalk.

Lot Coverage and FAR

The residential zoning districts have maximum lot coverage requirements ranging from 40-50 percent in the single family zones, depending on slope, to 40-60 percent in the RM zone, depending on slope. The City allows up to 80 percent lot coverage in the RM zone when underground parking is provided. Maximum lot coverage in the CN zone is 1.0. The maximum in the CC and TOM zones is 2.0 and up to 3.0 through the incentives program. However, as described previously, there is very little available land zoned RM, CN, or CC and the TOM district was essentially replaced by the zoning districts in the San Pablo Avenue Specific Plan. The zoning districts where the vast majority of development potential exists are the TOHIMU and TOMIMU districts within the Specific Plan. There are no lot coverage or FAR maximums in the San Pablo Avenue Specific Plan area (TOHIMU and TOMIMU zones).

Shadow Standards

To minimize the impact of shadows, protect solar access, and in some cases protect privacy of adjacent residential uses, the Zoning Code and Specific Plan contains standards shadow standards and daylight plane standards. The RM, CN, CC and TOM zones do not have daylight plane or shadow standards. The San Pablo Avenue Specific Plan greatly increased permitted building heights in 2014. In doing so, the plan also adopted shadow standards to ensure that some solar access was preserved. The shadow standards generally limit building shadows from casting past the curbline on opposite side of the street, Due to the solar angle of many sites and building orientation relative to adjacent streets, there is effectively no shadow requirement (i.e., especially on streets to the west and south of a

proposed building). As a whole, the Specific Plan development standards are intended to allow the intensification of development while ensuring that new development acknowledges the unique context of each development site.

Open Space

In the RM zone, the City requires 150 square feet of common open space per unit and requires that 80 percent of units provide private open space at a ratio of 100 square feet per unit on the ground floor and 50 square feet per unit on upper floors. In the commercial and mixed use zones, the City requires a combination of private, common, and public open space as described in Table 5-5 below. This approach provides applicants with flexibility in how they meet the combined open space requirements. Further, in the San Pablo Avenue Specific Plan area, applicants can pay a fee to support creation and enhancement of public open space in-lieu of providing on-site public open space.

Parking

See text below Table 5-5 for a description of parking requirements. It should be noted that with the passage of AB 2097 (2021), local governments in California can no longer require developers to include a minimum number of parking spaces within one half-mile of public transit. While the City's parking standards in the Specific Plan area are written as parking maximums rather than parking minimums, this legislation definitively eliminates parking requirements within the entirety of the Specific Plan area, as well as other areas of the City.

Cumulative Analysis

All of the lower-income sites in the inventory are within the TOMIMU and TOHIMU zones of the Specific Plan area. There are no CN, CC, or TOM zoned sites in the inventory and the two RM-zoned sites in the inventory are 6,500 square feet or less, which might accommodate a duplex or triplex only. Therefore, the standards of the Specific Plan are the most important in determining the feasibility of development during the planning period. The development standards of the specific plan facilitate higher-density multifamily housing and are not a constraint to the development of housing. The City does not regulate residential density or development intensity through floor area ratio. Instead, development intensity is dictated by height limits, shadow standards, open space requirements, and parking standards. The standards have resulted in developments ranging from 84 to 271 units per acre, with an average density of 166 units per acre.

As an example of practicable residential density, one entitled project, Cerrito Vista, located at 10963 San Pablo Avenue received Tier II Design Review approval in May 2018. The Final Certificate of Occupancy for the project was granted in February 2021. This project complied with all applicable development standards of the San Pablo Avenue Specific Plan, including maximum building height, shadow standards, and public and private/common open space requirements. The project complied with these standards while achieving a residential density of 119 units per acre. Other projects in the San Pablo Avenue Specific Plan area such as the Mayfair project (156 market rate units completed in 2022; 69 affordable units pending construction) were able to provide all required public open space on-site while achieving a project density of 142 units per acre.

In order to further demonstrate that the San Pablo Avenue Specific Plan development standards are not constraints to developing at market-feasible densities, a sample project is described below in Table 5-5. The City conducted analysis of a prototype project that contains similar characteristics (density, unit breakdown, average unit sizes) as the constructed Cerrito Vista project. The following table provides an analysis of current site development requirements in the TOMIMU district to determine if the assumed density (120 units/acre) can be achieved.

Table 5-5: Analysis of TOMIMU District Requirements – Prototype Site Development

Prototype Project Size	*43,560 SF (1 ac)*
Net site size w/required setbacks (no setbacks required)	43,560 SF (1 ac)
Maximum site volume at 5 story height	217,800 SF
Assumed Density	120 du/ac
Unit Breakdown	
Studio (446 sf)	10 units
1 bdrm (632 sf)	48 units
2 bdrm (900 sf)	48 units
3 bdrm (1,166 sf)	14 units
Unit square footage total	94,320 SF
Parking Requirements*	
120 units @ 0.5 spaces/unit	60 spaces
Square Footage for Parking (162 sf/space)	9,720 SF
Total SF to Accommodate Project	104,040 SF
Total Excess Available SF	+113,760 SF

*These parking requirements are no longer enforceable with the passage of AB 2097, which frees up additional building square footage for additional housing units and/or the elements listed below.

The above analysis concludes that a prototypical 120 du/ac project is feasible in the TOMIMU district when applying the development standards in the district. As shown in the table above, ample additional on-site space remains available to provide necessary internal circulation, respond to setbacks dictated by building code compliance, increase the maximum dwelling unit yield, provide on-site open space, respond to the shadow standard that may be applicable to a specific site, and/or to provide amenities such as private open spaces and community rooms.

The Specific Plan allows for the granting of administrative waivers to certain standards. The range of standards eligible for administrative waivers was expanded with the 2022 update to the San Pablo Avenue Specific Plan. Further, the Tier IV Design Review process allows for the approval of exceptions to any development standard not eligible for an administrative waiver. The Tier IV Design Review process was also revised as part of the 2022 update to increase its applicability. A review of exceptions granted under the Tier IV Design Review process to date found a variety of exceptions, based largely on the context of the site and the proposed development. Although the granted exceptions are diverse, multiple projects have requested relief from various shadow standards. The shadow standards were also revised as part of the 2022 update to streamline their applicability. More details on approved projects can be viewed on the City website at: http://www.el-cerrito.org/198/New-Development.

Table 5-6: 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)*
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
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			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	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.

Table 5-6: 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)*
	does not exceed 10 feet in height in a side or rear yard that does not front on a street.			existing grade at the lot line.	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 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 5-7 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.

Table 5-7: Required Residential Parking - El Cerrito (2022)

Use Classification/District	*Required Off-Street Parking Spaces*	*Additional Regulations*
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. TOM Zones: 1.5 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.
Multiple Family	RD, RM & CC Zones: 2 spaces per dwelling unit for each unit of two or more bedrooms. TOM Zones: 1.5 spaces per dwelling unit for each unit of two or more bedrooms.	At least one space per unit must be located in a garage or carport.
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 10 or more rental dwelling units, 9 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. Developers also have the option of paying an in-lieu fee to the City's Affordable Housing Trust Fund in the amount of $17 per square foot for rental units and $20 per square foot for ownership units. In-lieu fees are earmarked for future affordable housing development opportunities. In addition, any inclusionary units provided in a residential project may be used to qualify for a density bonus under California Government Code Section 65915. The number of inclusionary units shall be based upon the total number of dwelling units in a residential development, including any market rate units allowed as a result of density bonus. The inclusionary unit requirement for a residential development shall be recalculated after a density bonus is provided to determine the total dwelling units in the project. Inclusionary ownership units must be deed-restricted affordable for 45 years and inclusionary rental units must be deed-restricted affordable for 55 years. 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.

The City established the Inclusionary Housing Ordinance based on the findings of a financial feasibility analysis conducted by Kaiser Marston in April 2018 to test on-site affordable housing requirements and in-lieu fee options for new residential development. The analysis founds that rental projects could support an on-site obligation of up to 5 percent low and 5 percent moderate-income levels and that ownership projects could support up to 12 percent moderate-income housing on-site. The study also found that rental projects could support an in-lieu fee of $15-20 per square foot and ownership projects could support an in-lieu fee of $20 per square foot. The City established the requirements of the Inclusionary Ordinance based on the findings of the financial feasibility analysis to ensure that the Inclusionary Housing Ordinance did not act as a constraint to market rate development.

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. The 10 and 12 percent inclusionary requirement and the in lieu fees are similar to or lower than many other jurisdictions in the region with inclusionary ordinances, including Albany, Berkely, Oakland, and Emeryville.

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 2022 point-in-time count identified 31 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).

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 by-right permitted use (i.e., non-discretionary) 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 by-right in the TOHIMU and TOMIMU zones, with the exception of the Theater Overlay Block, subject to specified operational standards. Emergency shelters are approved ministerially and are not subject to any discretionary review. 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 by-right 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 5-8 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 5-8: Sites in TOMIMU and TOMIHU Zones - El Cerrito (2022)

APN	*Address*	*Zoning*	*Acreage*	*Site Description*
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.

AB 2339 (2022) adds additional specificity on how cities and counties plan for emergency shelters in their housing elements. Jurisdictions must identify at least one residential zoning district that permits emergency shelters by-right or, if relying on a nonresidential zone, that zone must permit other residential uses and sites must be located near amenities that serve people experiencing homelessness. The bill also included a specific calculation methodology for determining the sufficiency of sites available to accommodate emergency shelters in the identified zoning designation. Specifically, the number of people experiencing homelessness that can be accommodated on each identified site is determined by dividing the square footage of the site by a minimum of 200 square feet per person.

The CC, TOMIMU, and TOHIMU zoning districts are non-residential districts that permit other residential uses. All sites in table 5-8 are located on or adjacent to San Pablo Avenue, which is the main commercial area with amenities and access to transit services. Based on the required methodology of 200 square feet per person, the sites in Table 5-8 have capacity for 285 persons (or 174 beds if complying with the 50 bed limit), which greatly exceeds the identified need of 24 beds.

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.

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

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. A Request for a reasonable accommodation may only be denied if:

(1) The individual on whose behalf the accommodation was requested is not an individual with a disability;

(2) There is no disability-related need for the requested accommodation (in other words, there is no connection between the disability and the requested accommodation);

(3) The requested accommodation would constitute a fundamental alteration of the services or operations of the person who is asked to provide the accommodation;

(4) The requested accommodation would impose an undue financial and administrative burden on the person who is asked to provide the accommodation; or

(5) The requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation.[1]

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

[1] Cal Code Regs., tit. 2, § 12179.

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 statue, 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."

The City's reasonable accommodation ordinance is limited to dimensional changes and does not more broadly allow for persons with disabilities or their representatives to request a modification from any development standard, zoning regulation, or policy that restricts an individual from equal access to housing opportunity. The City has added a program to Chapter 7: Housing Plan to adopt a new reasonable accommodation ordinance that provides more opportunities for persons with disabilities to request modifications.

Group Homes

Group homes can provide persons with disabilities the opportunity to live in a non-institutionalized setting within local communities. There are provisions in State law that explicitly require State-licensed group homes for six or fewer to be treated the same as any other residential use. As demonstrated below, the City's Zoning Ordinance complies with these explicit requirements of State law. However, HCD produced a Group Home Technical Advisory in December 2022 that explains that local governments have an affirmative obligation under State law to promote inclusive communities and affirmatively further fair housing.[2] This includes treating group homes of all sizes the same as any other residential use to ensure persons with disabilities have equal opportunity to live in a community.

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)

[2] HCD Group Home Technical Advisory: www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf

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 where other single family uses are allowed (consistent with State law) but require a conditional use permit in all commercial zones. New single family homes are prohibited in these same 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 where other single family uses are allowed, 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 for residential care facilities for more than six people.

The City's parking requirements for residential care facilities are shown earlier in Table 5-7. The City requires one parking space per two beds for residential care – general, and requires 1 space per five beds for residential care – senior. Residential care – limited are required to provide the same number of spaces as other residential dwellings of the same type. The parking requirement of one space per two beds for residential care – general facilities could exceed the parking requirement of similar housing types. For example, a care facility with six beds would require three parking spaces, which exceeds the two space parking requirement for other single-family dwellings. Requiring group homes to have or construct additional off-street parking spaces can impose costs that constrain housing opportunities for persons with disabilities. The Housing Element includes a program to establish parking

requirements for residential care facilities that are equal to the parking standards of other residential uses of the same type (i.e., single-family or multi-family residential).

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." However, because some group homes are owned by for-profit businesses or pay staff to help manage the home's operations, the term "single nonprofit housekeeping unit" has the potential to limit the allowance of group homes. The Housing Plan includes an implementation program to modify the definition of family to remove this reference and ensure the definition of "family" does not constrain group homes from locating in single-family zones.

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 5-9 that were compiled by the Contra Costa Collaborative and used to compare fees across jurisdictions, additional planning fees are as shown in Table 5-10.

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.

Table 5-9: Fees for New Residential Multiple-family Development – El Cerrito (2022)

Site Information	*Single-family*			*Multiple-family – Large*			*Multiple-family – Small*		
	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
Fee Classification	*Multiplier*	*Per*	*Cost*	*Multiplier*	*Per*	*Cost*	*Multiplier*	*Per*	*Cost*
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

Table 5-9: Fees for New Residential Multiple-family Development – El Cerrito (2022)

Site Information	*Single-family*			*Multiple-family – Large*			*Multiple-family – Small*		
Impact Fees									
School District Fee	$4.08	SF	$10,608.00	$4.08	SF	$326,400.00	$4.08	SF	$32,640.00
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.

Table 5-10: Planning Fees – El Cerrito (FY 2022/23)	
San Pablo Avenue Specific Plan Design Review Per Project	
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.

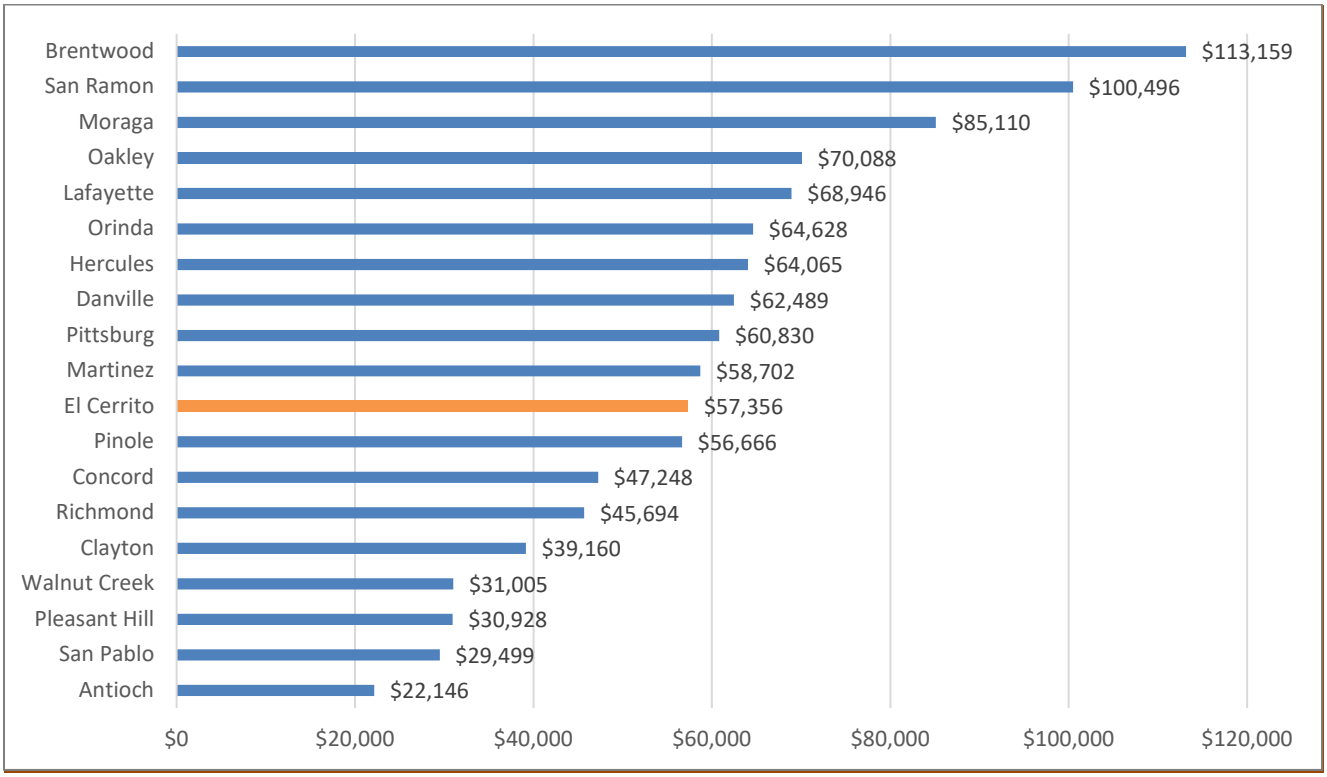
Total Fees

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,[3] the per unit fee of $29,277 for large multifamily developments would represent about 5 percent of the total development cost.

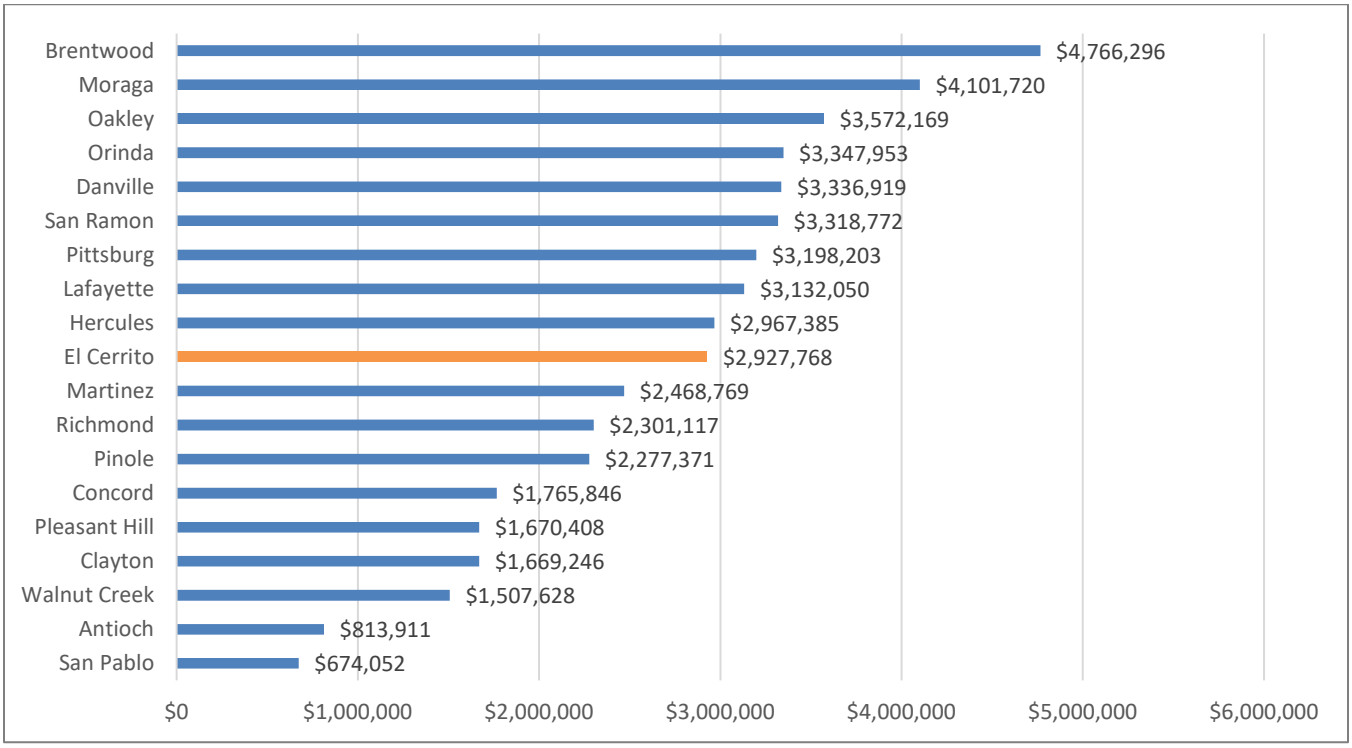
[3] The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program. Terner Center for Housing Innovation. U.C. Berkeley. March 2020. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

Figure 5-1: Comparison of Estimated Single-family Residential Fees in Contra Costa County Jurisdictions



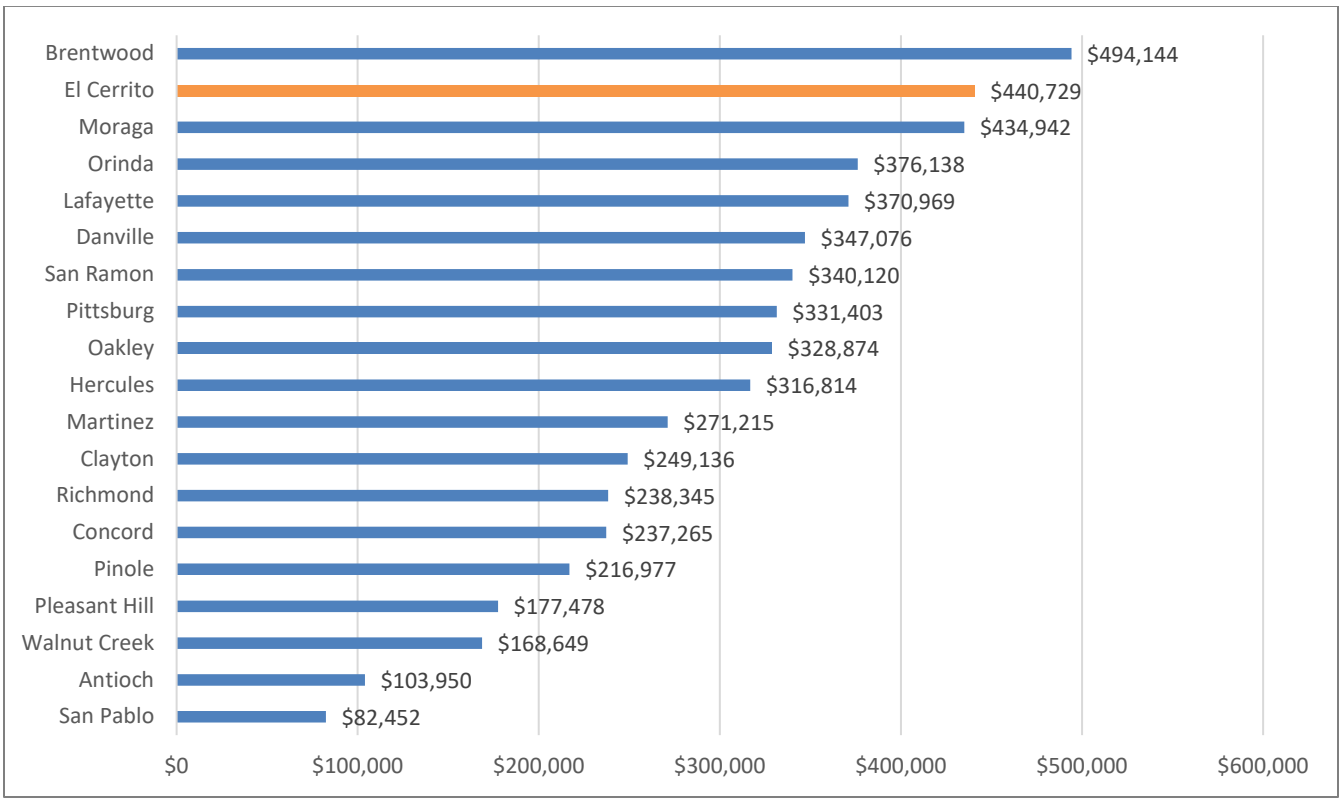
Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

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 Permit, 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 it 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, CN, and TOM zones; however mixed-use projects are permitted by right (no additional CUP required for retail). However, as noted previously, very little CC, CN, and TOM zoning remains in the city. Most TOM and CC zoning was replaced by the mixed use zones in the San Pablo Avenue Specific Plan. There are no sites in the inventory with TOM, CC, or CN zoning. The only TOM zoned parcel is an undevelopable I-80 off-ramp at Cutting Blvd. There are around 30 parcels zoned CC or CN, mostly along Kearney St and Stockton Ave, all under 0.25 acres and too small to accommodate a development of 25 units; therefore, the requirement for a CUP would not apply.

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.

Streamlined Processing Within San Pablo Avenue Specific Plan Area

The City has taken several proactive steps to streamline development approval procedures within the San Pablo Avenue Specific Plan, including certification of the Supplemental EIR, which enables CEQA streamlining within the SPASP. As allowed through the San Pablo Avenue Specific Plan, CEQA does not require a public hearing, only an initial study CEQA checklist to demonstrate compliance with the Supplemental EIR. The SPASP also eliminated a wide variety of uses that previously required a use permit and Planning Commission approval. For example, the project located at 10963 San Pablo Avenue did not require Planning Commission approval, given that it met objective standards the use was allowed by-right, subject to Design Review. Table 5-11 details the timelines associated with two recently completed projects.

Table 5-11: Approval Timelines for Recently Completed Projects

Address	*Project Description*	*Application Date*	*Approval Date*	*Building Permit Issue Date*	*Certificate of Occupancy*
10963 San Pablo Ave BD-18-0494	Residential Mixed-Use 50 residential 3000 sf commercial 34 parking spaces	6/27/2017	05/02/2018	5/9/2019	2/18/2021
10300 San Pablo Ave BD-18-0747	Residential Mixed-Use 30 residential 2 live-work 32 parking spaces	3/31/2017	Planning 08/16/2017 DRB 09/06/2017	05/29/2019	05/10/2021

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). Since the adoption of the San Pablo Avenue Specific Plan in late 2014, the City has approved 18 Tier II and Tier IV Design Review entitlements for projects within the SPASP area. These projects represented a total of 1,216 new residential units being entitled since the adoption of the SPASP with the average project entitling approximately 72 units. The average length of time that it took for these entitlements was approximately 1 year and 3 months, this length of time represents the time it took from the date of submission to the date of final planning approval. Since the approval of the SPASP approximately 55 percent of these projects went through the Tier II Design Review process with the rest having gone through the Tier IV Design Review process. The average entitlement processing timeline for Tier II Design Review and Tier IV Design Review is virtually identical (1 year and 95 days on average for Tier II Design Review vs. 1 year and 105 days on average for Tier IV Design Review). For Tier II Design Review projects on average, it only took 1 to 2 hearings for the Design Review Board to approve the project and for the Tier IV Design Review projects most projects were approved at their first Planning Commission meeting and Design Review Board meeting with the exception of two projects that took either an additional Planning Commission meeting or an additional Design Review Board meeting.

In January 2021, a development application for a six-story building to include 45 residential units and 1,800 square feet of ground floor commercial at 6501 Fairmount Avenue was submitted to the City. Five of the residential units will be designated as affordable to moderate-income households. The project was approved by the Design Review Board on December 1, 2021. Since the project met the San Pablo Avenue Specific Plan requirements, it was subject to review by the Design Review Board only.

Table 5-12: Documented Practice of Streamlining Housing Development Projects

Address	*Project Description*	*Categorical Exemption*	*Project Status*
10534 San Pablo Avenue	Residential Mixed-Use Zoning: Community Commercial 5 residential units 800 sf commercial	Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 Class 32 – Infill Development Projects, the project is exempt from review under CEQA.	Certificate of Occupancy Issued: March 2020
601 Lexington	Residential Zoning: Multi-family Residential 6 residential units	This project is categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines, Class 32: In-Fill Development Projects.	Planning Commission Approval: May 2020

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. To date, nearly all projects approved since the adoption of the San Pablo Avenue Specific Plan have completed design review in one to two meetings. Conditions of approval resulting from these meetings are design-based and often relate to window size and placement, façade elements, etc. The Design Review criteria and findings were revised as part of the 2022 update to the San Pablo Avenue Specific Plan to clarify the scope of Design Review and the Design Review Board's authority.

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.

SB 35 Streamlining

Senate Bill (SB) 35 requires jurisdictions where fewer building permits have been issued than needed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. HCD has determined that as of June 1, 2022 El Cerrito is among the 38 jurisdictions in California where SB 35 does not apply because they have met their prorated lower and above moderate income RHNA. However, the Housing Element includes a program to develop an SB 35 streamlined approval process that would go into effect if and when the law becomes applicable to 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. As described in the Environmental Constraints Section below, sewer capacity improvements are performed by the Stege Sanitary District and funded by the San Pablo Avenue Sewer Capacity Improvement Impact Fee. Public improvements may also be

required to improve the safety and livability of the city. These include curbs, gutters, sidewalks, street trees, street reconstruction, traffic signals, utility lines, and park and greenway improvements. Off-site improvements beyond frontage improvements and project-specific mitigation are funded by a transportation impact fee (TIF).

Standard frontage improvements are described in Municipal Code Chapter 13.20 (Sidewalk, Driveway, and Curb Construction) and Chapter 18.24 (General Regulations and Design), Zoning Code Chapter 19.25.070 (Required Street Trees), and San Pablo Avenue Specific Plan Section 2.04.01 (Regulation by Street Type) and Section 3.03.01 (Street Types). The City requires the installation of sidewalks, curbs, and driveways, as well as street trees at a ratio of at least one tree for each 30 feet of public street frontage. In the San Pablo Avenue Specific Plan area, required sidewalk widths range from 6 to 8 feet, and street widths range from 104 feet (San Pablo Ave) to 30 feet. In most other areas of the City, the required sidewalk width is 4 feet and the required street width is 24 to 34 feet. Because of the infill nature of new development, new streets are not necessary for most new development in El Cerrito.

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.

However, El Cerrito is a highly urbanized community and 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.

Although requirements for on- and off-site improvements do add to the overall cost of development, they are necessary to ensure provision of vital infrastructure to residents and the cost for improvements in infill areas of El Cerrito are a very small fraction of overall development costs. On and off-site improvements in El Cerrito are similar to the requirements of other cities in the region where infill development is common and less costly compared to greenfield development. The City's improvement requirements do not present a constraint to the development of housing in El Cerrito.

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 5-13. 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.

Table 5-13: Lot and Land Characteristics - El Cerrito (2022)

Location	*General Characteristics*	*Status*	*Square Feet (lot size unless noted)*	*Price*	*Price/Square Foot*
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 Terner 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.[4] The Terner 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 Terner 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.

[4] 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://ternercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/

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.[5]

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.

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.

[5] See. https://www.reuters.com/business/central-bank-moves-supply-shocks-among-top-risks-global-economy-2021-10-28/

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.

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 builds. Furthermore, high energy costs have significant effects on low-income households that have 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 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 CBDG 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.

Actions to Affirmatively Further Fair Housing

The California Department of Housing and Community Development (HCD) defines affirmatively furthering fair housing (AFFH) as taking meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes policies and programs to AFFH, as outlined in Table 3-26 of the Fair Housing Assessment in Chapter 3. Policies and programs that are part of the City's AFFH strategy are integrated throughout the Housing Plan and are indicated with this icon.

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 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, and include information on the status of the sites inventory annually as part of the Annual Progress Report
- Responsible Department or Agency: Community Development Department

NEW Program H-1.B. Promote Mixed-use Development and Amenities 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. The City shall invest in infrastructure improvements, bicycle and pedestrian amenities, community facilities, and recreational amenities in and around the Specific Plan Area to transform San Pablo Avenue into an area of opportunity.

- Objective: 2,586 housing units at a variety of income levels within the San Pablo Avenue Specific Plan Area to create a mixed-income, amenity-rich neighborhood with access to opportunity
- 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.
- Partnering with housing counseling agencies to provide homeowners with loan programs for ADU construction.
- 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 (75 percent in moderate or higher resource areas) as a way to diversify high resource single-family neighborhoods considered racially concentrated areas of affluence
- 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: Accelerate housing production by ensuring adopted standards are clear and objective
- Timeframe: 2023
- Responsible Department or Agency: Community Development Department

NEW Program H-1.E. Zoning to Expand Housing Choice in Single-family Neighborhoods

The City shall evaluate current zoning standards and adopt zoning modifications and/or incentives to allow development of innovative housing types, including tiny homes, efficiency units, and missing middle housing types. The City shall evaluate ways to mitigate fire risk considerations in the hillside area to facilitate by-right ministerial lot splits and duplexes as well as ADUs in the city's existing single-family neighborhoods as a way to expand housing opportunity in high resource areas and racially concentrated areas of affluence. The City shall engage the public in this process, including targeted outreach to lower-income households and stakeholder interviews. Once fire risk mitigations have been developed and zoning standards modified, the City shall prepare educational materials and conduct workshops in high resource neighborhoods to educate homeowners on opportunities for infill missing middle housing. The City shall conduct a mid-term evaluation to determine the effectiveness of this program. If the City is not on target to meet the objective, the City will consider alternative approaches to expand housing choices in high resource neighborhoods/racially concentrated areas of affluence. Alternatives approaches may include working with property owners on upzoning, identifying higher density housing opportunities on institutional or quasi-institutional lands, adaptive reuse, and/or acquiring and adding affordability to existing structures.

- Objective: Encourage the development of at least 170 units through innovative housing types (e.g., SB 9 lot splits or duplexes, tiny homes, ADUs) as a way to diversify high resource single-family neighborhoods considered racially concentrated areas of affluence
- Timeframe:
  - Conduct fire risk evaluation and development mitigation in conjunction with the Safety Element Update in 2024/25
  - Evaluate zoning standards and implement zoning modifications to facilitate more housing variety in single family neighborhoods by 2026
  - Distribute educational materials and conduct two educational workshops in high resource neighborhoods by 2027
  - Conduct a mid-term evaluation in April 2028 and consider alternatives approaches within 6 months
- Responsible Department or Agency: Community Development Department

NEW Program H-1.F. Facilitate Development of Pipeline Projects

The City shall work with applicants of pipeline projects counted in the Housing Element sites inventory to facilitate development. The City shall coordinate with applicants to expedite remaining entitlements and support funding applications. The City shall monitor the progress made on these sites in the inventory and if entitlements expire, the City shall remove them from the approved project list, reclassify them as vacant/non-vacant opportunity sites, unless conditions are found that will preclude development in the planning period, and recalculate the capacity on the sites according to the methodology used in the sites inventory chapter. If determined that the City no longer has sufficient capacity to meet the RHNA, the City will take action to identify additional sites, which may require rezoning another parcel to allow for increased density.

- Objective: 1,712 units, including 79 very low-, 415 low-, 611 moderate-, and 607 above moderate-income units
- Timeframe: Throughout the planning period
- Responsible Department or Agency: Community Development Department

NEW Program H-1.G. SB 35 Ministerial Approval Procedure

The City shall establish a written procedure for a streamlined ministerial approval process in compliance with Senate Bill 35 and implement the approval process if and when HCD determines it applies to El Cerrito.

- Objective: Compliance with State law
- Timeframe: Establish written procedure by June 2024; implement the ministerial approval process immediately upon determination by HCD that El Cerrito is subject to streamlined ministerial approval
- Responsible Department or Agency: Community Development Department

NEW Program H-1.H. Monitor Land Use Controls

The City shall monitor the development review process to identify whether or not applicants are asking for exceptions or costs are being impacted by specific development standards or other land use controls in the Zoning Code and San Pablo Avenue Specific Plan. If certain standards or regulations are identified as a constraint, the City will take action to remedy the issue by removing or modifying the land use control or development standards, as appropriate and feasible.

- Objective: Facilitate development by ensuring development standards do not constrain project feasibility
- Timeframe: Monitor land use controls as development applications are reviewed. As part of the annual progress report in March/April of each year, consider whether or not land use controls are a constraint to development and if a constraint is identified, take action within 6 months to remedy the issue.
- 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. The City shall seek public input on the potential modifications to the ordinance, including targeted outreach to lower-income households and stakeholder interviews.

- **Objective:** 110 lower-income units and 60 moderate-income units intermixed with market-rate developments to create mixed-income neighborhoods
- **Timeframe:** Conduct evaluation and consider potential modifications to the ordinance by 2024
- **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. The City shall seek public input on these priorities, including targeted outreach to lower-income households and stakeholder interviews.

- **Objective:** Establish priorities for the allocation of Affordable Housing Trust Funds and provide funding to support 130 low-, 125 very low-, and 25 extremely low-income units
- **Timeframe:** Establish priorities by 2024; allocate funds on an ongoing basis
- **Responsible Department:** Affordable Housing Division

NEW Program H-2.C. New Local Sources of Affordable Housing Funding

The City shall identify 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;
- Working with Metropolitan Transportation Commission – Bay Area Housing Finance Authority - to establish a Regional 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.

- **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 2024-5
- **Responsible Department:** Community Development Department, Affordable Housing Division

Program H-2.D. Assist in Affordable Housing Development

The City shall assist and support 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 Measure X funds and 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 55 extremely low-, 125 very low-, and 130 low-income housing units, including 25 units of supportive housing for special needs populations
- Timeframe: Review funding opportunities at least annually and reach out to non-profit affordable housing developers at least annually
- Responsible Department: Affordable Housing Division

NEW Program H-2.E. Develop Mixed Income Housing and Amenities 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 in transit-oriented development (TOD) on BART lands, with a goal of providing 15 percent moderate/middle-income units and 35 percent affordable units for lower-income households. This includes maintaining a point of contact with BART and meeting at least quarterly to determine how the City can partner with and support BART, diligently pursuing necessary actions to remove barriers and support housing on BART owned site, demonstrating local support though policy alignment and commitment of staff resources, and supporting BART in acquiring sufficient fundings for housing development. The City shall also support BART efforts to provide amenities, such as bicycle and pedestrian improvements, open space, and community facilities to transform San Pablo Avenue into an area of opportunity. The City shall monitor progress made in providing the identified number of housing units at both stations and if the steps outlined in the timeline below are not completed as anticipated, the City will identify alternative actions within 6 months such as rezoning, demonstrating sufficient capacity at other sites, or taking other actions facilitate housing development at both stations.

- Objective:
  - at least 743 total units at the El Cerrito Plaza BART Station, including 35 deed-restricted very low-, 316 deed-restricted low-, 196 market-rate moderate-, and 196 market-rate above moderate-income units
  - 670 total units at the Del Norte BART Station, including 235 very low- and low-income units, 217 market-rate moderate-income units, and 218 market-rate above moderate income units
- Timeframe:
  - Identify and maintain a point of contact at BART and meet at least quarterly to determine how the City can continue to support BART with development of housing at El Cerrito Plaza Station and Del Norte Station
  - Provide ongoing support to BART in acquiring sufficient funding for development of both stations
  - Continue to facilitate entitlement of El Cerrito Plaza Station TOD 2022-2027
  - Break ground on development of El Cerrito Plaza Station TOD by 2025, with a goal of completing construction by 2029.
  - Initiate discussions with BART in 2024 on goals and objectives for development of Del Norte Station TOD.
  - Support the development of an RFQ for Del Norte Station and participate in developer selection process by 2026/27
  - Support entitlement of the Del Norte Station by 2028/29
- Responsible Department: Community Development Department

NEW Program H-2.F. Coordinate Transportation Projects with Affordable Housing

The City shall pursue grant funding for 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. Proposed projects include:

- Central Avenue Separated Bikeway
- Lincoln Avenue Bicycle Boulevard
- Richmond Avenue Pedestrian Safety and Connectivity Upgrades
- Ohlone Greenway Bicycle and Pedestrian Connectors
  - **Objective:** Secure at least $6.8 million in grant funding to improve active transportation infrastructure and help affordable housing development projects to score more competitively when applying for Affordable Housing and Sustainable Communities (AHSC) grants
  - **Timeframe:** Apply for grant funding at least 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 by 30 beds
- **Timeframe:**
  - Coordinate with the County at least annually on an ongoing basis
  - Identify additional funding sources by November 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 Section 68654, establish appropriate parking standards for emergency shelters consistent with Government Code Section 65583, and update parking requirements for residential care facilities to be equal to the parking requirements of other residential uses of the same type (i.e., single-family, multifamily).
- Review and amend the zoning ordinance to allow group homes, including those with 6 or fewer persons and those with more than six persons, in all zones allowing residential uses objectively and with approval certainty similar to other residential uses of the same type in the same zone consistent with State law and the City's obligation to affirmatively further fair housing.
- Modify the definition of family to remove the reference to "single nonprofit housekeeping unit" and ensure the definition of family does not pose a potential barrier to housing for protected classes.

- Add a definition of emergency shelters to the Zoning Code to ensure compliance with Government Code Section 65583: "Emergency shelter is housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelters shall also include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care."
  - **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 places of assembly. The City shall seek public input on this strategy, including targeted outreach to lower-income households and stakeholder interviews with places of assembly to gauge interest and opportunities for building affordable housing.

- **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

NEW Program H-2.K. Infrastructure Priority for Affordable Housing

Immediately following adoption of the Housing Element, the City shall provide a copy of the adopted Housing Element to water and sewer providers, East Bay Municipal Utility District and the Stege Sanitary District. The City shall communicate to both providers the requirements of Government Code Section 65589.7 for water and sewer providers to establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households.

- **Objective:** Ensure water and sewer providers have procedures in place to grant priority service to lower-income housing units
- **Timeframe:** Within one month of adoption of the Housing Element
- **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*

H-3.10 Require the replacement of housing units for any new development (residential, mixed-use, or nonresidential) proposed on a site that meets the following conditions, consistent with the requirements of Government Code section 65915, subdivision (c)(3):

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households. *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, targeting areas with increased Code Enforcement activity
- 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 in consideration with the Affordable Housing Strategy. If the evaluation indicates more action is needed, the City shall implement additional tenant protection policies such as tenant relocation assistance, mediation, and/or other eviction protections. The City shall seek public input on potential modifications to tenant protection regulations, including targeted outreach to lower-income households and stakeholder interviews.

- Objective: Limit displacement of existing residents
- Timeframe:
  - Review Rent Registry data and report to the City Council annually;
  - Conduct evaluation in 2024; and
  - Implement additional tenant protections as needed 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: Maintain housing supply and reduce the loss of life and property caused by earthquakes by encouraging seismic upgrading of soft-story residential buildings
- 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 update reasonable accommodation procedures in Chapter 19.37 of the City's Municipal Code to ensure persons with disabilities have a streamlined and objective process for requesting modification to any policy, rule, or procedure that presents a barrier to obtaining and retaining equal housing opportunity. 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 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:** Maintain at least the 140 HCVs used in El Cerrito and increase HCVs in high resource single family neighborhoods identified as racially concentrated areas of affluence by 5 percent
- **Timeframe:** Initiate collaboration with Housing Authority in 2023 with the goal of implementing a landlord education campaign by 2024
- **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. The City shall seek public input on potential adoption of a COPA ordinance, including targeted outreach to lower-income households and stakeholder interviews.

- **Objective:** Enhance tenant protections and increase community ownership
- **Timeframe:** Initiate study in 2025 and consider adopting an ordinance or policy by July 2026
- **Responsible Department or Agency:** Affordable Housing Division

NEW Program H-4.E. Home Match Contra Costa

The City shall participate in the Home Match Contra Costa County program to match homeowners and home seekers to create long-term shared living arrangements. The City shall publicize the program throughout the city with a concerted effort to increase participation in high resource single-family neighborhoods as a way to increase housing mobility in concentrated areas of affluence.

- **Objective:** Provide services to match at least 4 home seekers per year with people who have an extra room or separate unit available to facilitate housing mobility in high resource, single-family neighborhoods in concentrated areas of affluence
- **Timeframe:** Launch Home Match program by 2027. Ensure that 100 percent of residents requesting information about the Home Match program are connected with relevant materials and resources
- **Responsible Department or Agency:** Affordable Housing Division

NEW Program H-4.F. Community Engagement and Capacity Building

The City shall work to increase awareness and build capacity within the community by targeting public outreach and community engagement efforts to reach residents with the greatest need. The City shall look for opportunities to expand its outreach and public education on available housing services and programs to reach vulnerable and at-risk households by offering information in other languages, conducting targeted social media and e-blast efforts, combining information on resources, getting feedback from residents, and partnering with local service providers and religious facilities to disseminate information.

- **Objective:** Build capacity and awareness of housing programs and services
- **Timeframe:** Develop outreach strategies in 2025
- **Responsible Department or Agency:** Community Development Department

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)

Income Category	*New Construction*	*Rehabilitation*[1]	*Conservation/Preservation*
Extremely-Low Income	50	0	140[2]
Very-Low Income	284	16	0
Low Income	192	24	90[3]
Moderate Income	241	0	2,300[4]
Above-Moderate Income	624	0	
Total	**1,391**	**32**	**2,530**

[1] The quantified objective for rehabilitated units is based on the County program.

[2] This includes preservation of 140 housing choice vouchers currently (2022) used in El Cerrito.

[3] The City will continue to monitor the 90 at-risk assisted units.

[4] On average, the City completes 24 rental inspections per month, which is equal to about 2,300 rental inspections over the eight-year planning period. These units are assumed to primarily provide moderate- and above-moderate income housing.

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 then 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.

Table A-1: Building Permits Issued During Fifth Cycle RHNA Period

Income Level	*2015-2023 RHNA*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*Total to Date*	*Unmet RHNA*
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 summarized below.

Seniors and Persons with Disabilities. Seniors and people with disabilities often live on fixed incomes and are more likely to have chronic health conditions, and/or reduced mobility. The City continues to encourage and support development of senior housing and senior residential care facilities that offer a wide range of housing choices and community services (Program . During the 2015 Housing Element period, the City facilitated the development of the Ohlone Gardens and Hana Gardens developments. Ohlone Gardens opened in 2015 and included 10 units reserved for special needs residents. Hana Gardens is a 63-unit senior affordable housing development which opened in 2019. Fifty percent of the units were designed to be fully accessible to people with disabilities. In addition, each residential unit was offered a minimum of one transit pass through the AC Transit Easy Pass program for the first three years. As of 2020, the housing inventory in El Cerrito includes 195 rental units affordable to lower-income senior households.

In El Cerrito, more than 80 percent of the senior population are homeowners. Rehabilitation and physical improvements are another key consideration for this special needs group to ensure that housing is accessible to older populations and people with disabilities. The City does not have a local rehabilitation program however staff provide 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 (Program H1.3).

Persons with Developmental Disabilities. Living arrangements for disabled persons depend on the severity of the disability. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. For this reason, many persons live independently or with other family members. To maintain independent living, disabled persons may need special housing design features,

income support, and in-home supportive services for persons with medical conditions. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. The City continues to encourage the development of housing for persons with disabilities including developmental disabilities (Program H3.7) and works with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City makes this information available on the City website (Program H3.8).

Large Households. Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. Approximately 5 percent of all households in El Cerrito have 5 or more members (527 households), as of 2020. Most of these households (62 percent; 325 households) are renter occupied. The City continues to focus on achieving a balance of housing types to accommodate various needs by encouraging developers to incorporate larger bedroom counts through activities and incentives such as streamlined permitting (Program H3.2).

Single Female Headed Households. Many single parent households, especially female-headed households, have a greater risk of poverty due to higher family expenses and single-wage incomes. The Contra Costa Housing Authority offers a Family Self-Sufficiency program for HCV participants to help low-income, single parents achieve economic independence from governmental assistance. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, and a variety of other benefits. The Workforce Development Board of Contra Costa County also offers free career development and job-seeking assistance and training that may be accessed by lower-income women.

Farm Workers. As previously discussed in the Housing Needs Assessment (Chapter 2), farm workers are not a significant portion of the El Cerrito community. Their needs are generally accommodated through housing programs and policies that assist low, very low-, and extremely low-income households.

Homeless. Bay Area residents have some of the highest housing costs in the nation, making homeownership out of reach for many low-income and moderate-income households. With such high housing costs, many lower-income families must choose between paying rent or paying for other basic needs, while others are forced into overcrowded or substandard housing conditions or join the increasingly large population of people experiencing homelessness. The last Point in Time (PIT) count, which was done in 2022 found a total of 3,093 unsheltered individuals experiencing homelessness in Contra Costa County. While there are no homeless or transitional shelters located in El Cerrito, the City coordinates with the County and cities to develop a Five-Year Consolidated Plan to address housing and social services (Program H3.5). The Contra Costa Health, Housing and Homeless Services Division coordinates housing and homeless services across County government and in the community. There are also 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.

Table A-2: 2015 Housing Element Program Evaluation

Program ID	*Program Language*	*Description of Accomplishments*	*Recommendation for 2023 Housing Element*
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

Program ID	*Program Language*	*Description of Accomplishments*	*Recommendation for 2023 Housing Element*
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

Program ID	*Program Language*	*Description of Accomplishments*	*Recommendation for 2023 Housing Element*
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

Program ID	*Program Language*	*Description of Accomplishments*	*Recommendation for 2023 Housing Element*
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.

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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:
qrco.de/virtual-ws

Take the Community Survey

Available in the following languages:

ENGLISH
qrco.de/elcerrito1

ESPAÑOL
qrco.de/elcerrito2

中文
qrco.de/elcerrito3

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

THE CITY OF EL CERRITO

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

THE CITY OF EL CERRITO

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

THE CITY OF EL CERRITO

City of El Cerrito

2023-2031 HOUSING ELEMENT

SHARE YOUR FEEDBACK

El Cerrito is updating its Housing Element and your input is needed.
We want to hear your comments on the public draft 2023-2031 Housing Element. Share your ideas at an upcoming virtual community workshop or public hearing.

REVIEW THE DRAFT 2023-2031 HOUSING ELEMENT

On July 29, 2022, the public draft 2023-2031 Housing Element will be available on the project website. Provide your comments to:

Aissia Ashoori
Housing Analyst, City of El Cerrito
510-215-4361
planning@ci.el-cerrito.ca.us

You're Invited

ATTEND HERE

qrco.de/elcerrito

Virtual Community Workshop
Monday, August 1, 2022
Time: 7:00 p.m. to 8:30 p.m.
(Spanish and Chinese interpretation will be provided.)

ATTEND HERE

qrco.de/elcerrito4

City Council Meeting
Tuesday, August 16, 2022
Time: 6:00 p.m.

Provide your comments by Monday, August 29, 2022.

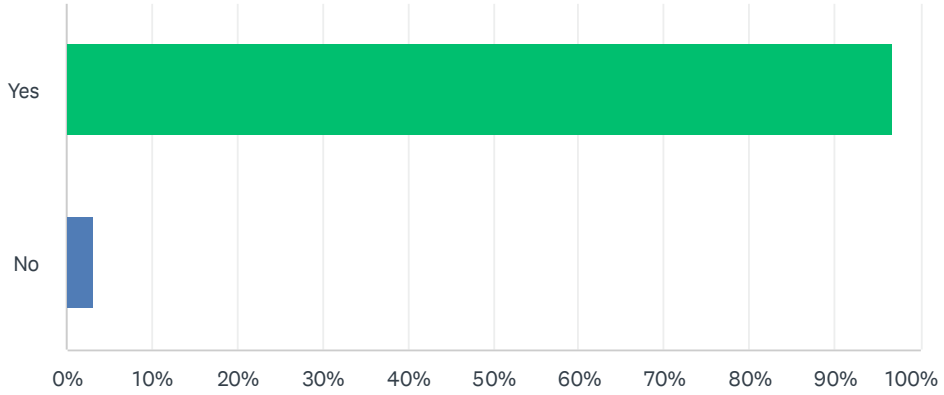
Learn more about the Housing Element Update by visiting: www.el-cerrito.org/HousingElement2023

THE CITY OF EL CERRITO

Online Survey Results

Q1 Are you a resident of El Cerrito? (Choose one)

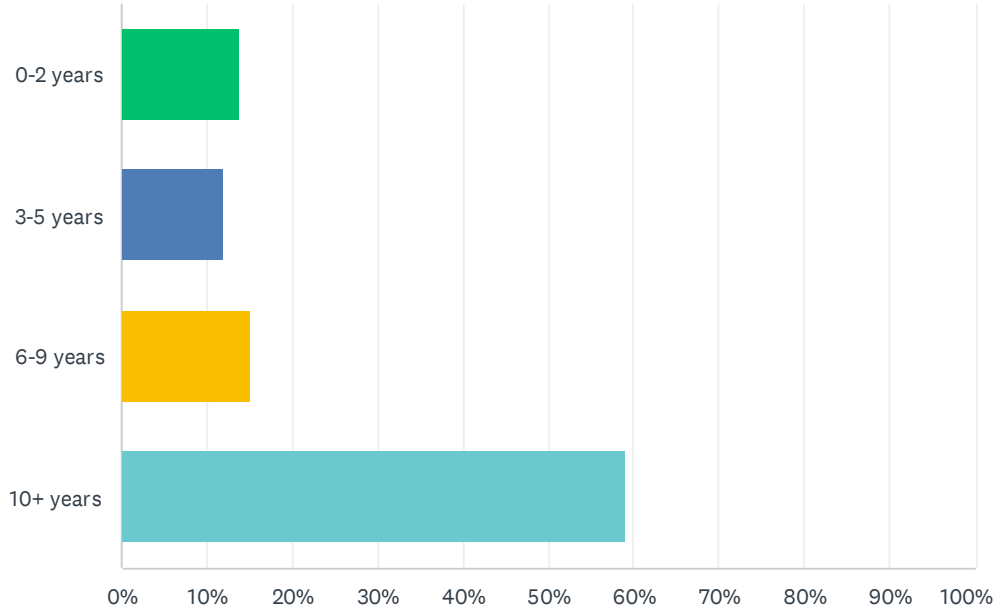
Answered: 218 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	96.79%	211
No	3.21%	7
TOTAL		218

Q2 How long have you lived in El Cerrito?

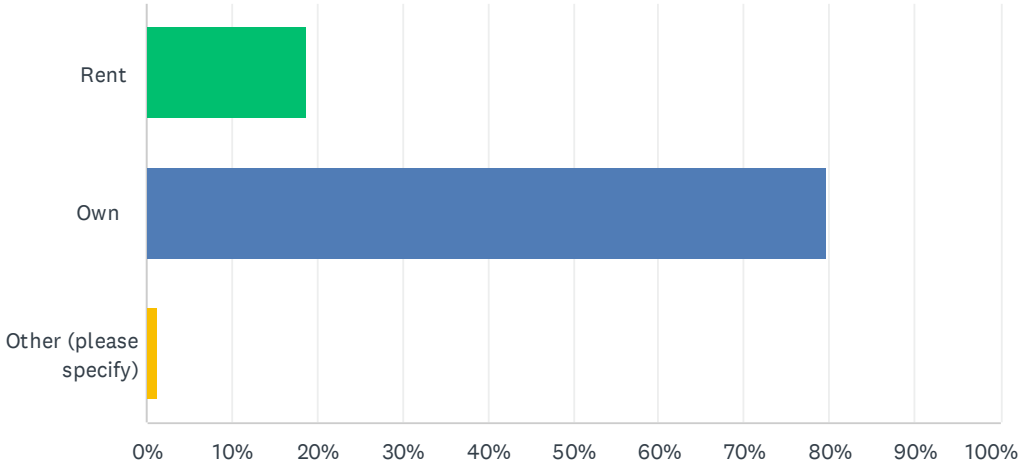
Answered: 217 Skipped: 2



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

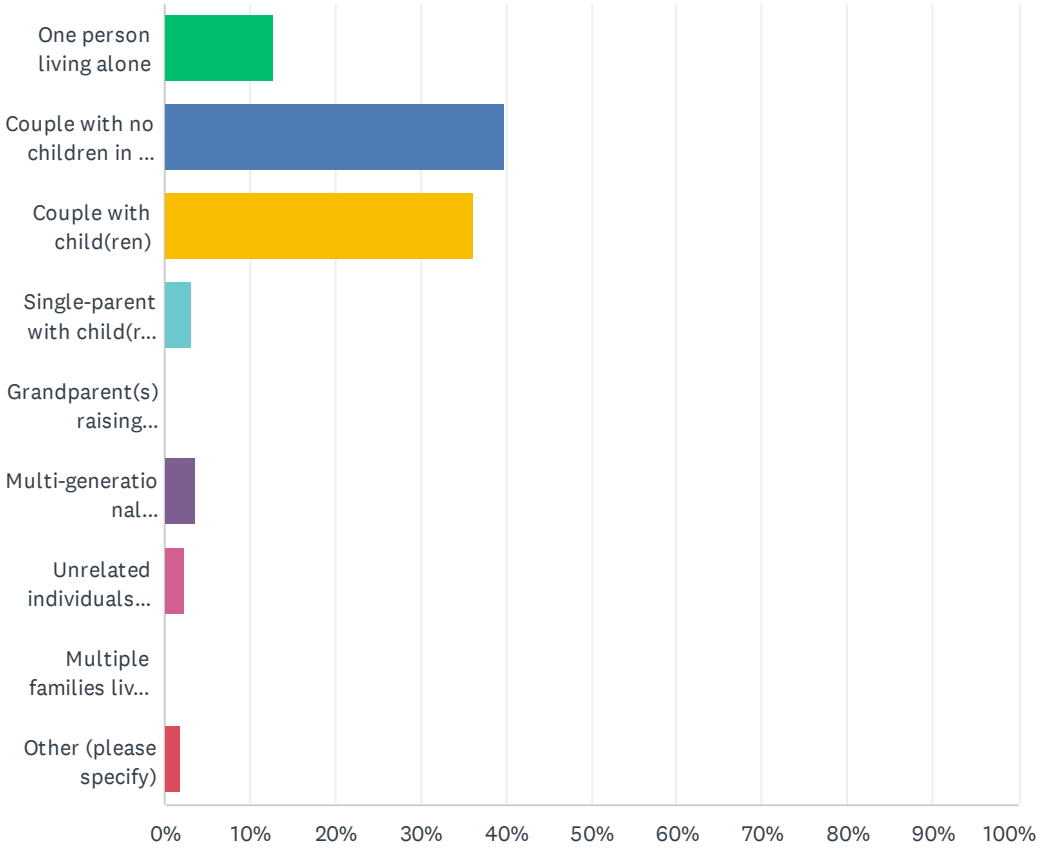


ANSWER CHOICES	RESPONSES	
Rent	18.81%	41
Own	79.82%	174
Other (please specify)	1.38%	3
TOTAL		218

#	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



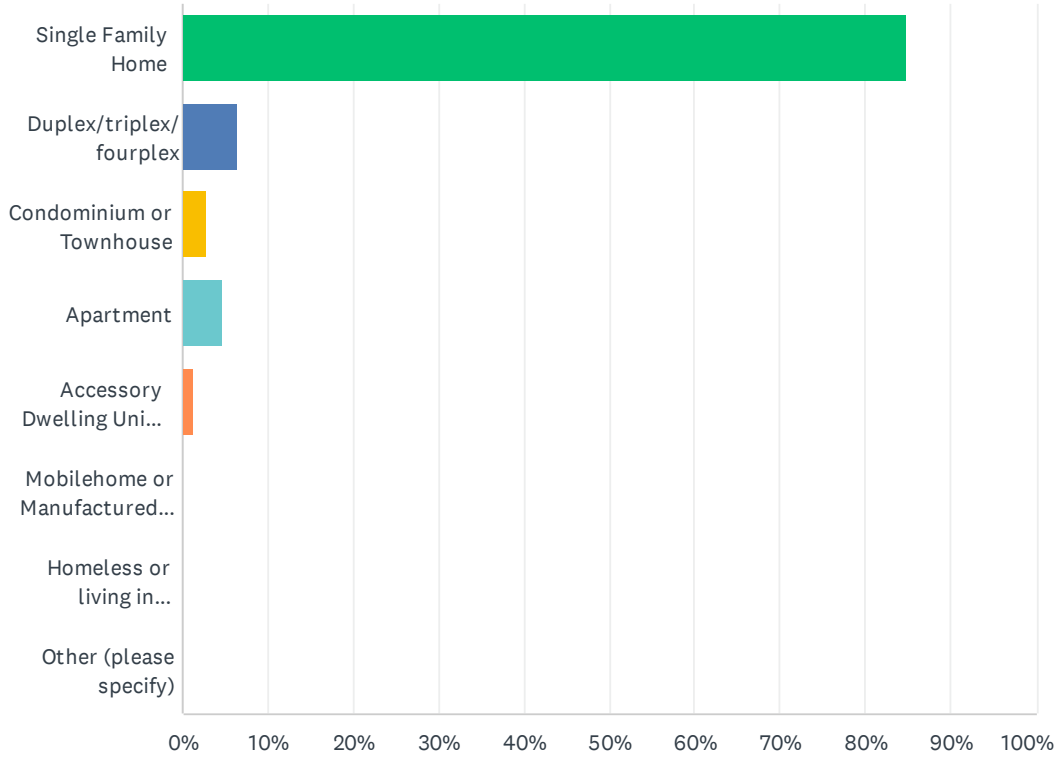
ANSWER CHOICES	RESPONSES	
One person living alone	12.84%	28
Couple with no children in the home	39.91%	87
Couple with child(ren)	36.24%	79
Single-parent with child(ren)	3.21%	7
Grandparent(s) raising grandchild(ren)	0.00%	0
Multi-generational (grandparents, parents, and grandchildren)	3.67%	8
Unrelated 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

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

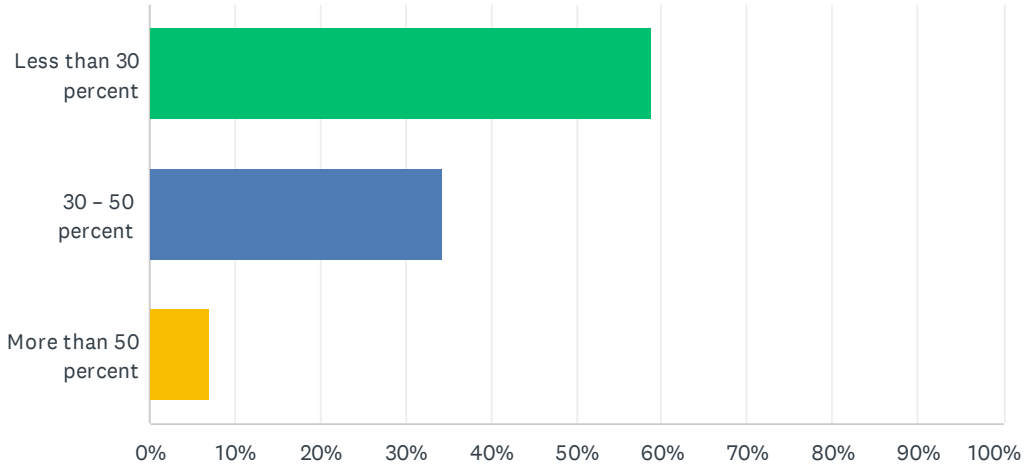


ANSWER CHOICES	RESPONSES	
Single Family Home	84.86%	185
Duplex/triplex/fourplex	6.42%	14
Condominium or Townhouse	2.75%	6
Apartment	4.59%	10
Accessory Dwelling Units (granny flats/second units/guest houses)	1.38%	3
Mobilehome or Manufactured Home	0.00%	0
Homeless or living in tent/car	0.00%	0
Other (please 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?

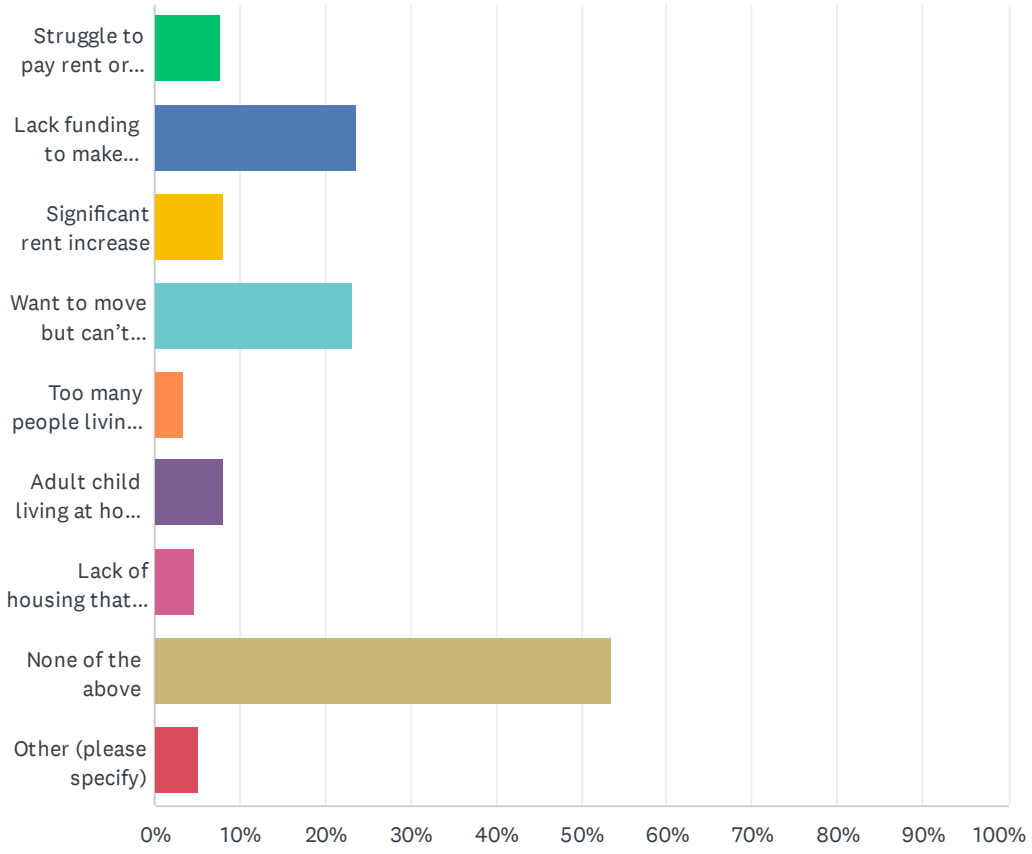
Answered: 216 Skipped: 3



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

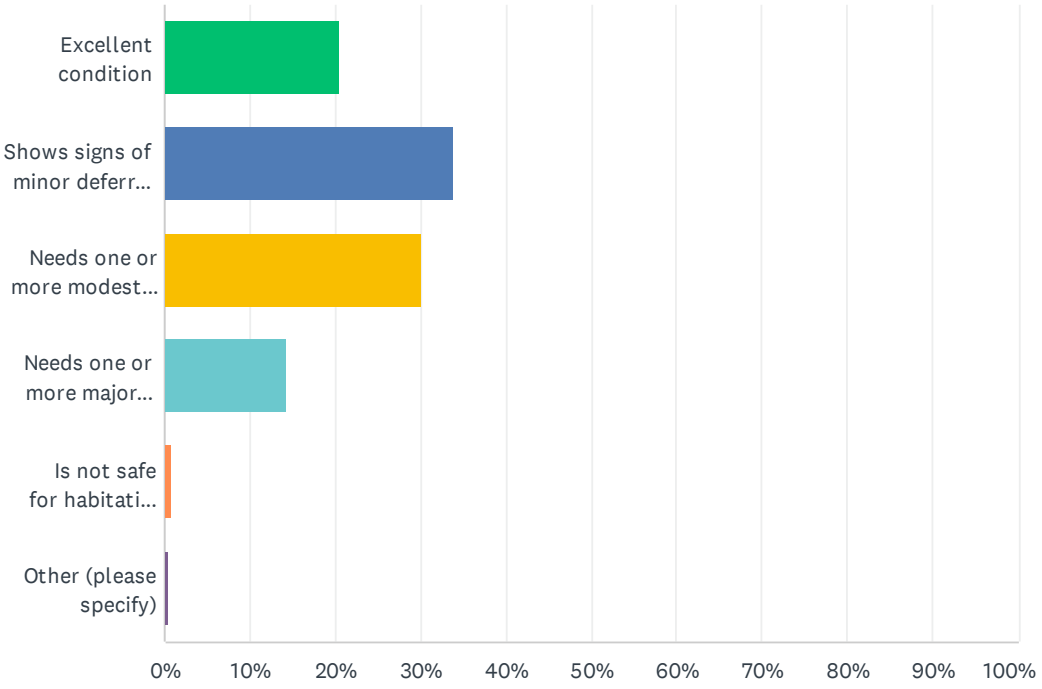


ANSWER CHOICES	RESPONSES	
Struggle to pay rent or mortgage (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	7.58%	16
Lack funding to make necessary home repairs	23.70%	50
Significant rent increase	8.06%	17
Want to move but can't find/afford a home that meet 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		

#	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

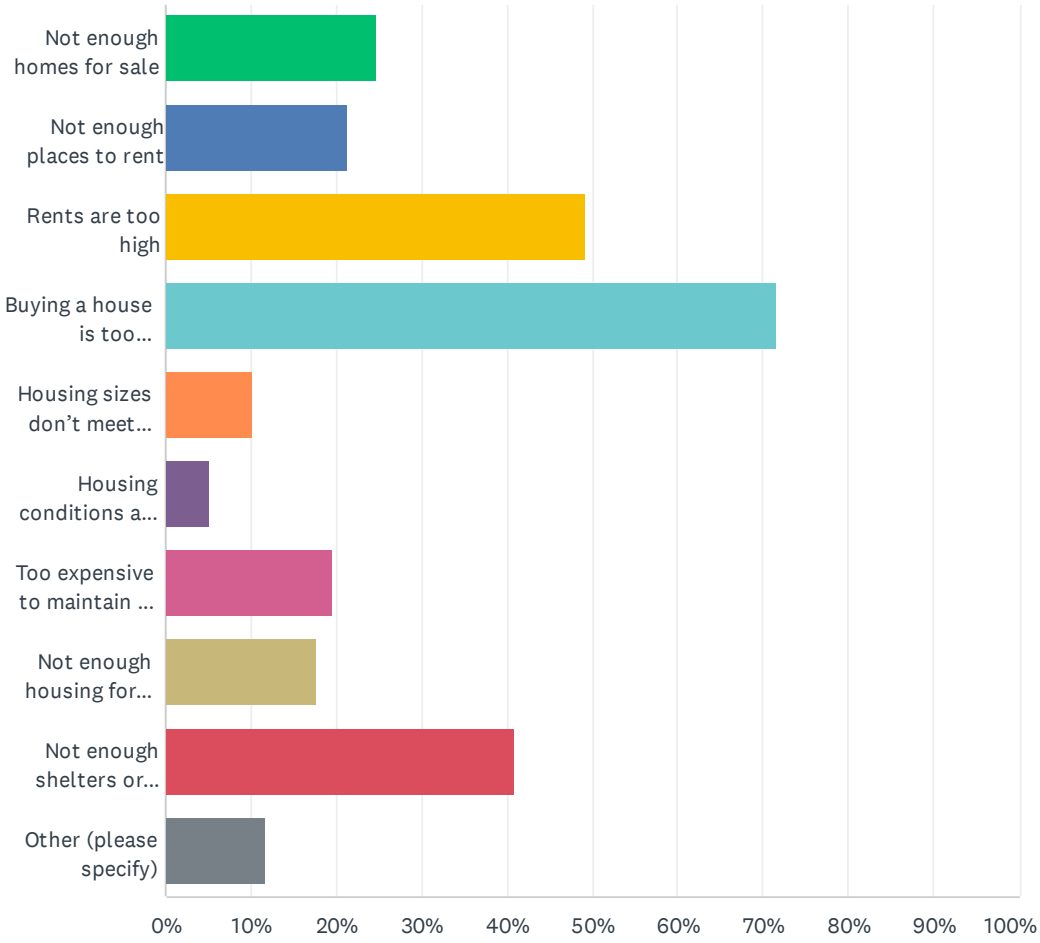


ANSWER CHOICES	RESPONSES	
Excellent condition	20.37%	44
Shows signs of minor deferred maintenance (i.e., peeling paint, chipping stucco)	33.80%	73
Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, new paint, window repairs)	30.09%	65
Needs one or more major upgrades (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



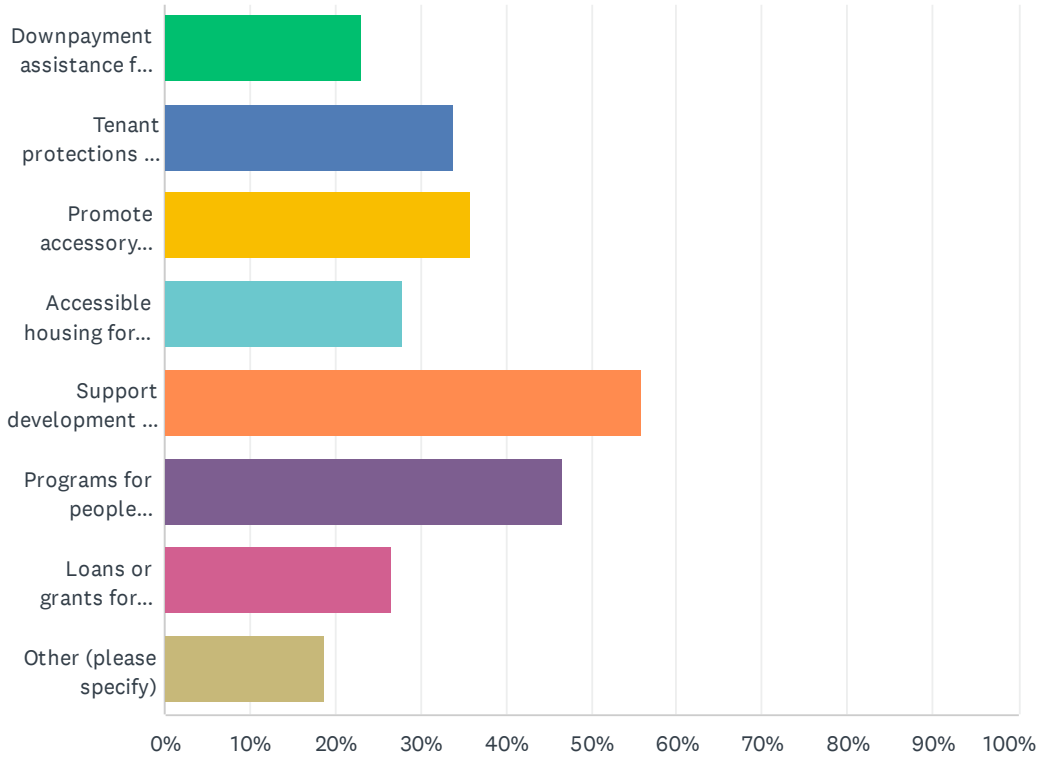
ANSWER CHOICES	RESPONSES	
Not enough homes for sale	24.65%	53
Not enough places to rent	21.40%	46
Rents are too high	49.30%	106
Buying a house is too expensive	71.63%	154
Housing sizes don't meet family needs	10.23%	22
Housing conditions are poor	5.12%	11
Too expensive to maintain my home as a property 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

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		

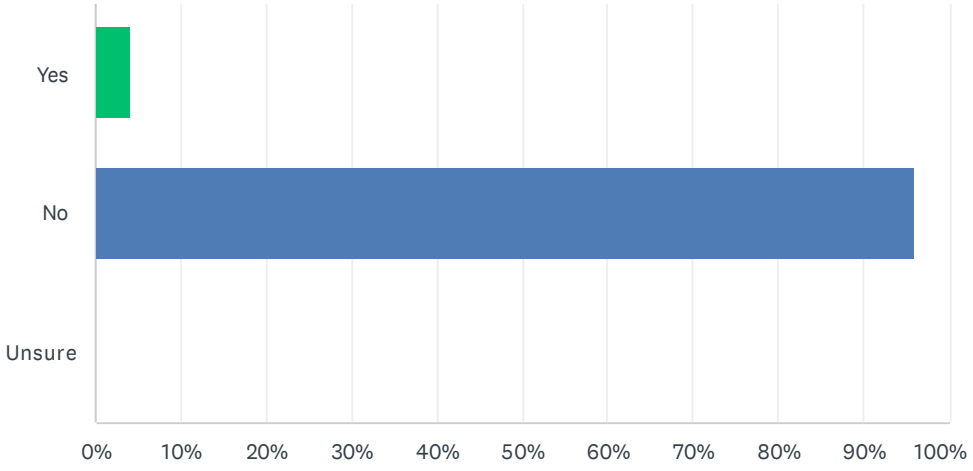
#	OTHER (PLEASE SPECIFY)	DATE
1	Isn't the city bankrupt, and if yes then how are you going to make grants,,, ?	5/31/2022 1:41 PM
2	Bart land should not be used for low income housing. That's not what we signed up for when we voters approved Bart! Bart is transit only!	5/30/2022 8:42 PM

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 notvbe 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

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?

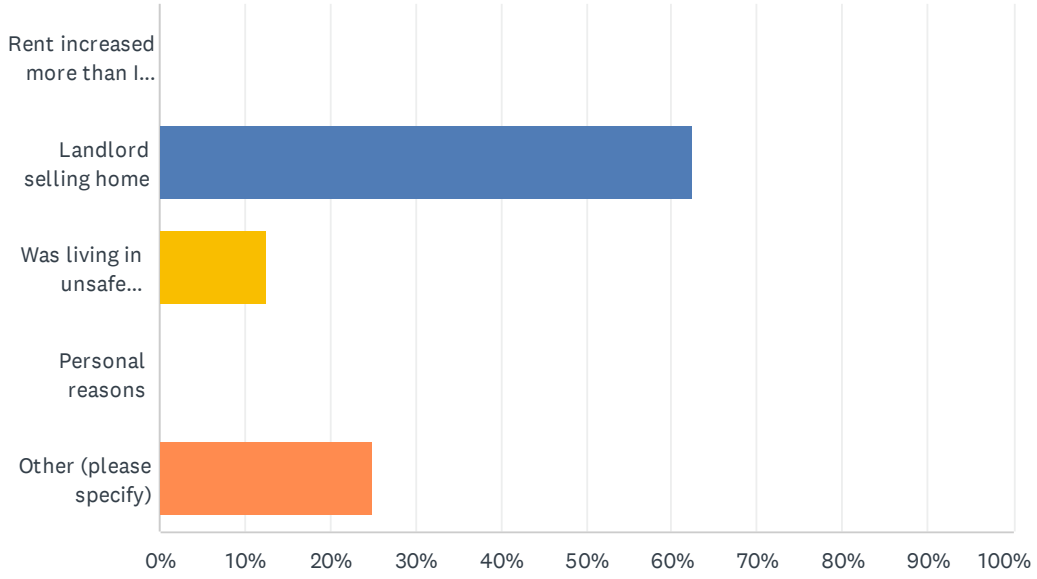
Answered: 219 Skipped: 0



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

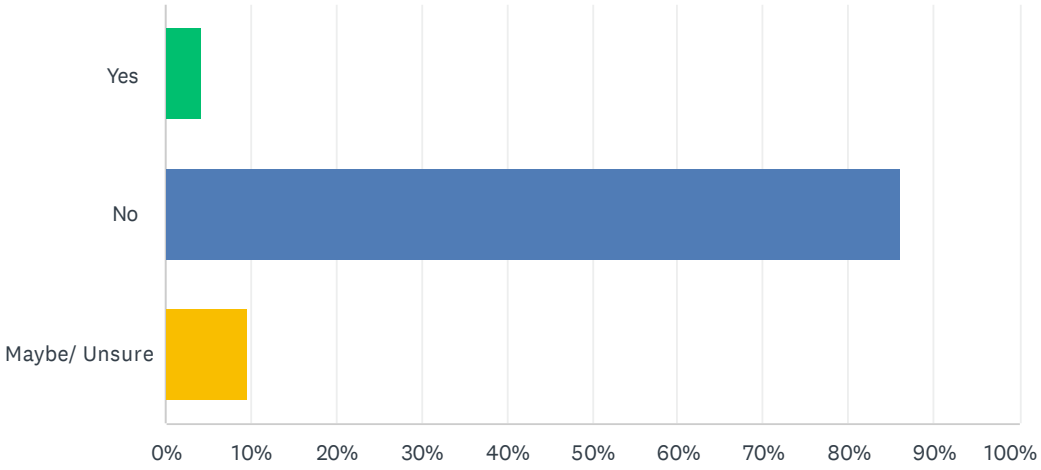


ANSWER CHOICES	RESPONSES	
Rent increased more than I could pay	0.00%	0
Landlord selling home	62.50%	5
Was living in unsafe conditions	12.50%	1
Personal reasons	0.00%	0
Other (please specify)	25.00%	2
TOTAL		8

#	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?

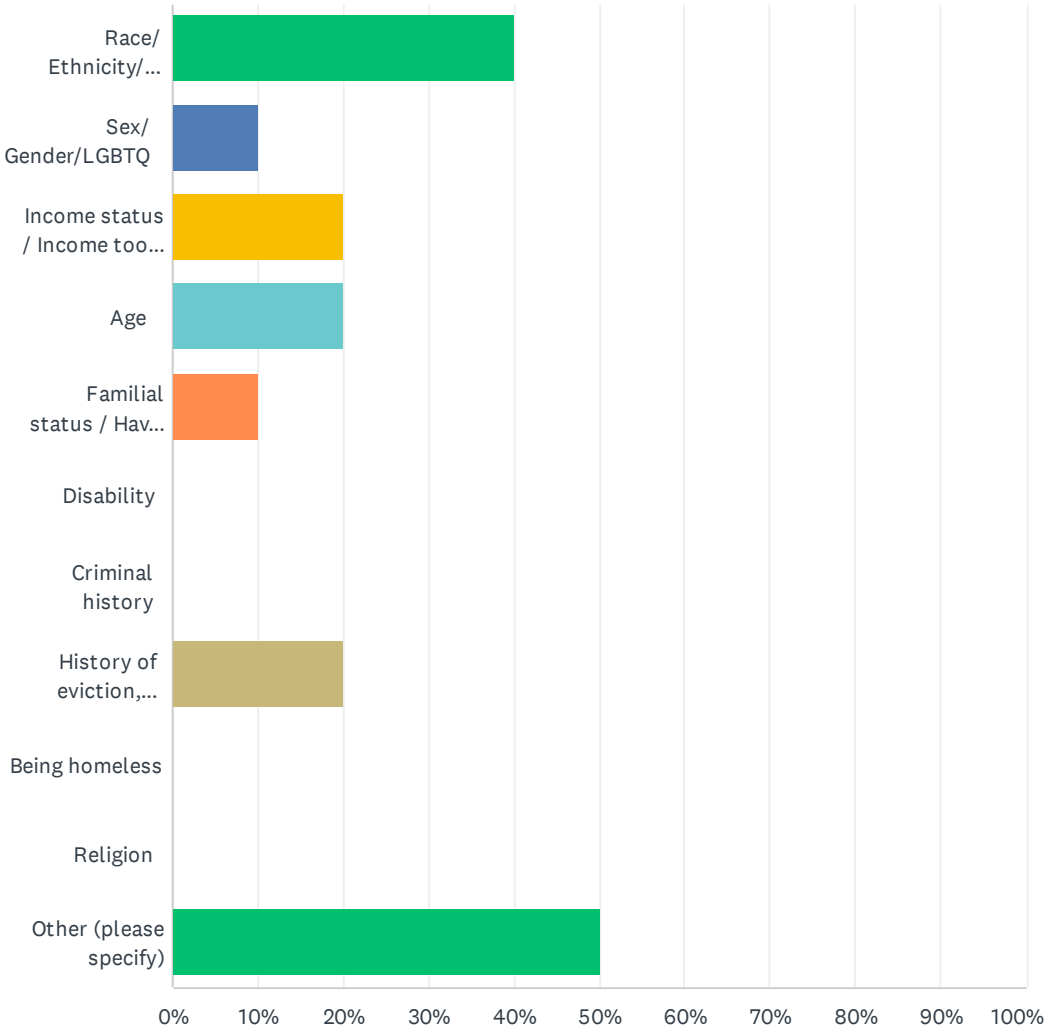
Answered: 208 Skipped: 11



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

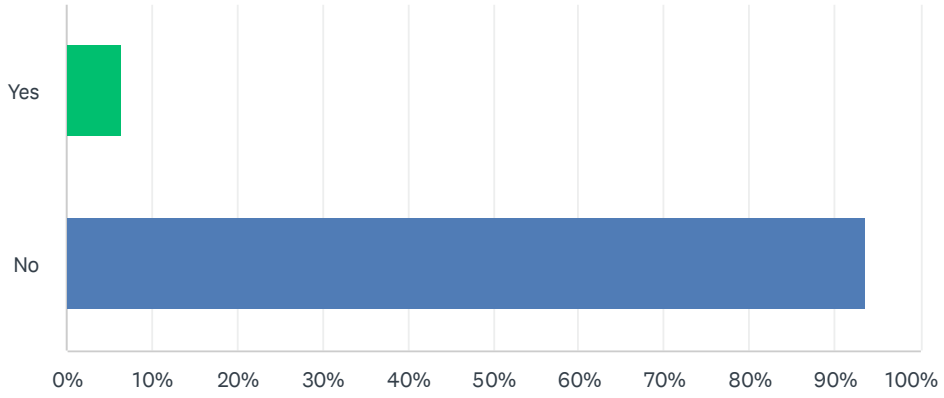


ANSWER CHOICES	RESPONSES	
Race/ Ethnicity/ Language spoken	40.00%	4
Sex/ Gender/LGBTQ	10.00%	1
Income status / Income too low	20.00%	2
Age	20.00%	2
Familial status / Having children	10.00%	1
Disability	0.00%	0
Criminal history	0.00%	0
History of eviction, foreclosure, bad credit	20.00%	2
Being homeless	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?

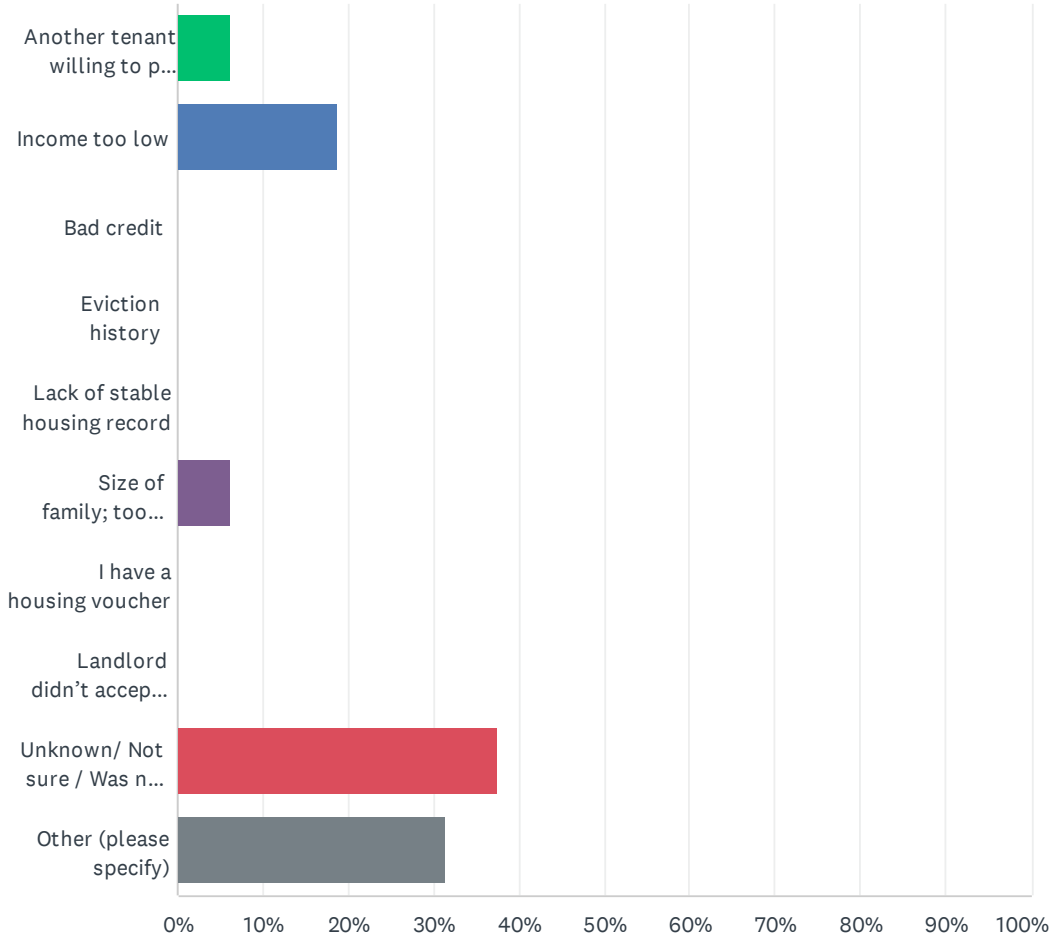
Answered: 200 Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes	6.50%	13
No	93.50%	187
TOTAL		200

Q16 Why were you denied?

Answered: 16 Skipped: 203

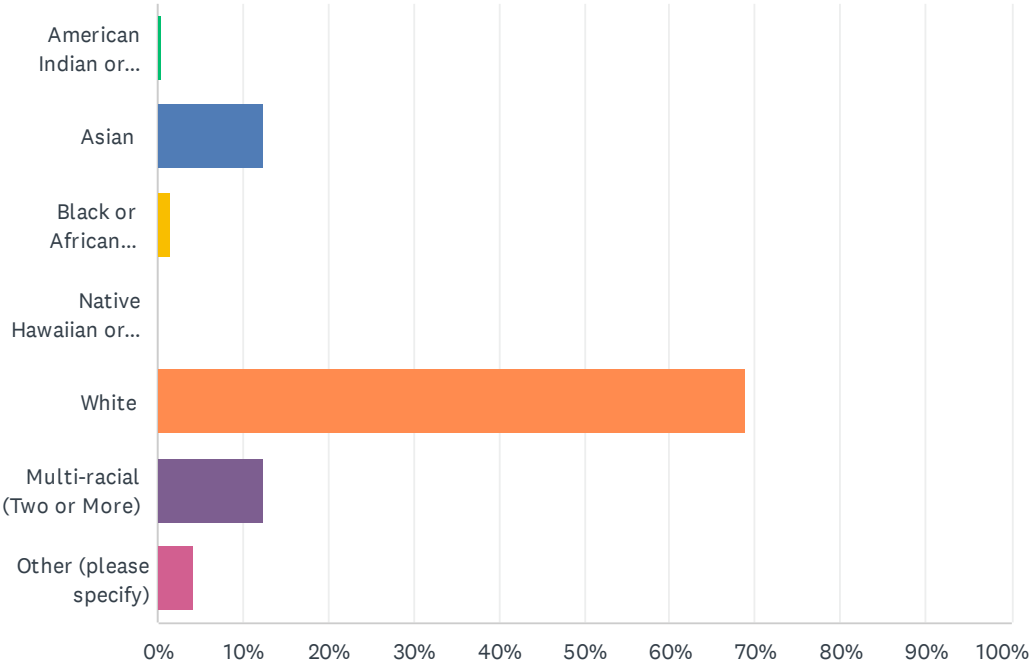


ANSWER CHOICES	RESPONSES	
Another tenant willing to pay more	6.25%	1
Income too low	18.75%	3
Bad credit	0.00%	0
Eviction history	0.00%	0
Lack of stable housing record	0.00%	0
Size of family; too many people	6.25%	1
I have a housing voucher	0.00%	0
Landlord didn't accept the type of income I earn	0.00%	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



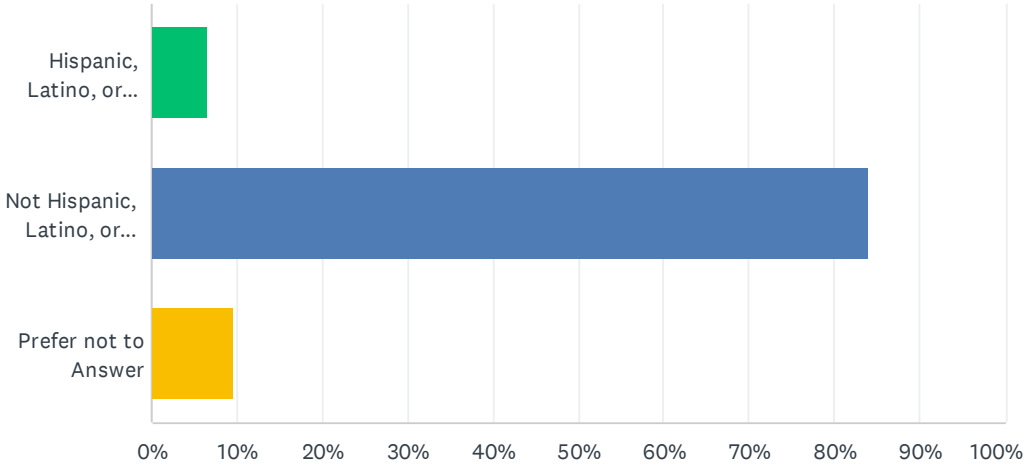
ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	0.48%	1
Asian	12.44%	26
Black or African American	1.44%	3
Native Hawaiian or Other Pacific Islander	0.00%	0
White	68.90%	144
Multi-racial (Two or More)	12.44%	26
Other (please specify)	4.31%	9
TOTAL		209

#	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

	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?

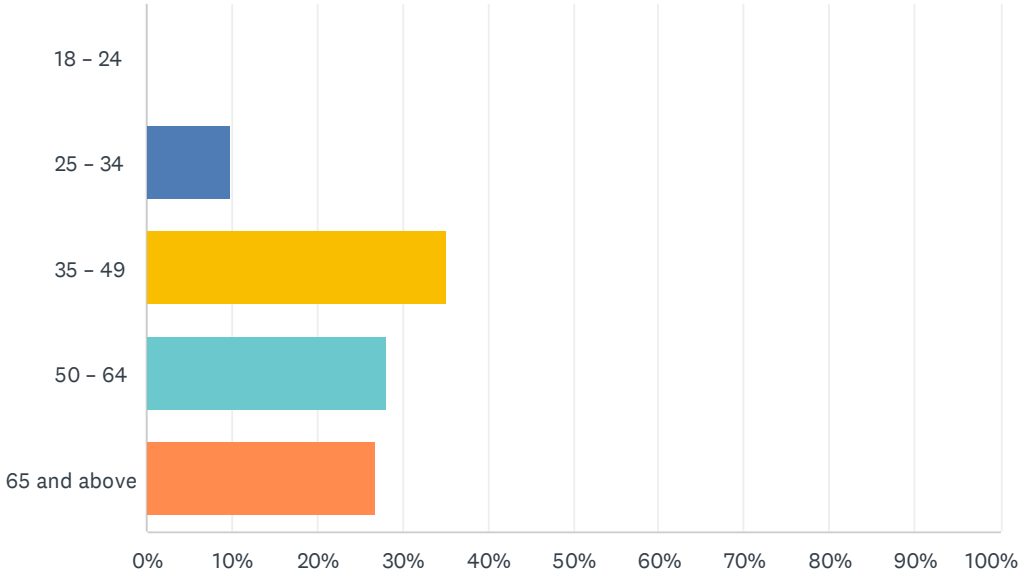
Answered: 199 Skipped: 20



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

14	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.	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

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

	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

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 unsheletered, 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

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 discrimated 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 ELIMATION 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

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?

Multiple-choice poll (Multiple answers)

Which statement(s) best describes you?

0 2 4

I am a resident of El Cerrito

88 %

I work in El Cerrito

25 %

I am a developer in the area

8 %

I represent a non-profit or advocacy group

42 %

Multiple-choice poll

What is your housing situation?

0 2 2

I own my home

77 %

I rent my home

14 %

I live with family/friends (i.e, do not pay rent)

5 %

I have roommates (i.e, live with others and pay rent)

5 %

Do not currently have a permanent home

0 %

Multiple-choice poll

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 %

Multiple-choice poll

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 %

What do you like about living or working in El Cerrito?

024

Multiple-choice poll

Which statement best describes your experience finding and securing housing in the City?

0 2 3

I had no trouble finding housing

22 %

It was and is still hard to find an affordable place to live, based on my household income.

17 %

I had to leave my preferred neighborhood to move to a less convenient location to find an affordable place to live.

17 %

Not applicable

43 %

What do you think are the greatest fair housing issues in El Cerrito?

(1/4)

0 2 5

- 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?

(2/4)

025

- 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?

(3/4)

025

- 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?

(4/4)

0 2 5

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?

(1/3)

027

- 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?

(2/3)

0 2 7

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?

(3/3)

027

- 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?

(1/4)

0 2 1

- Work with Richmond to add housing
- Develop tiny homes for unhoused
- EL Cerrito publicly support public banks
- More social housing and community land trusts
- Ensure that the affordable housing units aren't only built at the very end of a new housing development.
- public banking/financing for affordable housing to allow the community to invest in itself instead of speculative developers with high profit motive
- Addressing blight to attract more businesses and residents.
- 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?
- Incentivize development of single story small lots along San Pablo
- Working closely with

What ideas do you have for addressing housing challenges in El Cerrito?

(2/4)

0 2 1

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?

(3/4)

0 2 1

- 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?
(4/4)

0 2 1

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

Comments Received on Public Review Draft Housing Element

YIMBY LAW GREENBELT ALLIANCE

April 21, 2022

Dear El Cerrito City Council:

We are writing on behalf of **YIMBY Law** and **Greenbelt Alliance** regarding El Cerrito's 6th Cycle Housing Element Update. **YIMBY Law** is a legal nonprofit working to make housing in California more accessible and affordable through enforcement of state law. **Greenbelt Alliance** is an environmental nonprofit working to ensure that the Bay Area's lands and communities are resilient to a changing climate.

We are writing to remind you of El Cerrito's obligation to include sufficient sites in your upcoming Housing Element to accommodate your Regional Housing Needs Allocation (RHNA) of **1,391 units**.

In the Annual Progress Reports that El Cerrito submitted to HCD, we observe the following trend of housing units permitted in the last four years:

Year	Housing units permitted
2018	18
2019	136
2020	171
2021	56
Average, 2018-2021	**95**

To meet the 6th cycle RHNA target, the rate of new housing permits in El Cerrito would need to increase from **95 units per year** in 2018-2021 to **174 units per year** in the next 8 years. This is a 83% increase from recent years. **If the current pace were to continue, El Cerrito would meet only 55% of its new housing target**.

Based on these trends, it is unlikely that El Cerrito's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's Housing Element Site Inventory Guidebook, housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track records", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.

We urge El Cerrito to include a major rezoning component in its Housing Element—a rezoning large enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge El Cerrito to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.

Thank you,

Sid Kapur, East Bay YIMBY (sidharthkapur1@gmail.com)
Rafa Sonnenfeld, YIMBY Law (rafa@yimbylaw.org)
Zoe Siegel, Greenbelt Alliance (zsiegel@greenbelt.org)

From: Alison McKee
To: Planning Mailbox
Cc: Library Leadership; John Gioia; Monica Nino; Michael Fischer; rachel; Heidi Goldstein
Subject: Re: Public comment on the El Cerrito draft 2023-31 Housing Element Update
Date: Thursday, August 11, 2022 2:31:09 PM

Caution! This message was sent from outside your organization.

Dear Ms. Moss,

Please use this letter for public comment and not the initial letter I sent. The initial letter contained inaccurate information in the second paragraph.

As the City of El Cerrito goes through the process of updating its Housing Element of the General Plan, please consider the impact new development will have on the El Cerrito Library, as the increased number of housing units recommended for your city by the Association of Bay Area Governments (ABAG) will certainly have an impact on the Library's ability to sufficiently serve the residents of El Cerrito.

Contra Costa County funds a base level of 40 weekly open hours at the El Cerrito Library and the City of El Cerrito is responsible for funding the library facility, its upkeep, and all utility costs. Normally, any city that would like their library to be open more than the county 40-hour base has the option of funding extra hours, up to 56 hours per week. Since the El Cerrito Library is so small the city of El Cerrito only has the option to fund 6 extra open hours since any additional hours would require more staff that the building can accommodate.

Compared to other Bay Area Libraries, Contra Costa County Library has the lowest level of funding.

Library	Funding per Person	Population of Service Area	Number of Libraries
Contra Costa	$33.58	1,042,344	26
Richmond	$39.86	111,217	3
Alameda Co.	$55.68	613,679	10
Pleasanton	$58.95	79,464	1
Livermore	$60.49	91,861	3
Solano	$60.58	389,856	9
Alameda City	$72.39	81,312	3
Napa	$83.17	133,015	4
Benicia	$86.91	27,131	1
Oakland	$94.42	433,697	18
Marin	$123.04	142,424	10
San Francisco	$165.09	873,965	28
Berkeley	$176.40	122,580	5

As a result of this limited funding and the fact that the facility is also old, outdated, and too small,

the El Cerrito Library has limited open hours, collections, and technology. The increased population attributable to future development of new housing units referenced in the City's proposed Housing Element will further exacerbate these issues. This will be particularly detrimental to low-income residents, many of whom rely on public libraries for its free resources, including computers and internet access. We anticipate that an increased population from new development within the City will require a library with much more than its already limited space, which will, in turn, require more maintenance, a larger collection of books, and more literacy and enrichment programs, particularly for young children and school aged children. To the extent these impacts are attributable to new development within the City, there may be a basis for requiring new development to fund its proportional share of Library space, collection, and/or services required to mitigate the impacts of that new development.

Please consider evaluating the impact that additional development in the City will have on the El Cerrito Library, and please consider whether it is feasible to mitigate this impact by requiring new development to pay an impact fee that would fund library facilities and services necessary to mitigate the impact of that new development. These investments will help to ensure that the partnership between Contra Costa County and the City of El Cerrito will continue to serve current and future residents of El Cerrito at a level that will help your City and its residents thrive.

Thank you,

Alison McKee
County Librarian • CONTRA COSTA COUNTY LIBRARY
LIBRARY ADMINISTRATION | 777 Arnold Drive| Martinez, CA 94553
alison.mckee@library.cccounty.us | 925-608-7701 | Follow us on facebook | twitter

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From: Alison McKee <alison.mckee@library.cccounty.us>
Sent: Wednesday, August 10, 2022 5:18 PM
To: planning@ci.el-cerrito.ca.us <planning@ci.el-cerrito.ca.us>
Cc: Library Leadership <leadership@wan.contracosta.ca.gov>; John Gioia <John.Gioia@bos.cccounty.us>; Monica Nino <Monica.Nino@cao.cccounty.us>; Michael Fischer <eclibrarycommissioner@gmail.com>; rachel <rosekindness@gmail.com>; Heidi Goldstein <Heidi.Goldstein@library.cccounty.us>
Subject: Public comment on the El Cerrito draft 2023-31 Housing Element Update

Dear Mr. Moss

As the City of El Cerrito goes through the process of updating its Housing Element of the General Plan, please consider the impact new development will have on the El Cerrito Library, as the increased number of housing units recommended for your city by the Association of Bay Area Governments (ABAG) will certainly have an impact on the Library's ability to sufficiently serve the residents of El Cerrito.

Contra Costa County funds a base level of 40 weekly open hours at the El Cerrito Library and the City

of El Cerrito is responsible for funding the library facility, its upkeep, and all utility costs. Normally, any city that would like their library to be open more than the county 40-hour base has the option of funding extra hours. Since the El Cerrito Library is so small and cannot accommodate the staff needed for additional open hours, the city of El Cerrito does not have that option.

Compared to other Bay Area Libraries, Contra Costa County Library has the lowest level of funding.

Library	Funding per Person	Population of Service Area	Number of Libraries
Contra Costa	$33.58	1,042,344	26
Richmond	$39.86	111,217	3
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Marin	$123.04	142,424	10
San Francisco	$165.09	873,965	28
Berkeley	$176.40	122,580	5

As a result of this limited funding and the fact that the facility is also old, outdated, and too small, the El Cerrito Library has limited open hours, collections, and technology. The increased population attributable to future development of new housing units referenced in the City's proposed Housing Element will further exacerbate these issues. This will be particularly detrimental to low-income residents, many of whom rely on public libraries for its free resources, including computers and internet access. We anticipate that an increased population from new development within the City will require a library with much more than its already limited space, which will, in turn, require more maintenance, a larger collection of books, and more literacy and enrichment programs, particularly for young children and school aged children. To the extent these impacts are attributable to new development within the City, there may be a basis for requiring new development to fund its proportional share of Library space, collection, and/or services required to mitigate the impacts of that new development.

Please consider evaluating the impact that additional development in the City will have on the El Cerrito Library, and please consider whether it is feasible to mitigate this impact by requiring new development to pay an impact fee that would fund library facilities and services necessary to mitigate the impact of that new development. These investments will help to ensure that the partnership between Contra Costa County and the City of El Cerrito will continue to serve current and future residents of El Cerrito at a level that will help your City and its residents thrive.

Thank you,

Alison McKee

County Librarian • CONTRA COSTA COUNTY LIBRARY

LIBRARY ADMINISTRATION | 777 Arnold Drive| Martinez, CA 94553

alison.mckee@library.cccounty.us | 925-608-7701 | Follow us on facebook | twitter

From: Michael Fischer
To: Planning Mailbox
Subject: Fwd: Housing Element Update - Library Impact Fee
Date: Saturday, August 13, 2022 1:15:23 PM

Caution! This message was sent from outside your organization.

Planning Staff —

Sorry to the the in the original address of this email sent to you and others.

Kind regards,

Michael

Michael Fischer (he him)
eclibrarycommissioner@gmail.com
El Cerrito City Designated Library Commissioner
Chair, Contra Costa County Library Commission

El Cerrito Needs an Appropriate 21st Century Library

On August 13, 2022 at 13:11:36, Michael Fischer (eclibrarycommissioner@gmail.com) wrote:

> Council Members and Planning Staff —
>
> I wish to comment on a specific issue with regard to the Housing Element Update. While I am the Library Commissioner appointed by the City Council and the Chair of the Contra Costa County Library Commission, my views are my own and not those of the City Council, the Library Commission, or the Board of Supervisors.
>
> As County Librarian Alison McKee has noted in her comment on the Update, an increase in the housing supply will, of course, result in an increase in population in El Cerrito and an increase in the usage of the El Cerrito Library. This is, of course, a good thing. We need housing in the Bay Area and El Cerrito should, of course, continue to do its part at all appropriate levels of housing need. El Cerrito is well situated in regard to public transit lines which will help our increased population access to various parts of the Bay Area. El Cerrito is a city that provides comprehensive services to its population.
>
> Likewise, the increased usage of our library is a good thing. Libraries exist to provide a host of services to their patrons. In today's technological age, some of these services can be accessed online. But much what a library offers can only be found in person.
>
> As Ms. McKee has noted, and as you all know, our library is small and inadequate in many ways. The city, in conjunction with the library

community, is working on addressing this issue. We all hope a new library, with significantly increased size and built to 21st Century standards, will be part of the Transit Oriented Development at BART's El Cerrito Plaza. That library will be able to serve some additional population as currently operated. But more is needed.

If the new library is open only for the current 46 hours a week (40 county provided and 6 city provided), it will be inadequate to serve our anticipated and appropriately increased population. Increasing the hours in our new library to either 52 or 56 hours a week will be possible but will require increased city expenditures. In addition, if Sunday hours are able to be returned, this will involve even more money, albeit money well spent.

I am well aware of the budgetary issues that our city has recently faced and is now beginning to emerge from. As City Manager Karen Pinkos said in her August 13 City Manager's update, " I'm happy to say that the City has indeed turned the corner financially. " But that does not mean that we have the funding to provide the full range of services and facilities that a new library would be able to have, including the potential of greatly increased hours.

Thus, I would like to join in the County Librarian's suggestion of a potential library impact fee. We all know that developer's fees are utilized to reduce the impact on city and other governmental services brought about by new development. I do not claim to be an expert on impact fees including what items they can be used on. I do ask the city to consider incorporating these types of fees to be used for appropriate expenditures involving our library.

There may be some concern about the effect of a library impact fee on the new housing supply. While this may be a matter to be considered, I think that steps can be taken to mitigate any issues here and the issue is not as important as it may seem.

1. As noted on the impactfees.com website, there is support among developers and builders for appropriate impact fees.
2. I am informed that some surrounding jurisdictions, such as the City of Richmond, the City and County of San Francisco, and the County of San Joaquin do have library impact fees.
3. Consideration should be given to exempting developers of below-market-rate housing from such fees to mitigate the effect of this fee on this vitally important portion of our housing need.
4. The effect of this fee on the housing supply is, in any case, likely to be minimal given the relatively small amount of this fee, especially in comparison to other existing fees and costs of construction.
5. While it is not a perfect comparison, the concern expressed at the time of

adoption of the transfer tax about its effect on housing sales did not happen.

Thank you for consideration of this suggestion. I'm happy to answer any questions you may have.

Kind regards,

Michael

Michael Fischer (he him)
eclibrarycommissioner@gmail.com
El Cerrito City Designated Library Commissioner
Chair, Contra Costa County Library Commission

El Cerrito Needs an Appropriate 21st Century Library

cc: Supervisor John Gioia
City Manager Karen Pinkos
County Librarian Alison McKee
Library Commissioner Rachel Rosekind
Alternate Library Commissioner Barry Koops
Alternate Library Commissioner Carolyn Wysinger
City Council Candidate Vanessa Warheit
El Cerrito Library Foundation President Al Miller
Friends of El Cerrito Library President Amy Rogers

From: Gabe Quinto
To: Karen Pinkos; Aissia Ashoori; Melanie Mintz; Woodruff, Sky; Alexandra Orologas; Holly Charléty
Subject: Fwd: Public Comment: Housing Element
Date: Tuesday, August 16, 2022 2:11:15 PM

Sent from my iPhone

Begin forwarded message:

From: Sherry Drobner <drobnersherry@gmail.com>
Date: August 16, 2022 at 8:57:48 AM PDT
To: City Clerk <cityclerk@ci.el-cerrito.ca.us>
Cc: Lisa Motoyama <LMotoyama@ci.el-cerrito.ca.us>, Gabe Quinto <GQuinto@ci.el-cerrito.ca.us>, Paul Fadelli <PFadelli@ci.el-cerrito.ca.us>, Tessa Rudnick <TRudnick@ci.el-cerrito.ca.us>, Janet Abelson <jabelson@ci.el-cerrito.ca.us>
Subject: Public Comment: Housing Element

Caution! This message was sent from outside your organization.

Dear City Council Members,
I attended the presentation for the Housing Element plan on August 1st. Very few people from the community were present. I appreciated the presentation by the consultants and was grateful that we had one community member who had the opportunity to review the draft plan and comment. Personally, the plan posted on the website on July 29th, and the 269 pages aren't indexed in a manner to make it easy for those of us interested in reviewing particular parts of the plan. Obviously the City Council meeting is our next opportunity to hear the presentation; however, as I have experienced in the past, this is not a time for me to ask questions, only comment.

The placement of the Housing Element discussion is at the very end of what seems like a packed agenda. Once again, many people who are interested in housing may not make it to the late hour to either hear the presentation or comment.

I want to echo the sentiments raised at the August 1st presentation of the Housing Element Plan. First, policies for tenant protection from displacement should be prioritized in the name of housing equity. Second, I do not see mention of any specific "first right" policy, but as the projects along the San Pablo Corridor develop, and in particular the BART Plaza project, I suspect tenants will be at risk for displacement. A "first right" policy, giving eligible existing tenants access to new affordable housing should be considered. At minimum, I would hope that this be an avenue for discussion rather than ignored, in hopes that the market itself will correct inequities in our housing. We cannot assume that the creation of

more affordable housing will safeguard the existing residents living in properties near the impacted areas slated for development.

Sincerely,
Sherry Drobner

UNITED BROTHERHOOD
CARPENTERS AND JOINERS OF AMERICA Local Union No. 152

MARTINEZ OFFICE
3780 Alhambra Avenue
Mailing Address
P.O. Box 4040
Martinez, CA 94553
Phone (925) 228-1858
Fax (925) 229-4382

MANTECA OFFICE
1421 Moffat Boulevard
Manteca, CA 95336
Phone (209) 239-3232
Fax (209) 239-5128

August 18, 2022

City of El Cerrito Planning Division
Attn: Sean Moss, Planning Manager
10890 San Pablo Ave.
El Cerrito, CA 94530
Via Email: smoss@ci.el-cerrito.ca.us

Re: City of El Cerrito Draft 6th Cycle Housing Element

Dear Mr. Sean Moss,

Please accept these comments on the 6th Cycle Housing Element on behalf of the members of Carpenters Local 152, which represents working men and women in the City of El Cerrito and Contra Costa County. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), it is vital that the City of El Cerrito support efforts to build the local construction workforce. Local 152 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

To meet its RHNA allocation for the 6th Cycle Housing Element, the City of El Cerrito must produce 1,391 new units of housing between 2023 and 2031.[1] However, neither Contra Costa County nor the City of El Cerrito have enough skilled, highly productive residential construction workers to build this number of units over an 8 year time period. This represents a 250 percent increase on the prior Housing Element Cycle's RHNA goals for El Cerrito.[2] Despite this, as the City of El Cerrito acknowledges in its Constraints Analysis; there is "a shortage in the construction labor market."[3] Indeed, as the housing crisis in our communities has continued to deteriorate, the number of workers employed in building construction in Contra Costa County has actually decreased by 7% since 2018.[4] A continuously shrinking local construction workforce simply cannot build 1,391 units of housing in 8 years.

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[1] Page 25: Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031
[2] Page 49: El Cerrito 5th Cycle Housing Element, 2015-23 (RHNA obligation: 398 units)
[3] Page 176: Draft El Cerrito 6th Cycle Housing Element, 2023-31
[4] QCEW data: Difference between 2018 employment and 2020 (latest available non-provisional data) in Private NAICS 23 Construction for All establishment sizes in Contra Costa County, California, NSA.

To support the policy goals of the 6th Cycle Housing Element, Local 152 is requesting that the City add local hire and apprenticeship requirements to its Housing Element for all residential construction projects larger than 10 units. The standards Local 152 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce.

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of the City of El Cerrito for any residential project larger than 10 units

Permitting requirements in the Municipal Code of the City of El Cerrito.

> A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of the City of El Cerrito, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

> For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards **OR** in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

Local Hire Policy:

> Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within Contra Costa County within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Contra Costa since 2010, rising inequality and displacement adds to the County's affordability crisis and threatens to undermine the region's strong economy. Policies that require the utilization of apprentices and a local construction workforce will - in tandem with programs currently operational by Local 152 outlined below - help improve local access to more living-wage jobs, and also help ensure that the City of El Cerrito meet the goals of its Housing Element.

Local 152 has implemented many programs that will enable the City to meet the 6th Cycle Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in the City of El Cerrito, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of the City of El Cerrito. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by the City of El Cerrito and Contra Costa County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides City of El Cerrito residents housing sooner. Local 152 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career.

Local 152 is in a unique position to help the City of El Cerrito meet its 6th Cycle Housing Element goals. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 152 is prepared to assist in closing the affordability gap in the City of El Cerrito and the wider county. We look forward to engaging City staff and elected

leaders as this 6th Cycle Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 152.

Thank you for your time and consideration of these comments.

Sincerely,

Kyle Swarens
Senior Field Representative
Carpenters Local 152

CC:
Diego Romero, Assistant Planner: dromero@ci.el-cerrito.ca.us
Planning Department: planning@ci.el-cerrito.ca.us
City Clerk: cityclerk@ci.el-cerrito.ca.us

August 22, 2022

Sean Moss - By Email Only - planning@ci.el-cerrito.ca.us
Planning Manager
City of El Cerrito

RE: Draft Housing Element

Mr. Moss,

East Bay for Everyone is a membership organization advocating for housing, transit, tenant rights, and long-term planning in the East Bay. We write to provide comments on the City of El Cerrito's 6th Cycle Housing Element Public Review Draft ("Draft").

Summary

- We have a number of comments on improving proposed Programs and Policies
- We request that El Cerrito identify low-income RHNA sites in high-resource areas outside of San Pablo Avenue in order to avoid concentrating low-income housing in low and moderate resource tracts in order to comply with El Cerrito's obligation to affirmatively further fair housing.

<u>Programs and Policies</u>

- 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*
    - Three years is far too long to re-zone for by-right approvals as required by AB1397. Consider reducing this timeline to January 31, 2024.
- 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
    - We are happy to see El Cerrito consider innovative housing types. As written, however, this program is vague and noncommittal. Moreover, it's unclear what El Cerrito would deliver in 2026. El Cerrito should update this program to provide

concrete, actionable commitments to rezoning and building code reforms to allow for innovative housing types.

- 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.
    - We support the use of real estate transfer taxes as a potential source of additional affordable housing. We advise El Cerrito to craft a progressive rate and a broad base to prioritize equity in this revenue source.
- 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.
    - We support this program as a concept. We, however, urge El Cerrito to revise this program to commit to concrete, actionable steps towards this goal by January 2026.
- 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).
    - SB330/SB8 create demolition protections for protected units (deed-restricted, rent-controlled and those occupied by low-income renters) when demolition is proposed. Development applicants must replace the protected units 1 to 1 and provide a right to return at deed-restricted or rent-control levels for displaced tenants.
    - El Cerrito should codify these protections into its municipal code.
    - El Cerrito should update its development application to inform potential applicants about SB330/SB8 tenant demolition protections and right to return. In addition, the development application should require a section requesting information about the existence of SB330/SB8 protected units that may be demolished as part of a project, plans for replacement and right to return of displaced tenants. Oakland and Los Angeles already do this for their development applications.

<u>Site Inventory</u>

- Affirmatively Furthering Fair Housing
    - The site inventory concentrates low-income RHNA development along San Pablo Avenue – which is relatively low-resource compared to the rest of the city. El

Cerrito should add low-income RHNA sites in higher-resource neighborhoods. If re-zoning is necessary for this, that should be pursued as soon as possible.

We look forward to continuing to engage with the City of El Cerrito in this process.

John Minot
Co-Executive
East Bay for Everyone

From: Sam Greenberg
To: Planning Mailbox
Subject: El Cerrito Housing Element Feedback
Date: Monday, August 29, 2022 9:54:51 AM

Caution! This message was sent from outside your organization.

Hello,

I am writing regarding the El Cerrito housing element draft. While I am impressed with the total number of pipeline units planned in the city, I am concerned that the housing element does not properly address El Cerrito's obligation to affirmatively further fair housing. The city is concentrating as much development as possible around predominantly lower-income San Pablo Avenue. To reduce segregation and address AFFH requirements, El Cerrito should rezone areas currently zoned for single-family homes and other low-intensity uses around its BART stations—especially to the east. While the San Pablo Specific Plan does quite a lot to concentrate development near transit, there are higher-income areas with great transit access that that remain zoned for single-family homes only.

Additionally, to prevent displacement, rent control should be included as a policy within the housing element. The housing element is the time when cities plan for the next eight years of housing policy, and during our current housing affordability crisis it is more important than ever to prevent longtime residents from being displaced by skyrocketing rents.

Thank you for taking our feedback!

Best,
Sam Greenberg

East Bay Housing Organizations

August 29, 2022

To: Sean Moss, Planning Director
Melanie Mintz, Community Development Director

Mayor Gabe Quinto
Mayor Pro Tem Lisa Motoyama
Councilmember Janet Abelson
Councilmember Paul Fadelli
Councilmember Tessa Rudnick

cc: David Zisser, Assistant Deputy Director, HCD
Melinda Coy, Land Use and Planning Manager, HCD

RE: Comments on the City of El Cerrito's 6th Cycle Draft Housing Element

Dear Community Development and Planning Staff, Mayor Quinto and City Councilmembers:

Thank you for the opportunity to comment on El Cerrito's Draft Housing Element. East Bay Housing Organizations (EBHO) is a member-driven organization working to preserve, protect, and create new affordable housing opportunities for low-income communities in the East Bay by educating, advocating, organizing, and building coalitions. We have a long history of working with the City in furtherance of its affordable housing objectives, and note that the City has continued to support affordable housing even in the face of diminished financial resources.

We appreciate the tremendous work by City staff and consultants to bring the Housing Element update to this point, including work to maximize affordability for the El Cerrito Plaza BART Transit-Oriented Development (TOD) project.

We offer our comments with the hope that the City will incorporate them to produce a final document that moves the City in the direction of significant progress to achieve housing justice and meet all of the City's current and future housing needs, with a focus on its extremely low, very low and low income needs.

We note that El Cerrito's progress through 2021 in meeting its RHNA obligations in the current housing element cycle is commendable, including meeting 76% of the lower income need, significantly better than many other jurisdictions. At that same time, the City also produced 380% of the need for Above Moderate Income market-rate housing, yielding a ratio of just one affordable unit for every five market-rate units. Given the success of market-rate development

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in El Cerrito, the major focus of the Housing Element should be to address these inequities and ensure that the City provides a better balance in meeting housing needs at all economic levels by producing, preserving, and protecting affordable housing opportunities.

Public Participation

- It's not clear what efforts were made specifically to include people less likely to be involved, including low income, people of color, and renters. The new AFFH requirements mandate that the City make a diligent effort to reach these populations, not just announcements on the website and in social media. If such efforts were made, they should be better described in Appendix B.

- It should be noted that Workshop #1 had only 17% renters and less than 20% of the online survey respondents were renters, while the population is 41% renters. This suggests that the outreach wasn't effective in getting renters to participate. Further, only 15% of survey respondents live in multi-family housing, while 28% of El Cerrito's housing stock is multi-family.

- The highest concerns cited in the surveys don't appear to be well addressed in the plan – affordability, displacement, gentrification. Many of the actions to address these issues are not definitive and are deferred for many years (see comments below on the Housing Plan).

Affirmatively Furthering Fair Housing

- The Fair Housing Analysis contains a tremendous amount of data, but it's not clear that the City has also included local knowledge or direct experience of residents as part of the assessment.

- There is a lot of descriptive data, but insufficient attention paid to underlying historical and structural factors and these is little discussion of the specific policies that would be required to remove these factors.

- The analysis seems to have been used as an after the fact measure of whether the site inventory reduces segregation and increases access to opportunity, but the assessment has not been used to prioritize areas for siting in the first place.

- The Draft Element would benefit from a much more explicit linkage between (a) existing patterns of segregation and disparities in opportunity and housing outcomes, (b) the underlying factors giving rise to those conditions, and (c) an explicit plan to address

those factors and remove barriers to yield real reductions in segregation and racial disparities.

Site Inventory

- We are concerned that the site inventory provides most of the affordable housing sites in existing areas of low income concentration. While provision of some affordable housing in low income areas that are also at risk for displacement can be an effective anti-displacement and fair housing strategy, it needs to be balanced with efforts to overcome existing barriers to housing opportunity and the continuation of exclusionary and segregated housing patterns.

- If the City is not considering rezoning to encourage a broader distribution of lower income housing opportunities, it should provide greater justification and a more concrete placed-based strategy for enhancing opportunities for lower income people in existing lower income areas.

Action Plan

- Many of the actions, particularly new ones, use language such as "evaluate," "consider," etc. The State Department of Housing and Community Development has been clear that this is not acceptable and can be grounds for rejection. We encourage the City to provide more concrete actions and not just studies.

- Many new programs won't be implemented until late in the cycle, limiting their effectiveness for achieving the goals of this housing element

- Policy H-1.7. We encourage the City to immediately implement by-right development of housing with at least 20 percent affordable lower income and not wait until January 2026. We would further encourage the City to adopt by right approval for 100 percent affordable housing wherever such housing is permitted as a means of implementing Policy H1-6 to provide expeditious approval.

- Program H-1A. We encourage the City to include in the Annual Progress Report an update on any parcels that were approved for development with fewer units or higher income levels than provided for in the site inventory, or when affordable housing sites are rezoned in ways that reduce capacity.

- Goal H2 (New Program Recommendation). The City should include a program to implement the demolition protections contained in SB 330, including one-for-one

replacement of lower income housing, a first right to return for tenants displaced by demolition, and adequate relocation assistance.

- Program H-2A. Re-evaluation of the inclusionary housing requirement should not be deferred until 2026, particularly since any project that submits a complete application for planning approvals before changes are adopted would be exempt, thus allowing a substantial amount of market-rate housing to be built with minimal affordable housing requirements.

- Program H-2C. We strongly support efforts to identify new funding sources. This program appears to be primarily aspirational. There should at least be a rough assessment of the potential revenue from the identified sources, and consideration of additional sources such as increased business taxes on rental housing. Of particular concern is the goal of establishing one new source by 2026, well into the planning period. To the extent that lack of funding is a principal barrier to meeting the need for new affordable housing, this program should have a higher priority.

- Program H-2E refers to "missing middle units" which is typically a description of unit types such as 2-4 unit buildings, townhomes, and small garden apartments (see Housing Policy H-1.4 for an example). The units at El Cerrito Plaza will be in multi-family buildings and would be better described here as "moderate income" or "middle income" serving 80-120 percent of area median income.

- Program H-2J We support development of affordable housing on property owned by faith-based institutions. However, this program would not result in rezoning until December 2026, halfway through the 8-year planning period. Given the lead time to secure planning approvals, obtain financing commitments and complete construction, this timeline is unlikely to yield significant affordable housing during the term of this housing element.

- Policy H-3.3 Enforcement of the Tenant Protection Act of 2019, which permits annual rent increases of up to 10 percent, is unlikely to provide much protection against displacement, especially for lower income renters who already are cost-burdened or severely cost-burdened. The City should adopt rent stabilization policies that will more effectively keep lower income renters in their homes and prevent displacement.

- Program H-3C. This program is overly vague. It contains no specific actions beyond conducting studies and evaluation, while deferring even that until late in the planning period. Lack of data has been used in the past as justification for not enacting strong tenant protection measures. While this program says that the city will review Rent Registry data annually, it also defers the actual use of that data to evaluate the

effectiveness of current tenant protections until 2028. Allowing another six years to pass before even considering additional tenant protection measures is not an effective anti-displacement measure; many tenants will already have been displaced by then.

We note that adoption of tenant protection measures was one of the four pillars contained in the Affordable Housing Strategy adopted in 2017. Action on several such measures was rejected in part because of a lack of date. The Housing Element should commit to once again bringing proposed policies to the City Council for consideration within the next two years. This should include annual reports to the City Council on the findings of the Rent Registry.

- Program H-3E is overly vague. To the extent the City's stated goal is to affirmatively further fair housing by continuing to concentrate new affordable housing in the San Pablo Avenue Specific Plan Area as an anti-displacement measure, the City should provide a more specific place-based strategy that describes infrastructure projects to be implemented and demonstrates that such projects will enhance opportunity for lower income residents and not just serve to attract new market-rate investment.

- Policy H-4.2 lacks specificity and does not have any corresponding implementation program. See comments above on Program H-3E.

- Program H-4C. We strongly support expansion of the use of Housing Choice Vouchers. In addition to educational efforts, the City should consider financial incentives, such as reductions in taxes and fees, as an incentive to the use of vouchers. The City should also work with the Housing Authority to secure project-based vouchers for affordable housing developments, including supportive housing and housing for formerly unhoused people.

- Program H-4D. We support adoption of a Community (and Tenant) Opportunity to Purchase Act to provide both a right of first offer and a right of first refusal. As stated, this program is overly vague, and commits the city only to researching policies and considering adoption of an ordinance by July 2027 (halfway through the planning period).

<u>Additional recommendations for remainder of Housing Element Process</u>

In furtherance of transparency and public participation, we offer the following suggestions for next steps in the development of the Housing Element:

- Prepare and post a summary of changes made to the draft before submitting it to the State, along with a redlined copy showing those changes. This will allow the public to

see the extent to which comments were or were not incorporated into the submitted draft.

- Once the State's review is complete, hold a public hearing to consider those comments and possible responses, prior to preparing a revised draft.

- Once the revised draft is completed, provide a public review and comment period of at least 30 days.

Thank you for your consideration of our comments. We look forward to continuing to work with the City to achieve its housing objectives.

Sincerely,

Jeffrey P. Levin
Policy Director
East Bay Housing Organizations

August 29, 2022

El Cerrito Planning Division
El Cerrito City Hall
10890 San Pablo Ave.
El Cerrito, CA 94530

Dear preparers of the El Cerrito 2023-2031 Housing Element,

Please accept these comments regarding the 2023-2031 Housing element for El Cerrito.

For 2015-2023 El Cerrito only achieved 35% of the RHNA goals for moderate and low-income units. What policies ensure a better outcome this time? RHNA targets 767 units for moderate income and below and there may need to be another 121 replacement units, which makes 888 units with some level of affordability constraint. We have the inclusionary ordinance, but that is only about 10% of units, so getting 888 built requires a total of 8880 units which is greater than the projections for housing in El Cerrito and much more than the Specific Plan area is planning for over that time. H-2.A only expects 110 low-income and 60 moderate-income units from the inclusionary ordinance which is consistent with about 1700 new total units. Where will the rest of the affordable units come from if not the inclusionary ordinance? The Plaza BART Project will provide a big chunk, but that is a one time event (or maybe two if they eventually come back to do the same at Del Norte) but this is not a sustainable policy to consistently meet affordable housing targets. The “looking for funding” approach of H-2.D to get 270 units seems vague and speculative and may still fall short of the total number needed (170 inclusionary + 400 BART assumes ~50% moderate or lower income + 270 funding = 840). In the past we had “free” land from the redevelopment agency to offer and we still came up short on affordable housing. Without that “free” land to offer, it seems optimistic that we can achieve a large number of new affordable units beyond inclusionary and BART without a more focused program to attract project and raise funds.

The zoning of sufficient land in H-1.1 is not enough on its own. The first 8 years of experience with the Span Pablo Avenue Specific Plan has revealed that providing welcoming zoning and streamlined entitlement will result in a large number of entitlements, but not necessarily a large number of projects actually completed. Roughly 25% of entitled units have been produced under the Specific Plan so far with many projects and blighted sites languishing in the meantime. Policy development in the Housing Element should reflect on this past experience and seek to further accelerate housing production by identifying and solving the problems that contribute to entitled projects not getting built in a timely fashion.

Some potential policies that may avoid vacant properties sitting underutilized and languishing with poor maintenance before and after entitlement, include a vacancy tax for commercial properties along San Pablo and a requirement for project applicants to provide an agreed upon temporary productive use of development sites before and after entitlement as part of the application process. It could be waived if a building permit is pulled within 6 months of

entitlement, but a large fine would be imposed if they don't meet that timing without having a temporary productive use in place already. Establishing public banking financing solutions to allow local residents to invest in local developments, (particularly affordable housing) developments could address some of the lending issues.

Recently built El Cerrito rentals are deemed "affordable" in this Housing Element, but you need at least $100k+ annual income, or roughly $50+/hour, for the household to meet that criteria. El Cerrito minimum wage is $16.37/hr, so it takes more than 3 minimum wage jobs to get an "affordable" studio apartment. This concept of affordability omits more than 40% of current residents. Also, the threshold is based on 30% of pretax income. So the fraction of post tax income taken by this "affordable" rent is higher than 30%. It is also not clear if utilities were included in the rents that were reported.

No affordability analysis for ownership housing was offered, as there was for rental housing. Since 2010, the typical home value has increased 145 percent in El Cerrito from $413,011 to $1,013,090. Does this make sense, is it good, sustainable? What policies can avoid this? The city benefits from higher property taxes, but it doesn't benefit the residents except those who cash in and move away, making the new residents either very wealthy or financially strained to meet housing needs. No one under 120% of median family income can afford the median house price in El Cerrito by a significant margin.

From an equity standpoint, why shouldn't affordable housing production be possible (And identified) in other areas of El Cerrito beside the Specific Plan area? Perhaps there are innovative ADU programs that could make it possible to deed restrict affordability for an ADU in exchange for a property tax rebate (have to work on this with the County).

Under program H-2.B, make the reporting and decision making process for the Affordable Housing Trust Fund into an open public process with community input.

None of the "City programs" listed in the Chapter 6 for energy efficiency are actually substantially administered by the City. The proposal takes advantage of the work of other jurisdictions and organizations, but is not meeting the responsibility to take local action on this important topic. One program which is a local City action is the real property tax rebate for energy efficiency (H-5.1), however, this policy needs to be modified to exclude subsidizing new gas appliances, limiting the rebates to efficiency (insulation) and electrification with no rebates for gas appliances/infrastructure, in order to meet future GHG targets.

In policies H-5.2, H-5.3, H-5.6, the language based on "encourage" is quite weak and ineffective. It is important to specify meaningful action to advance energy efficiency and GHG reductions beyond merely meeting code and providing green encouragement. Please actually set a hard and fast goal for electrification and EV infrastructure policy with a near term date for accomplishment.

The GHG emissions targets listed for the existing CAP are out of date (30% below 2005 by 2035) and insufficient to meet current state goals (40% below 1990 by 2030) and carbon neutrality by 2045. Please identify appropriate targets and clear policies and timelines to meet them.

Potential policies include a citywide all-electric ordinance or at least require all-electric in the specific plan update and/or for ADUs. At a bare minimum, all-electric information could be included in the proposed outreach materials for ADU promotion (makes them more affordable to build and lowers GHG emissions). Likewise, there should be a city-wide policy to more readily allow and incentivize greywater and alternative toilet options (composting, etc.), particularly to allow ADUs without new sewer connections, making them less expensive and more sustainable.

Construction waste reduction is mentioned as a measure that has been and will continue to be undertaken, however the Mayfair modular construction activity resulted in a huge waste stream of single use plastic wrap that was landfilled after being removed from each modular unit delivered to the construction site, about 10 acres of unnecessary plastic sheeting waste in total for one building. The Plaza BART development proposes the same modular construction technique and vendor on a larger scale but there is no indication that this excessive waste problem has been resolved. Please add a local construction waste policy that prevents such reckless and unnecessary waste of materials to support modular construction that is supposed to reduce construction waste.

How are the 70 at risk affordable units determined from 63+27 (table 2-11)? El Cerrito Royale conversions should be counted because they will likely take place during the 2023-2031 housing element, even though they already expired, as 31 existing assisted occupants change. A total of 121 units seem to be at-risk (and the number 121 is mentioned elsewhere in the new construction replacement cost estimate and a footnote on page 7-12). Is new construction really coming in at $350k/unit for affordable housing? It seems like it must be quite a bit more than this. Weren't Ohlone Gardens and Hana Gardens projects over $500k/unit without land costs? Options analyzed in Chapter 2, but what is the intended action preservation or replacement? If the plan is to replace the lost units with new affordable construction, 121 will need to be added to the affordable RHNA numbers. Program H-3.D appears to be mostly concerned with monitoring and notification, but doesn't actually have a clear proposal for preserving the existing affordable units.

Please consider a demolition ordinance that will protect displacement of residents when an existing building is demolished for a new one. I know it is thought that not very many cases like this are likely in El Cerrito, but we already have the past example of the Audiss RV park that was recently demolished for the new Village 29 condos. That resulted in the displacement of at least 30-40 vulnerable low income individuals and caused at least one elderly diabled former resident to live out of his car for more than a year. Another former resident with cancer was forced to relocate during her sickness to a rental that cost 3-4 times the previous amount. A new policy should be introduced to avoid this type of displacement in the future without adequate compensation.

The survey responses were 80% from homeowners and only 215 total, resulting in a less than representative sample (only 43 renters responded).

Occupancy rates are reported as 6.4% vacant in El Cerrito versus 2.6% vacant in the Bay Area. What accounts for this difference and what policies can be applied to reduce it?

Please introduce stronger policies and programs with specific timelines and near term dates for action.

Thank you for your consideration,

Howdy Goudey
El Cerrito

Date: August 31, 2022

To: El Cerrito Planning Department

Re: Housing Element Update Public Review Draft - Comment

First of all, thank you for the hard work you put into drafting this comprehensive report. In providing my remarks, I understand that: (1) the RHNA allocations were/are not determined by El Cerrito staff and (2) that the element—and El Cerrito staff—are not actually tasked with ensuring that the targets are met. I have shared narrative comment and context and highlighted my discrete questions and recommendations. They are embedded among the broader themes I am trying to draw out and stress about the report and the state of our City and regional housing landscape, particularly around equity.

As we can see from the last cycle's outcomes, the City has scaled up its housing stock…for above moderate income earners in particular, where RHNA targets have been exceeded. I was very confused by the statement that *"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."* But Table A-1 (which shows the City's progress toward meeting the 2015-2023 RHNA, as of December 31, 2021) and the City's issuance of 603 building permits for housing units since the start of the Fifth RHNA Cycle in 2015 do not align with below-AMI benchmarks. Because: 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. Can you please provide greater clarity on why the "pro-rated" targets are so low relative to the projected need and on how HCD approval allows for this?

Of course we need housing of all types after decades of underbuilding and underinvestment, but what we *really, really* need—and need ***now***—is *not* more market rate housing, but housing for the unsheltered, the very low income, the low income, the missing middle, and other population sectors vulnerable to exploitation and displacement. Eviction moratoriums are lifting, rents are climbing precipitously, inflation is rampant, and people are being stretched and left behind. The people affected by these "market forces" do not have the luxury of doubledipping in private real estate sales, i.e., purchasing a condo or single family home in this city/region. When we look at the scale of need relative to the scale of current and projected stock (i.e., what *will* actually get built based on the RHNA allocations), it is clear that we need to scale *up* municipal advocacy, resources, and momentum to build for, shelter, and care for our neediest community members alongside the people who work in our schools, clean and repair our infrastructure, and generally perform the labor that actually makes this city, and those in every region, run.

The housing sector is one of the key areas where resource disparities and scarcities take root and ripple, as you signal in your declaration that "*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*" (3-35). Yes, many of our schools are more segregated now than they were in the pre-Brown era, and that is because our neighborhoods are increasingly more segregated as well. I would ask: How can the housing element, the entities responsible for enacting it, and the tools developed to implement it contribute to this aspiration? When home values continue to skyrocket, not only are

lower-income folks priced out, but they are locked out of the generational wealth that provides their offspring with better opportunities. In fact, this year, half as many Black households can afford a home as last year. For years I have been concerned by the correlation between disparate home ownership rates and overrepresentation of racial/ethnic groups in low-income, lower-resourced, and homeless populations (the latter shown starkly on page 2-29 of the element). Moreover, El Cerrito's Black population decline (by almost 50% from 2000 to 2020) aligns with rising home values/prices, the subprime mortgage crisis's impacts on Black homeownership/foreclosures, and higher income earner household ascendancy in the city. In this regard, I am curious how the fair housing provision will translate into prioritizing units for this vulnerable population, particularly when the previous cycle shows that "moderate income" (as adjusted for CoCo County) units are the ones actually getting (over) built and the ones meant to house community members who fall below those thresholds stuck in funding/approval/permitting/construction limbo? In this vein: Is there visibility yet on how El Cerrito will benefit from or be able to leverage the Measure X Local Housing Trust Fund annual allocation?

Our county's Homeless Continuum of Care system is short hundreds of shelter beds, not to mention robust and vital permanent supportive housing opportunities. On p. 2-29, the report documents that the state requires cities to identify zones for emergency shelters. The sites inventory seems to identify some potential locations, but I did not see this lifted up in the action items and time frames, and H-2.12: *"Support efforts to provide temporary shelter and permanent and transitional housing for persons experiencing homelessness"* was disappointingly weak. Our county's H3 needs cities to make efforts themselves—big ones—not just support theirs. We have witnessed a rising unhoused and unsheltered population, and last year, one community member died in front of our City public library. Has El Cerrito received the 2022 PIT count numbers for EC's unsheltered population? What is the funding source(s) for emergency shelter sites identified in Table 5-7?

I would love to see city staffers pushing hard for extending deed restrictions and covenant terms to avoid transference to market rate units, which is almost invariably going to happen given housing scarcity and rate of demand. I very much hope that City staff will *actively* pursue partnerships with non-profit housing providers and implement a robust rent subsidy/voucher program for landlords. This is something that the Council on Homelessness/H3 is also looking at. In that vein, I hope there is more coordinated effort across city-county lines to address these tragic and increasing inequities at play in our City, County, and regional housing landscape. I know that there are talented staffers in John Gioia's office who are knowledgeable about housing issues and, others within H3 who are seeking to expand partnerships. You write that *"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*" (3-69). When will this happen and how will you engage community members in this process?

I was confused by the point of including Table 4-6, which shows the numerous vacant/undeveloped lots in the Hills area where I live. How do these align with feasible development goals given that they are privately owned and there is no incentive to sell and/or build on them? And even then, given that this is a high-resource area that correlates with high income earner residence, the development would solely be affordable to those same high income/high-resourced buyers. Is there any discussion, as will be on the ballot in Berkeley in November, about taxing vacant land and/or housing? I saw ***numerous*** mentions of this in the community survey responses. There is an exorbitant amount of properties that have been uninhabited for years—why do these not elicit tax penalties for sitting empty (and paying paltry

Prop 13 taxes to boot!) during an epic housing and housing affordability crisis? If we criminalize human "vagrancy", how can we not also criminalize housing "vagrancy" during an out-and-out housing crisis? Numerous survey comments cited this glaring issue. What will be the follow-up on this? I would appreciate it if you lifted this up in your presentation to the City Council so that it can be voiced publicly and considered for a later ballot measure.

I applaud 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."* ***But*** can the timeframe be stepped up to scale with extent of need and urgency? Why will it take 3-3.5 years for a small city to evaluate, identify, and establish a local source of affordable housing? The bond measure idea has been floating around for over five years (Measure X funds are not sufficient to scale of need). Again, this offers a potent collaborative venture with Supervisor Gioia's office.

I also applaud Program H-4.C: *"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."* ***But again***, I am troubled by the timeframe: why will the collaboration with the Housing Authority take until 2025? We need to move with greater urgency to scale with need, particularly as eviction moratoriums increase, food pantries are overwhelmed, and inflation/price gouging continues apace. Can this timeline be modified? Again, I know that H3 is looking at a landlord engagement campaign. I encourage Affordable Housing city staff to communicate and coordinate.

El Cerrito City staff—you *can* be a progressive force for change. Staff in cities of all sizes around the country are doing incredible things, and I love learning about and being inspired by them. Please identify, recruit, and coordinate with local housing and racial equity champions who can help you. This community has a lot of very smart, compassionate, networked people who are knowledgeable about and working on affordable housing and housing security issues throughout the region and nationwide. They want to help. And, if you wish to move an inclusive and progressive agenda forward, you can show it through encouraging and extending community engagement and empowerment on these fronts. Moreover, in the April 2022 community meeting, attendees voiced interest in a community-led housing commission. Will there be follow-up on these calls? On a broader scale, it seems that some residents are saying that community forums don't feel like enough of a direct participatory mechanism—they are looking for more robust and direct action channels. I hope you will listen.

Thank you for taking the time to read, consider, and respond to my questions and concerns.

Warmly, Rachel Rosekind, El Cerrito Resident and local business owner

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
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2022

Rebecca Saltzman
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5TH DISTRICT

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6TH DISTRICT

Lateefah Simon
7TH DISTRICT

Janice Li
8TH DISTRICT

Bevan Dufty
9TH DISTRICT

March 7, 2022

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.

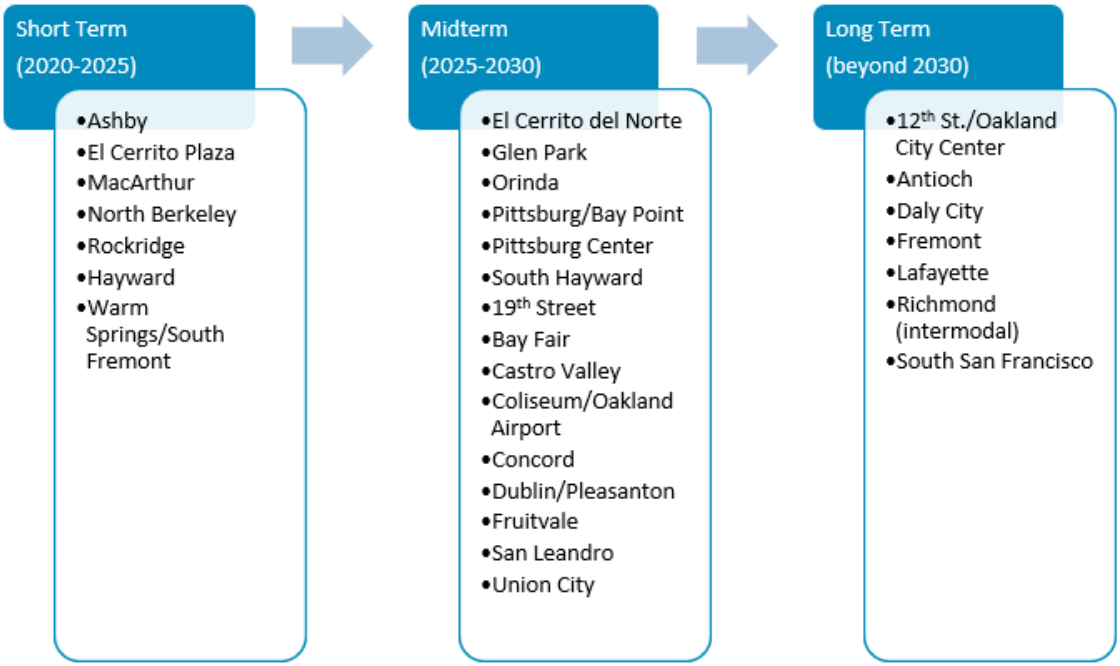
BART acknowledges that public land, including ours, can play an important role in addressing the region's housing crisis. However, given BART's limited staffing resources and very limited funding sources for structured parking that is often required to open up BART's land for development, it would be 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,

Val Menotti

Val Joseph Menotti
Chief Planning and Development Officer

Addendum to the City of El Cerrito 1999 General Plan EIR (State Clearinghouse No. 1999022058) and 2014 EIR (State Clearinghouse No. 2014042025) and 2022 Subsequent EIR for the San Pablo Avenue Specific Plan for the City of El Cerrito Sixth Cycle (2023-2031) Housing Element Update

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1 INTRODUCTION

1.1 BACKGROUND

In 1999, the City of El Cerrito (City) certified the Final Environmental Impact Report (EIR) (State Clearinghouse [SCH]#99022058) for the 1999 General Plan Update. Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code (PRC) § 21000, et seq.), the EIR for the 1999 General Plan (General Plan EIR) evaluated the potential environmental impacts that would result from implementation of the General Plan update.

The City is currently in the process of updating the Housing Element for the 2023 to 2031 planning period. The Housing Element is the only element that is required by law to be updated every eight years and must be reviewed by the State Department of Housing and Community Development (HCD). This Housing Element is an update of the City's previous 2015-2023 Housing Element, which was adopted by the City Council on April 21, 2015 and certified by HCD on May 18, 2015. This update will cover the 2023-2031 planning period, from January 31, 2023, to January 31, 2031.

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community, including their share of the regional housing need. Housing element law is the State's primary strategy to increase housing supply, choice, and affordability. The law recognizes that in order for the private for-profit and non-profit sectors to adequately address housing needs and demand, local governments must adopt land use plans and regulatory requirements that provide opportunities for, and do not unduly constrain, housing development.

An important part of State housing element law is the determination of the City's ability to accommodate forecasted housing demand for all income levels, known as the Regional Housing Needs Allocation (RHNA). The RHNA quantifies the need for housing in each region statewide and is determined by HCD. The Association of Bay Area Governments (ABAG) is responsible for allocating the RHNA to each city and county in its region, which includes the City of El Cerrito. On December 16, 2021, ABAG adopted the 2023-2031 RHNA Plan. Through the RHNA Plan, ABAG allocates a "fair share" by income category based on projected housing needs for each jurisdiction. Each jurisdiction is required to report to HCD on how the fair share allocation can be accommodated within the planning period. It should be noted that the RHNA projection period is June 30, 2022 – December 31, 2030, which differs slightly from the Housing Element planning period of January 31, 2023 – January 31, 2031. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

Table 1 shows the RHNA assigned to the City for the 2023-2031 Housing Element. As shown in the table, ABAG allocated 1,391 new housing units to the City, which includes 334 very low-, 192 low-, 241 moderate-, and 624 above moderate-income units. For reference, El Cerrito's 5th Cycle RHNA was 398 units total.

Table 1: Regional Housing Needs Allocation, El Cerrito and San Francisco Bay Area 2023-2031

	Very-Low-Income Units	Low-Income Units	Moderate-Income Units	Above-Moderate-Income Units	Total
SF Bay Area	114,442	65,892	72,712	188,130	441,176
El Cerrito	334	192	241	624	1,391

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

The Housing Element Update also evaluates other City policies and programs that advance the City's General Plan, Zoning Code, and San Pablo Avenue Specific Plan (Plan). The Plan plays a key role in supporting the State's regional housing goals by substantially increasing housing opportunities available to the community. Beginning in 2019, staff kicked off an update to the Plan, which included preparation of a Supplemental Environmental Impact Report (SEIR)

for the Plan area. The SEIR analysis is based upon a development capacity of 2,500 new residential units and 100,000 square feet of net new commercial space. The draft SEIR and Plan update were released on July 19, 2022, and the 45-day day public review period ended on September 2, 2022. On December 6, 2022, the City Council adopted the San Pablo Avenue Specific Plan Update. The Plan update is an important component of the Housing Element as it created additional capacity to provide substantial sites to be included in the Housing Element sites inventory and contribute towards achieving RHNA goals.

As the lead agency under CEQA, the City has prepared this Addendum in accordance with State CEQA Guidelines Section 15164 to evaluate whether the proposed project's effects were adequately examined in the previous environmental analysis in the General Plan EIR and the San Pablo Avenue Specific Plan SEIR, or whether any changes trigger supplemental or subsequent review under State CEQA Guidelines Section 15162 or 15163. This Addendum considers whether the environmental conditions that exist today have changed such that new or substantially more severe environmental impacts would occur compared to that evaluated in the General Plan EIR. As described below, no changes associated with the proposed project, and no changes in circumstances, trigger subsequent or supplemental review.

1.2 PREVIOUS ENVIRONMENTAL ANALYSES

The environmental process for the General Plan involved the preparation of the following documents that are relevant to the consideration of the proposed project.

- Draft and Final EIR for the City of El Cerrito 1999 General Plan (SCH#99022058);
- Draft and Final EIR for the San Pablo Specific Plan, August 2014 (SCH#2014042025).
- Draft and Final SEIR for the San Pablo Specific Plan Update, December 2022 (SCH#2014042025).

1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES REGARDING AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Altered conditions, changes, or additions to the description of a project that occur after certification of an EIR may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish three mechanisms to address these changes: 1) a subsequent environmental impact report (SEIR), 2) a Supplement to an EIR, or 3) an Addendum to an EIR.

Section 15162 of the State CEQA Guidelines describes the conditions under which a SEIR would be prepared. In summary, when an EIR has been certified for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

> (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
>
> (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
>
> (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
>
> > (A) The project will have one or more significant effects not discussed in the previous EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a Subsequent EIR if:

(1) any of the conditions described above for Section 15162 would require the preparation of a SEIR; and

(2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

Under Section 15164, an addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

Based on the criteria above and the results of the following EIR conformity evaluation, the City has determined that an addendum to the General Plan EIR and San Pablo Specific Plan SEIR is the appropriate CEQA document. The EIR conformity evaluation is intended to review relevant environmental topic areas for any changes in circumstances or the substantial new information as defined under State CEQA Guidelines Section 15162 (stated above), as compared to the environmental impacts identified in the certified EIR prepared for the General Plan and the certified SEIR prepared for the San Pablo Specific Plan Update.

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2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

In accordance with State law, the City has prepared the 2023-2031 Housing Element to ensure that the City grows in a manner that meets the housing needs of residents. As part of this update, the City is obligated under State law to develop an inventory of vacant and underutilized land suitable for residential development that can accommodate the 1,391 housing units allocated through the RHNA. The City has relied on housing capacity within the San Pablo Specific Plan Update, which was adopted in December 2022, in order to accommodate it's housing need.

2.1.1 Assessment of Fair Housing

A new component of the Housing Element passed in 2018 as part of AB 686: Affirmatively Furthering Fair Housing (AFFH). According to AB 686, affirmatively furthering fair housing means to take "meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics" and is Federally mandated by the 1968 Fair Housing Act. The five main AFFH elements that all jurisdictions will need to incorporate into Housing Element updates are: (1) Targeted Community Outreach, (2) Assessment of Fair Housing, (3) Site Inventory, (4) Identification and Prioritization of Contributing Factors, and (5) Goals Policies and Actions. The City is deeply committed to undertaking actions that implement AFFH for the community.

2.1.2 Sites Inventory

Within Housing Element Chapter 4, "Sites Inventory," the residential land sites 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 vacant sites zoned for residential use; vacant sites zoned for nonresidential use that allow residential development; and underutilized sites that have zoning that allows residential development and are capable of being developed at a higher density.

Table 2 provides a summary of the City's ability to meet the 2023-2031 RHNA. Based on the housing units in approved projects, capacity on vacant and underutilized sites, and projection of ADUs, the City has a surplus of 380 lower-income units, 461 moderate-income units, and 599 above moderate-income units. These sites are mapped and shown below in Figure 1.

Table 2: Sites Inventory Capacity Summary, El Cerrito (2023-2031)

	Lower[1]	Moderate	Above-Moderate	Total
Regional Housing Needs Allocation	526	**241**	**624**	**1,391**
Approved and Planned Projects	355	479	737	1,571
Vacant/Underutilized Sites in SPASP	494	195	341	1,030
Citywide Vacant/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

[1] Lower-income includes extremely low-, very low-, and low-income households.
Source: City of El Cerrito 2022, Ascent 2022

2.1.3 Housing Plan

Housing Element Chapter 7 establishes the goals, policies, and implementation programs in the 2023-31 Draft Housing Element that strive to produce, protect, and preserve housing. New key implementation programs that are being considered in the 2023-31 Draft Housing Element are listed below by category. The full list of policies and programs is contained in Housing Element Chapter 7.

- H1: Accelerate Housing Production
  - Program H-1.A. Maintain Sites Inventory
  - Program H-1.B. Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area
  - Program H-1.C. Accessory Dwelling Unit Tools and Resources
  - Program H-1.D. Objective Design Standards
  - Program H-1.E. Zoning to Expand Housing Choice in Single-family Neighborhoods
  - Program H-1.F. Facilitate Development of Pipeline Projects
  - Program H-1.G. SB 35 Ministerial Approval Procedure
- H2: Support Affordable and Special Needs Housing
  - Program H-2.A. Inclusionary Zoning Ordinance
  - Program H-2.B. Affordable Housing Trust Fund Priorities
  - Program H-2.C. New Local Sources of Affordable Housing Funding
  - Program H-2.E. Develop Mixed Income Housing and Amenities on BART Lands
  - Program H-2.F. Coordinate Transportation Projects with Affordable Housing
  - Program H-2.G. Shelter and Housing Solutions for Persons Experiencing Homelessness
  - Program H-2.H. Zoning Amendments for Special Needs Housing
  - Program H-2.I. State Density Bonus
  - Program H-2.J. Affordable Housing and Places of Assembly
  - Program H-2.K. Infrastructure Priority for Affordable Housing
- H3: Conserve Exiting Housing and Precent Displacement
  - Program H-3.C. Tenant Protections
- H4: Affirmatively Further Fair Housing
  - Program H-4.B. Reasonable Accommodation Procedures
  - Program H-4.C. Housing Choice Voucher (HCV) Program
  - Program H-4.D. Community Opportunity to Purchase Act

While the City has undertaken many actions to support housing, it is important to remember that new construction is driven by market conditions and includes various economic factors such as financing/funding, land/construction costs, and feasibility. Much of the City's new housing in the 2023-31 period would be constructed at the El Cerrito Plaza BART Station as part of a mixed-used transit-oriented development with 769 units at all income levels. In addition, the City has another 787 units in the SPASP and 15 units in other areas of the City that are planned or approved.

2.1.4 No Change in Allowed Residential Development Capacity

Under the existing planning context, the City of El Cerrito has adequate housing capacity available. The proposed Housing Element Update would not require any amendments to the General Plan or San Pablo Avenue Specific Plan, or any rezones or other zoning actions to meet the level of housing identified.

2.2 PROJECT LOCATION

El Cerrito is located in the southwest corner of Contra Costa County on the eastern shore of the San Francisco Bay. The city encompasses approximately 3.67 square miles. El Cerrito is bounded by Albany and Kensington to the south, the Richmond Annex to the west, East Richmond Heights to the north, and Wildcat Canyon Regional Park to the east. Interstates 80 and 580 provide regional access to the city.

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3 EIR CONFORMITY EVALUATION

As described in the Introduction, the purpose of this EIR conformity evaluation is to review environmental topic areas included in Appendix G of the State CEQA Guidelines for any changes in circumstances or the substantial new information as defined under State CEQA Guidelines Section 15162 (stated above), as compared to the environmental impacts identified in the certified EIR (2014) and SEIR (2022) for the San Pablo Specific Plan and Update. Implementation of the project would be subject to the Mitigation Monitoring and Reporting Program adopted as part of the Final SEIR. As discussed below the project would not result in any new impacts or severity of impacts previously identified; therefore the project would not require amending the adopted Mitigation Monitoring and Reporting Program. The following discussion contains an analysis of the potential project impacts in relation to impacts identified in the approved General Plan EIR and the 2014 and 2022 EIR and SEIR for the San Pablo Specific Plan and Update.

- Aesthetics. The General Plan EIR anticipated that development under the 1999 General Plan would have less-than-significant impacts related to visual resources and light/glare impacts with implementation of General Plan policies. The San Pablo Specific Plan SEIR identified less than significant impacts related to light and glare with implementation of mitigation measures (related to BART parking structures) and significant and unavoidable impacts related to scenic vistas despite implementation of mitigation measures (requiring individual project evaluation for effects to important views). The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, aesthetic impacts would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Agriculture/Forestry. An Initial Study was prepared to determine the scope of the 1999 General Plan EIR; agricultural and forestry resources were fully evaluated in the Initial Study, which found that implementation of the General Plan EIR would not result in significant impacts to these resources. Implementation of the proposed housing element would not change the land identified for development under the General Plan; therefore, it would not change the conclusion of the Initial Study or result in new or more severe significant impacts related to these resources.
- Air Quality. The General Plan EIR found that implementation of the 1999 General Plan would result in less-than-significant impacts associated with construction emissions and potential increases in CO from vehicle traffic. The General Plan EIR concluded that other emissions associated with additional vehicle trips and cumulative air quality impacts would be significant and unavoidable after implementation of proposed General Plan policies. The 2022 San Pablo Avenue Specific Plan Update SEIR identified less-than-significant impacts (after implementation of mitigation measures) associated with construction emissions and emissions of Toxic Air Contaminants (TACs). The 2014 San Pablo Avenue Specific Plan EIR identified less-than-significant impacts (with implementation of mitigation measures) with respect to odors. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, air quality impacts would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Biological Resources. The 1999 General Plan EIR concludes that, with implementation of General Plan policies, development under the General Plan would result in less-than-significant impacts related to wildlife habitat and special-status species. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update identify less-than-significant impacts (with implementation of mitigation measures) related to impacts on special-

status species, riparian habitat, sensitive natural communities and wetlands, and nesting birds. Implementation of the proposed Housing Element Update would not change the land identified for development under the General Plan or San Pablo Specific Plan and does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts to biological resources would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.

- Cultural Resources. The 1999 General Plan EIR concludes that, with implementation of General Plan policies, impacts related to historical and cultural resources, including cumulative impacts, would be less than significant. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update identified mitigation measures that would lessen the significant environmental effects identified in the SEIR, although not to a level of insignificance. However, the 2014 and 2022 EIR and SEIR concluded that impacts associated with destruction/degradation of historic resources and disturbance of buried archaeological resources, including human remains would remain significant and unavoidable. Impacts to cultural resources typically result from construction. Implementation of the proposed housing element would not change the land identified for development under the General Plan or San Pablo Specific Plan; therefore, no new or more severe impacts related to cultural resources would result.
- Tribal Cultural Resources. The 1999 General Plan EIR was certified prior to the enactment of AB 52 in 2015, which added a new environmental resource area to CEQA called "Tribal Cultural Resources"; consequently, the 1999 General Plan EIR did not include an impact evaluation of Tribal Cultural Resources. The 2022 SEIR for the San Pablo Specific concludes that impacts to tribal cultural resources would be less than significant with implementation of mitigation. Impacts to Tribal Cultural Resources typically result from construction. Implementation of the proposed Housing Element would not change the land identified for development under the General Plan or San Pablo Specific Plan; therefore, no new or more severe impacts related to Tribal Cultural Resources would result.
- Energy. The 1999 General Plan EIR concludes that impacts related to energy are less-than-significant with implementation of General Plan policies. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that implementation of the Specific Plan would not result in impacts related to energy. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, energy-related impacts would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Geology/Soils. The 1999 General Plan EIR evaluated potential impacts related to seismic ground shaking and landslide risk/slope instability, including cumulative impacts, and concluded that implementation of General Plan policies would reduce impacts to a less-than-significant level. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that, with implementation of mitigation measures, development under the Specific Plan would result in less-than-significant impacts associated with potential ground instability and potential for disturbance of paleontological resources. Implementation of the proposed Housing Element Update would not change the land identified for development under the General Plan or San Pablo Specific Plan and does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts to geology and paleontological resources would not be more severe

than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.

- Greenhouse Gas Emissions. The 1999 General Plan EIR was certified prior to AB 32, the "Global Warming Solutions Act of 2006," and does not include an analysis of greenhouse gas (GHG) emissions or any impacts related to climate change. (It should be noted that the issue of climate change and the greenhouse effect were known at the time of the certification of the EIR.) The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that, with implementation of mitigation measures, development under the Specific Plan would result in less-than-significant impacts associated with GHG emissions. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, GHG-related impacts would not be more severe than would have been identified in the 1999 General Plan EIR and that were identified in the 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts.
- Hazards and Hazardous Materials. The 1999 General Plan EIR indicated that, with implementation of General Plan policies, there would be less than significant impacts related to exposure of construction workers and/or the public to hazardous materials during and/or following redevelopment or use, storage, disposal, or improper management of hazardous materials. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that, with implementation of mitigation measures, development under the Specific Plan would result in less-than-significant impacts associated with: hazardous materials transport, use, or disposal; risk of upset or accidents; hazardous materials near schools, exposure of existing hazardous materials contamination; potential asbestos and polychlorinated biphenyls (PCB) exposure; potential lead-based paint exposure; and effects on emergency response and evacuation. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts related to hazards and hazardous materials would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Hydrology/Water Quality. The 1999 General Plan EIR indicated that, with implementation of General Plan policies, development facilitated by the General Plan would result in less-than-significant impacts related to degradation of water quality in nearby surface water bodies; increased stormwater runoff and potential flooding; and potential contribution to cumulative increases in urban pollutants in storm water runoff. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that, with implementation of mitigation measures, development under the Specific Plan would result in less-than-significant impacts associated with: construction and post-construction water quality impacts; effects of contaminated site runoff on water quality in the local storm drainage system; effects on groundwater recharge and groundwater management; and risk of flooding. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts related to hydrology and water quality would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Land Use and Planning. The 1999 General Plan EIR determined that, with implementation of General Plan policies, development under the General Plan would have less than significant impacts related to changes in density scale and character that would change the existing physical arrangement of the area; incompatible land uses; and disruption of an established community. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that, with implementation of mitigation measures, development under the Specific Plan

would result in less-than-significant impacts associated with effects on the physical arrangement of the community, as well as consistency with policies adopted for the purpose of avoiding or mitigating environmental effects. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment and would not conflict with other general plan policies. For these reasons, land-use-related impacts would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.

- Mineral Resources. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts related to mineral resources would not be more severe than the level of impact associated with the 1999 General Plan and San Pablo Avenue Specific Plan and Update, and there would be no new or more severe significant impact associated with the proposed project.
- Noise. The General Plan EIR found that implementation of the 1999 General Plan would result in less-than-significant impacts associated with the exposure of future land uses to noise levels greater than those considered normally satisfactory, as well as temporary increases in noise levels during construction periods. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that, with implementation of mitigation measures, development under the Specific Plan would result in less-than-significant impacts associated with: exposure of residential land uses to noise levels from traffic and BART that exceed standards, as well as noise impacts associated with commercial development. The 2022 SEIR for the Specific Plan identified significant and unavoidable impacts associated with construction-related noise and vibration after implementation of identified mitigation measures. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, noise-related impacts would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Population and Housing. The 1999 General Plan EIR indicated that, with implementation of General Plan policies, development under the General Plan would result in less-than-significant impacts related to: inducement of substantial growth or a concentration of population; displacement of a large number of people; as well as substantial increases in population relative to projected growth in surrounding areas. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that development under the Specific Plan would result in less-than-significant impacts associated with population growth, housing displacement, and temporary employment. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. Furthermore, the Housing Element is designed to facilitate housing and meet the City's housing needs. For these reasons, impacts associated with population and housing would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Public Services and Recreation The 1999 General Plan EIR indicated that, with implementation of General Plan policies, development under the General Plan would result in less-than-significant impacts related to: increase in demand for street maintenance beyond the ability to meet the need; increase in demand for fire protection beyond the existing capacity of the fire department and potential interference with emergency response services;

increase in demand for police service beyond existing capacity; removal of parklands or open space; new demand for recreation resources; as well as new demand for other city facilities. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that development under the Specific Plan would result in less-than-significant impacts associated with: increase in fire protection/emergency medical service demands; increase in police service demands; impacts on public schools; impacts on parks and recreation facilities; as well as impacts on other public facilities. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts on public services and recreation would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.

- Transportation and Traffic. The 1999 General Plan EIR determined that, with implementation of General Plan policies, development under the General Plan would result in less-than-significant impacts related to: potential increase in transit trips and additional demand for parking. The 1999 General Plan EIR was certified prior to the effective date of SB 743 in 2020, which removed operational level of service (LOS) evaluations as an appropriate methodology under CEQA and replaced it with vehicle miles traveled (VMT) evaluation. The 1999 General Plan EIR included an LOS evaluation and did not include a VMT evaluation. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that development under the Specific Plan would result in less-than-significant impacts on bicycle and pedestrian facilities; transit; emergency access; hazards due to design features or incompatible uses; conflicts with local or regional policies or programs surrounding active transportation and transit; and effects on VMT. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts related to transportation and traffic would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Utilities and Service Systems. The 1999 General Plan EIR determined that, with implementation of General Plan policies, development under the General Plan would result in less-than-significant impacts related to: increases in demand for water; generation of wastewater flows that could increase demand for wastewater treatment; increased stormwater flows; increased waste generation; as well as generation of demand for electricity, gas, or telecommunications beyond the existing capacity of service providers. The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that development under the Specific Plan would result in less-than-significant impacts associated with: water supply; water, wastewater, and storm drainage infrastructure; and solid waste service. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would not result in any substantial adverse physical changes to the environment. For these reasons, impacts on public utilities would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.
- Wildfire. Although the 1999 General Plan EIR was certified prior to the addition of "Wildfire" as a topic in the Appendix G Checklist, the EIR does include discussions related to wildfire risk in the impact analysis associated with demand for fire protection (Impact 4.7.7). The 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update concluded that development under the Specific Plan would result in less-than-significant impacts associated with wildfire because the specific plan area is not located within the vicinity of a wildfire hazard area. The proposed Housing Element Update does not include any increase in development capacity beyond what is identified in the 1999 General Plan and 2022 San Pablo Specific Plan Update. In addition, the goals, policies, and programs in the Housing Element Updates have been reviewed and implementation would

not result in any substantial adverse physical changes to the environment. For these reasons, impacts related to wildfire would not be more severe than identified in the 1999 General Plan EIR and 2014 and 2022 EIR and SEIR for the San Pablo Avenue Specific Plan and Update, and there would be no new significant impacts beyond those evaluated in those EIRs.

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4 LIST OF PREPARERS AND PERSONS CONSULTED

4.1 LIST OF PREPARERS

City Staff

Melanie Mintz ..... Community Development Director

Sean Moss ..... Planning Manager

Aissia Ashoori ..... Senior Program Manager

Diego Romero ..... Associate Planner

Ascent Environmental

Mike Parker, AICP ..... Principal-in-Charge

Chelsey Payne, AICP ..... Urban Design and Planning Director

Matthew Gelbman, AICP ..... Project Manager

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5 REFERENCES

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City of El Cerrito. 2014 (June). *Draft Environmental Impact Report San Pablo Avenue Specific Plan Update (SCH#2014042025).* Available: https://www.el-cerrito.org/DocumentCenter/View/3728/SPA-Specific-Plan-Draft-EIR. Accessed: April 2023.

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Planning Commission Resolution PC2023-04

A RESOLUTION OF EL CERRITO PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CITY OF EL CERRITO SIXTH CYCLE (2023-2031) HOUSING ELEMENT UPDATE IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW.

WHEREAS, State law requires cities to revise the housing elements of their General Plans periodically and Bay Area housing elements are due by January 31, 2023, for the 2023 to 2031 planning period; and

WHEREAS, the legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita… California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years"; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of El Cerrito (City) regional housing need allocation (RHNA) of 1,391 housing units, comprised of 334 very- very-low income units, 192 low-income units, 241 moderate-income units, and 624 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, El Cerrito has prepared Housing Element Update 2023-2031 (the Housing Element); and

WHEREAS, as provided in Government Code Section 65350 et. seq., the Housing Element constitutes a General Plan Amendment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the El Cerrito General Plan was updated in 1999, and updated in 2015 with the Housing Element General Plan EIR (Addendum) was prepared for the Housing Element; and

WHEREAS, on September 22, 2014, the City Council adopted Resolution 2014-50, certifying the Environmental Impact Report (EIR) for the San Pablo Specific Plan to promote new high-density and mixed use in transit-oriented development for all income levels; and

WHEREAS, on September 22, 2014, the City Council adopted Resolution 2014-51, adopting a General Plan Amendment for the San Pablo Specific Plan; and

WHEREAS, the City Council adopted Resolution 2014-06, rezoning properties within the San Pablo Specific Plan; and

WHEREAS, on December 6, 2022, the City Council adopted Resolution 2022-90, amending the San Pablo Avenue Specific Plan certifying the Supplemental Environmental Impact Report (SEIR); and

WHEREAS, the City has prepared the Housing Element in accordance with State Housing Element Law; and;

WHEREAS, State law requires that the City take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

WHEREAS, State law requires that the City make zoning available for all types of housing, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the City conducted extensive community outreach regarding the Housing Element over the last 18 months using a variety of approaches, including two virtual workshops, a web-based survey in three languages, posting of flyers at various civic locations as well as faith-based organizations, and notices were sent to all interested parties when revisions to the Housing Element were posted to the website; and

WHEREAS, on August 16, 2023, the City Council provided input on the draft Housing Element; and

WHEREAS, in accordance with Government Code Section 65585 (b), on September 16, 2022 the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on December 12, 2022, the City received a letter from HCD providing its findings regarding the draft Housing Element; and

WHEREAS, the City revised the Housing Element based on the comments received from HCD; and

WHEREAS, on March 9, 2023, the City posted a second revised draft Housing Element and annotated response letter to HCD on the City's website; and

WHEREAS, on March 17, 2023, the City submitted a revised draft Housing Element and response letter to HCD for its review; and

WHEREAS, on May 19, 2023, the City received a letter from HCD providing its findings regarding the revised draft Housing Element; and

WHEREAS, on June 8, 2023, the City posted a third revised draft Housing Element and annotated response letter to HCD on the City's website; and

WHEREAS, on June 15, 2023, the City submitted the draft Housing Element and response letter to HCD for its review; and

WHEREAS, on July 19, 2023, the City posted an Errata to the City's website showing additional revisions, and submitted the revisions to HCD for review on July 27, 2023; and

WHEREAS, in accordance with CEQA Guidelines Section 15164, an Addendum to the 1999 El Cerrito General Plan EIR, the 2014 San Pablo Avenue Specific Plan EIR, and the 2022 San Pablo Avenue Specific Plan SEIR has been prepared for the 2023-2031 Housing Element; and

WHEREAS, the El Cerrito Planning Commission held a duly and properly noticed public hearing on July 27, 2023, to solicit public comments and review and consider the El Cerrito Housing Element; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The proposed General Plan amendment is in the public interest because the amendment will further the goals and policies of the General Plan to promote a mix of housing types and affordability throughout the city that meets the needs of existing and future residents.

2. The proposed 2023-2031 Housing Element is internally consistent and is consistent with the remainder of the retains the General Plan and is consistent with other adopted plans.

3. As required by Government Code Section 65585(e), the City has considered the findings made by the HCD included in the letters to the City dated December 12, 2022, and May 19, 2023, consistent with Government Code Section 65585(f), and has changed the Housing Element in response to the findings of the Department to substantially comply with the requirements of State Housing Element Law as interpreted by HCD.

4. Based on the comments from HCD and the City's responses to those comments, the 2023-2031 Housing Element is in substantial compliance with State Housing Element Law.

5. The Planning Commission has considered the General Plan EIR Addendum which is attached to the staff report for this item and hereby incorporated by reference and finds that (i) the 2023-2031 El Cerrito Housing Element update does not result in substantial changes to the General Plan that would require major revisions to the 1999 General Plan EIR, the 2014 San Pablo Avenue Specific Plan EIR, or the 2022 San Pablo Avenue Specific Plan SEIR due to the involvement of new significant effects or an increase in the severity of previously identified significant effects, (ii) there are no substantial changes with respect to the circumstances under which the 2023-2031 El Cerrito Housing Element update will be undertaken which will require major revisions of the does not result in substantial changes to the General Plan that would require major revisions to the 1999 General Plan EIR, the 2014 San Pablo Avenue Specific Plan EIR, or the 2022 San Pablo Avenue Specific Plan SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and (iii) there is no new information of substantial importance which would result in the 2023-2031 El Cerrito Housing Element creating new significant environmental impacts, an increase in the severity of previously identified environmental impacts, a previously infeasible mitigation measure being feasible, or different mitigation measures or alternatives than those previously considered in the 1999 General Plan EIR, the 2014 San Pablo Avenue Specific Plan EIR, or the 2022 San Pablo Avenue Specific Plan SEIR substantially reducing one or more significant effects on the environment and that therefore no supplemental or subsequent EIR is required under CEQA Guidelines section 15162.

BE IT RESOLVED, that the Planning Commission of the City of El Cerrito hereby recommends the City Council adopt a resolution repealing the 2015-2023 Housing Element in its entirety and approving the 2023-2031 Housing Element with the modification that Program H-4.B be modified as follows:

"To accommodate the needs of persons with disabilities and provide a streamlined permit review process, the City shall update reasonable accommodation procedures in Chapter 19.37 of the City's Municipal Code to ensure persons with disabilities have a streamlined and objective process for requesting modification to any policy, rule, or procedure that presents a barrier to obtaining <u>and retaining</u> equal housing opportunity. The City shall post information on reasonable accommodation procedures prominently on the City website and at the public counter"; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of El Cerrito hereby recommends the City Council authorize the City Manager or designee to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification. Such changes by the City Manager shall not change the policy of the City or include any legislative action.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Planning Commission at a special meeting held on July 27, 2023, upon motion of Commissioner Bloom, second by Commissioner Navarrete.

AYES: Bloom, Gillett, Hamilton, Mendez, Navarrete, Tinclair.
NOES: None.
ABSTAIN: None.
ABSENT: Singh.

DocuSigned by:

00F2BACC21944D4...

Sean Moss, AICP
Planning Manager

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

July 27, 2023

Sean Moss, Planning Manager
Planning Division
Community Development Department
City of El Cerrito
10890 San Pablo Avenue
El Cerrito, CA 94530

Dear Sean Moss:

RE: City of El Cerrito's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the City of El Cerrito's (City) revised draft housing element received for review on June 15, 2023, along with revisions received on July 26, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 17, 2023 with you, Aissia Ashoori, Senior Program Manager, Diego Romero, Assistant Planner, and Chelsey Payne and Matthew Gelbman, Consultants. In addition, HCD considered comments from Rachel Rosekind pursuant to Government Code section 65585, subdivision (c).

The revised draft element meets the statutory requirements described in HCD's May 19, 2022 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) must be completed no later than one year from the statutory deadline. Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until all necessary rezones pursuant to Government Code section 65583, subdivision (c) (1) (A) and Government Code section 65583.2, subdivision (c) are completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element

process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the hard work and dedication of you, Aissia Ashoori, Senior Program Manager, and Diego Romero, Assistant Planner, in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Clare Blackwell, of our staff, at Clare.Blackwell@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

AGENDA BILL

Agenda Item No. 9.A.

Date: August 15, 2023
To: El Cerrito City Council
From: Crystal Reams, Finance Director/City Treasurer, Finance Department; Karen Pinkos, City Manager, City Management
Subject: Amendment to City Comprehensive Financial Policies Related to Year-End Surpluses and the Emergency Disaster Relief Fund

ACTION PROPOSED

Adopt a resolution amending the City of El Cerrito Comprehensive Financial Policies to a) revise Section 2.7 regarding year-end surplus, b) revise section 4.1 regarding the Emergency Disaster Relief Fund.

BACKGROUND

The City of El Cerrito's Comprehensive Financial Policies serve as a guideline for operational and strategic decision making related to financial matters for use by the City Council and staff. The goal is to maintain the City's financial stability in order to continually adapt to local, regional, and national economic changes. Such policies will allow the City to maintain and enhance a sound fiscal condition. These Financial Policies are reviewed annually by the Financial Advisory Board (FAB) and any proposed substantive revisions are submitted to the City Council for approval. The City's Comprehensive Financial Policies are utilized when preparing the Annual Operating Budget and are in conformance with all state and federal laws, generally accepted accounting principles (GAAP) and standards of the Governmental Accounting Standards Board (GASB) and the Government Finance Officers Association (GFOA). These Policies were last revised by the City Council on September 20, 2022.

ANALYSIS

The FAB created a subcommittee of Chair Farahmand and Member Patterson to review and recommend language to modify the Comprehensive Financial Policies with respect to the General Fund Reserve balance in the event of a year-end surplus. Because the City has generated a General Fund Reserve of $16.6 million over two years, the City Council has been interested in a policy that would assist the Council and staff in prioritizing how to allocate this fund balance, including funding the Emergency Disaster Relief Fund (EDRF) and the desire to fund pension costs through a Section 115 Trust. Further, in the event of future year-end surpluses, the Council will seek to continue the City's financial sustainability as well as consider various capital expenses or one-time expenditures at their discretion. The FAB's subcommittee worked with staff and reviewed policies from other cities in order to provide language for the City Council's consideration of how to allocate the General Fund Reserve balance including year-end surpluses.

The current language regarding year-end surpluses is Section 2.7 of the Comprehensive Financial Policies, which reads:

> *2.7. Any year-end operating surpluses will revert to unappropriated balances for use in maintaining reserve levels set by policy and will be available for capital projects and/or one-time expenditures upon approval of the City Council.*

The City is currently following this policy, and the current reserve level of 34% exceeds the current minimum reserve level of 10% of General Fund expenditures as stated in Section 3. However, the EDRF has not been funded to date, meaning that the current reserve of $16.6 million is unassigned.

The FAB discussed a "waterfall" list of priorities for the City Council that would ensure that the General Fund Reserve and the EDRF were funded in advance of any other considerations for allocation. The next priorities would be funding pension costs and one-time expenditures such as capital, maintenance, or items that do not require additional ongoing costs. The language proposed by the FAB reads as follows:

> *2.7 Any General Fund year-end operating surplus (the excess of actual General Fund revenue less actual General Fund expenditures) shall be allocated for the following, subject to City Council approval, using the following priority order until any such annual General Fund surplus is fully allocated:*
>
> 1. *General Fund Reserve, until the General Fund has reached 100% of its targeted reserve ratio as specified in the General Fund Reserve Policy (Section 3 of this policy).*
> 2. *Emergency Disaster Relief Fund (EDRF), until the balance in that fund reaches 100% of the target balance as specified in Emergency and Disaster Recovery Fund (Section 4 of this policy).*
> 3. *A minimum of 33% of the remaining surplus to additional discretionary payments towards the City's unfunded liabilities and/or contributions towards a pension or other post-employment benefit trust.*
> 4. *The City Manager will make recommendations to the City Council to use any remaining surplus to fund non-recurring expenditures such as capital improvements, equipment purchases, or other, one-time expenditures which will not require additional future expense outlay for maintenance, additional staffing, or other recurring expenditures.*

Further, the FAB discussed the funding of the EDRF as per the Policies. To date, the EDRF has not been funded due to the lack of General Fund Reserves in prior fiscal years. The EDRF is intended as a separate fund to provide cash reserves in the amount of three months of payroll costs, to only be used in the event of severe economic downturns or disasters. The current language states:

4.1. The City shall maintain a separate fund on its books called the Emergency and Disaster Recovery Fund (EDRF), separate from the City's General Fund. The cash in this fund will be invested in accordance with the City's investment policy.

Per the current language, the City Council would need to move funding from the General Fund into a new, separate fund, which would potentially impact the target ratio for the General Fund Reserve. City staff recommended to the FAB that the EDRF become a restricted portion of the General Fund instead of moving the funding for the EDRF into a separate fund. This would maintain the overall General Fund ratio, and allow for the City's financial statements to clearly note that the EDRF is part of the General Fund. The EDRF would still be restricted per Section 4.2 of the Policies requiring a severe economic situation or emergency. The proposed language to change Section 4.1 is as follows:

4.1. The City shall maintain a separate fund on its books called the Emergency and Disaster Recovery Fund (EDRF), ~~separate from the City's General Fund~~ which will be a restricted portion of the City's General Fund. The cash in this fund will be invested in accordance with the City's investment policy.

The changes to Sections 2.7 and 4.1 of the Comprehensive Financial Policies were recommended by the FAB by motion, which passed by a 2-1 vote. Staff concurs with the FAB's proposed language and recommends that the City Council approve the language to revise the Policies.

STRATEGIC PLAN CONSIDERATIONS
This item is consistent with Strategic Plan Goal B: Achieve long-term financial sustainability.

ENVIRONMENTAL CONSIDERATIONS
This section is not applicable to this agenda item.

FINANCIAL CONSIDERATIONS
This section is not applicable to this agenda item.

LEGAL CONSIDERATIONS
This section is not applicable to this agenda item.

Reviewed by:

Alexandra Orologas, Assistant City Manager

Attachments:

1. Resolution
2. Exhibit A to Resolution

RESOLUTION NO. 2023-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO APPROVING AMENDMENTS TO THE CITY OF EL CERRITO COMPREHENSIVE FINANCIAL POLICIES RELATED TO YEAR-END SURPLUSES AND THE EMERGENCY DISASTER RELIEF FUND

WHEREAS, the purpose of the Comprehensive Financial Policies are to provide guidelines for operational and strategic decision making related to financial matters; and

WHEREAS, the Comprehensive Financial Policies were last amended in September 2022 as a part of the annual review; and

WHEREAS, the Comprehensive Financial Policies have been reviewed by the Financial Advisory Board (FAB); and

WHEREAS, the FAB and the City Council intend to modify the Comprehensive Financial Policies to provide priorities for the Council's consideration for allocation of any year-end surplus in relation to the General Fund Reserve; and

WHEREAS, the FAB and the City Council intend to modify the Comprehensive Financial Policies to require that the Emergency Disaster and Relief Fund (EDRF) is a restricted portion of the General Fund; and

WHEREAS, City staff agree with the recommended amendments to the Comprehensive Financial Policies that establishes the intended revisions; and

WHEREAS, revisions to the policy proposed by the FAB and City staff have been incorporated in the attached document.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito, that it hereby approves the City of El Cerrito Comprehensive Financial Policy effective August 15, 2023 incorporated by reference and attached hereto as Exhibit A.

I CERTIFY that at a regular meeting on August 15, 2023 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on_____.

_____
Holly M. Charléty, City Clerk

APPROVED:

_____
Lisa Motoyama, Mayor

CITY OF EL CERRITO
COMPREHENSIVE FINANCIAL POLICIES

Approved: Resolution No. 2022-72: September 20, 2022

PURPOSE:
To establish a comprehensive set of financial policies for the City that will serve as a guideline for operational and strategic decision making related to financial matters.

POLICY:
The following financial policies are intended to establish a comprehensive set of guidelines for use by the City Council and staff on decision-making that has a fiscal impact. The goal is to maintain the City's financial stability in order to be able to continually adapt to local, regional, and national economic changes. Such policies will allow the City to maintain and enhance a sound fiscal condition.

This financial policy will be reviewed annually by the Financial Advisory Board and any proposed substantive revisions will be submitted to the City Council for approval. The City's comprehensive financial policies will be utilized when preparing the Annual Operating Budget and shall be in conformance with all state and federal laws, generally accepted accounting principles (GAAP) and standards of the Governmental Accounting Standards Board (GASB) and the Government Finance Officers Association (GFOA).

1. OVERVIEW & LONG-TERM FINANCIAL PLANNING

1.1. A Five-Year Year Financial Plan will be prepared at a minimum for the General Fund, and Integrated Waste Management Funds. The City's Five-Year Financial Plan is the long-term picture of the City's finances and will be updated annually as part of the annual budget process.

1.2. The City shall seek a balance in the overall revenue structure between more stable revenue sources (e.g. Property Tax and Utility Taxes) and economically sensitive revenue sources (e.g., Sales Tax).

1.3. The City shall develop and maintain methods for the evaluation of future development and major fiscal impacts on the City budget.

1.4. The City shall develop and implement a financial plan to address its funding needs for issues like deferred maintenance and unfunded liabilities.

1.5. The City shall address issues related to cash flow requirements and any short term borrowing requirements on a timely basis.

1.6. The City shall require any annexation agreements to have a long- term beneficial financial impact on the City.

2. BUDGET POLICIES

2.1. The City Manager shall prepare a proposed annual budget to be reviewed by the Financial Advisory Board and presented to the City Council within all statutorily prescribed deadlines. The City Council will adopt the budget at a public hearing by June 30 of each year.

2.2. A Budget will be adopted by Resolution of the City Council annually, which will contain the budget amendment process, budget amendment authority, and spending authorities. All departments are responsible for meeting the City's financial policy goals and ensuring the City's long-term financial health. Budget control is maintained at the fund level. The City Manager is authorized to transfer budgeted amounts within departments and within funds. In addition, amendments that are made to authorize spending of increased or new special purpose revenues may be approved by the City Manager. Budget modifications

between funds or increases or decreases to a fund's overall budget must be approved by the City Council.

2.3. It is the City's policy to adopt a balanced General Fund budget where operating revenue is equal to, or exceeds, operating expenditures. In the event a balanced budget is not adopted, due to a deliberate reduction of accumulated fund balance or if the cause of the imbalance is expected to last for no more than one year, as with the case of a one time settlement or large purchase, the planned use of reserves to balance the budget is permitted as long as the reserve is consistent with the amounts described in Section 3., General Fund Balance Reserve Policy.

2.4. The operating budget shall serve as the annual financial plan for the City. It shall serve as the City's management plan for implementing goals and objectives of the City Council, City Manager and departments and will define service levels.

2.5. During the annual budget development process, the existing budget shall be examined to assure removal or reduction of any services or programs that should be eliminated or reduced in cost.

2.6. The annual review process shall include an assessment to determine if funds are available to operate and maintain proposed capital facilities and other public improvements.

2.7. ~~Any year-end operating surpluses will revert to unappropriated balances for use in maintaining reserve levels set by policy and will be available for capital projects and/or one-time expenditures upon approval of the City Council.~~ Any General Fund year-end operating surplus (the excess of actual General Fund revenue less actual General Fund expenditures) shall be allocated for the following, subject to City Council approval, using the following priority order until any such annual General Fund surplus is fully allocated:

1. General Fund Reserve, until the General Fund has reached 100% of its targeted reserve ratio as specified in the General Fund Reserve Policy (Section 3 of this policy).
2. Emergency Disaster Relief Fund (EDRF), until the balance in that fund reaches 100% of the target balance as specified in Emergency and Disaster Recovery Fund (Section 4 of this policy).
3. A minimum of 33% of the remaining surplus to additional discretionary payments towards the City's unfunded liabilities and/or contributions towards a pension or other post-employment benefit trust.
4. The City Manager will make recommendations to the City Council to use any remaining surplus to fund non-recurring expenditures such as capital improvements, equipment purchases, or other, one-time expenditures which will not require additional future expense outlay for maintenance, additional staffing, or other recurring expenditures.

2.8. Where practical, the City's annual budget will include performance measures of workload, efficiency, and effectiveness.

2.9. Revenues:

2.9.1. The City will estimate annual revenues using an objective, analytical process; specific assumptions will be documented and maintained. Budgeted revenues will be estimated conservatively using accepted standards and estimates provided by the state, other governmental agencies, and/or reliable economic forecasters when available.

2.9.2. Specific revenue sources will not be dedicated for specific purposes, unless required by law or Generally Accepted Accounting Principles (GAAP). All non-tax increment, non-restricted revenues will be deposited in the General Fund and

appropriated through the budget process. On-going revenues will fund on-going expenditures.

2.9.3. A diversified and stable revenue system will be maintained to the extent possible to protect programs from short-term fluctuations in any single revenue source.

2.10. Appropriations:

2.10.1. The City shall, to the extent possible, pay for current year expenditures with current year revenues. Where authorized activities or equipment remain incomplete and/or unpurchased, revenues and/or fund balance may be carried forward at the City Manager's direction to the next fiscal year to support such an activity/purchase.

2.10.2. The City shall avoid budgetary procedures which rely on financial strategies that defer payment of current operating expenses to future years.

2.10.3. Department Heads are responsible for ensuring that department expenditures stay within the department's budgeted appropriation.

2.10.4. A City Council Resolution is necessary to increase any total fund appropriation where no corresponding revenue offset exists that is restricted for that purpose.

2.10.5. The City Manager may adjust appropriations among departments within a fund.

3. GENERAL FUND RESERVE POLICY

3.1. The purpose of the reserve policy is to set aside funds to insure against events that would adversely affect the financial condition of the City and jeopardize the continuation of necessary public services. The reserve is designed to protect issuer ratings and offset economic downturns and revenue shortfalls.

3.2. It is a goal of the City to achieve a General Fund annual operating reserve of 10% of projected General Fund operating expenditures in each fiscal year. As part of the annual budget process, the City Council shall consider a Five-Year Plan that attempts to maintain a reserve ratio of 10%. The City Council may adopt a deficit budget to deal with the uses discussed in Section 3.5 so long as the projected reserve does not go below 10% in any year of the Five-Year Plan. Should the General Fund reserve fall below 10%, each budget year the City will adopt a plan to restore the reserve percentage to 10% within five years and 15% within 10 years.

3.3. The unreserved fund balance in an Internal Service Fund may be transferred to the General Fund only for a fiscal emergency or for one-time uses such as natural disasters or unforeseen liabilities.

4. EMERGENCY AND DISASTER RECOVERY FUND (EDRF)

4.1. The City shall maintain a separate fund on its books called the Emergency and Disaster Recovery Fund (EDRF), ~~separate from the City's General Fund~~ which will be a restricted portion of the City's General Fund. The cash in this fund will be invested in accordance with the City's investment policy.

4.2. The purpose of this fund is to provide cash reserves in the event of severe economic downturns or disasters. The City Council shall fund three months of payroll costs, currently $6 million, in the EDRF~~.~~. The cash reserve requirement shall be reviewed every biennial budget cycle. The City budget shall contain a plan to achieve the target cash reserve in the EDRF over two biennial budget cycles.

4.3. The City Council may authorize the use of the EDRF for the purposes described in this Section 4 by a simple majority of the quorum. In the event that, because of an emergency, a quorum of the City Council is unavailable to meet, a single member or the City Manager may call a meeting to reconstitute the City Council, pursuant to the California Emergency

Services Act (Gov. Code § 8642.) Once reconstituted, the City Council may authorize the use of the EDRF for the purposes described in this Section 4.

4.4. In the event that, because of the nature of an emergency, use of the EDRF is necessary before it is possible for the City Council to meet, the City Manager may use the EDRF for the purposes described in this Section 4. At the first meeting of the City Council thereafter, the City Council shall be asked to ratify the action of the City Manager. In the event that the City Manager is unavailable because of the emergency, the assistant director of emergency services, as defined in Chapter 2.28 of the El Cerrito Municipal Code, may use the EDRF for the purposes described in this Section 4. At the first meeting of the City Council thereafter, the City Council shall be asked to ratify the action of the assistant director of emergency services.

5. FINANCIAL REPORTING POLICIES

5.1. Accounting Standards: The City's accounting and financial reporting systems shall be maintained in conformance with all state and federal laws, generally accepted accounting principles (GAAP) and standards of the Governmental Accounting Standards Board (GASB) and the Government Finance Officers Association (GFOA). The City will make every attempt to implement all changes to governmental accounting practices at the earliest practicable time.

5.1.1. Annual Audit: An annual audit will be performed by an independent public accounting firm with an audit opinion to be included with the City's published Comprehensive Annual Financial Report (CAFR). The CAFR will be submitted annually to the Government Finance Officers Association for peer review with the goal of continuing receipt of the Certificate of Achievement for Excellence in Financial Reporting.

5.1.2. The independent firm will be selected through a competitive bidding process at least once every five years. The contract may be for an initial period of three years with two additional one-year options at the City Council's discretion. The current firm may be allowed to participate in the bid process. The need for rotation of the audit staff or audit firm will be considered in the bid process. The Finance Director will review the qualifications of prospective firms and make a recommendation to the City Council. The audit contract will be awarded by the City Council.

5.2. The City shall prepare and issue timely interim budget reports on the City's fiscal status to the City Council on no less than a quarterly basis. Reports will be prepared and presented to the City Council that explain key economic and fiscal developments, note significant deviations from the budget, include information on revenue and expenditures by operating department and by revenue/expenditure category, and when required, outline any corrective actions necessary to maintain the City's financial position. Reports may be required on a monthly basis by the City Council if they deem it necessary to more frequently monitor the budget. Reports will be provided to the public on the City's website.

6. OPERATIONAL MANAGEMENT POLICIES

6.1. The City shall not commit to new spending for operating or capital improvement purposes until an analysis of all current and future cost implications relating to those programs and projects is completed.

6.2. All departments are responsible for meeting policy goals and ensuring long-term financial health. Future service plans and program initiatives will be developed to reflect current policy directives, projected resources and future service requirements.

6.3. Departmental requests for increases in staffing will be thoroughly analyzed; only those that meet adopted program initiatives and policy directives will be considered. To the extent feasible, personnel cost reductions will be achieved through attrition.

6.4. User Fees and Charges and Development Impact Fees:

6.4.1. Where direct services to users can be measured, as set forth in the Master Fee Schedule, the City should use appropriate fees, charges, or assessments rather than general tax funds. All user fees and charges will be examined or adjusted annually to determine the direct and indirect cost of service. User fees and charges for services shall be established at a level related to the cost of providing such service except where the City Council has determined there is a public benefit to subsidize the service with tax-based revenue. The acceptable recovery rate and any associated changes to user fees and charges will be approved by the City Council following public review.

6.4.2. The City may identify the costs associated with new development as a basis for establishing development impact fees but the long-term benefit of the development to the City should be considered in establishing such fees.

6.5. Grant Management:

6.5.1. The City shall actively pursue federal, state and other grant opportunities when deemed appropriate. Before accepting any grant, the City shall thoroughly consider the implications in terms of ongoing obligations that will be required in connection with acceptance of said grant and present that report for approval by the City Council.

6.5.2. The term of Grant funded positions for programs should be clearly identified and presented to the City Council for approval. It is mandatory to disclose if General Fund revenues will be needed to fund a position during or after the Grant or program expires.

6.5.3. Grant funding will be considered to leverage City funds. Inconsistent and/or fluctuating grants should not be used to fund ongoing programs. Programs financed with grant monies will be budgeted in separate cost centers, and the service program will be adjusted to reflect the level of available funding. In the event of reduced grant funding, City resources may be substituted only after all program priorities and alternatives are considered.

6.5.4. The cost of all externally mandated services for which funding is available shall be fully evaluated, including overhead, to allow for complete reimbursement of expenses.

6.6. Revenue Collection Policy:

6.6.1. The City will pursue revenue collection and auditing to assure that monies due the City are received in a timely manner.

6.6.2. The City will seek reimbursement from the appropriate agency for State and Federal mandated costs whenever possible.

6.6.3. The City will centralize accounts receivable/collection activities so that all receivables are handled consistently.

6.6.4. Accounts receivable management and diligent oversight of collections from all revenue sources are imperative. Sound financial management principles include the establishment of an allowance for doubtful accounts. Efforts shall be made to pursue the timely collection of delinquent accounts. When such accounts are deemed uncollectible, they will be written-off from the financial statements in accordance with established policies.

7. FINANCIAL MANAGEMENT POLICIES

7.1. Staff shall keep City Council apprised of financial opportunities available and shall develop appropriate recommendations.

7.2. All requests for City Council action in excess of the City Manager's approval limit, shall include an analysis of the immediate and future fiscal impact of such action particularly impacts on the General Fund. No appropriation for new or expanded programs or staffing levels shall be approved without identifying the amount and source of available funds.

7.3. Cash Management Investment:

7.3.1. Cash and investment programs will be maintained in accordance with California Government Code Section 53600 et seq. and the City's adopted investment policy and will ensure that proper controls and safeguards are maintained. Pursuant to the Investment Policy, the Financial Advisory Board, at least annually will review, and the City Council will affirm, a detailed investment policy.

7.3.2. Reports on the investment portfolio and cash position will be developed and presented to the Financial Advisory Board and the City Council in conformity with the California Government Code.

7.3.3. Funds will be managed in a prudent and diligent manner with emphasis on safety of principal, liquidity, and yield, in that order.

7.3.4. The quarterly report shall include a statement in compliance with California Government Code 53646.

8. CAPITAL IMPROVEMENT PROJECT POLICIES

8.1. A Ten-year Capital Improvement Plan will be developed and updated annually, including anticipated funding sources. Capital improvement projects are defined as infrastructure or equipment purchases or construction which result in a capitalized asset and have a useful (depreciable) life of two years or more.

8.2. Each Capital Improvement Project will identify, where applicable, current operating maintenance costs and funding streams available to repair and/or replace deteriorating infrastructure and to avoid significant unfunded liabilities.

8.3. The City will develop and implement a post-implementation evaluation of its infrastructures condition on a specified periodic basis, estimating the remaining useful life, and projecting replacement costs.

8.4. The City shall actively pursue outside funding sources for all Capital Improvement Projects. Outside funding sources, such as grants, shall be used to finance only those Capital Improvement Projects that are consistent with the Ten-year Capital Improvement Plan and/or local governmental priorities, and who's operating and maintenance costs will be included in future operating budget forecasts.

8.5. Capital improvement lifecycle costs will be coordinated with the development of the Operating Budget. Future operating, maintenance and replacement costs associated with new capital improvements will be forecasted, matched to available revenue sources, and included in the Operating Budget. Capital project contract awards will include a fiscal impact statement disclosing the expected operating impact of the project and when such cost is expected to occur.

8.6. The City must carefully seek and analyze the appropriate type of financing instrument appropriate for financing capital projects. Several options may be available – general obligation debt, fee-supported debt, fund reserves, tax increment, etc. All debt financing mechanisms shall be carefully considered and analyzed for fiscal benefit and cost effectiveness. Long-term borrowing shall be restricted to projects too large to be financed from current revenues (pay-as-you-go). Where possible, special assessment, revenue or other self-supporting bonds shall be used in lieu of general obligation bonds.

9. DEBT MANAGEMENT POLICIES

9.1. These Debt Management Policies are intended to comply with Government Code Section 8855(i) and shall govern all debt undertaken by the City. The City hereby recognizes that a fiscally prudent debt policy is required in order to:

- Maintain the City's sound financial position.
- Ensure the City has the flexibility to respond to changes in future service priorities, revenue levels, and operating expenses.
- Protect the City's creditworthiness.
- Ensure that all debt is structured in order to protect both current and future taxpayers, ratepayers and constituents of the City.
- Ensure that the City's debt is consistent with the City's planning goals and objectives and capital improvement program or budget, as applicable.

9.2. Purposes for Which Debt May Be Issued

9.2.1. Long-Term Debt: Long-term debt may be issued to finance the construction, acquisition, and rehabilitation of capital improvements and facilities, equipment and land to be owned and operated by the City.

a. Long-term debt financings are appropriate when the following conditions exist:
   - When the project to be financed is necessary to provide basic services
   - When the project to be financed will provide benefit to constituents over multiple years
   - When total debt does not constitute an unreasonable burden to the City and its taxpayers and ratepayers.
   - When the debt is used to refinance outstanding debt in order to produce debt service savings or to realize the benefits of a debt restructuring.

b. Long-term debt financings are not appropriate for current operating expenses and routine maintenance expenses.

c. The City may use long-term debt financings subject to the following conditions:
   - The project to be financed must be approved by the City Council.
   - The weighted average maturity of the debt (or the portion of the debt allocated to the project) will not exceed the average useful life of the project.
   - The City estimates that sufficient revenues will be available to service the debt through its maturity.
   - The City determines that the issuance of the debt will comply with the applicable state and federal law.

9.2.2. Short-term debt: Short-term debt may be issued to provide financing for the City's operational cash flows in order to maintain a steady and even cash flow balance. Short-term debt may also be used to finance short-lived capital projects; for example, the City may undertake lease-purchase financing for equipment.

9.2.3. Financings on Behalf of Other Entities. The City may also find it beneficial to issue debt on behalf of other governmental agencies or private third parties in order to further the public purposes of the City. In such cases, the City shall take reasonable steps to confirm the financial feasibility of the project to be financed and the financial solvency of any borrower and that the issuance of such debt is consistent with the policies set forth herein.

9.3. Types of Debt: The following types of debt are allowable under these Debt Management Policies:

- general obligation bonds
- bond or grant anticipation notes
- tax and revenue anticipation notes
- lease revenue bonds, certificates of participation and lease-purchase transactions
- other revenue bonds (including sales tax revenue bonds) and certificates of participation
- pension obligation bonds
- land-secured financings, such as special tax revenue bonds issued under the Mello-Roos Community Facilities Act of 1982, as amended, and limited obligation bonds issued under applicable assessment statutes
- tax increment financing to the extent permitted under state law
- conduit financings, such as financings for affordable rental housing and qualified 501c3 organizations

The City may from time to time find that other forms of debt would be beneficial to further its public purposes and the City Council may approve such debt by amending these Debt Management Policies.

Debt shall be issued as fixed rate debt unless the City makes a specific determination as to why a variable rate issue would be beneficial to the City in a specific circumstance.

9.4. Relationship of Debt to Capital Improvement Program and Budget: New debt issues, and refinancing of existing debt, must be analyzed for compatibility within the City's Ten-Year Capital Improvement Plan. The City shall strive to fund the upkeep and maintenance of its infrastructure and facilities due to normal wear and tear through the expenditure of available operating revenues. The City shall seek to avoid the use of debt to fund infrastructure and facilities improvements that are the result of normal wear and tear. The City shall seek to issue debt in a timely manner to avoid having to make unplanned expenditures for capital improvements or equipment from its General Fund.

9.5. Policy Goals Related to Planning Goals and Objectives: The City is committed to long-term financial planning, maintaining appropriate reserves levels and employing prudent practices in governance, management and budget administration. The City intends to issue debt for the purposes stated in these Debt Management Policies and to implement policy decisions incorporated in the City's Five-Year Financial Plan and its annual operating budget.

It is a policy goal of the City to protect taxpayers, ratepayers, and constituents by utilizing conservative financing methods and techniques so as to obtain the highest practical credit ratings (if applicable) and the lowest practical borrowing costs.

The City will comply with applicable state and federal law as it pertains to the maximum term of debt and the procedures for levying and imposing any related taxes, assessments, rates and charges.

When refinancing debt, it shall be the policy goal of the City to realize, whenever possible, and subject to any overriding non-financial policy considerations, (i) minimum

net present value debt service savings equal to or greater than 5% of the refunded principal amount, and (ii) present value debt service savings equal to or greater than 100% of any escrow fund negative arbitrage.

9.6. Internal Control Procedures: When issuing debt, in addition to complying with the terms of these Debt Management Policies, the City shall comply with any other applicable policies regarding initial bond disclosure, continuing disclosure, post-issuance compliance, and investment of bond proceeds. The City will periodically review the requirements of and will remain in compliance with the following:

- the City's Disclosure Policies and Procedures, and
- any federal tax compliance requirements, including without limitation arbitrage and rebate compliance, related to any prior bond issues, and
- the City's investment policies as they relate to the investment of bond proceeds.

Whenever reasonably possible, and for the purpose of ensuring that proceeds of debt will be used for their intended purpose, proceeds of debt will be held by a third-party trustee and the City will submit written requisitions for such proceeds. The City will submit a requisition signed by the Finance Director only after obtaining the signature of the City Manager.

9.7. Debt Limits: The outstanding principal amount of debt described in Section B will not exceed two percent (2%) of the total assessed value of property in the City, and debt service and lease payments incurred for financing purposes that are payable from the City's General Fund will not exceed 5% of operational appropriations.

10. EQUIPMENT REPLACEMENT FUND

10.1. The City may maintain a dedicated fund to provide for replacement of vehicles and certain equipment. Unreserved fund balance will be available for transfer to the General Fund only in the event of a fiscal emergency as described in Section 3~~.4~~.

11. ENTERPRISE FUNDS

11.1. All Enterprise Funds user fees will be examined annually to ensure that they recover all direct and indirect costs of service, provide for capital improvements and maintenance, and maintain adequate reserves.

11.2. Rate increases shall be approved by the City Council following formal noticing and a public hearing. Rate adjustments will be based on the projected expenditures in the Ten-Year Financial Plan.

AGENDA BILL

Agenda Item No. 9.B.

Date: August 15, 2023
To: El Cerrito City Council
From: Crystal Reams, Finance Director/City Treasurer; Karen Pinkos, City Manager, City Management
Subject: Study Session on General Fund Reserve Balance

ACTION PROPOSED

Conduct a study session and provide direction/possible action to staff regarding the allocation of the City's General Fund Reserve Balance.

BACKGROUND/ANALYSIS

The Fiscal Year 2021-22 Annual Comprehensive Financial Report (ACFR) shows the General Fund Reserve balance at $16.6 million. The City's Comprehensive Financial Policies (Policies), which will be considered for revision at the August 15, 2023 City Council meeting, provide guidance for setting General Fund Reserve goals as well as how to allocate any year-end surplus. The Policies include establishment of an Emergency Disaster Relief Fund (EDRF), to be used in case of "severe economic downturns or disasters." The EDRF policy was approved by the City Council in 2019. However, due to the lack of General Fund Reserve balance, there was not sufficient funding to establish or fund the EDRF in the following two fiscal years.

On June 15, 2021, the City Council passed a motion to direct staff to establish a Section 115 Trust for pension obligations. Since that time, City staff has conducted research and consulted with our financial advisors, NHA Advisors, to help guide the process of establishing the Trust. In September 2022, the City Council held a joint meeting with the Financial Advisory Board (FAB) to learn about the City's pension obligations and create a working group consisting of City staff, a member of the City Council (Councilmember Quinto), and a member of the FAB (Chair Farahmand). The group's work was unfortunately stalled due to severe staffing issues in the Finance Department, however in the past few months staff has worked with the FAB to provide recommendations to revise the Comprehensive Financial Policies to include consideration of funding pension costs as one of the priorities for allocation of any year-end surplus. Additionally, the City's new Finance Director has reviewed and provided input regarding administration of a Section 115 Trust.

At this time, the City Council may wish to consider using recommended Comprehensive Financial Policies to discuss allocating the current General Fund Reserve balance of $16.6 million, that resulted from the prior Fiscal Years 2020-21 and 2021-22 surpluses. In doing so, there are options for the City Council to consider based on the Policies including creating and funding the EDRF and establishing and funding a Section 115 Trust.

Staff has provided scenarios in Attachment 1 for allocation of the FY 2021-22 year-end General Fund Reserve balance that will be discussed in detail during the presentation at the August 15, 2023 City Council meeting. As previously discussed with the City Council during the FY 2023-24 Budget process, there is approximately $1.6 million in expected one-time expenditures that will be considered on a case-by-case basis during the fiscal year for Council approval, which the scenarios take into account. Considerations are made to ensure that the General Fund Reserve meets the current targets as stated in the Comprehensive Financial Policies, provides funding for the EDRF, and provides for an allocation to a Section 115 Trust for funding pension costs.

Further, City staff recommends that the City Council consider providing direction to pursue working with Public Agency Retirement System (PARS) to administer the Section 115 Trust. The City is a long-time client of PARS for the City's retirement program for part-time employees. PARS is recommended by other public agencies and the City's financial advisor and provides the most flexibility on investment strategies for either active or passive investment management. In consultation with our financial advisor, staff notes that costs are comparable to other firms (CalPERS, Keenan, and PFM) and that PARS works with the largest number of agencies in California for Section 115 Trusts. Upon City Council direction, staff would work with NHA Advisors and PARS to develop Section 115 Trust documents for the City Council to consider at a future meeting.

City staff requests that the City Council discuss the options for allocating the General Fund Reserve balance to create and establish funding for the EDRF and the Section 115 Trust. Staff further requests direction on administration of the Section 115 Trust with PARS.

STRATEGIC PLAN CONSIDERATIONS
This item is consistent with Goal A: Deliver exemplary government services and Goal B: Achieve long-term financial sustainability.

ENVIRONMENTAL CONSIDERATIONS
This section is not applicable to this agenda item.

FINANCIAL CONSIDERATIONS
Any action taken by the City Council to allocate the FY 2021-22 year-end General Fund Reserve balance will determine the appropriate reserve ratios and the amount of unrestricted funds for use as directed by the Council. No additional funds are generated by this action. Costs related to establishing the Section 115 Trust will be included in the program that will be brought to the City Council at a future meeting.

LEGAL CONSIDERATIONS
This section is not applicable to this agenda item.

Reviewed by:

Alexandra Orologas, Assistant City Manager

Attachments:

1. Presentation

THE CITY OF EL CERRITO

STUDY SESSION – GENERAL FUND RESERVE BALANCE

City Council Meeting

August 15, 2023

ALLOCATION OF GENERAL FUND BALANCE

- General Fund balance as of FY 2021-22 ACFR: $16.6 million
- Comprehensive Financial Policies – Recommended Priorities for Year-end Surplus
  - General Fund Target
    - General Fund Reserve target: minimum 10% of annual expenditures
    - Goal: 17% per GFOA recommendations
    - Current: 34% ☑
  - Emergency Disaster Relief Fund (EDRF)
    - Three months of payroll costs (currently $9 million)
  - Minimum 33% to Pension Costs
  - City Manager recommendations for one-time expenditures (capital, etc.)
- Consider taking action to create/fund EDRF
- Consider taking action to create/fund Section 115 Trust for pension costs

THE CITY OF EL CERRITO

EMERGENCY DISASTER RELIEF FUND (EDRF)

- Restricted portion of General Fund - contributes to overall General Fund Reserve ratio
  - Restricted as to use per Comprehensive Financial Policies – in event of Severe Economic Downturns or Disasters
  - Would be reflected in Annual Comprehensive Financial Statements (ACFR) as Restricted in General Fund
- Current Policy calls for three months of payroll costs
  - Currently ~$9 million
  - Future funding will be considered during budget process/subject to year-end surplus policy
  - FAB plans to review and discuss possible future revisions as to amount
- Recommendation: City Council designate an amount of the General Fund Reserve balance of $16.6 million to create and fund EDRF

THE CITY OF EL CERRITO

SECTION 115 TRUST (PENSION RESERVE)

- City Council directed staff by motion (6/2021) to establish Section 115 Trust (Pension Reserve)
- Section 115 Trust recommended by staff and financial advisor as vehicle for addressing pension liabilities
  - Creates an irrevocable trust that can only be used to either pay pension costs or paydown unfunded liability
    - Greater investment security compared to CalPERS investment return fluctuations
    - Greater investment flexibility compared to General Fund investment strategy
    - Allows City discretion to withdraw funds from Section 115 Trust to make CalPERS normal cost payments during rate increases or economic downturns
    - Section 115 Trust will be an asset in City Financial Statements
    - Viewed favorably by bond rating agencies

THE CITY OF EL CERRITO

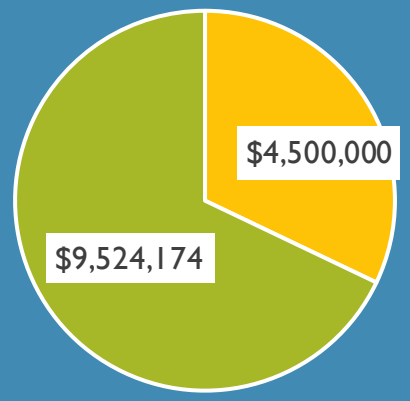
SECTION 115 TRUST

- Staff has reviewed potential firms and recommends working with PARS to administer the Trust
  - Public Agency Retirement System (PARS) already working with City for the retirement program for part-time employees
  - PARS is recommended by other public agencies and City financial advisor and provides most flexibility on investment strategies (active or passive investment management)
  - Costs are comparable to other firms (CalPERS, Keenan, PFM) reviewed by staff and financial advisor and PARS works with the largest number of agencies in California for Section 115 Trusts
  - Staff would work with NHA Advisors (financial advisor) and PARS to develop Section 115 Trust documents for the City Council to consider at a future meeting
- Recommendation: City Council designate an amount from General Fund Reserve balance of $16.6 million to fund initial deposit of Section 115 Trust
- Recommendation: City Council direct staff and NHA Advisors, to establish Section 115 Trust by working with PARS and bring program details for City Council approval at future Council meeting

THE CITY OF EL CERRITO

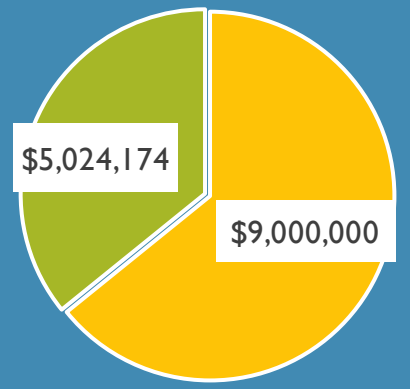
FUNDING SCENARIOS

Option 1		
Fund Balance as of FY 2021-22	$16,624,174	Totals 34% of GF Expenditures ($48,435,585)
Fund 1/2 of EDRF in FY 2023-24	4,500,000	Restricted (totals 9% of GF Expenditures)
	$12,124,174	Unrestricted (totals 25% of GF Expenditures)
One-time Expenditures FY 2023-24 (estimated)	1,600,000	
	$10,524,174	Unrestricted (21% of GF Expenditures, Total including EDRF = 31%)
Section 115 Trust	1,000,000	Restricted – Separate Trust Fund
	$9,524,174	Unrestricted (19% of GF Expenditures, Total including EDRF = 28%)



EDRF Unrestricted

Option 2		
Fund Balance as of FY 2021-22	$16,624,174	Total GF 34% of Expenditures ($48,435,585)
Fund full EDRF in FY 2023-24	9,000,000	Restricted (totals 18.5% of GF Expenditures
	$7,624,174	Unrestricted (totals 15% of GF Expenditures)
One-time Expenditures FY 2023-24 (estimated)	1,600,000	
	$6,024,174	Unrestricted (12% of GF Expenditures, Total including EDRF = 31%)
Section 115 Trust	1,000,000	Restricted – Separate Trust Fund
	$5,024,174	Unrestricted (10% of GF Expenditures, Total including EDRF – 28%)



EDRF Unrestricted

THE CITY OF EL CERRITO

NEXT STEPS

- Staff recommendations:
  - City Council designate an amount of the General Fund Reserve balance of $16.6 million to create and fund EDRF
  - City Council designate an amount from General Fund Reserve balance of $16.6 million to fund initial deposit of Section 115 Trust
  - City Council direct staff and NHA Advisors, to establish Section 115 Trust by working with PARS and bring program details for City Council approval at future Council meeting
- City Council discussion and possible direction by motion

THE CITY OF EL CERRITO

SUPPLEMENTAL AGENDA MATERIALS

August 15, 2023

(Revised August 16, 2023)

REGULAR CITY COUNCIL MEETING

PUBLIC COMMENT INDEX

1. Public Comments received

Agenda Item 6A – Pacific Gas and Electric (PG&E) Presentation

1. Revised presentation
2. Presentation

Agenda Item 8C – Adoption of the 2023-2031 6th Cycle Housing Element Update

1. Presentation

CITY HALL 10890 San Pablo Avenue, El Cerrito, CA 94530
Telephone (510) 215-4305 Fax (510) 215-4379 http://www.el-cerrito.org

SUPPLEMENTAL AGENDA MATERIALS
PUBLIC COMMENT INDEX

REGULAR CITY COUNCIL MEETING
August 15, 2023

The following Public Comments were **received by 2:00:00 p.m. 8/15/2023**, were provided directly to City Councilmembers in advance of the meeting, and were posted online as supplemental materials at www.el-cerrito.org/CouncilMeetingMaterials

Public Comments – Items Not on the Agenda

1. Cordell Hindler
2. Joan Setka
3. Cathy Taruskin
4. Gary Prost
5. Sue Duncan
6. Scott Tipping

From: Cordell Hindler
To: City Clerk
Subject: Public Comments
Date: Thursday, August 10, 2023 4:37:58 PM

Hello Mayor Motoyama, Council Members and Staff,

I AM Submitting the Following Comments into the Record:

1. For A Future Agenda, The Council Should Invite Danny Wan To Provide a Presentation on the Port of Oakland

2. Also to Direct Staff To Provide an Update on The Class & Comp Study

Sincerely
Cordell

From:	Joan Setka
To:	City Clerk
Subject:	not on the agenda-proposal for for El Cerrito to be a sister city
Date:	Friday, August 11, 2023 12:40:33 PM

Hello,
I would like to propose that El Cerrito develop a sister city relationship with a city in Ukraine.
I would like to briefly present background and relevant information.
Joan Setka

From: Tessa Rudnick
To: Cathy Taruskin
Cc: Karen Pinkos; Chris Jones; City Clerk
Subject: Re: Pickleball at Castro Park
Date: Sunday, August 13, 2023 9:44:51 AM

Hi Cathy,

Adding City Clerk on Cc so this update can be submitted as public comment at our next Council meeting.

Thank you for the update, and for the dedication and hard work of the Pickleball Community. I hope the District and our dedicated staff are able to find a resolution. Looking forward to playing on the court.

Best,
Tessa

From: Cathy Taruskin [redacted]
Sent: Tuesday, August 8, 2023 10:36 AM
To: Lisa Motoyama <LMotoyama@ci.el-cerrito.ca.us>
Cc: Paul Fadelli <PFadelli@ci.el-cerrito.ca.us>; Tessa Rudnick <TRudnick@ci.el-cerrito.ca.us>; Gabe Quinto <GQuinto@ci.el-cerrito.ca.us>; Carolyn Wysinger <CWysinger@ci.el-cerrito.ca.us>; Karen Pinkos <KPinkos@ci.el-cerrito.ca.us>; Chris Jones <CJones@ci.el-cerrito.ca.us>
Subject: Pickleball at Castro Park

> Caution! This message was sent from outside your organization.

Greetings all,

Last November and December, before Councilmembers Quinto and Wysinger were in office, I met individually with Councilmembers Fadelli, Rudnick and Motoyama to talk about pickleball at the Castro Park Tennis courts. There is new information that I would like to share with all of you, to bring us all on the same page regarding the status of the pickleball program at Castro.

In Spring of 2021 the EC Parks and Rec Commission approved the conversion of the Castro courts from two tennis courts into six permanent pickleball courts. (We had successfully lobbied to get this into the EC Master Plan in 2019). To accelerate the project, the East Bay Pickleball Association, our 501c3, has agreed to fund the full cost of this conversion (paying for pickleball nets, court painting, etc.). At the time, we all felt this conversion would happen within the coming year (2021).

However, in December of 2021 Chris Jones informed us that the city and the WCCUSD needed to renew their very dated land use agreement for all of Castro Park. He said this would need to be signed off on before

improvements could be made on the tennis courts. As background, the school district owns the land at Castro Park (the entire park, not just the tennis courts), but the city finances the improvements, including the clubhouse, restrooms, baseball field, tennis courts, etc. At the time, we were all under the impression that this would just cause a short delay.

In fact, the agreement has still not been signed, after 20 months of negotiation. When I spoke to Lisa, Tessa and Paul at the end of last year, Chris was under the impression that the terms had all been worked out and it was now in the hands of the attorneys. We thought signatures were imminent. However, it continued to drag on due to staff turnover, other priorities, etc. Finally in May the district provided the city with a contract. Upon examination, however, **it included a clause that stipulated the district could cancel the agreement at any time, with six months' notice**. The city challenged this and countered with a request that if the district cancelled the agreement, they would reimburse the city for improvements made on the property. I believe that is where negotiations stand at this point.

Knowing that relations between the city and the district are delicate, I have steered clear of approaching the district management directly over the 20 months to inquire about the delays (although some of our members went ahead and did so). However, the 6-month cancellation clause puts us in a bind -- how wise would it be to invest many thousands of dollars in pickleball improvements at Castro, only to have them (possibly) taken away after a short time? I therefore wrote to Superintendent Hurst and Associate Superintendent Freese in July asking if they would consider adding a clause to the agreement that would exempt the pickleball courts from the 6-month clause for xx years (I suggested 10-15), just so that our investment would be protected. After all, being reimbursed for the improvements is no real benefit to us if it means we no longer can play pickleball anywhere in El Cerrito. Luis Freese replied: "Thank you for letting us know about your concerns about the long-term use of the courts. We will take this into consideration when finalizing the agreement."

Meanwhile, Castro Park, which I would wager generates more revenue than all the other EC tennis courts combined, has had all maintenance deferred pending the agreement. The courts are now in deplorable condition -- badly impacted by the rains last winter. The window of time for court improvements is limited by the need to avoid work during the rainy season, so once again the clock is ticking.

Without a fundraising target (Chris does not want to solicit bids until the contract is signed) we continue to hold fundraising events. Pickleball is so popular that it is an easy to raise money -- players are very willing to give. We are a tight-knit, constantly-growing community. So far in 2023 these efforts include:

- Proceeds from **Monthly Round Robins** at Castro, led by **Paul Taruskin: $4,200**
- **East Bay Pickleball T-Shirt sales,** donated by **Scott Kane: $900.**
- **Lesbian Meetup Group**, led by **Linda Moran** and friends: **$880**
- Instructors who have set aside a portion of their clinic proceeds to help support the courts: **$410**

This has brought our total to over $60,000.

One of our members spoke to Chris Jones yesterday, and he informed her that he had again nudged the district to get an updated agreement.

My purpose in writing is to let you know where this project stands and why nothing has happened (with my limited knowledge). We realize that the use of the tennis courts is a very small matter in the overall land use agreement, and in the priorities of the District and the City, but it's of enormous importance to a large community, including many seniors, who rely heavily on pickleball for health and social reasons.

I don't know what it will take to get this contract across the finish line, but we are waiting with bated breath and yearn for better pickleball courts in El Cerrito.

Sincerely,

Cathy Taruskin
USA Pickleball Ambassador, El Cerrito
EC Resident since 1987

From: Gary Prost
To: City Clerk
Subject: Not on the Agenda: Vegetation Abatement in the Hillside Natural Area - Big Thank You!
Date: Tuesday, August 15, 2023 9:41:15 AM

Caution! This message was sent from outside your organization.

City Council Meeting Aug 15 2023

Mayor Motoyama and City Council,

I am Gary Prost with Make El Cerrito Fire Safe. If you are not already aware, Contra Costa County-hired crews have been clearing brush around the Hillside Natural Area 100 ft shaded fire break off and on for the past few weeks. They have completed the stretch from Earl Court to Buckingham along the east (uphill) edge of HNA. The requests were submitted by our group of neighbors using the Measure X portal, and were supported, supervised, and coordinated by the EC FD. I would like to personally and enthusiastically thank the Fire Department, and Chiefs Saylors and Beckman, for their continued support of this effort. There is more to be done.

We need only look at what just happened in Lahaina, Maui, to see what a wind-driven fire can do to a community in a matter of minutes. Doesn't matter if you're in the hills or flats, when you are in the way of a wildfire, you better have your vegetation under control and your home hardened. The alternative is devastation and death.

Thank you,

Gary Prost
[redacted]

[redacted]

From: Sue Duncan
To: City Clerk
Subject: Public Comment, not on agenda
Date: Tuesday, August 15, 2023 1:39:25 PM

Honorable Mayor and Council Members,

Sadly, tragically, another deadly wildfire has occurred.

It should remind all of us that what we saw happen on Maui, and before that in Coffey Park, Paradise, the Oakland/Berkeley Tunnel fire and too many others, that it can happen here in El Cerrito.

El Cerrito has the fuel, the Diablo Winds and houses close together with vegetation in between them.

It should also remind us that once a wildfire enters and starts to burn neighborhoods, that it is next to or impossible to fight that fire.

With 81 mph winds, the Lahaina fire spread at a mile per minute. True, usually our Diablo Winds aren't that strong but the winds that fanned the Oakland fire were 60-65 mph. Keep in mind that from the top of Terrace Drive above the Arlington to the Costco parking lot is 3.2 miles per the map. This is not a lot of distance for fire to travel rapidly.

All of El Cerrito is at risk.

It is imperative that the city find more funds to maintain the recent work that has been done in HNA, creating a 100-foot defensible space from property lines. It also must fund more continued work.

Thank you,
Sue Duncan

From: Scott Tipping [redacted]
Sent: Tuesday, August 15, 2023 1:55 PM
To: City Clerk
Subject: Not on Agenda - HNA Fire Hazards (+ Measure X shaded fuel break)
Attachments: 1994.05.01_EC_HNAFireHazardReductionPlan.pdf; El Cerrito Kensington Wildfire Action Plan 2017.pdf

https://www.el-cerrito.org/DocumentCenter/View/19267/19940501_EC_HNAFireHazardReductionPlan
http://www.el-cerrito.org/DocumentCenter/View/7216/041817-4c

Caution! This message was sent from outside your organization.

Honorable Mayor and Council members,

We have just had the most deadly wildfire in over 100 years in the USA. No one expec this to happen in Lahaina. All of El Cerrito is in A VERY HIGH FIRE or HIGH FIRE ZONE! We do expect it and yet El Cerrito government seems to ignore this fact! We had a grass fire caused by electric malfunction this week that could have easily been catastrophic if conditions were slightly different, and our wonderful fire department had not been able to respond so quickly and completely.

We CAN NOT reasonably change the weather or conditions that lead to the coming fire. We CAN REDUCE HAZARDOUS VEGETATION and help reduce chances of a catastrophic fire disaster. Many m

Please take time to read this comprehensive email thread and inform noted at a time when you are able to fully take in the information here.

Unfortunately I find it necessary to write to you again, little has been done by the city of El Cerrito to mitigate the extreme fire danger in the Hillside Natural Area since speaking before you all in June of 2023. There was a few minor efforts immediately after I spoke, to trim tall dry grass in a few areas, however this was too little too late, and the city's contractor didn't complete work prior to the 4th of July when danger is often greater. Four foot tall dry grass was all over the hillside where people smoked and attempted to watch fireworks. Fortunately we've had a foggy cool summer and lower risk of fire, so far.

Some good news, I and a group of concerned El Cerrito citizens were able to research and access Contra Costa County's Measure X services for Vegetation management crews to help begin to establish a 100' shaded fuel break along the HNA property lines. This is only a start, and in no way releases the City of El Cerrito of its responsibility to ensure the safety of its citizens. We are thankful for the cooperation of ECFD and CON Fire in this process, and our fellow citizen who assisted in establishing communication with the county. MUCH, MUCH, MORE needs to be done. We look forward to the City providing proper ongoing maintenance to these areas, to a much higher standard than has generally been done over the past 10 years. Further hazardous fuel load reduction to decrease fire risk in El Cerrito must become a VERY HIGH PRIORITY, to match the very high risk.

In my June 2023 email, I noted that in recent city management reports, the amount of fire prevention work noted in HNA seemed to be inaccurate, by this I mean over reported for the amount of work accomplished. Since that time I've gone back and further reviewed several years of these reports and it appears there has been an ongoing pattern of misinformation relayed by City staff in these reports. Again, reading the 2017 El Cerrito Wildfires Action Plan (currently adopted plan and guiding document adopted by EC city council and ECFD) and 1994 Fire Hazard Reduction Plan, and then walking these areas in HNA near homes makes it obvious the these plans have not been implemented as stated in the reports. I have hundreds of photos and videos over the years in some areas to show this.

It's time for the City of El Cerrito to truly make this a high priority, and get things done, not just talk about it. It seems there is a lot of reliance on the recent grant to create yet another plan for fire hazard reduction in the HNA. For some reason the upcoming Hillside Natural Area Fire Resilience and Forest Conservation Management plan underway only

seems to dedicate around $29,000 of the $144,000 proposal to wildfire expertise. (See below summary of costs inserted). Please keep in mind the entire purpose for this grant was to provide vegetation reduction and fire safety for WUI's like ours in El Cerrito. The city must ensure the plan have a heavy focus on safety of the city and wildfire hazard reduction. That's the point of the plan in the first place. The city has failed at each previous attempt to implement a vegetation fire safety plan, primarily due to lack of funding. This can't happen again.

LSA

Proposal for Hillside Natural Area Fi
and Forest Conservation Managem

4. Cost Proposal

20230647.P	
City of El Cerrito Hillside Natural Area Plan	
Phase 01	**Project Site Assessment a Preparation**
1.1	Project Initiation
1.2	Analysis
1.3	Community Engagement (Cascadia)

This problem hasn't happened overnight and can't be resolved overnight, but much much more needs to be done now.

Thank you for you close attention to these matters.

Take Care,
Scott Tipping

From: Scott Tipping [redacted]
Date: June 6, 2023 at 1:33:59 PM PDT
To: cityclerk@ci.el-cerrito.ca.us
Cc: Scott Tipping [redacted]
Subject: Not on Agenda - HNA Fire Hazards (corrected)

Honorable Mayor and Council Members,

I spoke before Council in 2018 and have spoken to most of you at one time or another about many of our fellow El Cerrito residents great concern about fire hazards in the Hillside Natural Area.

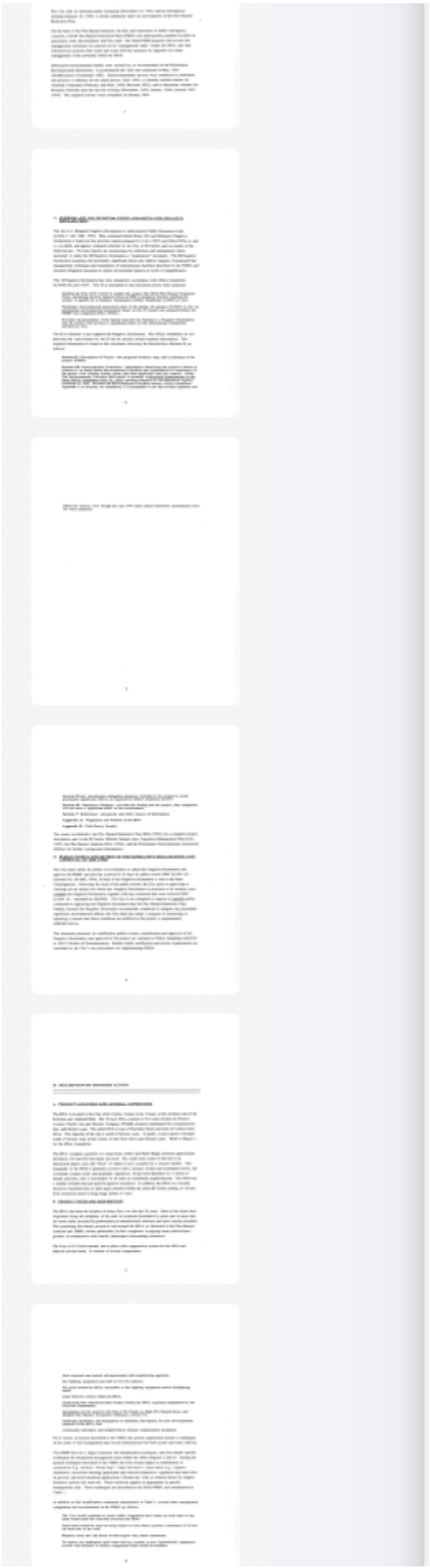
The responsibility for managing the Hillside Natural Area (HNA) is the City of El Cerritos responsibility and it's my understanding it falls under the Department of Public Works in the city of El Cerrito. The HNA is a substantial fire hazard and this hazard has only increased over the decades of inadequate vegetation management.

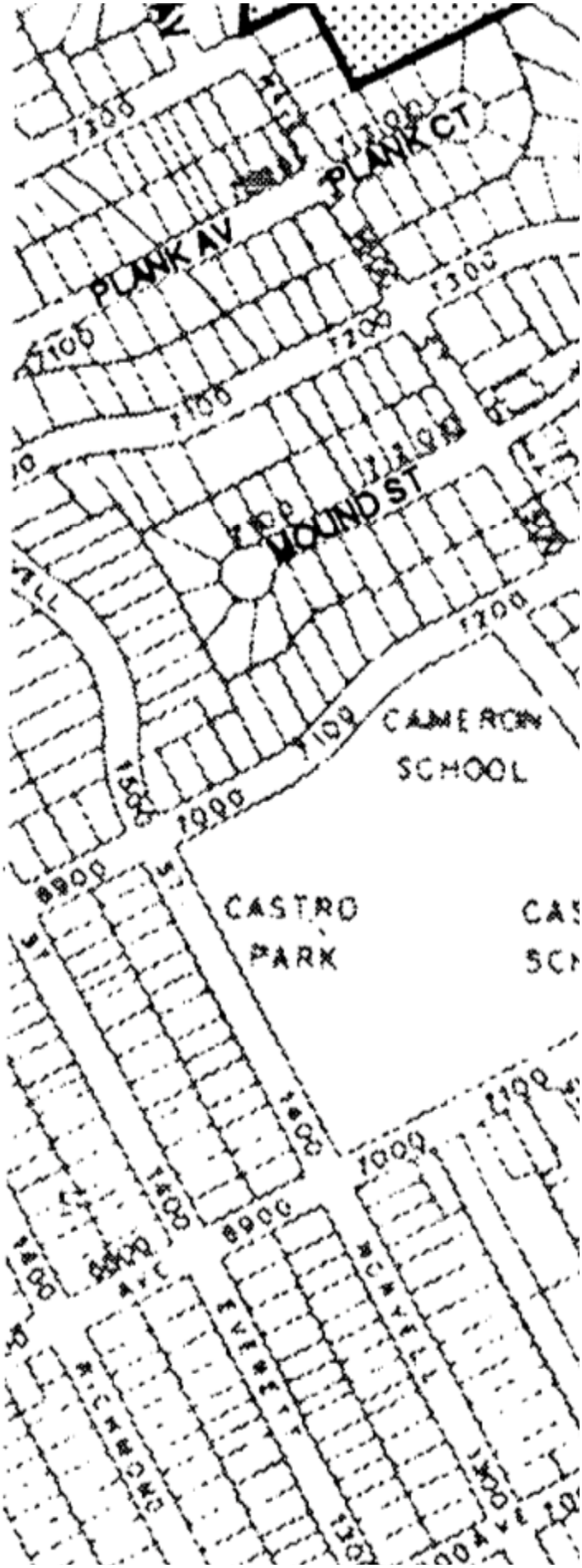
Over the past 10 years the quality of vegetation management and fuel reduction for fire safety has degraded substantially. Even the most basic measures such as string trimming of tall dry grass seldom occurs, and has not occurred at all in the past 3 years in area south of King Ct. I feel whom ever is now overseeing the vegetation management in HNA should be removed from having responsibility of anything related to fire safety in the HNA. Someone with the proper qualifications for fire safety should be directing all fuel reduction efforts and expenditures in HNA and especially within 200 feet of property lines upslope from the HNA.

In my opinion, the City of El Cerrito is displaying ***gross negligence*** by its lack of fuel load and vegetation management in the HNA. The responsible party (The City of El Cerrito) knowing a hazardous situation exists and doing inadequate measures to reduce the known hazard makes them responsible.

There has been recent references in reports and statements in news letters that the city is following the 1994 EC HNA Fire Reduction Plan (attached) until new ~ 2025 "hillside, natural area wild fire resilience and forest conservation management plan," is implemented. This is simply not true, the City is NOT implementing the 1994 plan in any meaningful way. If the City were following this plan there would be a fuel break on the full upper slope / eastern border of HNA, within 100 feet of property lines, at a minimum. In addition the new plan will be the 4th such "plan" but has no meaningful implementation as it's only funded to do a plan, no actual work. Stop planning and start doing something!

(Insert from 1994 plan, shows recommended fuel breaks that have never been implemented).




PLANK CT
PLANK AV
MOUND ST
CAMERON
SCHOOL
CASTRO
PARK

The City and the personnel responsible for the HNA management are well aware of these hazards, and have documented this over decades, as have members of this city government.

When a fire occurs, and loss of property or worse happens, the City of El Cerrito will be held responsible. Substantially more efforts to reduce these hazards must occur immediately.

Respectfully,
Scott Tipping

From: Scott Tipping [redacted]
Date: February 21, 2023 at 2:54:41 PM PST
To: cityclerk@ci.el-cerrito.ca.us
Cc: Scott Tipping [redacted]
Subject: Not on Agenda - EC Wild Fire Action Plan 2017

Honorable Mayor Matoyama and Council members

Regarding: Hillside Natural Area vegetation management

My name is Scott Tipping and I've been a resident of El Cerrito for 20 years living adjacent to the Hillside Natural Area (HNA).

**** In my opinion, at a minimum, the city of El Cerrito should take immediate action to create a 100 foot fire safe zone between the Hillside Natural Area and property lines on the upslope (east border) of the HNA,**
in accordance with 2017 El Cerrito - Kensington Wildfire Action Plan. **

For the past 10 I've noticed a steady decline in vegetation management in the HNA. I've found this decline in very concerning due to ever increasing danger of Wildfires.

Due to the increase in Wildfire concerns, for the past five years, I've been much more active in learning about wildfire hazards, history of this topic in El Cerrito and efforts by the city of El Cerrito specifically in the Hillside Natural

Area, and have worked with volunteer fellow citizens, in addition to various members of ECFD and El Cerrito government.

In 2017, working with Contra Costa Fire, Diablo fire council, El Cerrito, fire, chief, El Cerrito arborist, and others, put together the "**El Cerrito – Kensington Wildfire Action Plan**" (pdf attached). That same year El Cerrito City Council adopted the plan. Unfortunately not much has happened since. I highly encourage each of you to read this plan, especially the executive summary and section 4.

In the past, the city of El Cerrito has spent tens of thousands of dollars and funded at least two other plans specific to the Hillside Natural Area, one in 1987 and a new updated plan after the Oakland Hills fire in 1994 specific to fire vegetation management. Unfortunately, my understanding is that the city never adopted the neither 1987 nor 1994 plan. As a result, the fire danger in the Hillside Natural Area has *literally* been allowed to grow for decades.

That being said, at least the 2017 Wild Fire Action plan was adopted by city council. Unfortunately, there's been more "plan" and little "ACTION" when it comes to wildfire vegetation management in the HNA over the past 10 years, and nothing significant since the 1994 plan was created and distributed. After doing a fair amount of research I found this has been the history with this subject in the city of El Cerrito.

It's time for ACTION regarding the Hillside Natural Area and fire safety. Much more needs to be done than is being done by the City of El Cerrito! Many of the cities own communications outline what a danger the vegetation and fuel loads are in Hillside Natural Area is with regard to wildfire safety. Even so, very little action has been taken to alleviate this growing danger.

It's long past the time for the city of El Cerrito to do more. I and many of my fellow citizens of El Cerrito look forward to substantial progress this year in making El Cerrito Fire Safe!

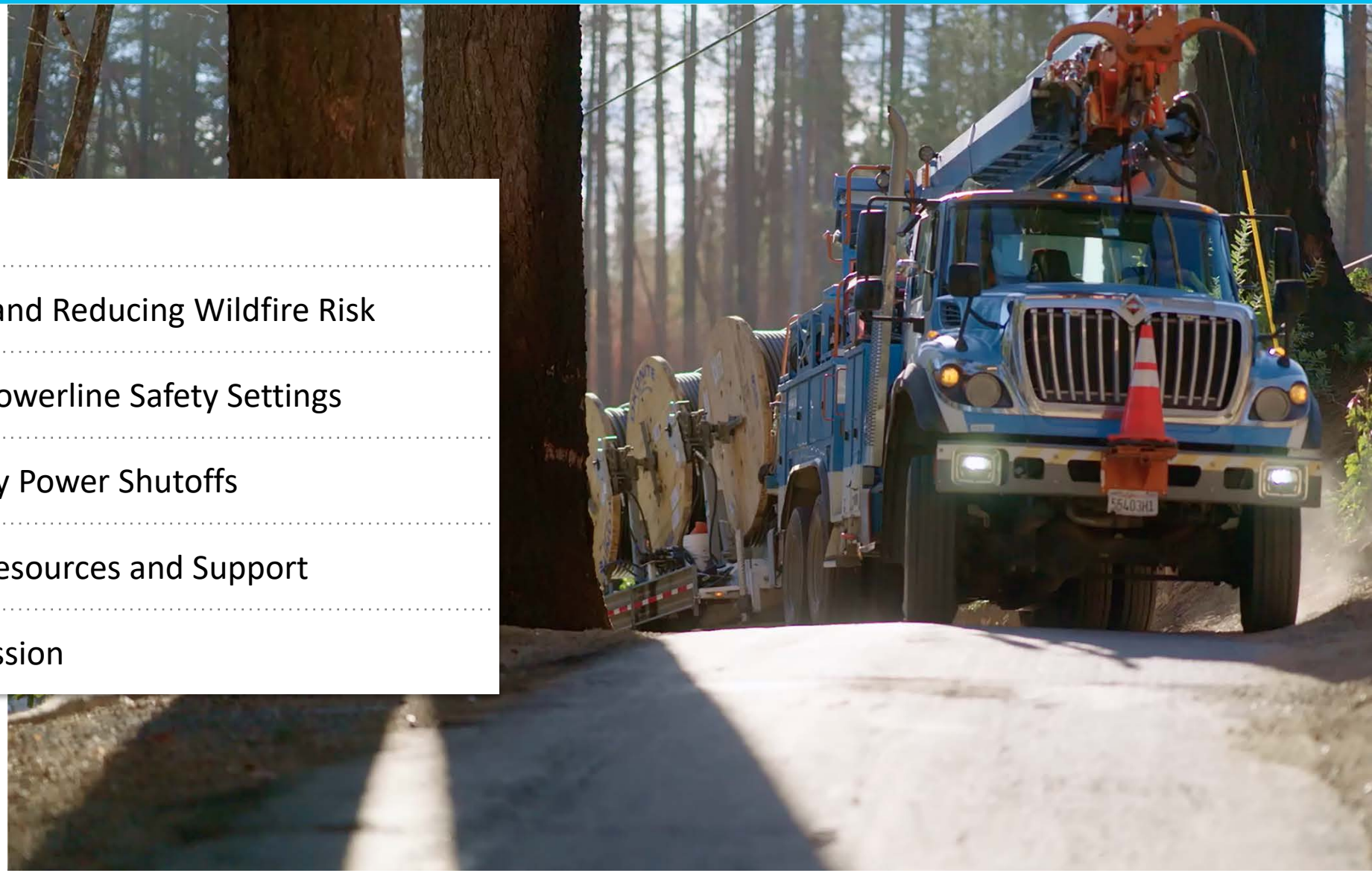
Thank you for your attention to this matter.
Scott Tipping

Pacific Gas and Electric Company

City of El Cerrito Local Government Forum

August 15, 2023

Topics For Discussion



1. Capacity
2. Identifying and Reducing Wildfire Risk
3. Enhanced Powerline Safety Settings
4. Public Safety Power Shutoffs
5. Customer Resources and Support
6. Open Discussion

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Capacity

Ensuring Capacity for New Customers

PG&E has a robust process for ensuring there is sufficient capacity to support new customers.

NEW CUSTOMER	PG&E

New customer requires electric power → Customer submits an application/job package* to PG&E → Planning Department reviews applications for normal and large customers → Identifies if reinforcements or upgrades to their system are needed → Conducts reinforcements and upgrades → **PG&E system is now capable of handling new capacity**

Planning Department reviews applications for normal and large customers → **If large customer** PG&E performs large load studies, as needed → Identifies if reinforcements or upgrades to their system are needed

***Application must include**:

- Load sheets
- Site plans
- Elevation plans
- Diagrams
- Spec sheets

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Capacity Projects in El Cerrito

PROJECT	TYPE	STATUS
Waldo Substation	Power transformer replacement	Start date: 07/25/2023
El Cerrito G Substation	Transfer trip relay replacement	Estimated start date: October 2023

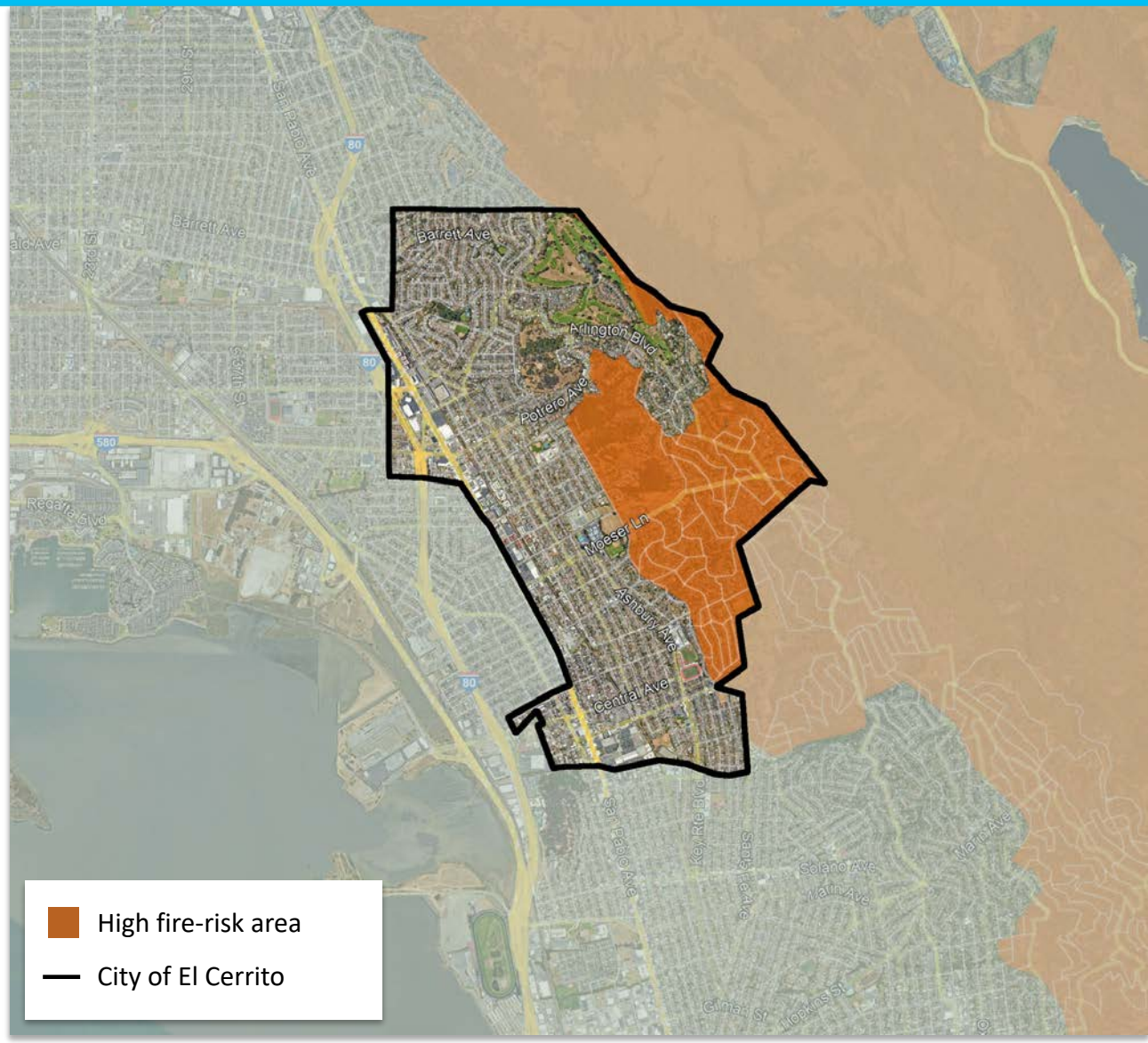
Capacity Coordination: Are there new developments on the horizon?

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Identifying and Reducing Wildfire Risk

Wildfire Risk in Your Community

PG&E's high fire-risk area map helps us target wildfire mitigation efforts in the areas and communities at highest risk.



Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Layers of Wildfire Protection

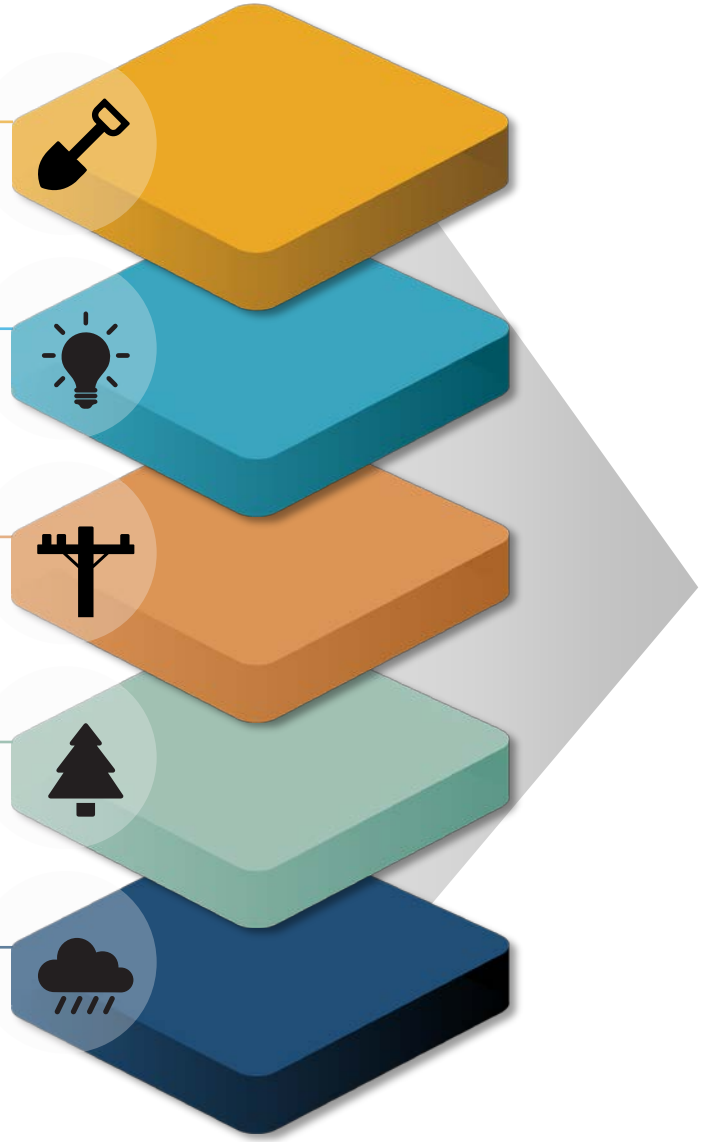
Undergrounding 10,000 miles of powerlines in highest fire-risk areas

Ensuring safety with enhanced protection and temporary outages

Installing stronger powerlines and poles

Keeping trees and branches away from powerlines

Using the latest technologies and equipment



Together,
These layers reduce wildfire risk from equipment

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Enhanced Powerline Safety Settings

Enhanced Powerline Safety Settings: A Technology To Prevent Wildfires

How It Works

Turning off power within one-tenth of a second if a tree branch or other object strikes the line.

Why We Do It

Stopping wildfires before they have a chance to start.

68%
reduction in ignitions*

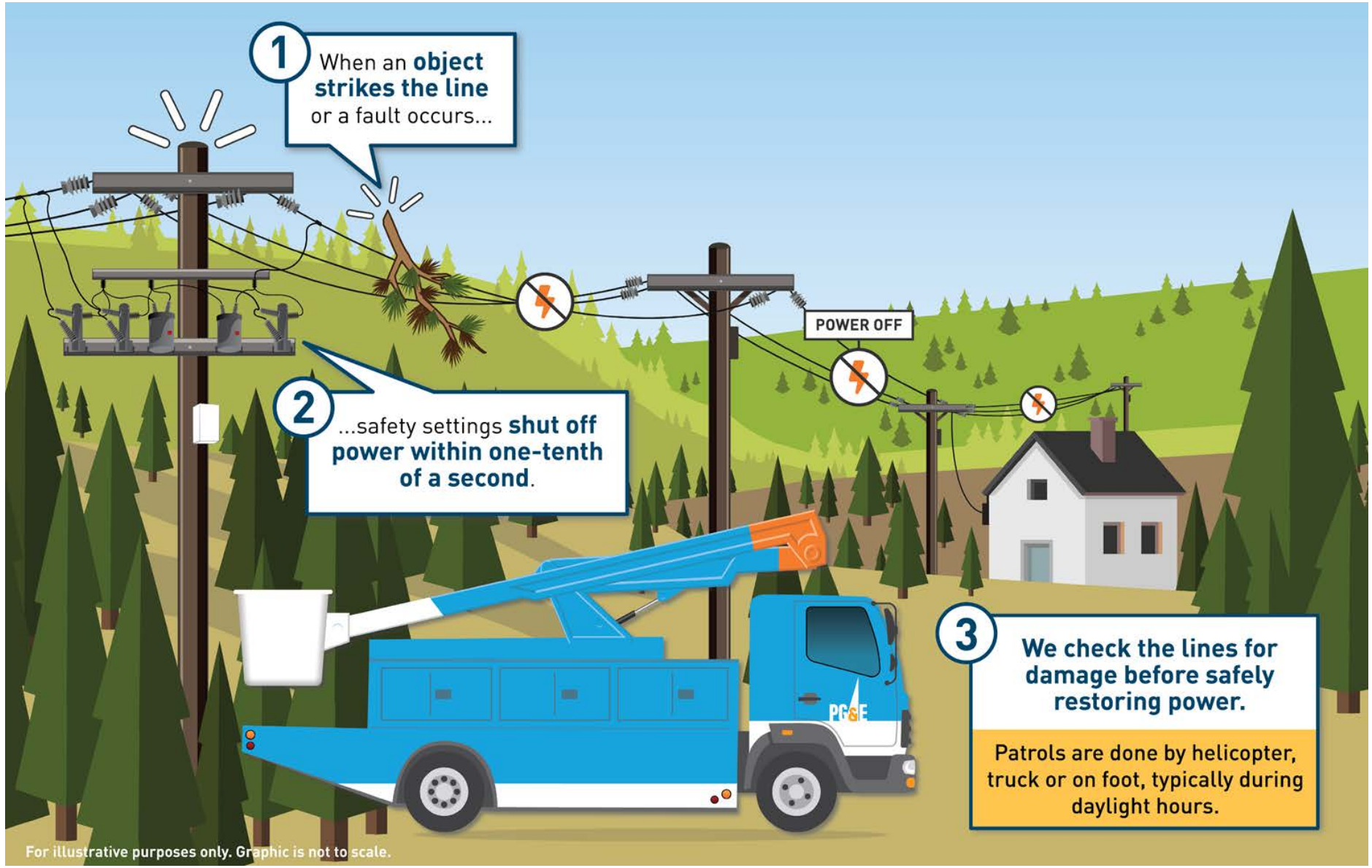
99%
reduction in fire size**

*Data is approximate; *Based on 2022 performance for CPUC-reportable ignitions in HFTD compared to 2018-2020 weather-normalized performance; **Relative to the 2018-2020 average*

SAFETY SETTINGS IN ACTION IN NAPA COUNTY

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Safety Settings, Step-By-Step



Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Public Safety Power Shutoffs

What is a Public Safety Power Shutoff?

High winds can cause tree branches and debris to contact energized electric lines, damage our equipment and cause a wildfire.

To prevent wildfires, we may need to turn off power as a last resort.

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

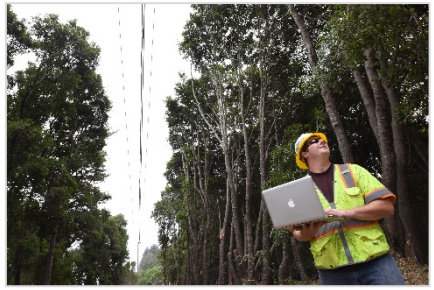
What Conditions Could Lead to a PSPS?

Low humidity levels of 30% and below

Forecasted high winds above 19 mph and gusts above 30-40 mph

A Red Flag Warning issued by the National Weather Service

Condition of dry material on the ground and low moisture content of vegetation



On-the-ground, real-time observations

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

How Are Customers Notified for a PSPS?

When We'll Notify

- **Watch** — 48-24 hours before power is turned off
- **Warning** — 4-1 hours before power is turned off
- When power is turned off
- After weather has passed
- If estimated restoration time changes
- Daily until power has been restored

How We'll Notify

Automated calls, texts and emails (available in 16 languages).

We will also use pge.com, social media and will inform local news and radio.

@pacificgasandelectric
@pacificgasandelectric
@PGE4Me

How To Receive Notifications For Any Address

Anyone can sign up for **address alerts in 16 languages** to receive PSPS notifications for any location, such as their work or child's school.

Enroll at: **pge.com/addressalerts**

Annual registration is required.

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Customer Resources

Customer Resources and Support for PSPS Outages and EPSS

Portable Battery Program EXPANDED ACCESS

No-cost portable backup battery solutions, mini-fridges, and insulin cooler wallets

pge.com/backuppower

Generator and Battery Rebate Program EXPANDED ACCESS

Rebates with purchase of a portable generator or battery

pge.com/backuppower

Self-Generation Incentive Program

Rebates to help customers purchase permanent battery storage

pge.com/sgip

Disability Disaster Access and Resources

Emergency preparedness planning, portable batteries, and support for Access and Functional Needs customers

pge.com/pspsresources

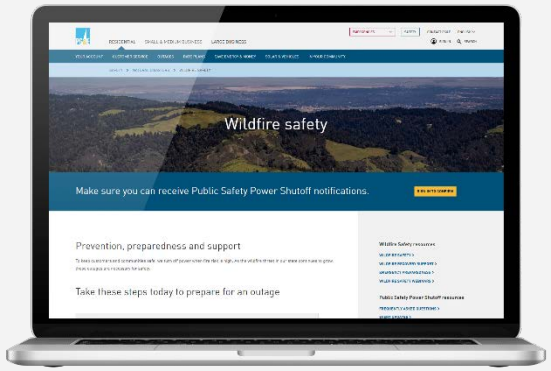
Fixed Power Solutions

Permanent, long-term backup power solutions for the most impacted customers

pge.com/residentialstorageinitiative

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

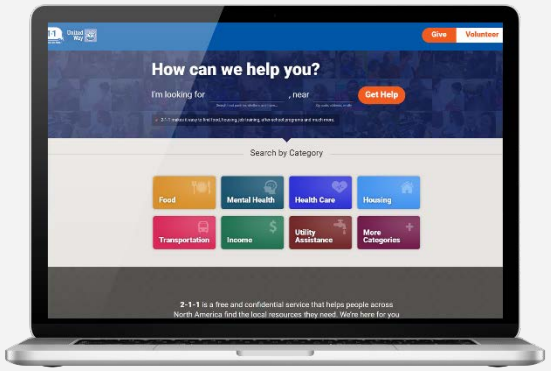
Customer Resources



Wildfire Safety

Information on wildfire prevention efforts

pge.com/wildfiresafety



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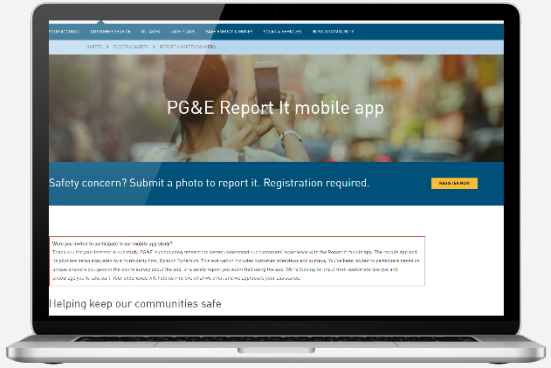

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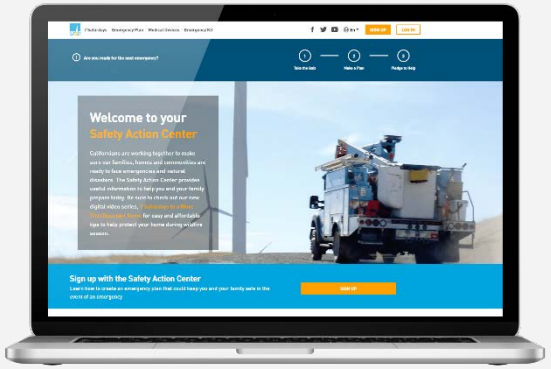

Safety Action Center

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Dedicated wildfire safety contacts: Hotline: 1-866-743-6589 | Email: wildfiresafety@pge.com

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Open Discussion

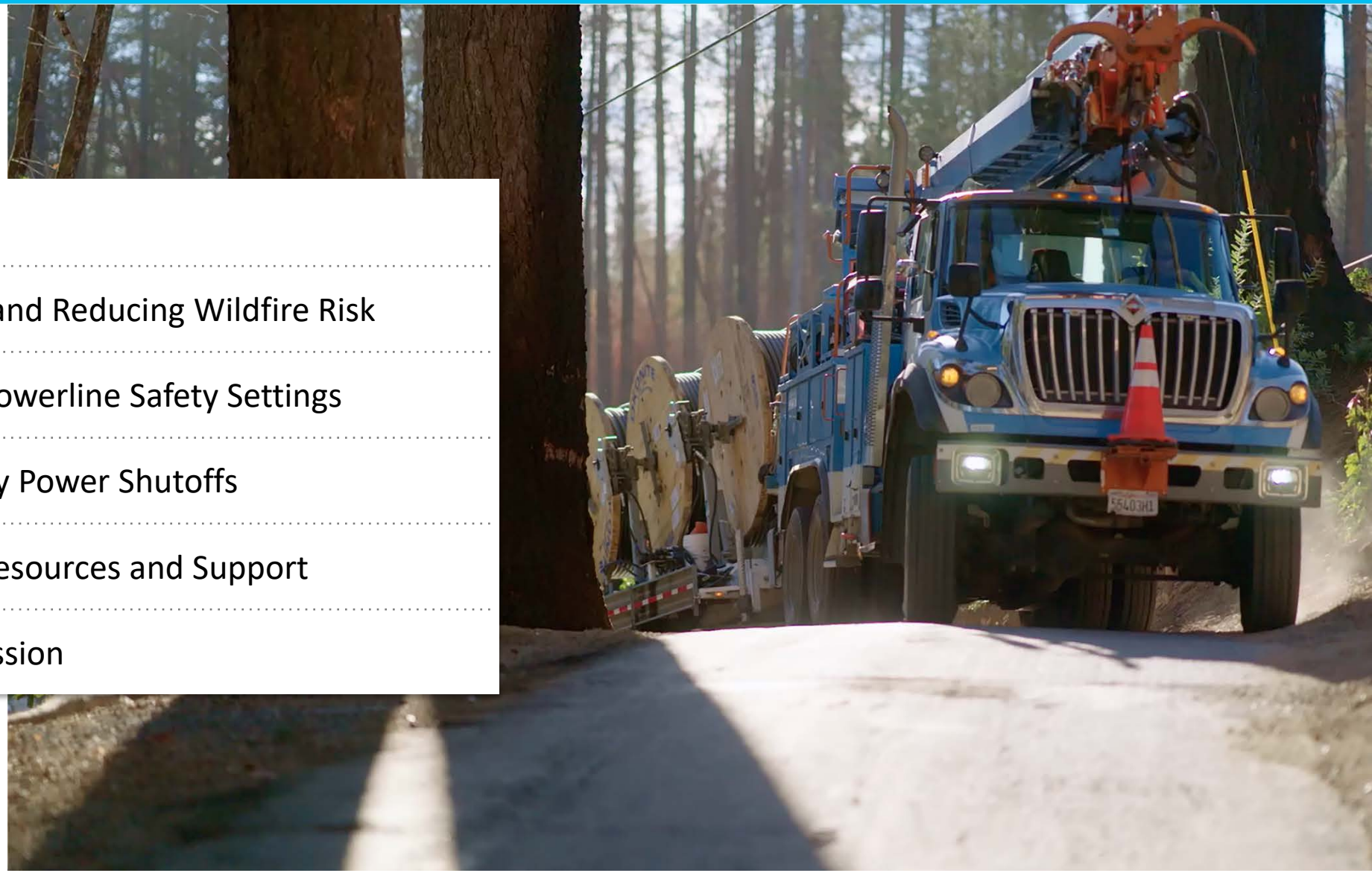
Thank You

Pacific Gas and Electric Company

City of El Cerrito Local Government Forum

August 15, 2023

Topics For Discussion



1. Capacity
2. Identifying and Reducing Wildfire Risk
3. Enhanced Powerline Safety Settings
4. Public Safety Power Shutoffs
5. Customer Resources and Support
6. Open Discussion

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Capacity

Ensuring Capacity for New Customers

PG&E has a robust process for ensuring there is sufficient capacity to support new customers.

NEW CUSTOMER	PG&E

New customer requires electric power → Customer submits an application/job package* to PG&E → Planning Department reviews applications for normal and large customers → Identifies if reinforcements or upgrades to their system are needed → Conducts reinforcements and upgrades → **PG&E system is now capable of handling new capacity**

Planning Department reviews applications for normal and large customers → **If large customer** PG&E performs large load studies, as needed → Identifies if reinforcements or upgrades to their system are needed

***Application must include**:

- Load sheets
- Site plans
- Elevation plans
- Diagrams
- Spec sheets

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Capacity Projects in El Cerrito

PROJECT	TYPE	STATUS
Waldo Substation	Power transformer replacement	Start date: 07/25/2023
El Cerrito G Substation	Transfer trip relay replacement	Estimated start date: October 2023

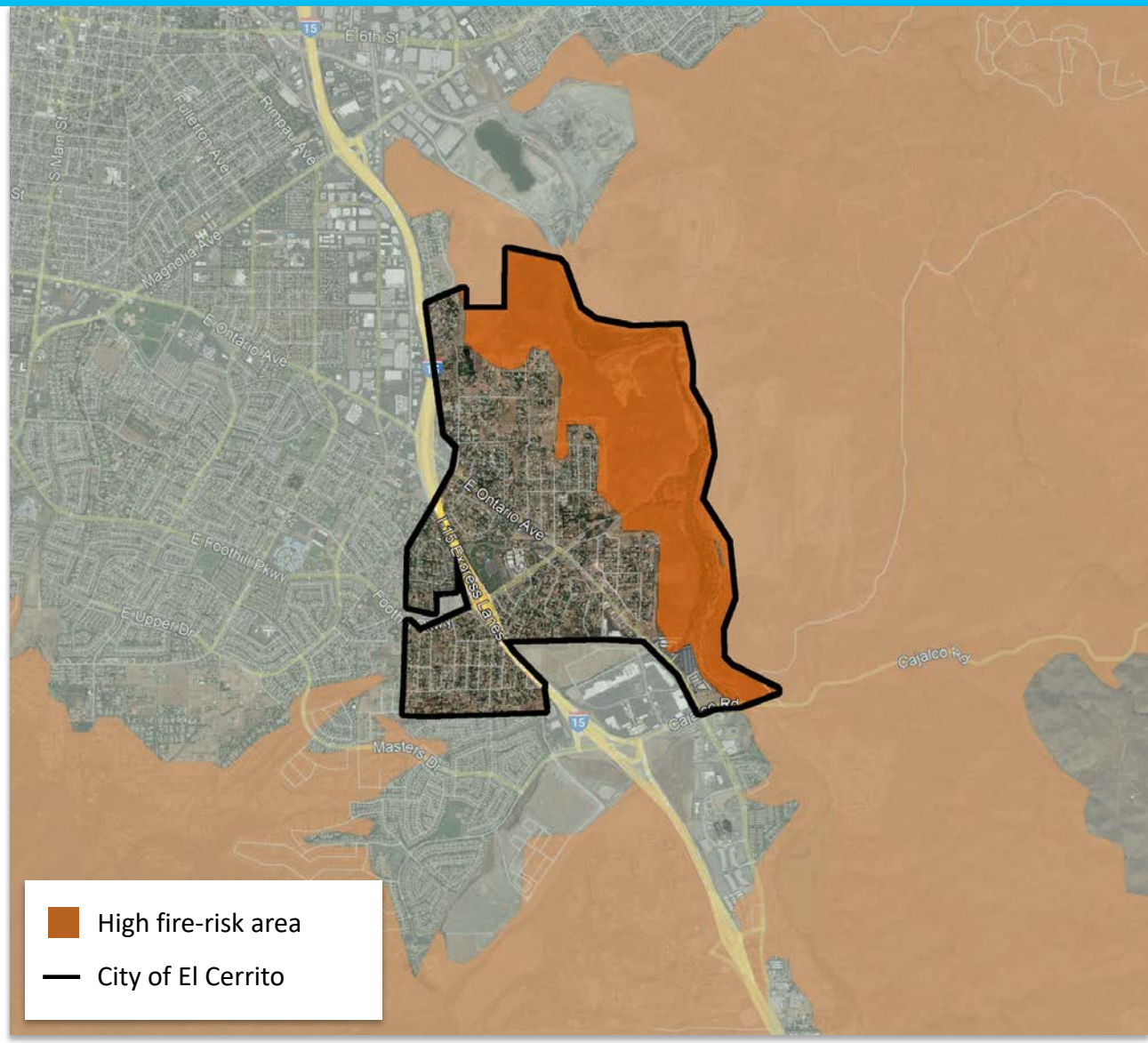
Capacity Coordination: Are there new developments on the horizon?

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Identifying and Reducing Wildfire Risk

Wildfire Risk in Your Community

PG&E's high fire-risk area map helps us target wildfire mitigation efforts in the areas and communities at highest risk.



Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Layers of Wildfire Protection

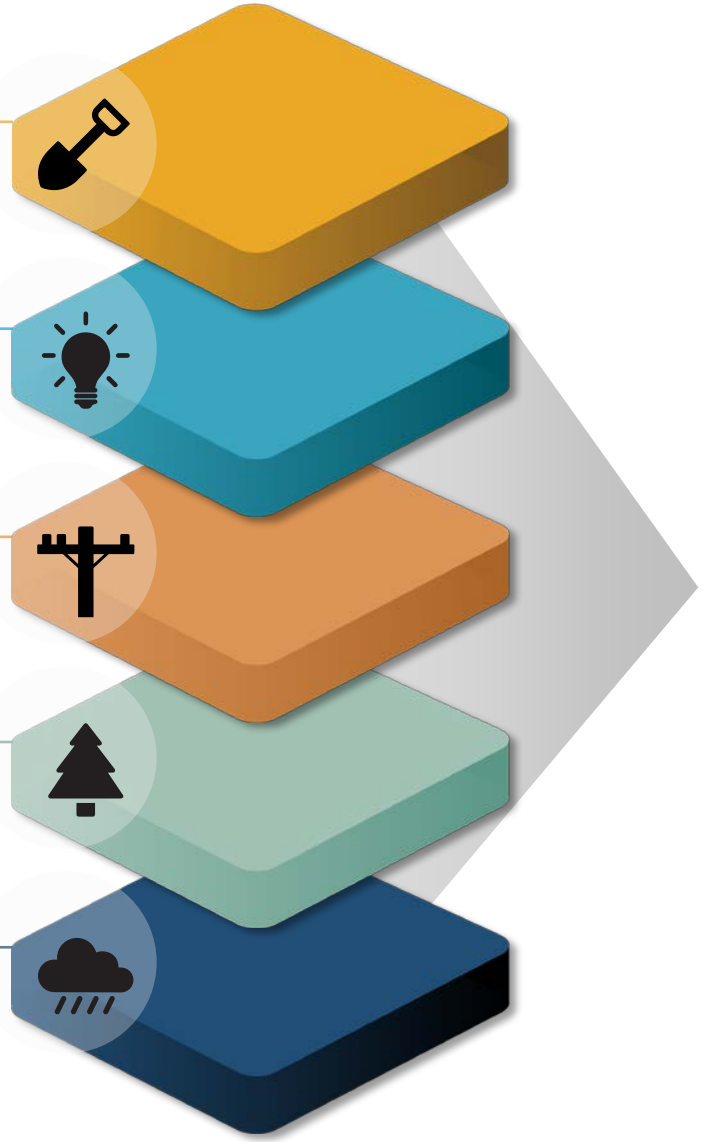
Undergrounding 10,000 miles of powerlines in highest fire-risk areas

Ensuring safety with enhanced protection and temporary outages

Installing stronger powerlines and poles

Keeping trees and branches away from powerlines

Using the latest technologies and equipment



Together,
These layers reduce wildfire risk from equipment

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Enhanced Powerline Safety Settings

Enhanced Powerline Safety Settings: A Technology To Prevent Wildfires

How It Works

Turning off power within one-tenth of a second if a tree branch or other object strikes the line.

Why We Do It

Stopping wildfires before they have a chance to start.

68%
reduction in ignitions*

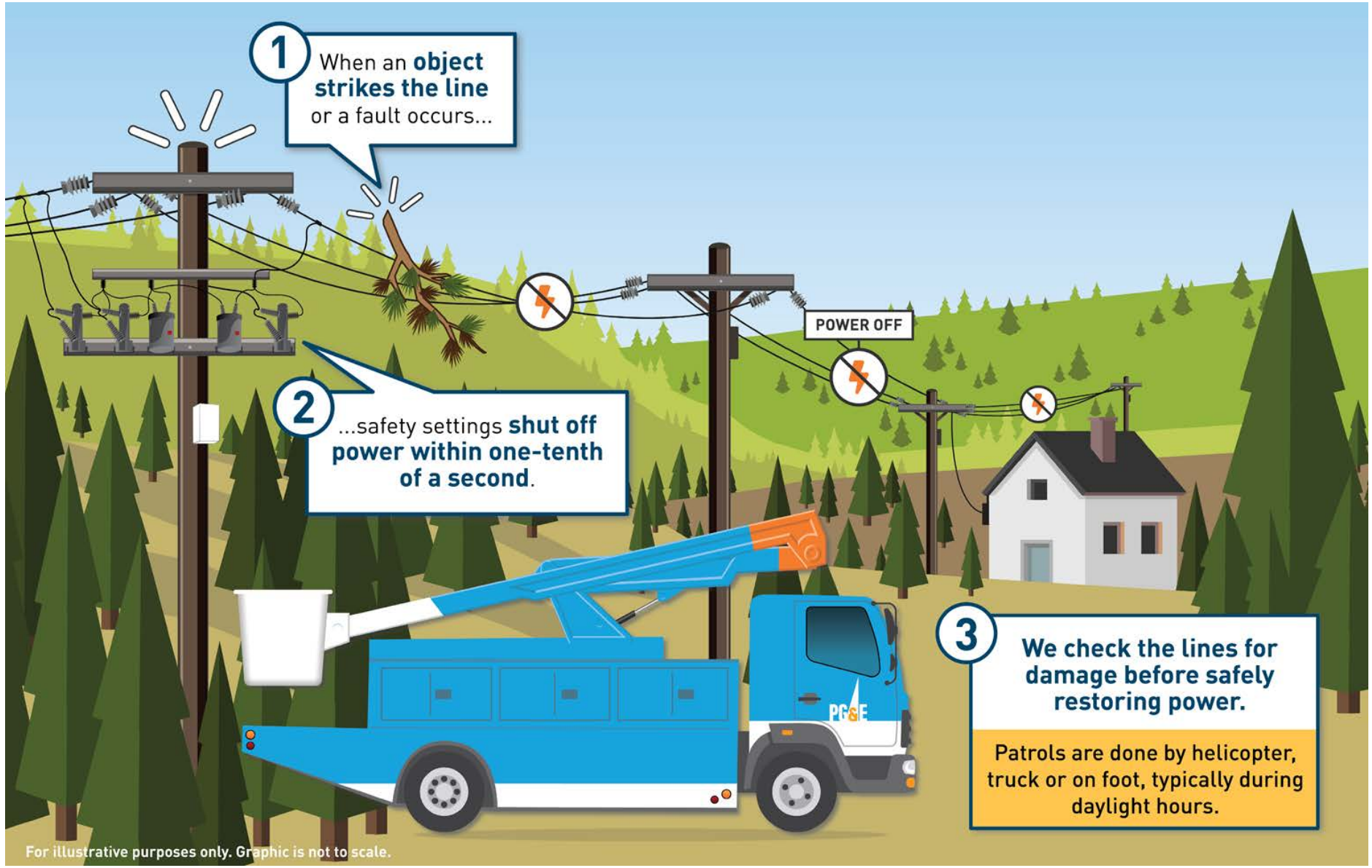
99%
reduction in fire size**

*Data is approximate; *Based on 2022 performance for CPUC-reportable ignitions in HFTD compared to 2018-2020 weather-normalized performance; **Relative to the 2018-2020 average*

SAFETY SETTINGS IN ACTION IN NAPA COUNTY

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Safety Settings, Step-By-Step



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Public Safety Power Shutoffs

What is a Public Safety Power Shutoff?

High winds can cause tree branches and debris to contact energized electric lines, damage our equipment and cause a wildfire.

To prevent wildfires, we may need to turn off power as a last resort.

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

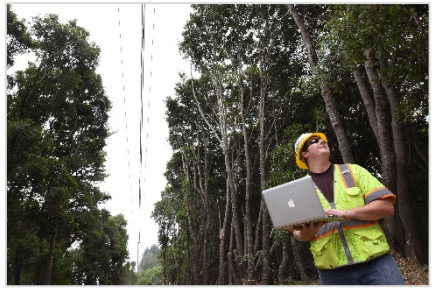
What Conditions Could Lead to a PSPS?

Low humidity levels of 30% and below

Forecasted high winds above 19 mph and gusts above 30-40 mph

A Red Flag Warning issued by the National Weather Service

Condition of dry material on the ground and low moisture content of vegetation



On-the-ground, real-time observations

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

How Are Customers Notified for a PSPS?

When We'll Notify

- **Watch** — 48-24 hours before power is turned off
- **Warning** — 4-1 hours before power is turned off
- When power is turned off
- After weather has passed
- If estimated restoration time changes
- Daily until power has been restored

How We'll Notify

Automated calls, texts and emails (available in 16 languages).

We will also use pge.com, social media and will inform local news and radio.

@pacificgasandelectric
@pacificgasandelectric
@PGE4Me

How To Receive Notifications For Any Address

Anyone can sign up for **address alerts in 16 languages** to receive PSPS notifications for any location, such as their work or child's school.

Enroll at: **pge.com/addressalerts**

Annual registration is required.

Some of the measures included in this presentation are contemplated as additional precautionary measures intended to further reduce the risk of wildfires.

Customer Resources

Customer Resources and Support for PSPS Outages and EPSS

Portable Battery Program EXPANDED ACCESS

No-cost portable backup battery solutions, mini-fridges, and insulin cooler wallets

pge.com/backuppower

Generator and Battery Rebate Program EXPANDED ACCESS

Rebates with purchase of a portable generator or battery

pge.com/backuppower

Self-Generation Incentive Program

Rebates to help customers purchase permanent battery storage

pge.com/sgip

Disability Disaster Access and Resources

Emergency preparedness planning, portable batteries, and support for Access and Functional Needs customers

pge.com/pspsresources

Fixed Power Solutions

Permanent, long-term backup power solutions for the most impacted customers

pge.com/residentialstorageinitiative

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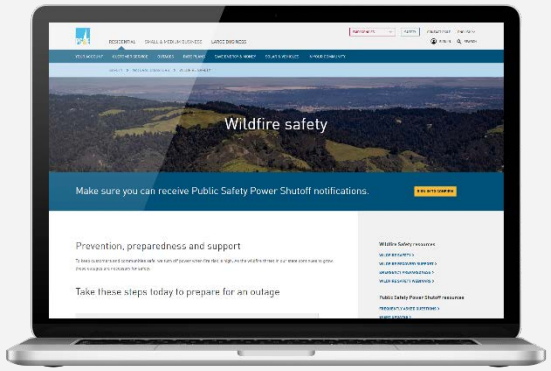
Customer Resources



Wildfire Safety

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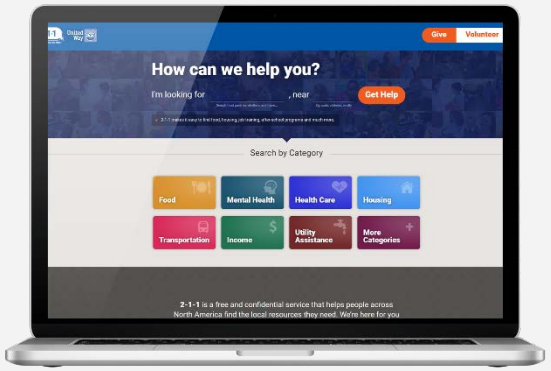

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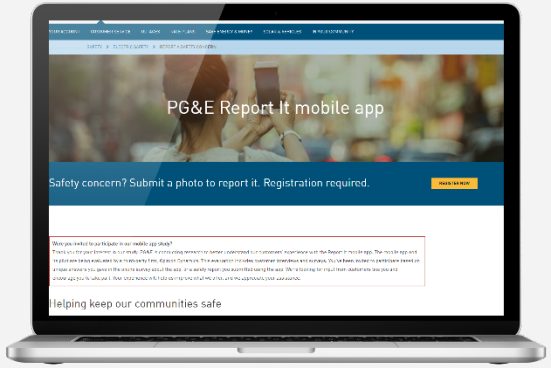

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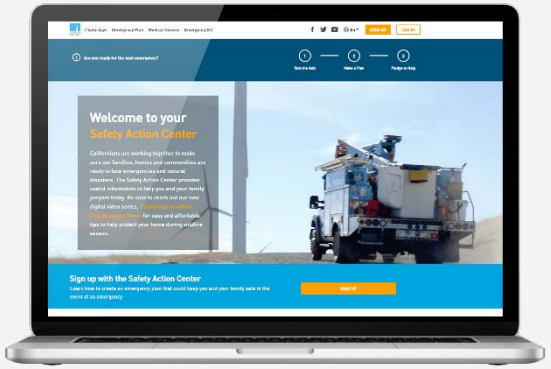

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Open Discussion

Thank You

THE CITY OF EL CERRITO

2023-2031

Housing Element Update

City Council
August 15, 2023

What is the Housing Element?

- Required element (topic area) of the General Plan
  - Plan to meet current and future housing needs of all community members
  - “Fair Share” of the regional housing need
- Updated every 8 years
  - State-mandated deadline: January 31, 2023
- Requires review and certification from Department of Housing and Community Development (HCD)

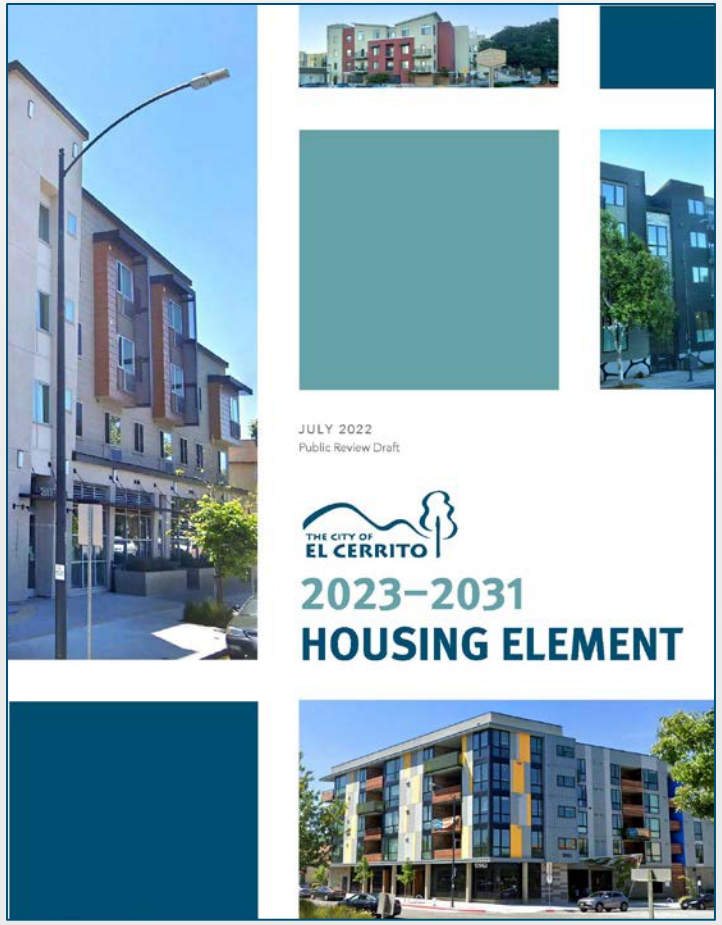
Housing Element Contents and Organization

Chapters

1. Introduction
2. Needs Assessment
3. Fair Housing Assessment
4. Sites Inventory
5. Constraints Analysis
6. Opportunities for Energy Conservation
7. Housing Plan

Appendices

A. Evaluation of the Previous (2015-2023) Housing Element
B. Community Engagement
C. BART TOD Housing Element Letter



Regional Housing Needs Allocation (RHNA)

Every city and county must plan to accommodate its "fair share" of the regional housing need.

State

California
(Housing and Community Development)

Region

ABAG
(Association of Bay Area Governments)
Regional Housing Needs Determination (RHND)
441,176 units

Cities & Counties

Local Jurisdictions
Regional Housing Needs Allocation (RHNA)
City of El Cerrito RHNA = 1,391 units

RHNA Housing Needs by Income Level

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

Total "lower income" = 526 units

38% of RHNA

Public Engagement and Feedback

- Project Webpage & FAQs
- Online Survey
  - 215 responses
- Community Workshop #1 – April 26, 2022
  - 24 participants
- Planning Commission-Sponsored Community Workshop #2 – August 1, 2022
  - 7 participants

What did we hear?

- Support for building affordable housing
- Concerns about gentrification and displacement
- Constraints on housing development
- Other concerns

HCD Submittal & Revisions Process

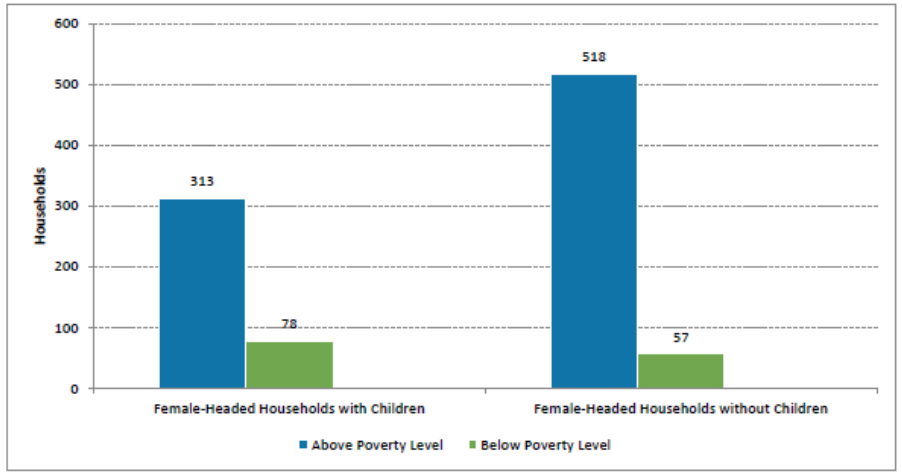
July 29, 2022	Public Review Draft released
September 19, 2022	Draft Housing Element submitted to HCD for 90-day review
December 12, 2022	Received 1st HCD comment letter
March 20, 2023	Draft Housing Element revised and submitted to HCD for 60-day review
May 19, 2023	Received 2nd HCD comment letter
June 8, 2023	Draft Housing Element revised and posted online
July 14, 2023	Received Preliminary Review comments from HCD
July 19, 2023	Draft Housing Element revised and posted online (Errata)
July 27, 2023	Planning Commission Hearing
July 27, 2023	Received Conditional Approval Letter from HCD
August 15, 2023	City Council Adoption Hearing

Revisions to Draft Housing Element

- **Chapter 1: Introduction**
  - Added additional information on public comments received during HCD review and described how community feedback informed Housing Element programs

- **Chapter 2: Housing Needs Assessment**
  - Added supplemental data and analysis on Extremely Low-Income (ELI) households, housing cost burden, and resources available to special housing needs groups

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.

The Contra Costa Housing Authority offers a Family Self-Sufficiency program for HCV participants to help low-income, single parents achieve economic independence from governmental assistance. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, and a variety of other benefits. The Workforce Development Board of Contra Costa County also offers free career development and job-seeking assistance and training that may be accessed by lower-income women.

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. Ohlone Gardens, built in 2015, is an example of an affordable housing development serving large households. Over one-third of the units have three bedrooms. The City's inclusionary ordinance requires that inclusionary units have a comparable square footage and the same bedroom count ratio as the market rate units, which helps to encourage larger affordable units incorporated into market rate development.

Revisions to Draft Housing Element

- **Chapter 3: Assessment of Fair Housing**
  - Provide more local data, contextual knowledge, and geographic descriptions to expand fair housing assessment and describe historic trends
    - Fair housing enforcement and capacity
    - Racially Concentrated Areas of Affluence (RCAA)
    - Homelessness
  - Expanded discussion in the Fair Housing Analysis of Sites Inventory to:
    - Include analysis of sites inventory in relation to key AFFH indicators
    - Include analysis to quantify, evaluate, and summarize inventory capacity relative to fair housing indicators by census tract

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.

3.2 Historical Context [5]

Housing and development are integral to the historical context of El Cerrito. The city's history, like much of California history, begins with Spanish colonization and the rancho system and is launched into the modern era in the 1880's with the development of the railroad. The historical development of El Cerrito is still reflected in the built environment, with commercial activity centered around San Pablo Avenue and the railroad; and was cemented through the 1954 Master Land Use Plan, which designated areas for single family and multiple family dwellings, apartment buildings and professional offices, commercial and industrial areas, and lands that would be set aside for parks, schools and other public uses. El Cerrito's history also includes the example of area in the Richmond Annex known as Bayview Number 1 that was annexed into El Cerrito because of substandard housing and inconsistent public services. In addition, there has also been opposition to multifamily development since the 1960s, which resulted in the city enacting a building moratorium in 1972.

Native Americans and Spanish Colonization

Native Americans inhabited the west Contra Costa County area for thousands of years before Europeans arrived. The Bay Area was mostly inhabited by the Ohlone. The tribelet living in the Rancho San Pablo/El Cerrito area was known as the Huchiuns. Very little detail of Huchiun life is known. The Spanish did not record Huchiun traditions or history since they planned to convert their way of life to align with European culture.

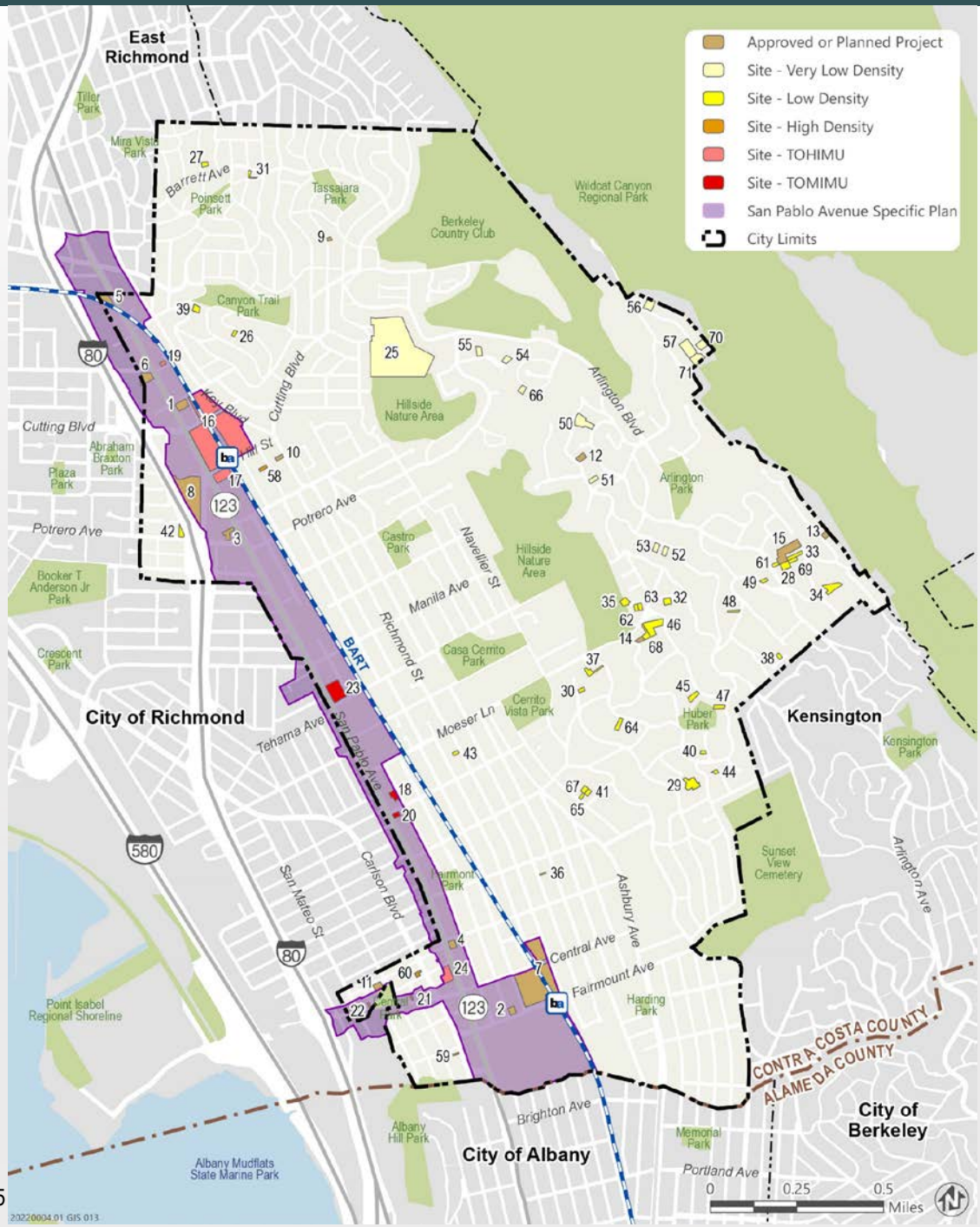
Spanish efforts to colonize Alta California, known as the area between San Diego and the San Francisco Bay area, began in 1697 when Jesuit priests first trickled into Baja California to spread Catholicism and Spanish culture. In those days Alta California was a province of the Viceroyalty of New Spain (today's Mexico). It remained largely unexplored until the mid-1700s when the Spanish began establishing settlements to counter the influence of the English, Russians, and French, who were beginning to show increased interest in the region. The Spanish planned a three-fold colonization plan: religious conversion, military presence, and municipal organization. By the end of 1776, seven missions spread the length of Alta California. Fourteen additional missions were founded between 1777 and 1823. Spanish communities developed around many of the missions. The missions, presidios, and villages spread Spanish culture and values in Alta California, ending the way of life for the native Huchinuns, who were pushed off their lands and forced into the mission system.

In 1817, Francisco Maria Castro requested a 17,938-acre land grant that eventually became Rancho San Pablo, which included a large portion of modern day El Cerrito. A prolonged legal dispute over Rancho San Pablo lands between

[5] The information in this section is largely from the El Cerrito Context Report, which was adapted from the 2012 El Cerrito Historical Society's "Draft Historic Context Statement."

Revisions to Draft Housing Element

- **Chapter 4: Sites Inventory**
  - Updated approved residential projects with additional details on project status, phasing, and timing
  - Updated discussion on the availability of the Del Norte BART Station site to reflect more recent information obtained through conversations with BART and more specific assumptions about existing uses on the site
  - Expanded description of environmental constraints and availability of infrastructure



Sites Inventory Summary

	Lower[1]	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	526	241	624	1,391
Approved and Planned Projects	494	611	607	1,712
Vacant and Underutilized Sites within San Pablo Avenue Specific Plan	497	315	218	1,030
Citywide Vacant and Underutilized Sites	0	0	134	134
Accessory Dwelling Unit (ADU) Projection	53	27	9	89
Total Capacity	1,044	**953**	**968**	**2,965**
Surplus(+)	*+518*	*+712*	*+344*	*+1,574*

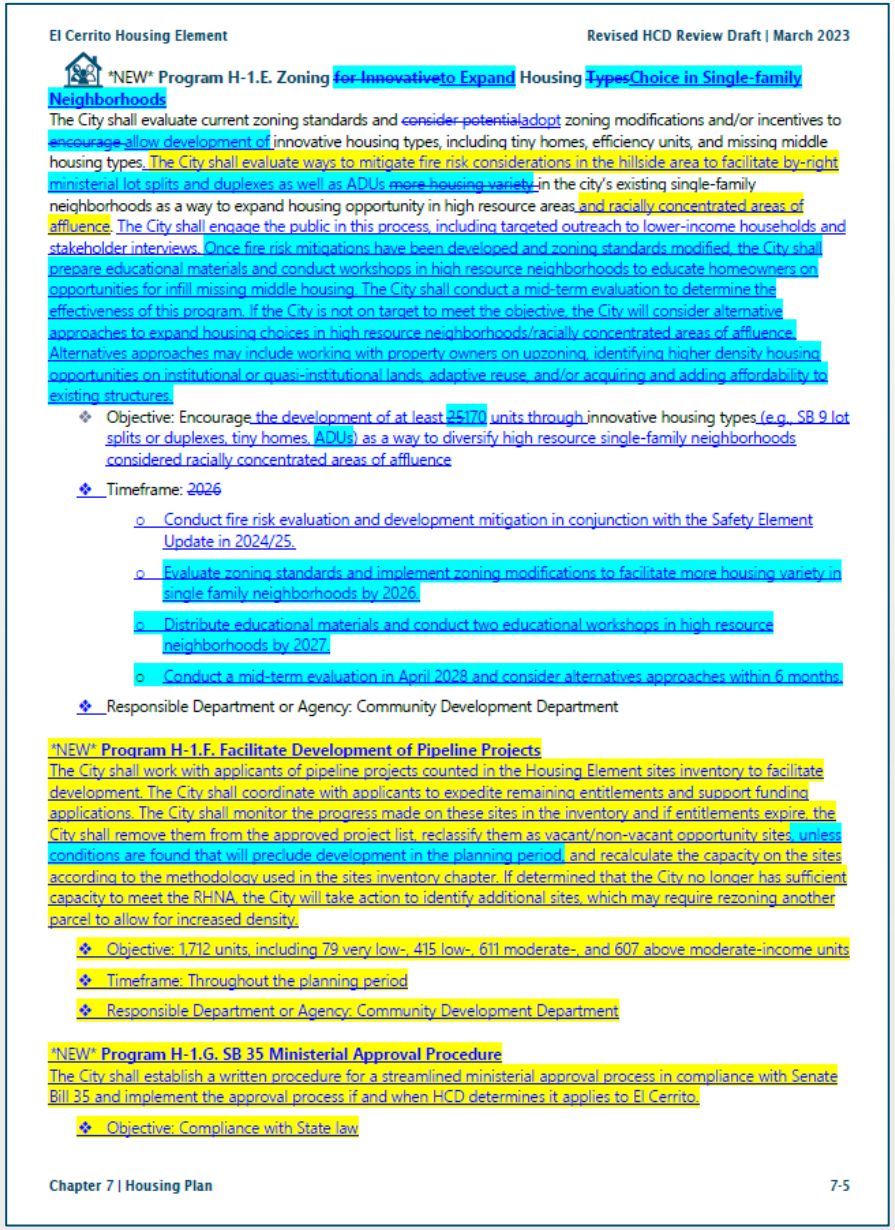
[1] *Lower-income includes extremely low-, very low-, and low-income.*

Revisions to Draft Housing Element

- Chapter 5: Constraints Analysis
  - Clarified which zones allow emergency shelters without discretionary action
  - Land use controls
  - Local processing and permit procedures
  - On/off site improvements
  - Inclusionary
- Chapter 6: Energy Conservation, Climate Action, and Sustainability
  - No Changes

Revisions to Draft Housing Element

- **Chapter 7: Housing Plan**
  - Strengthened actions to provide more specific timelines during the planning period
  - Modified programs to include more specific commitments to AFFH, timing, geographic targeting, and/or metrics
  - New Programs
    - 1.F. Facilitate Development of Pipeline Projects
    - 1.G. SB 35 Ministerial Approval Procedure
    - 1.H. Monitor Land Use Controls
    - 2.K. Infrastructure Priority for Affordable Housing
    - 4.E. Home Match Contra Costa
    - 4.F. Community Engagement and Capacity Building



El Cerrito Housing Element — Revised HCD Review Draft | March 2023

***NEW* Program H-1.E. Zoning ~~for Innovative~~to Expand Housing ~~Types~~Choice in Single-family Neighborhoods**

The City shall evaluate current zoning standards and ~~consider potential~~adopt zoning modifications and/or incentives to ~~encourage~~ allow development of innovative housing types, including tiny homes, efficiency units, and missing middle housing types. The City shall evaluate ways to mitigate fire risk considerations in the hillside area to facilitate by-right ministerial lot splits and duplexes as well as ADUs ~~more housing variety~~ in the city's existing single-family neighborhoods as a way to expand housing opportunity in high resource areas and racially concentrated areas of affluence. The City shall engage the public in this process, including targeted outreach to lower-income households and stakeholder interviews. Once fire risk mitigations have been developed and zoning standards modified, the City shall prepare educational materials and conduct workshops in high resource neighborhoods to educate homeowners on opportunities for infill missing middle housing. The City shall conduct a mid-term evaluation to determine the effectiveness of this program. If the City is not on target to meet the objective, the City will consider alternative approaches to expand housing choices in high resource neighborhoods/racially concentrated areas of affluence. Alternatives approaches may include working with property owners on upzoning, identifying higher density housing opportunities on institutional or quasi-institutional lands, adaptive reuse, and/or acquiring and adding affordability to existing structures.

- Objective: Encourage the development of at least ~~25~~170 units through innovative housing types (e.g., SB 9 lot splits or duplexes, tiny homes, ADUs) as a way to diversify high resource single-family neighborhoods considered racially concentrated areas of affluence
- Timeframe: ~~2026~~
  - Conduct fire risk evaluation and development mitigation in conjunction with the Safety Element Update in 2024/25.
  - Evaluate zoning standards and implement zoning modifications to facilitate more housing variety in single family neighborhoods by 2026.
  - Distribute educational materials and conduct two educational workshops in high resource neighborhoods by 2027.
  - Conduct a mid-term evaluation in April 2028 and consider alternatives approaches within 6 months.
- Responsible Department or Agency: Community Development Department

***NEW* Program H-1.F. Facilitate Development of Pipeline Projects**

The City shall work with applicants of pipeline projects counted in the Housing Element sites inventory to facilitate development. The City shall coordinate with applicants to expedite remaining entitlements and support funding applications. The City shall monitor the progress made on these sites in the inventory and if entitlements expire, the City shall remove them from the approved project list, reclassify them as vacant/non-vacant opportunity sites, unless conditions are found that will preclude development in the planning period, and recalculate the capacity on the sites according to the methodology used in the sites inventory chapter. If determined that the City no longer has sufficient capacity to meet the RHNA, the City will take action to identify additional sites, which may require rezoning another parcel to allow for increased density.

- Objective: 1,712 units, including 79 very low-, 415 low-, 611 moderate-, and 607 above moderate-income units
- Timeframe: Throughout the planning period
- Responsible Department or Agency: Community Development Department

***NEW* Program H-1.G. SB 35 Ministerial Approval Procedure**

The City shall establish a written procedure for a streamlined ministerial approval process in compliance with Senate Bill 35 and implement the approval process if and when HCD determines it applies to El Cerrito.

- Objective: Compliance with State law

Chapter 7 | Housing Plan — 7-5

Revisions to Housing Plan

Program H-1.E: Zoning ~~for Innovative~~ to Expand Housing ~~Types~~ Choice in Single-family Neighborhoods

The City shall evaluate current zoning standards and ~~consider potential~~ adopt zoning modifications and/or incentives to ~~encourage~~ allow development of innovative housing types, including tiny homes, efficiency units, and missing middle housing types. The City shall evaluate ways to mitigate fire risk considerations in the hillside area to facilitate by-right ministerial lot splits and duplexes as well as ADUs ~~more housing variety~~ in the city's existing single-family neighborhoods as a way to expand housing opportunity in high resource areas and racially concentrated areas of affluence. The City shall engage the public in this process, including targeted outreach to lower-income households and stakeholder interviews. Once fire risk mitigations have been developed and zoning standards modified, the City shall prepare educational materials and conduct workshops in high resource neighborhoods to educate homeowners on opportunities for infill missing middle housing. The City shall conduct a mid-term evaluation to determine the effectiveness of this program. If the City is not on target to meet the objective, the City will consider alternative approaches to expand housing choices in high resource neighborhoods/racially concentrated areas of affluence. Alternatives approaches may include working with property owners on upzoning, identifying higher density housing opportunities on institutional or quasi-institutional lands, adaptive reuse, and/or acquiring and adding affordability to existing structures.

Objective:	Encourage the development of at least ~~25~~170 units through innovative housing types (e.g., SB 9 lot splits or duplexes, tiny homes, ADUs) as a way to diversify high resource single-family neighborhoods considered racially concentrated areas of affluence
Timeframe:	~~2026~~ • Conduct fire risk evaluation and development mitigation in conjunction with the Safety Element Update in 2024/25. • Evaluate zoning standards and implement zoning modifications to facilitate more housing variety in single family neighborhoods by 2026. • Distribute educational materials and conduct two educational workshops in high resource neighborhoods by 2027. • Conduct a mid-term evaluation in April 2028 and consider alternatives approaches within 6 months.
Responsible Department or Agency:	Community Development Department

Revisions to Housing Plan

Program H-1.G: SB 35 Ministerial Approval Procedure

The City shall establish a written procedure for a streamlined ministerial approval process in compliance with Senate Bill 35 and implement the approval process if and when HCD determines it applies to El Cerrito.

Objective:	Compliance with State law
Timeframe:	Establish written procedure by June 2024; implement the ministerial approval process immediately upon determination by HCD that El Cerrito is subject to streamlined ministerial approval.
Responsible Department or Agency:	Community Development Department

Revisions to Housing Plan

Program H-2.E: Develop Mixed Income Housing and Amenities 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 in transit-oriented development (TOD) on BART lands, with a goal of providing 15 percent moderate/middle-income units and 35 percent affordable units for lower-income households. This includes maintaining a point of contact with BART and meeting at least quarterly to determine how the City can partner with and support BART, diligently pursuing necessary actions to remove barriers and support housing on BART owned site, demonstrating local support though policy alignment and commitment of staff resources, and supporting BART in acquiring sufficient fundings for housing development. The City shall also support BART efforts to provide amenities, such as bicycle and pedestrian improvements, open space, and community facilities to transform San Pablo Avenue into an area of opportunity. The City shall monitor progress made in providing the identified number of housing units at both stations and if the steps outlined in the timeline below are not completed as anticipated, the City will identify alternative actions within 6 months such as rezoning, demonstrating sufficient capacity at other sites, or taking other actions ~~to~~ facilitate housing development at both stations.

Objective:	• ~~750-850~~ at least 743 total units at the El Cerrito Plaza BART Station, including ~~15 percent missing middle units and 35 percent lower-income units~~ 35 deed-restricted very low-, 316 deed-restricted low-, 196 market-rate moderate-, and 196 market-rate above moderate-income units • 670 total units at the Del Norte BART Station, including 235 very low- and low-income units, 217 market-rate moderate-income units, and 218 market-rate above moderate income units
Timeframe:	• Identify and maintain a point of contact at BART and meet at least quarterly to determine how the City can continue to support BART with development of housing at El Cerrito Plaza Station and Del Norte Station • Provide ongoing support to BART in acquiring sufficient funding for development of both stations • Continue to facilitate entitlement of El Cerrito Plaza Station TOD 2022-2027 • Break ground on development of El Cerrito Plaza Station TOD by 2025, with a goal of completing construction by 2029. • Initiate discussions with BART in ~~2025~~ 2024 on goals and objectives for~~on~~ development of Del Norte Station TOD. • Support the development of an RFQ for Del Norte Station and participate in developer selection process by 2026/27 • Support entitlement of the Del Norte Station by 2028/29
Responsible Department or Agency:	Community Development Department

Recommendation from Planning Commission

Planning Commission recommend that the City Council adopt and approve for submittal to California Department of Housing and Community Development the 2023-2031 Housing Element, including all revisions made to address HCD comments inclusive of the July 27, 2023 errata with one modification to Program H-4.B (Reasonable Accommodation):

Recommendation from Planning Commission

Policy H-4.B: To accommodate the needs of persons with disabilities and provide a streamlined permit review process, the City shall update reasonable accommodation procedures in Chapter 19.37 of the City's Municipal Code to ensure persons with disabilities have a streamlined and objective process for requesting modification to any policy, rule, or procedure that presents a barrier to obtaining <u>and retaining</u> equal housing opportunity. The City shall post information on reasonable accommodation procedures prominently on the City website and at the public counter.

Next Steps

July 27	Received Conditional Approval Letter from HCD
Today	City Council Hearing for Housing Element Adoption
mid-August	City staff submits Final Housing Element to HCD for 60-day certification
No later than October	HCD certifies Housing Element

Staff Recommendation

Staff recommends that the City Council adopt and approve for submittal to California Department of Housing and Community Development the 2023-2031 Housing Element, as amended.

Thank you!

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

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