



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Staff Liaison

Sean Moss | 510.215.4330
smoss@ci.el-cerrito.ca.us

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

July 27, 2023 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

7:30 p.m. CONVENE REGULAR MEETING

- 1. ROLL CALL –** Chair Daniel Hamilton, Vice Chair Leslie Mendez; Members Brendan Bloom, Erin Gillett, Joy Navarrete, Abhijeet Singh, and Nathan Tinclair
- 2. ELECTION OF CHAIR AND VICE CHAIR**
- 3. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.
- 4. ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
- 5. ADOPTION OF MINUTES**
Adoption of the June 26, 2023 meeting minutes.
- 6. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.
- 7. 601 Lexington Ave Final Subdivision Map**
Application: PL23-0052
Applicant: Erica Meeks
Location: 601 Lexington
APN: 503-402-008
Zoning: RM (Multi-Family Residential)
General Plan: High Density Residential
Request: Planning Commission consideration of a Final Subdivision Map for a previously approved project containing a total of 6 residential units (Chapter 18.12, ECMC).

CEQA: 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.

8. PUBLIC HEARING – 2023-2031 Housing Element

Applicant: The City of El Cerrito

Location: City-wide

Request: Planning Commission consideration of a recommendation to the City Council to adopt a Resolution amending the 1999 General Plan to repeal the 2015-2023 Housing Element and adopt an amended Housing Element for the period of 2023-2031, for submittal to California Department of Housing and Community Development for certification.

CEQA: An Addendum to the 1999 General Plan, 2014 San Pablo Avenue Specific Plan EIR and 2022 San Pablo Avenue Specific Plan SEIR has been prepared.

9. STAFF COMMUNICATIONS

Informational reports on matters of general interest, presented by City staff.

10. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Sean Moss at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection.



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Staff Liaison

Sean Moss | 510.215.4330
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MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

June 21, 2023 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

7:49 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Daniel Hamilton; Members Brendan Bloom, Erin Gillett, and Abhijeet Singh.
Vice Chair Leslie Mendez; and Commissioners Joy Navarrete, and Nathan Tinclair had excused absences.
2. **ELECTION OF CHAIR AND VICE CHAIR**
Moved/Second: Commissioners Gillett/Bloom. **Action:** Passed a motion to continue the election of Chair and Vice Chair to the next meeting.
Ayes: Bloom, Hamilton, Gillett, Singh.
Noes: None.
Abstain: None.
Absent: Mendez, Navarrete, Tinclair.
3. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Nothing was reported.
4. **ORAL COMMUNICATIONS FROM THE PUBLIC**
None.
5. **ADOPTION OF MINUTES**
Moved/Second: Commissioners Gillett/Bloom. **Action:** Passed a motion to adopt the February 15, 2023 meeting minutes.
Ayes: Bloom, Hamilton, Gillett, Singh.
Noes: None.
Abstain: None.
Absent: Mendez, Navarrete, Tinclair.
6. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
7. **PUBLIC HEARING – 6485 CONLON AVE CONDITIONAL USE PERMIT**
Application: PL23-0009
Applicant: Peter Gilbert
Location: 6485 Conlon Ave
APN: 501-190-008

Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit for expanding a nonconforming rear setback (Chapter 19.27 and Chapter 19.34, ECMC).
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Associate Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

No speakers addressed the Commission.

The public hearing was closed.

Moved/Second: Commissioners Bloom/Gillett. **Action:** Passed a motion to approve a Conditional Use Permit for expanding a nonconforming rear setback at 6485 Conlon Avenue.

Ayes: Bloom, Hamilton, Gillett, Singh.

Noes: None.

Abstain: None.

Absent: Mendez, Navarrete, Tincclair.

8. **PUBLIC HEARING – 10300 SAN PABLO (CREDENCE) TIER IV DESIGN REVIEW AMENDMENT**

Application: PL23-0044
Applicant: The Little Hill, LLC
Location: 10300 San Pablo Ave
APN: 503-540-005 & 503-540-004 & 503-540-033
Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
Request: Planning Commission consideration of an amendment to the conditions of approval of Resolution PC 2017-08 eliminating the live/work requirements for two units.
CEQA: This project has been found to be exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3).

Associate Planner Diego Romero presented the staff report and answered questions from the Commission.

The public hearing was opened.

Stefan Schnitzler, a representative of the applicant, addressed the Commission.

The public hearing was closed.

Moved/Second: Commissioners Hamilton/Bloom. Action: Passed a motion to approve an amendment to the conditions of approval of Resolution PC 2017-08 eliminating the live/work requirements for two units.

Ayes: Bloom, Hamilton, Gillett, Singh.

Noes: None.

Abstain: None.

Absent: Mendez, Navarrete, Tinclair.

9. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission regarding the Housing Element update, the Safety Element update, Jarrett Mullen passing the AICP exam, and Diego Romero being promoted to Associate Planner.

10. ADJOURNMENT

8:21 p.m.

Daniel Hamilton, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Planning Commission meeting of June 21, 2023, as approved by the Planning Commission.

Sean Moss, Staff Liaison



Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

PLANNING COMMISSION STAFF REPORT

July 27, 2023

601 LEXINGTON AVENUE FINAL SUBDIVISION MAP

DETAILS

Application Number: PL23-0052

Applicant: Erica Meeks

Location: 601 Lexington Avenue

APN: 503-402-008

Zoning: RM (Multi-Family Residential)

General Plan: High Density Residential

Request: Planning Commission consideration of a Final Subdivision Map for a one lot subdivision (ECMC Chapter 18.16 Subdivision Ordinance)

CEQA: 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.

EXECUTIVE SUMMARY

The requested action before Planning Commission is to verify conformance of a Final Map for a one-lot subdivision consisting of 6 condominiums with the previously approved Tentative Subdivision Map.

The Tentative Subdivision Map was approved by the Planning Commission on October 19, 2022.

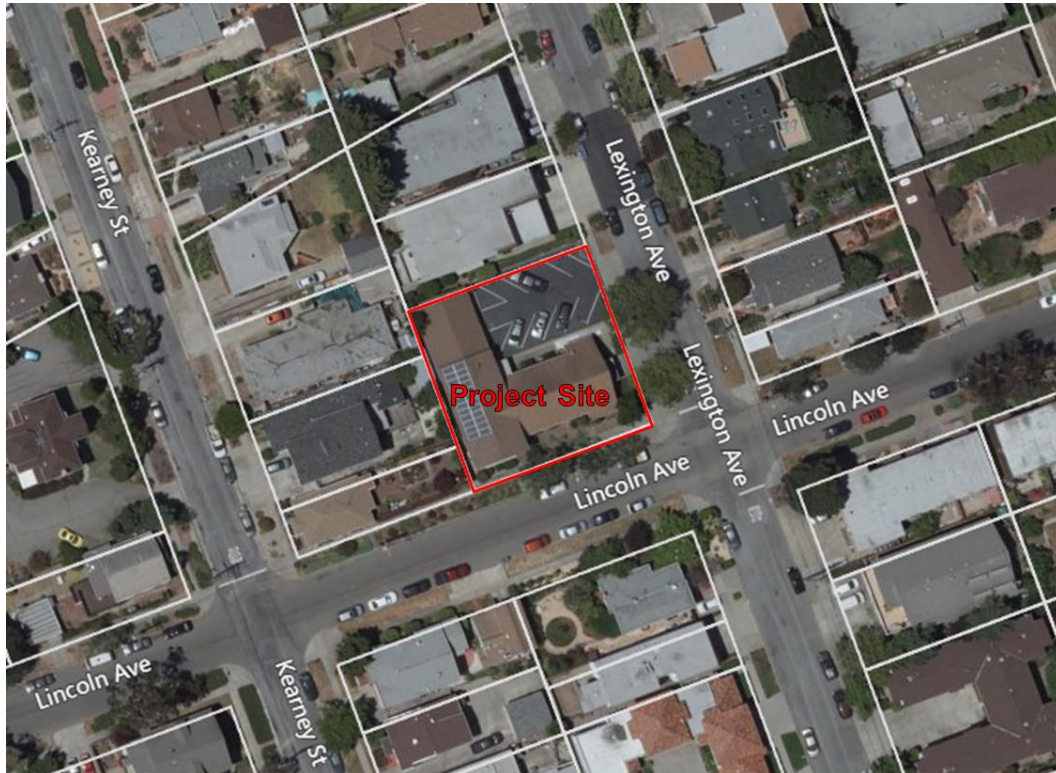
Based on the information in this report, staff recommends approval of the project.

Background

Site Location and Layout

The project site is located on the northwest corner of the intersection of Lexington Avenue and Lincoln Avenue. The project site is a 10,000 square foot lot that is relatively flat, slightly sloping upwards towards the north from Lincoln Avenue.

Vicinity Map



Existing/Previous Land Use

The project site was developed with a 5,077 square foot office building that was originally constructed as a church. The existing building is located slightly more than five feet from the western property line and encroaches into the required rear setback of 15 feet.

In 1949, the east-west oriented portion of the existing L-shaped building was constructed. In 1960, the Planning Commission approved Special Use Permit No. 1419 to allow an addition to the structure for the remaining rear portion of the building. In 2000, the Planning Commission approved a Use Permit to allow the conversion of the building to a professional office use for no more than 12 employees. Adventure Associates, Inc. continued to utilize this building as an office until October 2019. The building has been vacant since then.

The surrounding neighborhood contains single-family houses, multi-family residences, and commercial uses along nearby San Pablo Avenue. Many of the surrounding multi-family developments consist of four to eight residential units, with a few larger complexes containing more than 20 residential units.

Previous Approvals

On May 20, 2020, the Planning Commission reviewed the application for the aspects of the project that do not meet the development standards of the El Cerrito Zoning Ordinance. At this meeting, the Planning Commission adopted Resolution PC 2020-05 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 of a proposed conversion of a former church and office building into a multifamily residential building with six residential units at 601 Lexington Avenue. On November 10, 2021, the project was issued a building permit and is currently under construction. On October 19, 2022, the Planning Commission adopted Resolution PC 2022-13 granting Tentative Subdivision Map approval for 6 condominiums.

Adjacent Land Uses

North: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation. Multi-family residential building with four units.

East: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation. Single family dwellings

South: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation. Single family dwelling

West: Multi-Family Residential (RM) Zoning and High Density Residential General Plan designation. Single family dwellings and a duplex.

Analysis

Final Map

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 Planning Commission regarding purview of the Final Map, respectively.

California Government Code Sections 66444 – 66450 contain requirements for the preparation and filing of tentative and final subdivision maps.

Section 18.16.140 of the El Cerrito Municipal Code requires the Planning Commission to verify conformance of the Final Map with the Tentative Map along with all changes permitted and all requirements imposed as a condition to its acceptance. If the Planning Commission can find the Final Map is in compliance with the Tentative Map and all changes and conditions have been met, it shall certify its approval thereon and shall transmit said map to the City Clerk, together with any documents which may have been filed therewith for presentation to the City Council. If it cannot, it shall advise the subdivider of the changes or additions that must be made for such purposes and shall allow the applicant time to make the necessary changes.

The proposed project consists of a 6,887 square foot building containing six residential units. As stated above, the site plan for the project has previously been approved by the Design Review Board and the Tentative Subdivision Map was previously approved by the Planning Commission to allow the creation of condominiums for the approved 6 units. No substantial changes are proposed and as such City staff,

including the City surveyor, have reviewed the proposed Final Map (Attachment 2) and have found that the Final Map is in conformance with the Tentative Map.

General Plan Compliance

The proposed project is consistent with the following goals and policies of the El Cerrito General Plan:

LU1.2 Multifamily Neighborhoods. Ensure that new development in multifamily neighborhoods supports, rather than detracts from the existing residential character of the area.

The proposed project is consistent with the multi-family and single-family residential character of the surrounding neighborhood. The project will feature six residential units that will face the adjacent streets add to surveillance of the street and integrate well into the surrounding community.

LU1.3 Quality of Development. Ensure that all multifamily or mixed-use development in residential areas addresses compatibility and quality of life issues.

The proposed project is consistent and compatible with the surrounding multi-family and single family residential neighborhood. The project has been reviewed thoroughly to ensure that it will not negatively impact the surrounding neighborhood.

CD1.3 High-Quality Design. Encourage higher- quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

The proposed project will largely maintain the aesthetics of the existing building, while providing additional landscaping, common open space, doors, and windows that will enhance the aesthetics of the building and the site. The project was considered by the Design Review Board as required to ensure high-quality materials and design.

LU1.5 Suitable Housing. Promote suitably located housing and services for all age groups within the city.

The project proposes six new residential units. This housing type will provide new multi-family rental housing opportunities nearby the El Cerrito Plaza BART Station.

LU1.7 Maximum Density. Maintain the maximum multifamily density at 35 dwelling units per acre, except as otherwise provided in this Plan.

The density of the proposed project is 26 units/acre.

CD1.9 Building Design. A variety of attractive images will be achieved by encouraging a variety of building styles and designs, within a unifying context of consistent “pedestrian” scale along streets and compatibility among neighboring land uses.

The project will add new multi-family housing next to surrounding residential uses. The modern architecture with articulated facades will improve the aesthetics of an existing building in an already diverse neighborhood architectural theme. The project also adds window openings, patios and landscape along the street frontages, continuing the consistent pedestrian-scaled streetscape.

CD2.1 Street Frontages. Encourage street frontages that are safe, by allowing for surveillance of the street by people inside buildings and elsewhere, and are interesting for pedestrians.

The residential units will include doors, windows, and private open spaces that face Lincoln Avenue and Lexington Avenue which will allow for surveillance of the street.

CD3.2 Usable Open Spaces. Require the provision of usable open space in the form of ground-floor patios, upper-floor decks, and balconies, as well as common recreational facilities.

Five of the six residential units will feature private open spaces (ground level yards or an upper level balcony). The project also features landscaped common open space.

CD3.3 Site Landscaping. Improve the appearance of the community by requiring aesthetically designed screening and landscaping on public and private sites. Ensure that public landscaping includes entry areas, street medians, parks, and schools. Require landscaping for all private sites, yard spaces, parking lots, plazas, courtyards, and recreational areas.

The project proposes substantial new landscaping throughout the site, including in proposed common and private open space areas and in the parking lot. Many of the plants are native or drought tolerant. The proposed landscaping will aesthetically enhance the project site.

CD4.2 Building Articulation. Ensure that buildings are well articulated. Avoid large unarticulated shapes in building design. Ensure that building designs include varied building facades, rooflines, and building heights to create more interesting and differentiated building forms and shapes. Encourage human scale detail in architectural design. Do not allow unarticulated blank walls or unbroken series of garage doors on the facades of buildings facing the street or the Ohlone Greenway.

The proposed building facades are well-articulated and will be considered by the Design Review Board, as required, to ensure a well-designed building form.

CD5.1 Design Review Process. Continue design review and approval process for all new development, changes, additions, and modifications of existing buildings (except for single-family homes on existing lots).

The design elements of the project were considered by the Design Review Board as required.

H1.6 Retain existing residential zoning and discourage non-residential uses in these zones. The City will strictly enforce the Zoning Code which states that non-residential uses in residential areas are limited to churches, daycares, and schools.

The project is within the RM (Multi-Family Residential) zoning district. The zoning designation will remain in place as part of the project. The project proposes a multifamily residential use in the district.

Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on July 17, 2023. No comments have been received as of the preparation of this staff report.

Environmental Review

Approval a final subdivision maps 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.

Required Findings

Section 18.16.140 of the El Cerrito Municipal Code requires the Planning Commission to verify conformance of the Final Map with the Tentative Map along with any requirements imposed as a condition to its acceptance. Staff proposes the following language: The City Engineer determined that the subdivision as shown in the Final Map is substantially the same as it appeared on the Tentative Map, consistent with California Government Code Sections 66444 – 66450 and with Title 18 of the City's Municipal Code.

Staff Recommendation

Based on the information contained in this report, staff recommends that the Planning Commission find that the Final Subdivision Map for a one-lot subdivision for 6 condominiums at 601 Lexington Avenue conforms with the approved Tentative Map as conditioned; and therefore, recommend approval of the Final Map to City Council.

Proposed Motion

1. Move adoption of Planning Commission Resolution PC23-03 that finds the Final Map is in conformance with the requirements of Title 18 of the El Cerrito Municipal Code, in that it conforms with the Tentative Map including any requirements imposed as a condition to its acceptance and hereby recommends approval of the Final Map to the City Council.

Attachments

1. Draft Resolution
2. Final Subdivision Map

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 SUBDIVISION CONSISTING OF 6 CONDOMINIUMS ON A SITE LOCATED AT 601 LEXINGTON 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.

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 _____, second by Commissioner _____:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager

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

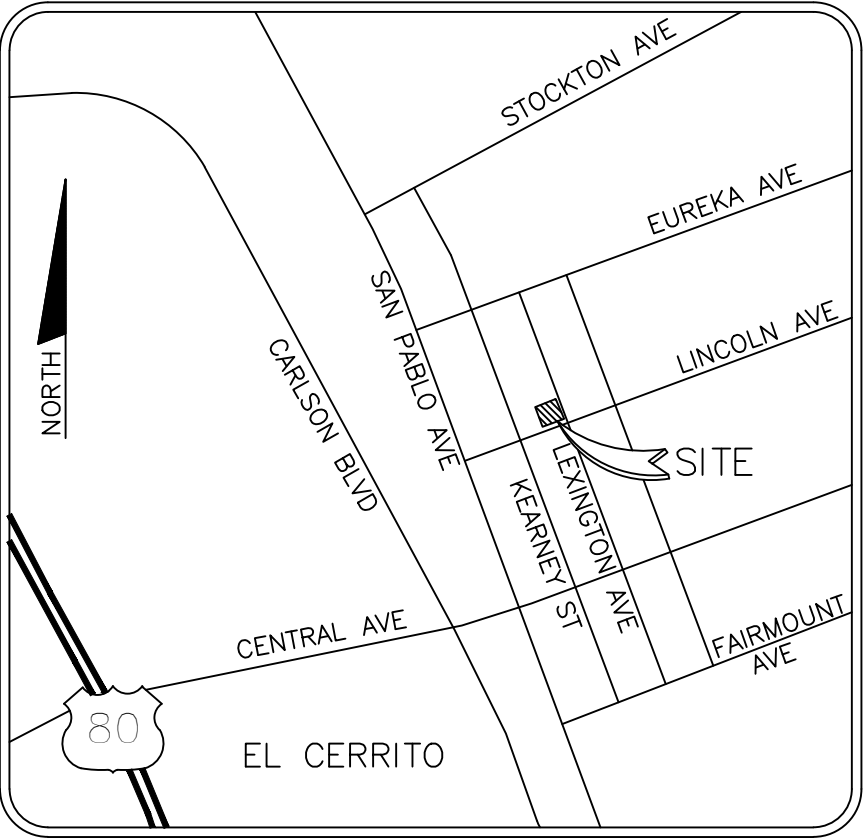
SUBDIVISION COMMITTEE STATEMENT

THIS MAP HAS BEEN APPROVED BY THE SUBDIVISION COMMITTEE OF THE CITY OF EL CERRITO, BY RESOLUTION _____ AT THEIR MEETING OF

_____ CONDITIONS REQUIRED BY THE RESOLUTION PRIOR TO THE RECORDING OF THE MAP HAVE BEEN MET. WHEN RECORDED, THIS MAP BECOMES THE OFFICIAL MAP OF THIS LAND DIVISION.

DATED THIS _____ DAY OF _____, 202____.

SEAN MOSS
ZONING ADMINISTRATOR, PLANNING MANAGER
CITY OF EL CERRITO, CALIFORNIA
DATE: _____
APN 503-402-008



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



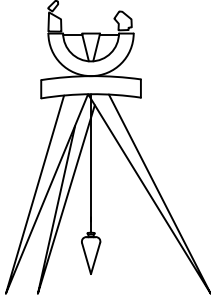
SUBDIVISION 9629

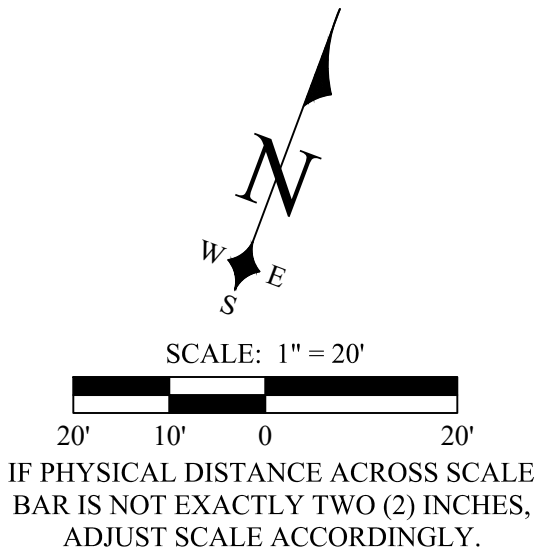
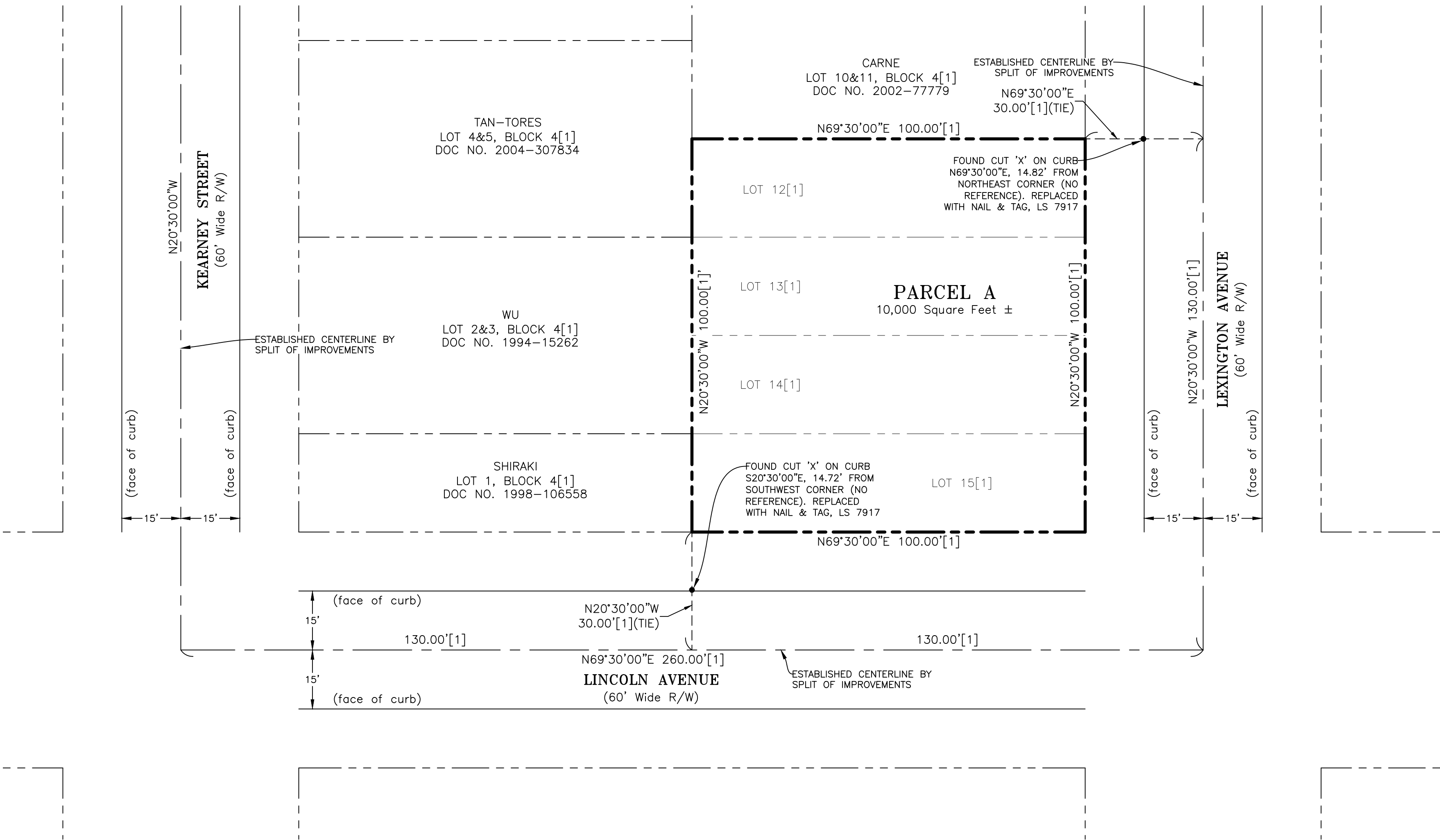
FOR CONDOMINIUM PURPOSES OF THE LANDS
DESCRIBED IN DOC. NO. 2020-237286
BEING A MERGER OF LOTS 12, 13, 14, AND 15 IN
BLOCK 4 AS SHOWN ON BOOK 1 OF MAPS, PAGE 1
CITY OF EL CERRITO
COUNTY OF CONTRA COSTA, CALIFORNIA
MAY 2023

Sousa Land Surveys

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

SHEET 1 OF 2





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

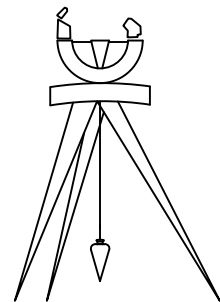
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE WESTERLY LINE OF LEXINGTON AVENUE AS SHOWN ON THE HENDERSON TAPSCOTT TRACT NO. 1 FILED IN BOOK 1 OF MAPS, AT PAGE 1. THAT BEARING WAS TAKEN AS: N20°30'00"W.

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.



PRELIMINARY

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 MAY 2023

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SHEET 2 OF 2



Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

PLANNING COMMISSION STAFF REPORT

July 27, 2023

2023-2031 HOUSING ELEMENT

DETAILS

Applicant: City of El Cerrito

Location: Citywide

Request:

Planning Commission consideration of a recommendation to the City Council to adopt a Resolution amending the 1999 General Plan to repeal the 2015-2023 Housing Element and adopt an amended Housing Element for the period of 2023-2031, for submittal to California Department of Housing and Community Development for certification.

CEQA:

An Addendum to the 1999 General Plan, 2014 San Pablo Avenue Specific Plan EIR, and 2022 San Pablo Avenue Specific Plan SEIR has been prepared.

EXECUTIVE SUMMARY

The City of El Cerrito has prepared a draft update to the Housing Element of the General Plan to affirmatively further fair housing and accommodate the 1,391 units Regional Housing Needs Allocation (RHNA) for the 2023-2031 Housing Element cycle. The content of the draft 2023-2031 Housing Element is structured for consistency with the requirements set forth in State law. In addition to responding to requirements of state law, the Housing Element also demonstrates the El Cerrito's strategy to meeting the City's locally determined housing needs, and that these needs are addressed through policies and programs outlined within the Housing Element. Public review and input have been a critical component of this 6th Cycle Housing Element Update.

This staff report and the attachments provide a summary of the Housing Element requirements, an overview of the status of the El Cerrito's draft Housing Element, the findings provided to the City by HCD on the first 90-day review of the draft, as well as subsequent revisions based on HCD's comments. City staff believes the draft Housing Element Update contains the revisions required by HCD. These revisions were discussed with HCD on July 17, 2023, and are reflected in the attached Errata.

Based on the information contained in this report, staff recommend that the Planning Commission recommend that the City Council adopt the 2023-2031 Housing Element.

Background

The Housing Element (Element) is one of seven mandatory elements (topic areas) to 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 will cover 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 our housing needs at all income levels. Subsequently, the Association of Bay Area Government (ABAG) is tasked with developing the methodology through the Regional Housing Needs Assessment (RHNA) to allocate housing units to all jurisdictions. Once a jurisdiction receives its final RHNA from ABAG, it must revise the Housing Element of its General Plan and update zoning ordinances to accommodate its portion of the region's housing need. All jurisdictions are also required to report their progress to HCD annually.

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% affordable for the 6th Cycle, 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 Government Code to assist in informing the 6th Cycle Housing Element process. This strategy has 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 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 such. 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 at 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 Draft Housing Element on August 16, 2022. After receiving public feedback, amendments were made in a red-line version incorporating public comments and the revised Draft 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 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 March 20, 2023, for a second review period of 60-days. HCD responded to the City with additional comments on May 19, 2023. City staff and Ascent prepared a third revision to the Draft Housing Element Update (Attachment 1) 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. As a result, Ascent and staff prepared 2023-2031 Housing Element Update Errata Sheet (Attachment 2) to address comments to the June 15, 2023, Draft Housing Element Update. A summary of actions including supporting documents are shown 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
Revised Draft Housing Element to HCD	June 8, 2023 – June 15, 2023 (third submittal)
HCD Prelim Response	July 14, 2023
2023-2031 Housing Element Update Errata Sheet	July 26, 2023

Revision Process

The final Draft Housing Element will incorporate revisions, which respond to comments from HCD during the three review rounds. These are shown as track changes (initial version) and highlights (additional revisions). In discussion with our third HCD reviewer, staff and Ascent believe that all comments have been addressed in the [2023-2031 Housing Element Update Errata Sheet](#) pending HCD review to determine that the revisions substantially comply with State law in order to proceed with certification.

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 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 Specific Plan – www.el-cerrito.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 capacity within the SEIR 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 Draft Housing Element – Attachment 1 - 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 tonight's presentation. 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. 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 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:

- o Address significant disparities in housing needs and in access to opportunity, and
- o Replace segregated living patterns with truly integrated and balanced living patterns, and
- o Transform racially and ethnically concentrated areas of poverty into areas of opportunity, and
- o Foster and maintain compliance with civil rights and fair housing laws.

Chapter 4 - Sites Inventory Capacity

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 to very low- and low-income households – during the 2023-31 planning period.

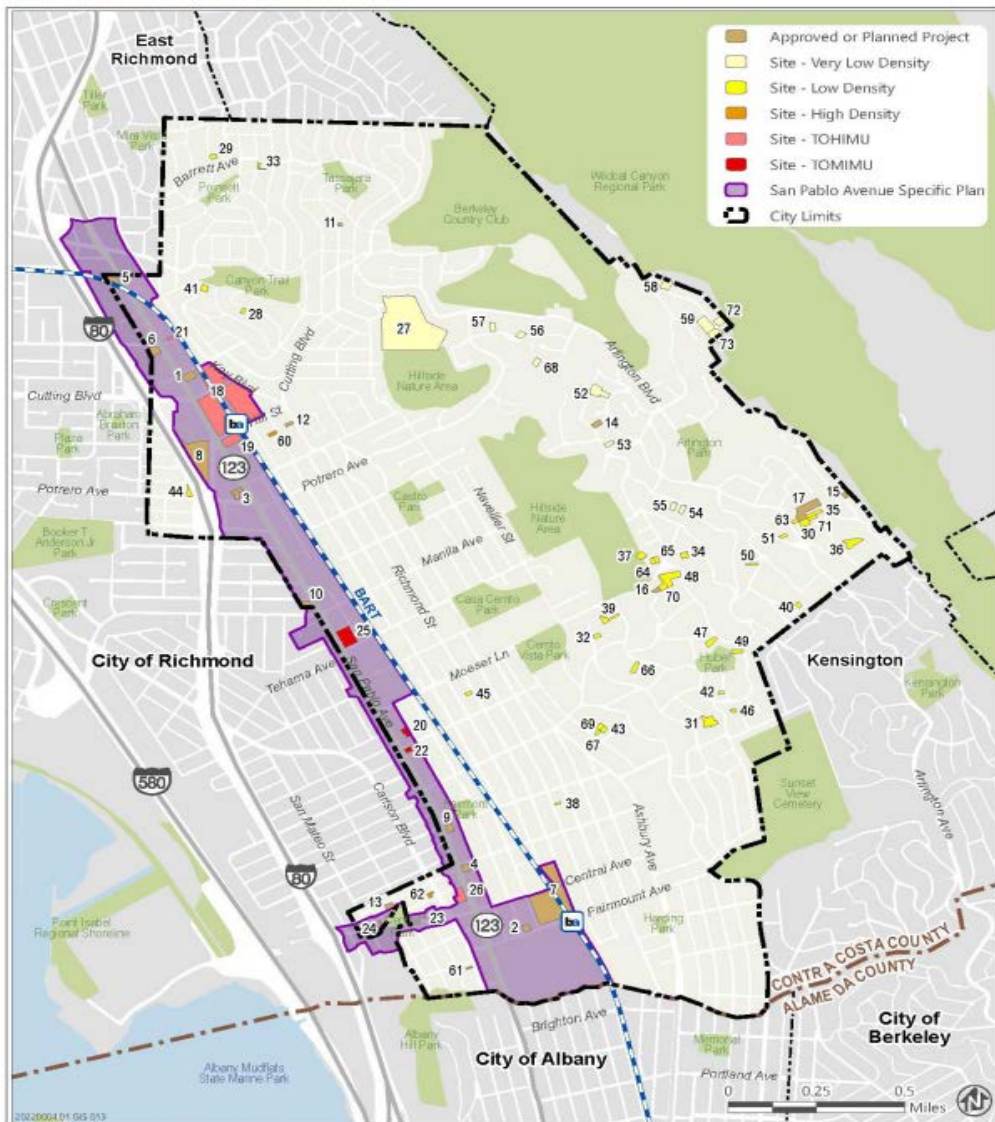
To demonstrate that the City can accommodate the number of units assigned by ABAG as part of the RHNA allocation process, the City is relying on a mix of approved, but not yet constructed sites and future opportunity sites. Approved sites, as listed in Table 4-2, include projects like Mayfair-Affordable, El Cerrito Plaza Transit-Oriented Development, 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 the 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



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 - Affordable](#) 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 acres.

Although El Cerrito was largely built out 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 nonvacant sites with existing uses are detailed below in Table 4-5.

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

Chapter 7 – Housing Plan

Chapter 7 establishes the goals, policies and implementation programs in the 2023-31 Draft 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 Draft 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 Existing Housing and Prevent Displacement

- Program H-3.A. Residential Rental Inspection Program
- 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 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

The City will submit the [2023-2031 Housing Element Update Errata Sheet](#) to HCD for review on July 27, 2023. Staff anticipates receiving a conditional approval Letter from HCD in August 2023. Based on tonight's recommendation, the City Council will consider adoption of the Draft Housing Element on August 15, 2023. If adopted, staff will submit the Final Housing Element to HCD for 60-day certification anticipated in October 2023.

Environmental Review

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 3, 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 EIR and 2022 Subsequent EIR 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.

Findings

Staff proposes that the Planning Commission make the following findings in order to recommend adoption of the 2023-2031 Housing Element:

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.

Staff Recommendation

Based on the information contained in this report, staff recommends that the 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, amending the 1999 General Plan.

Proposed Motion

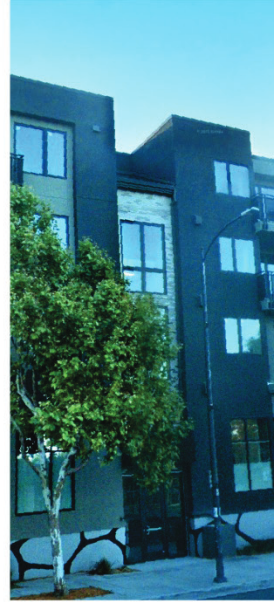
1. Move adoption of Planning Commission Resolution PC2023-04 recommending that the City Council adopt the 2023-2031 Housing Element and authorize the City Manager to make minor revisions to the Housing Element based on comments from HCD required for certification.

Attachments

1. 2023-2031 Draft Housing Element Update
2. 2023-2031 Housing Element Update Errata Sheet
3. Addendum to the 1999 General Plan, 2014 San Pablo Avenue Specific Plan EIR and 2022 San Pablo Avenue Specific Plan SEIR for the 2023-2031 Housing Element Update
4. Draft resolution recommending adoption of the 2023-2031 Housing Element Update



ATTACHMENT 1



JUNE 2023
Revised HCD Review Draft



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

1.61.5 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 [available for 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?"

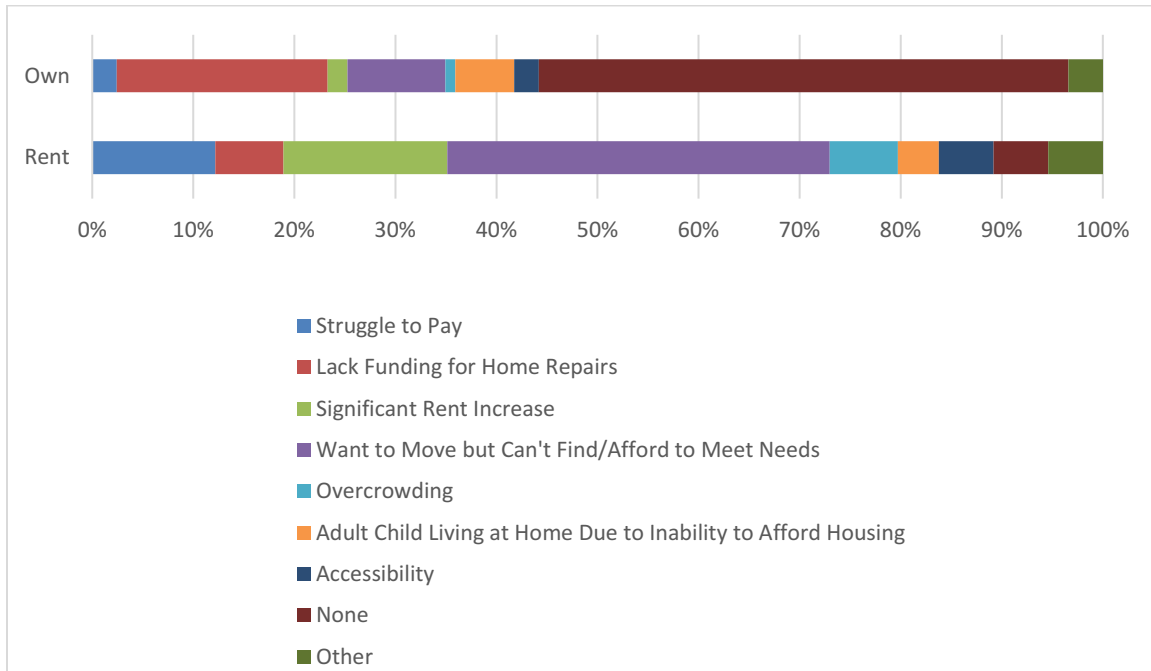


Figure 1-2: Survey Responses to "What do you feel is the most significant housing problem facing El Cerrito residents?"

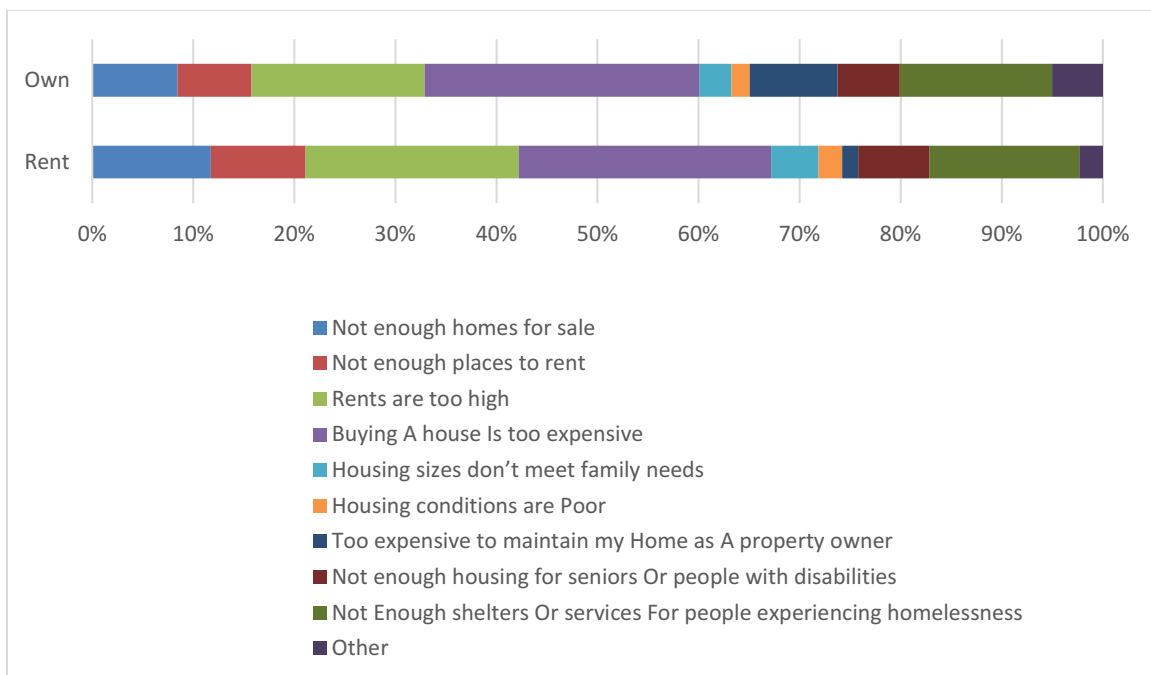
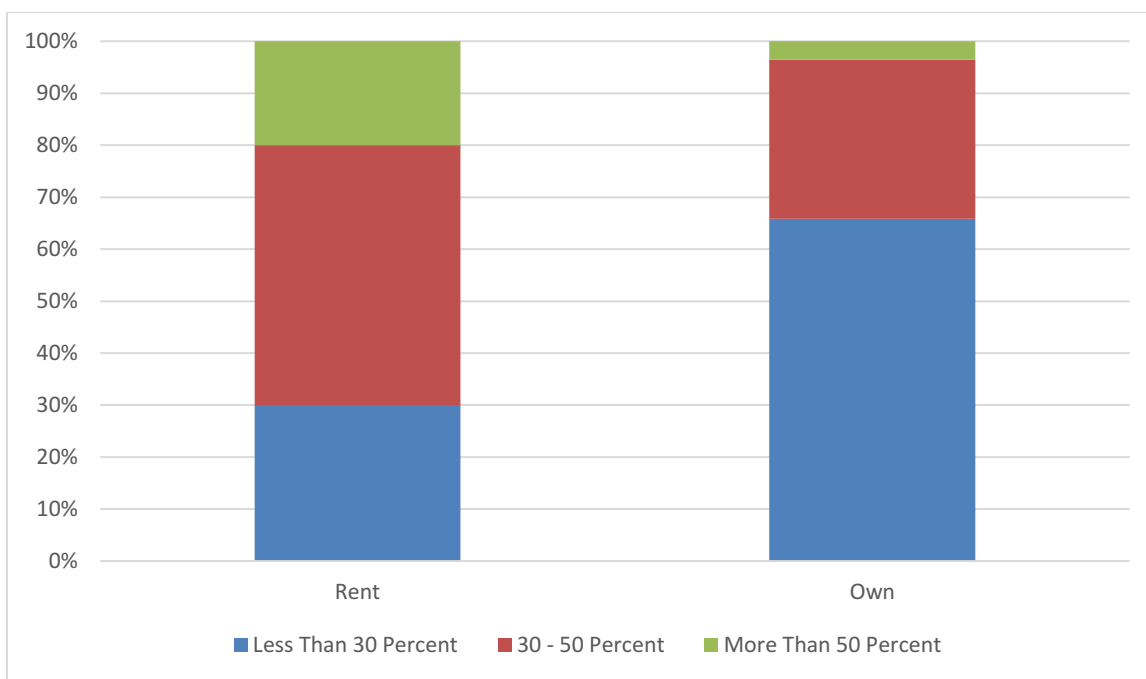


Figure 1-3: Survey Responses to “How much of your gross income (before taxes) do you spend on housing costs (rent, mortgage payments, etc) each month?”



Community Workshop #1

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

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.

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

- [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 purchases of homes decreases supply of homes
- Corporate buildings may not be compatible with the needs of all households
- Need for renter protections (including for single family homes)
- New housing pushes out existing residents
- City needs 100 percent of rentals participating in the rent registry
- Need zoning for better distribution of affordable housing in higher opportunity areas (i.e., “the hills”)
- Renters are experiencing multiple housing issues; many homeowners are experiencing none
- Establish a residency requirement for home purchases before allowing the home to be used as a rental

[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.

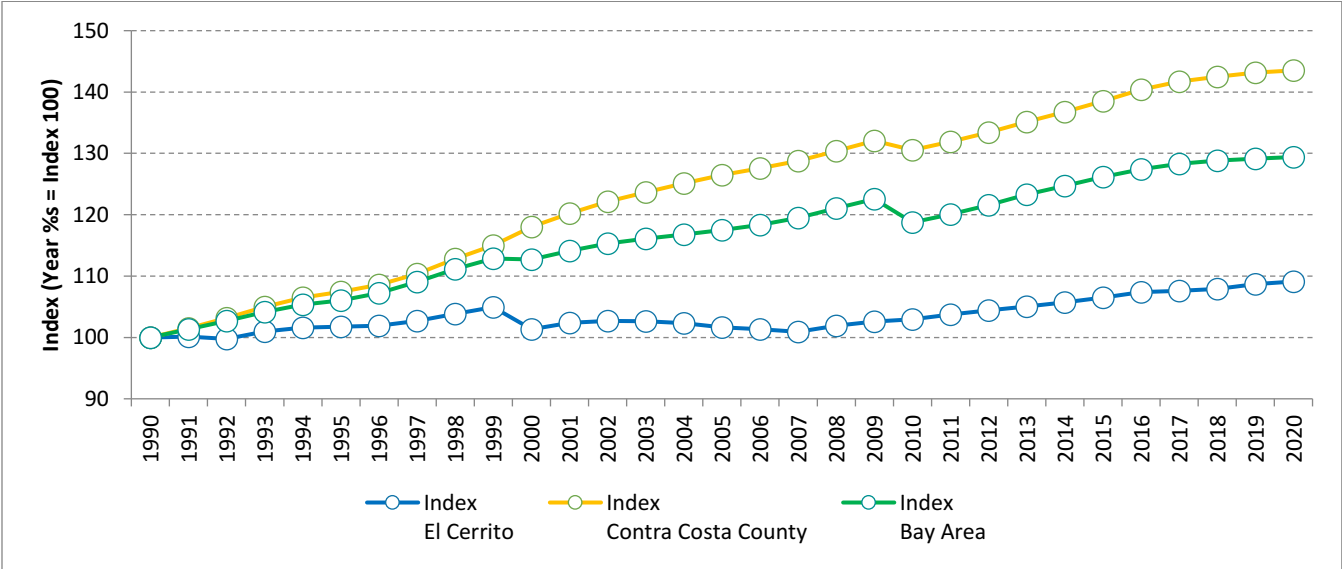
2.1 Population and Demographic Profile

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

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

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

Projected Population Growth

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

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

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

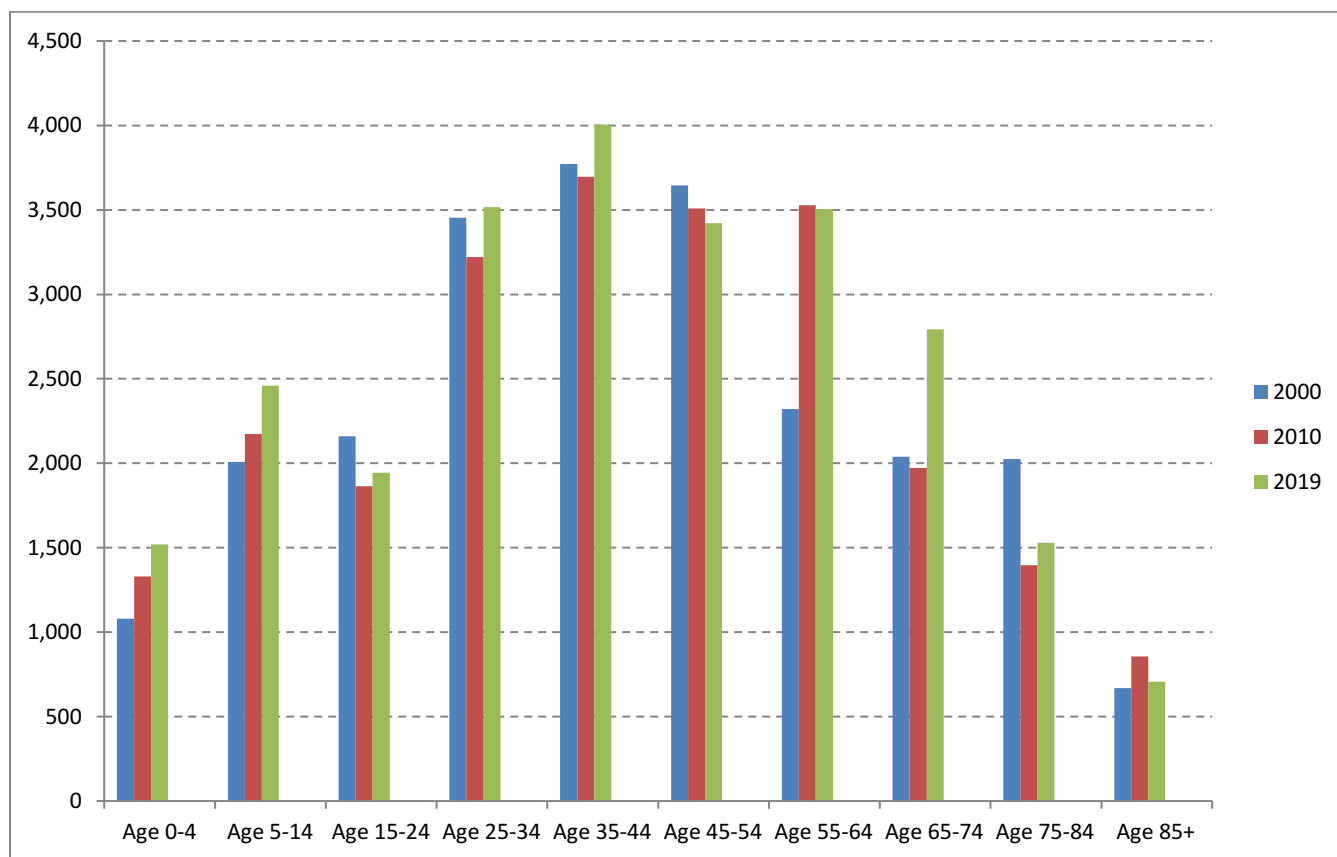
Source: Projections 2040 MTC/ABAG; Data downloaded 2022.

Age Distribution

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

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

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



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

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

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

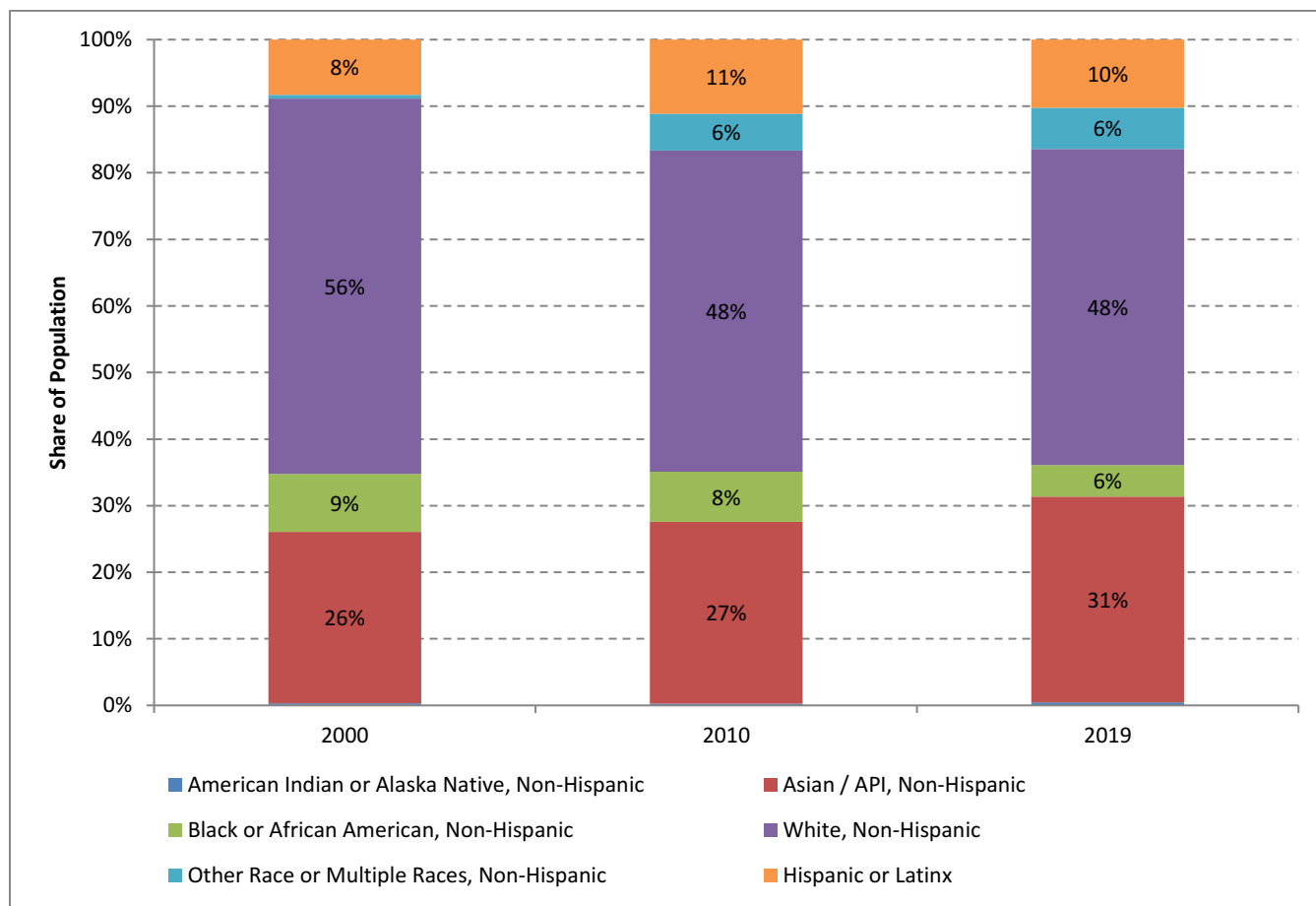
Age Group	2010		2019		Percent Change 2010-2019
	Number	Percent	Number	Percent	
El Cerrito					
Age 0-4	1,330	6%	1,519	10%	14.2%
Age 5-14	2,174	9%	2,459	8%	13.1 %
Age 15-24	1,864	8%	1,944	14%	4.3%
Age 25-34	3,221	14%	3,517	16%	9.2%
Age 35-44	3,697	16%	4,005	13%	8.3%
Age 45-54	3,508	15%	3,421	14%	-2.5%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

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

Racial and Ethnic Composition

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

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



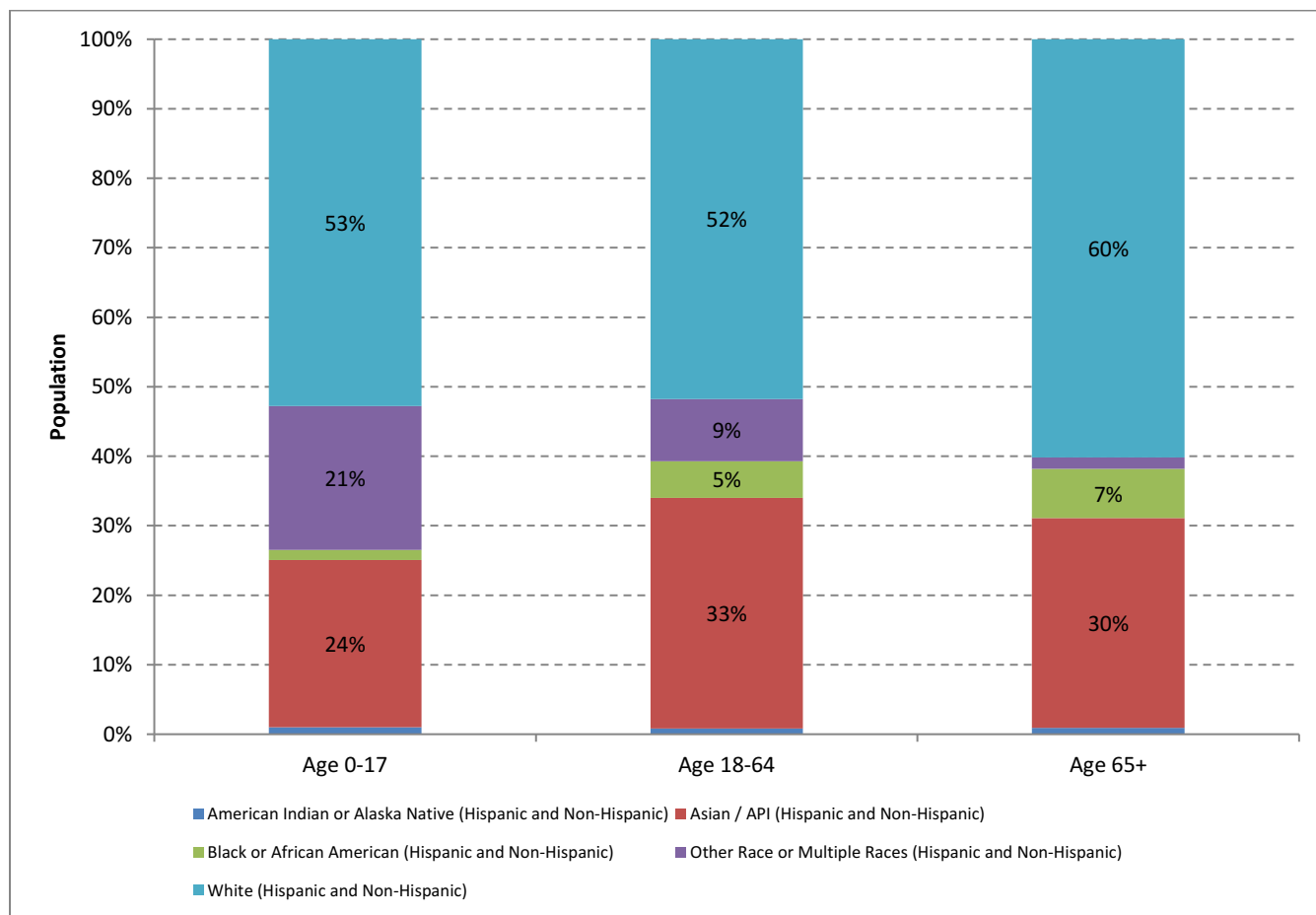
*The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories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

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

Senior and Youth Population by Race

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

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



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

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

Non-English Speakers

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

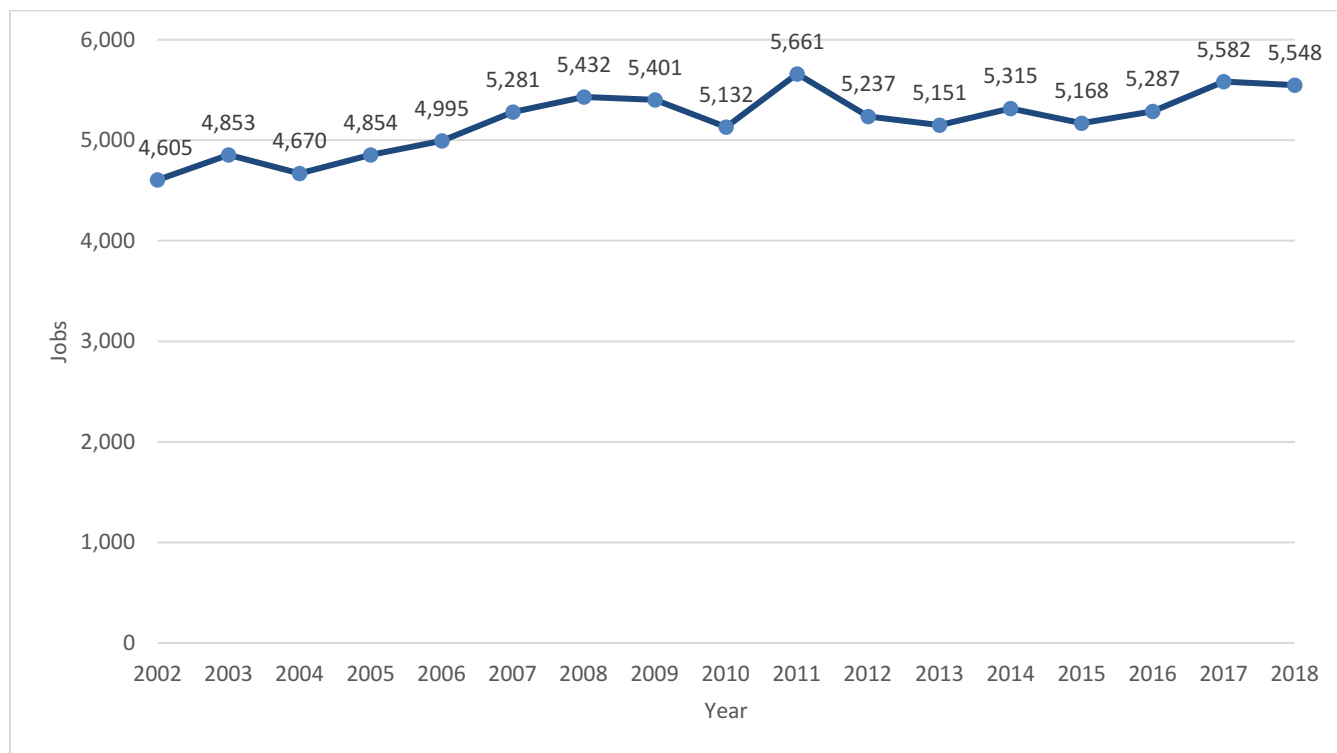
2.2 Employment Trends

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

Industry Sector Composition

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

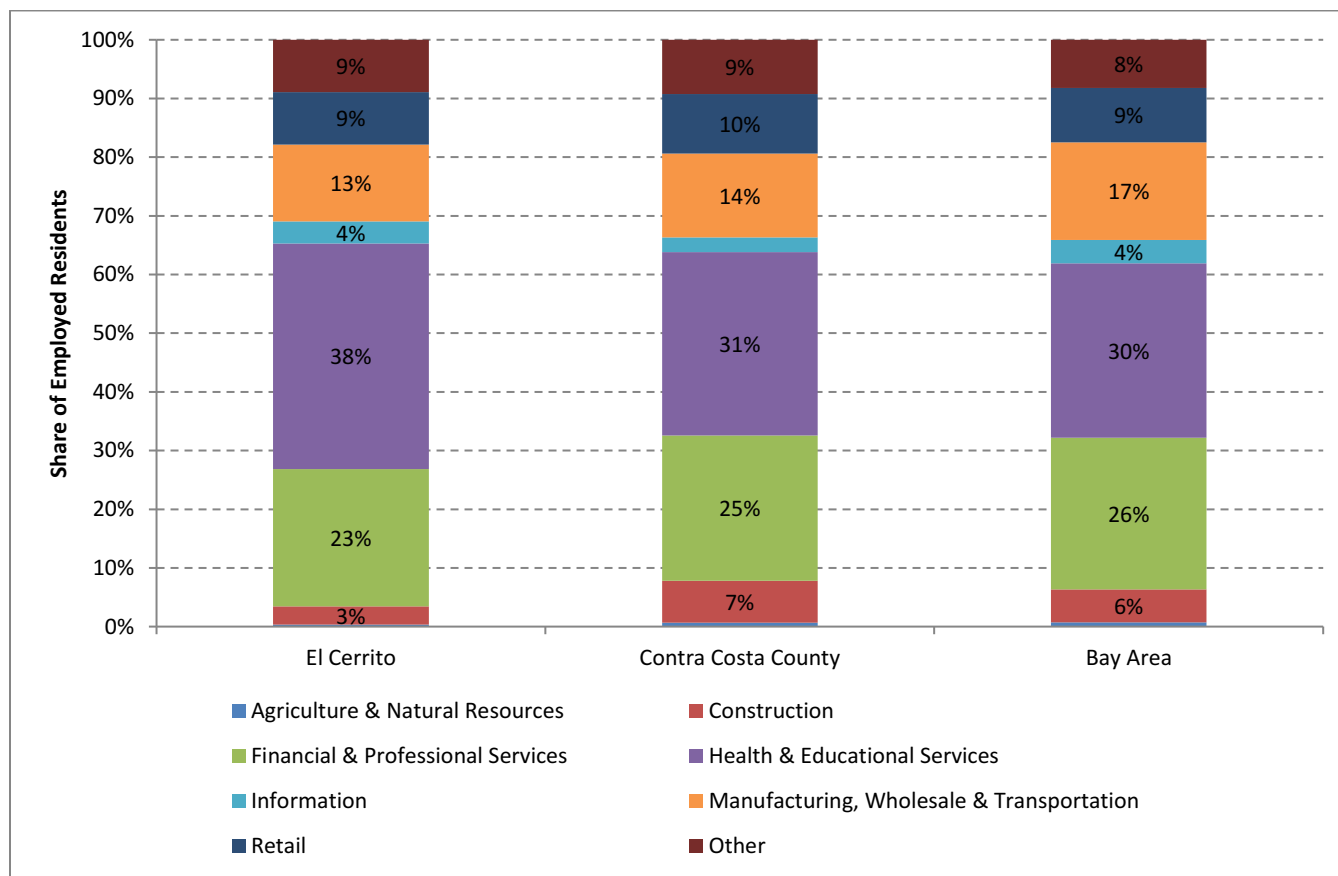
Figure 2-5: Jobs in El Cerrito (2002-2018)



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

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

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



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

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

Balance of Jobs, Housing and Workers

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

Jobs-Worker Ratios by Wage Group

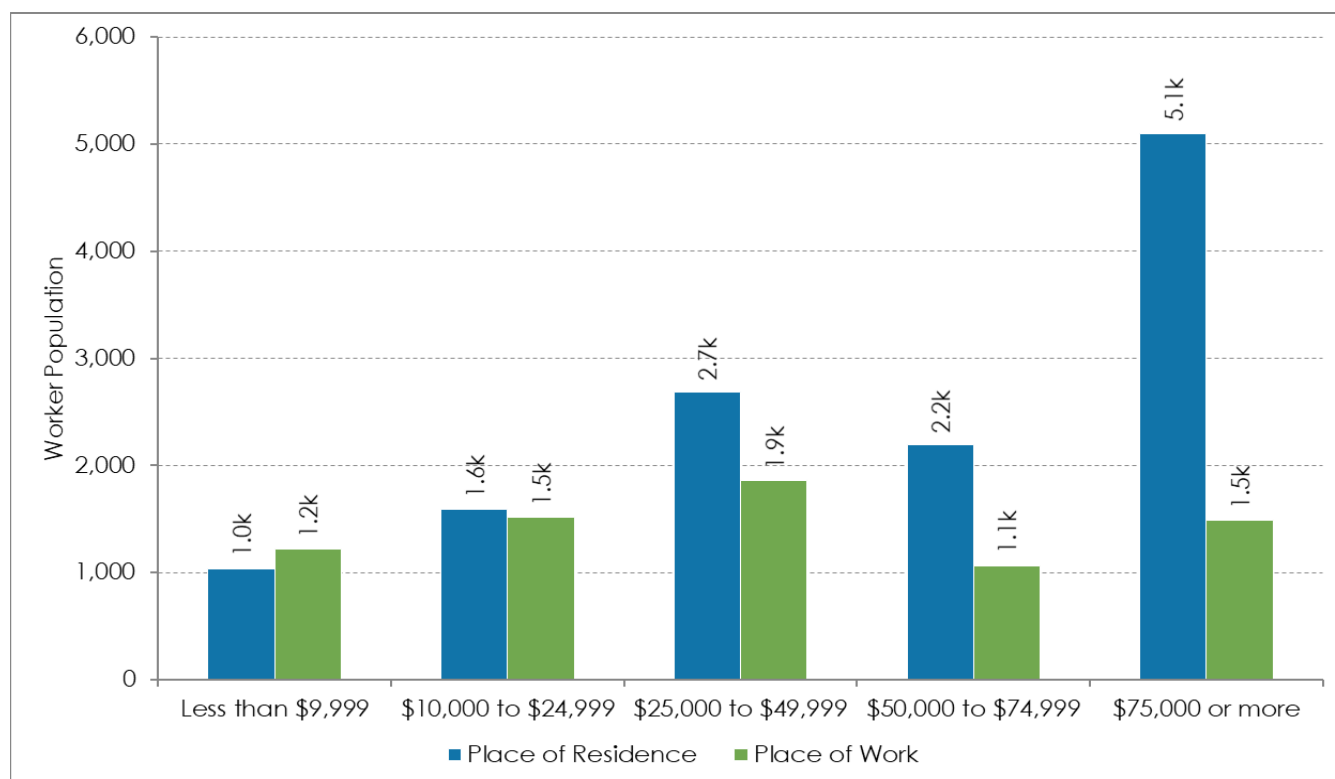
Figure 2-7 compares jobs in El Cerrito to workers living in El Cerrito, broken down by different wage groups. The data shows that El Cerrito generally has more residents than jobs, with the biggest gap being in the highest income group. This means higher-wage workers are commuting out of El Cerrito for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

Jobs-Household Ratio

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

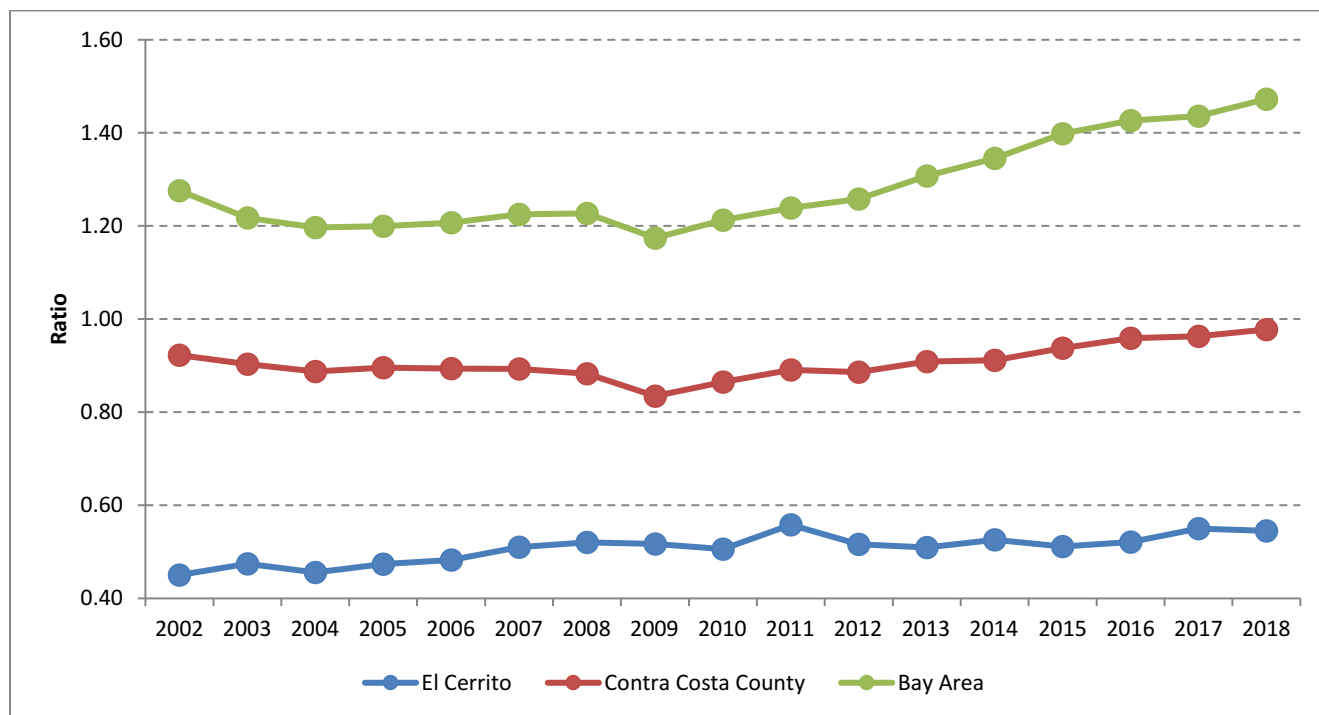
household, a ratio of 0.54 indicates that El Cerrito has around 1 job for every two households. In comparison the Bay Area overall had a ratio of 1.47 in 2018, indicating that there are more jobs than there are households and that for every 3 jobs there are two households. In addition, since 2009 the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

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



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

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

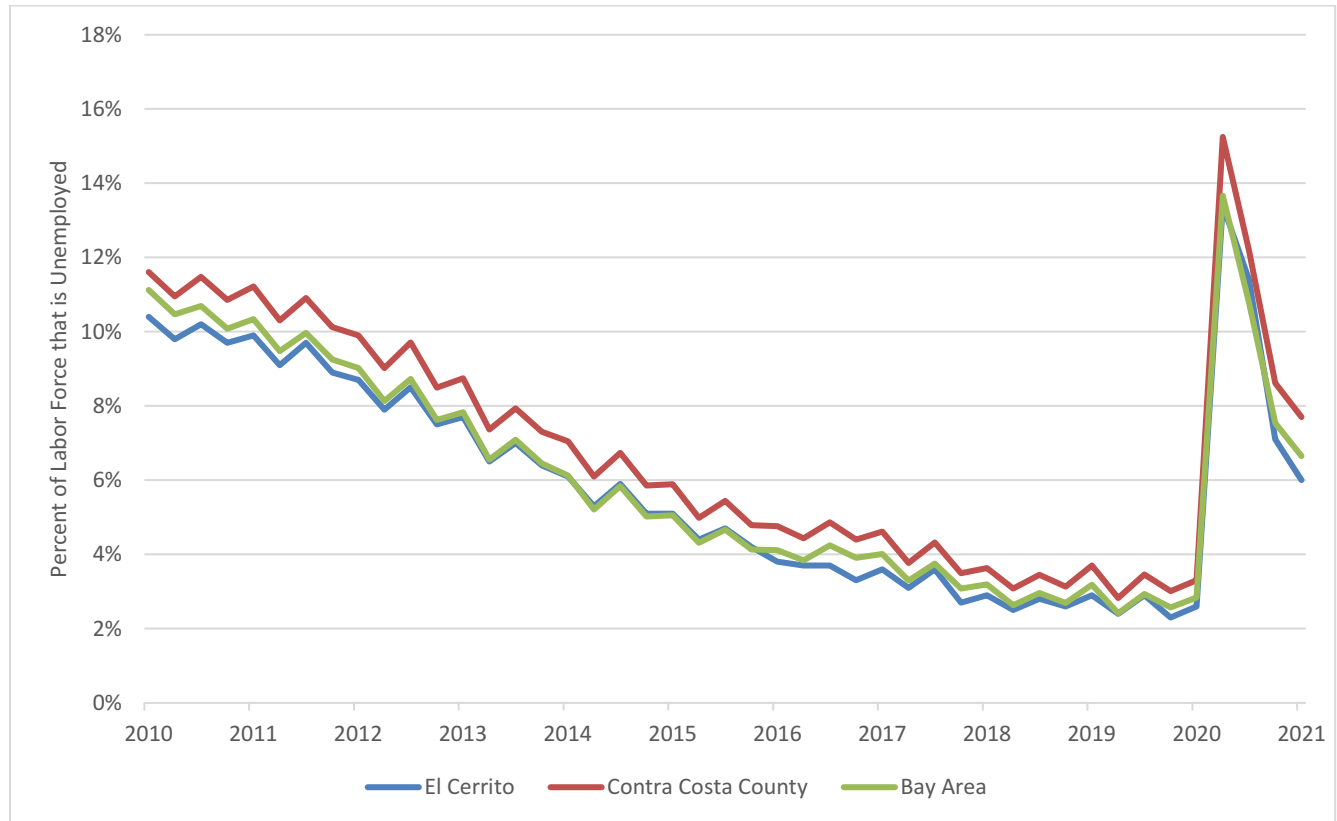


Source: ABAG Housing Element Data Package, POPEMP-13. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households).

Unemployment

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

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



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

Projected Employment Growth

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

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

	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.

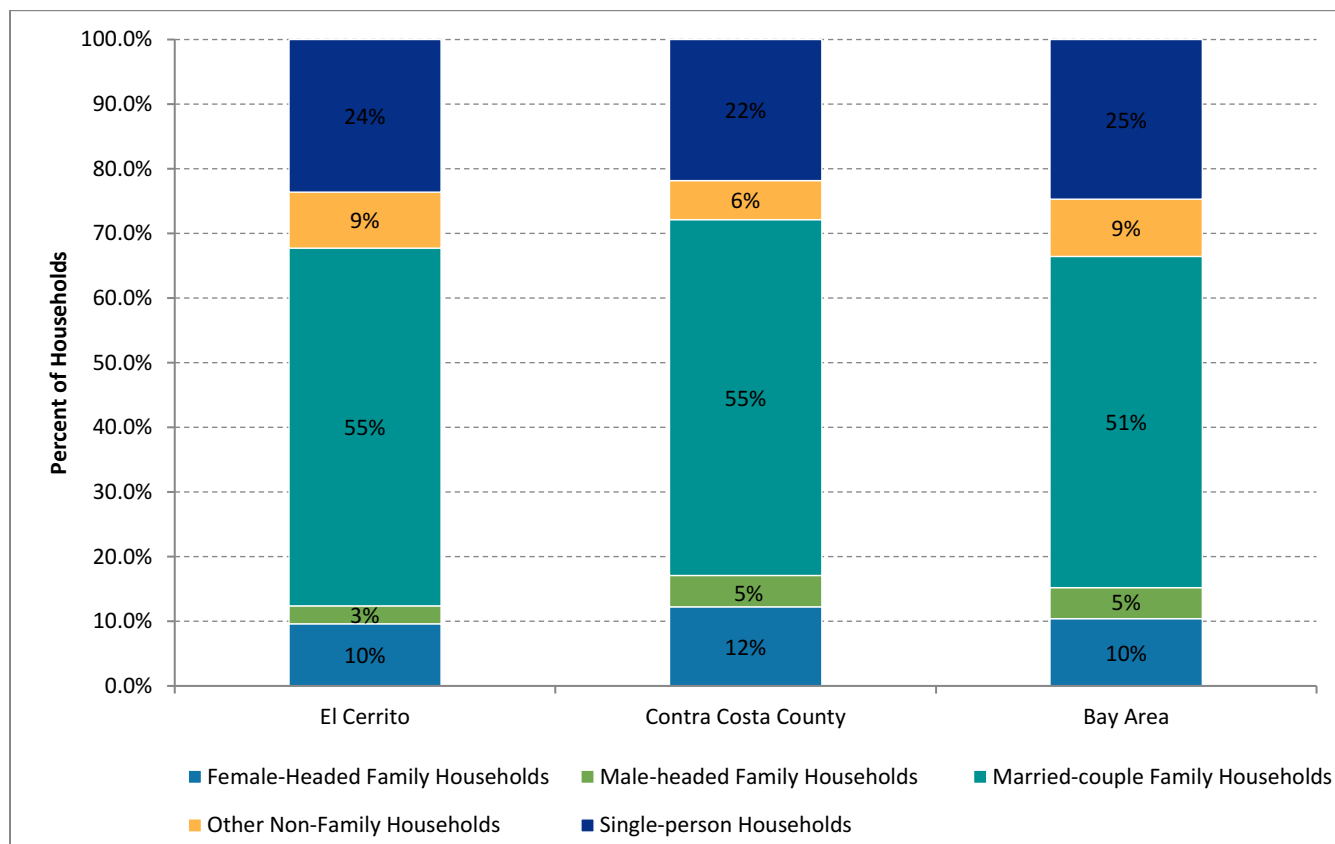
Household by Type

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

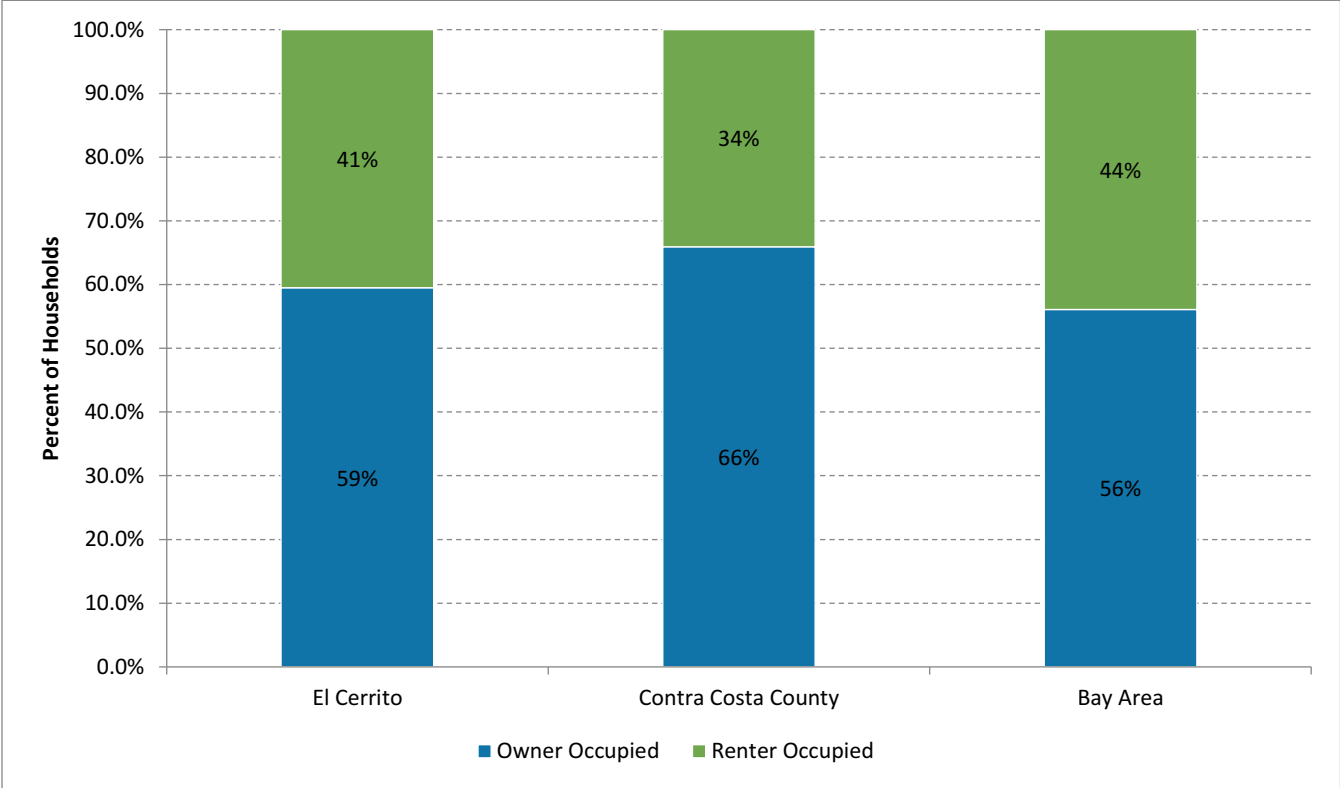


Source: ABAG Housing Element Data Package, POPEMP-23. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

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

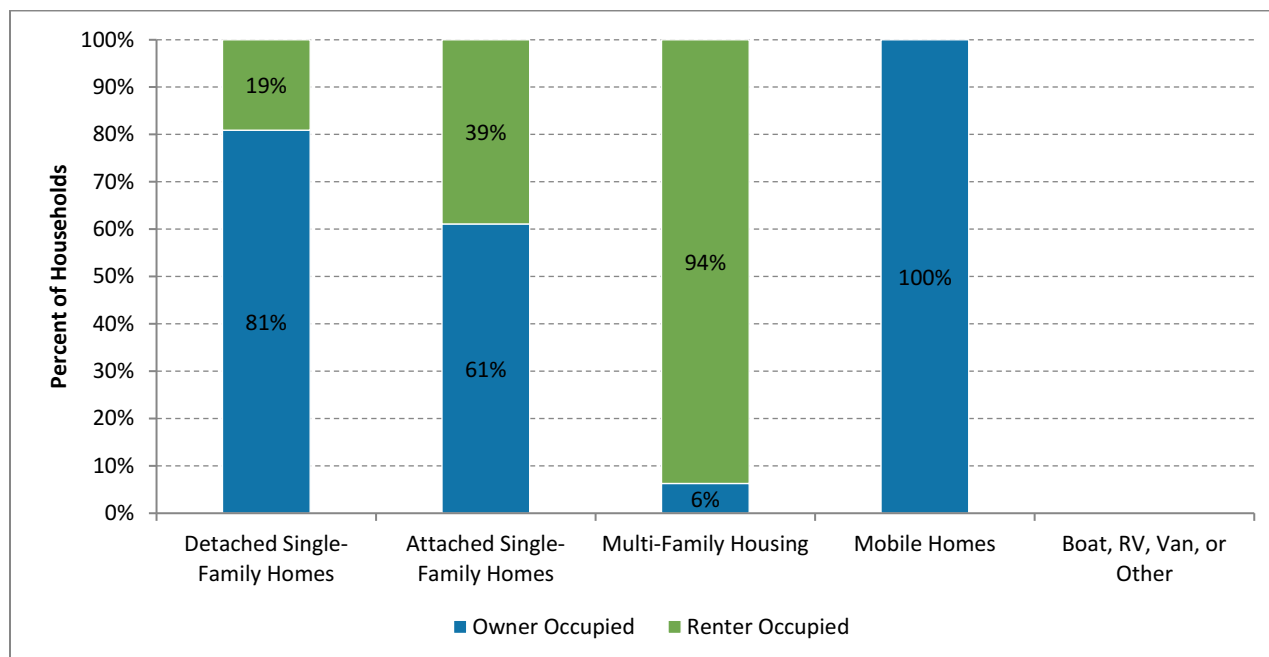


Source: ABAG Housing Element Data Package, POPEMP-17. U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

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

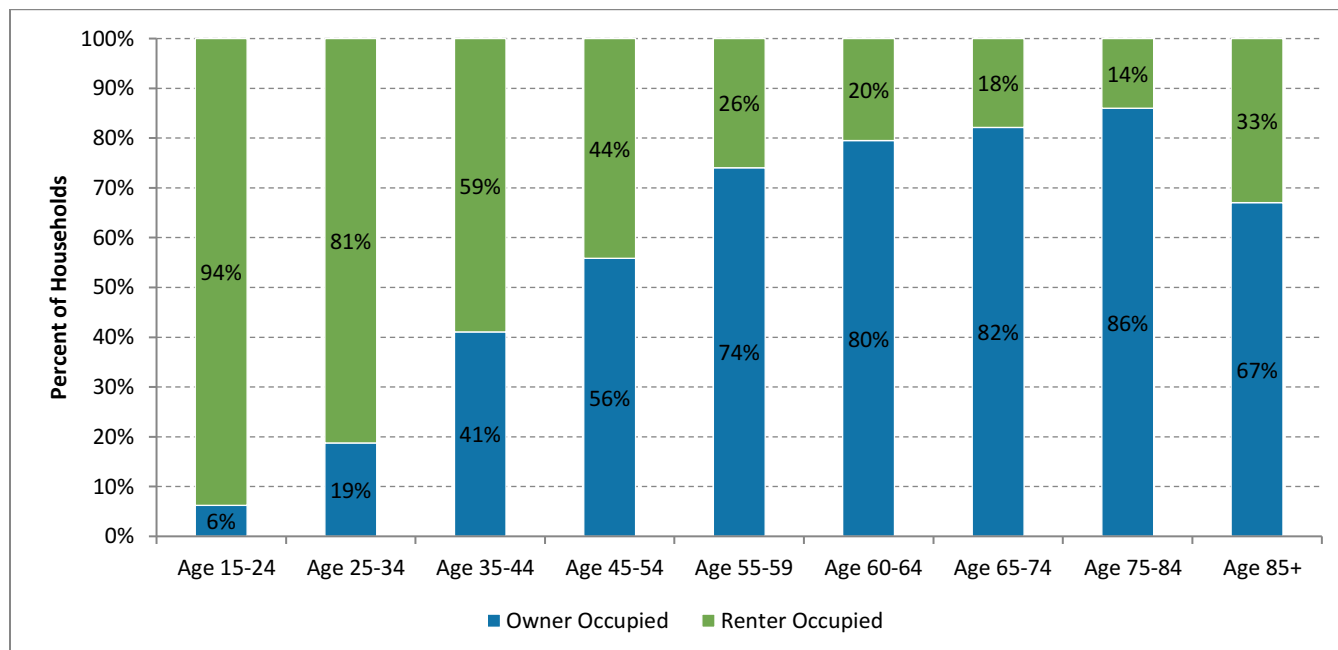


Source: ABAG Housing Element Data Package. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032.

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

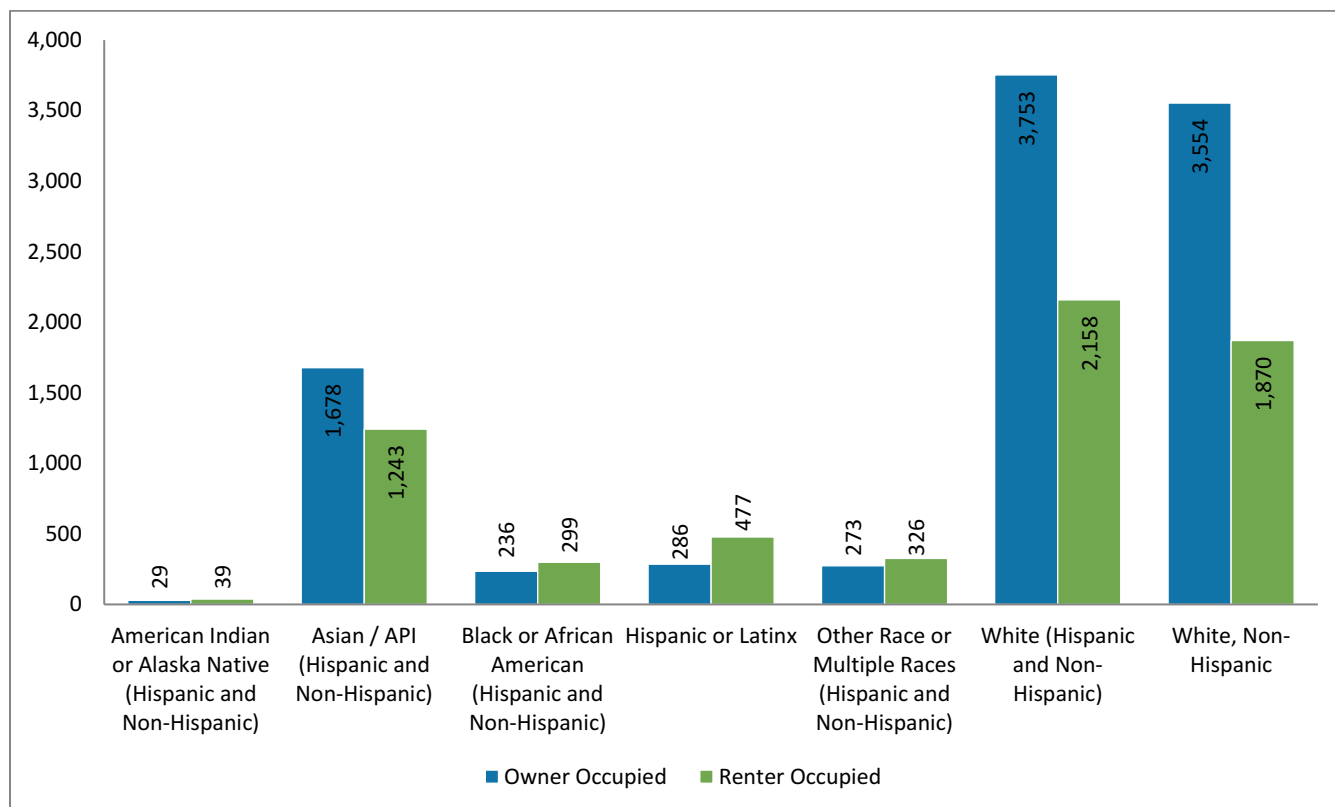


Source: Source: ABAG Housing Element Data Package. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

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

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

AMI = Area Median Income

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

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

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

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

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

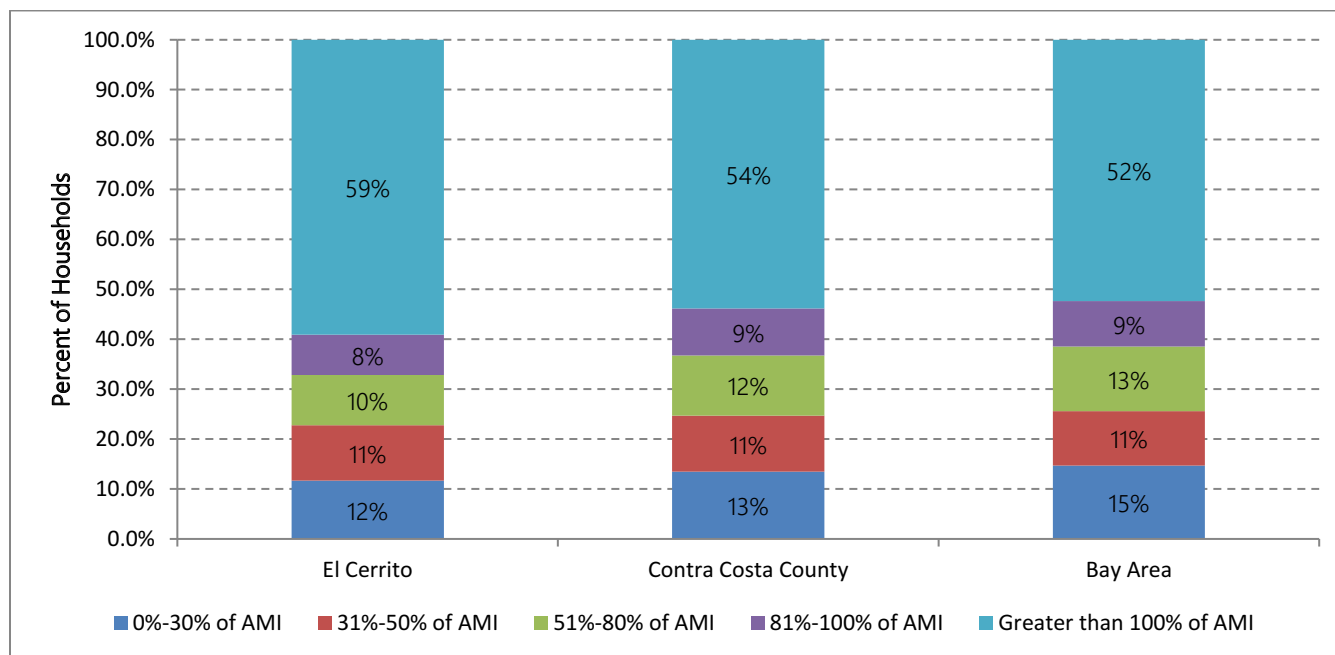
Source: CA Department of Housing and Community Development (HCD), 2022.

Income Distribution

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

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

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

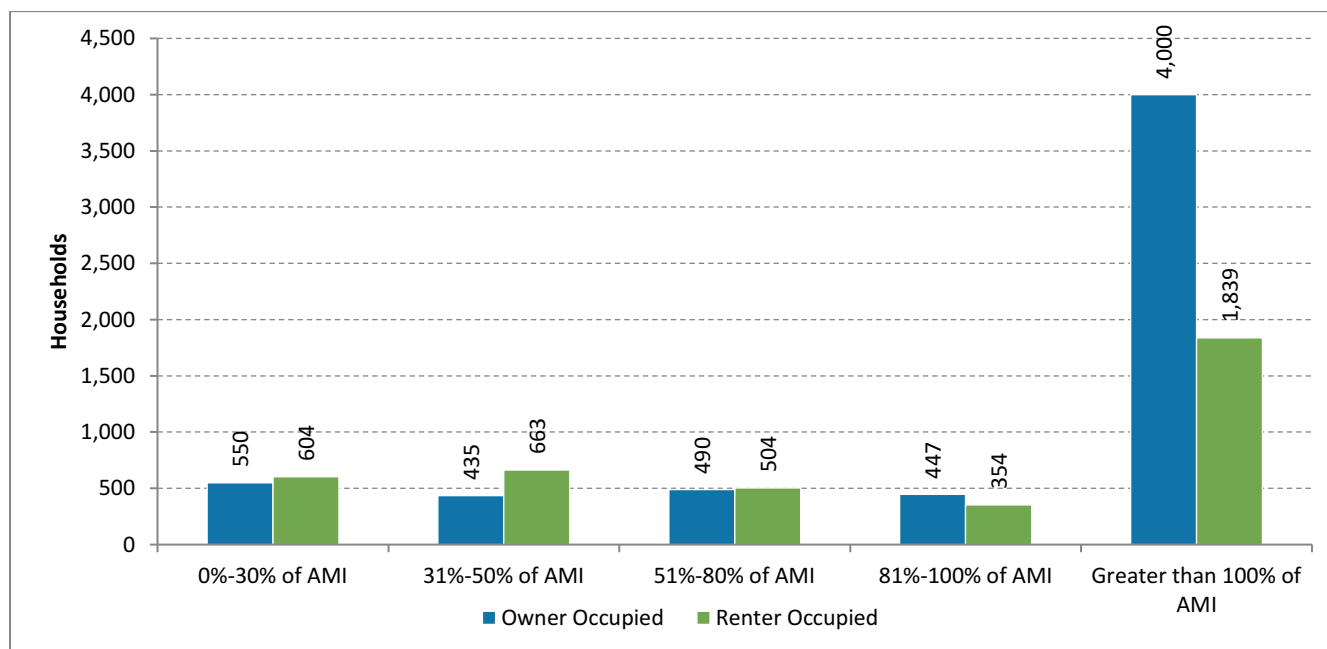


Source: ABAG Housing Element Data Package, ELI-01. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

Household Income by Tenure

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

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



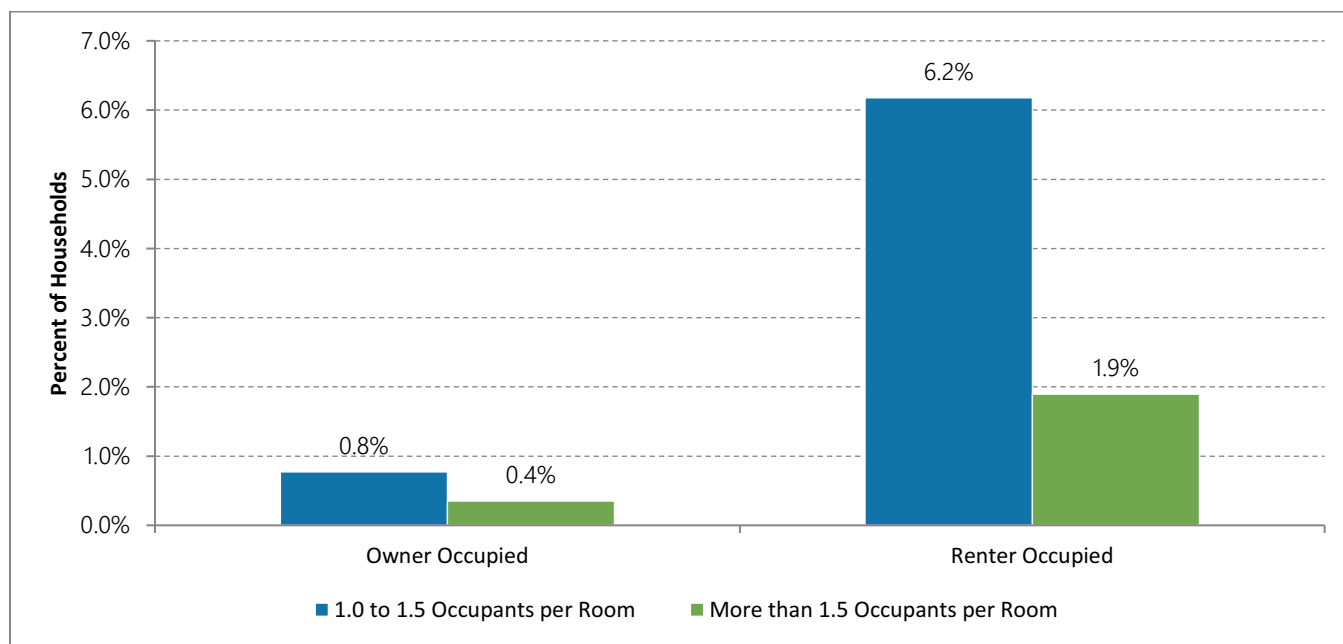
Source: ABAG Housing Element Data Package, POPEMP-21. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Overcrowding

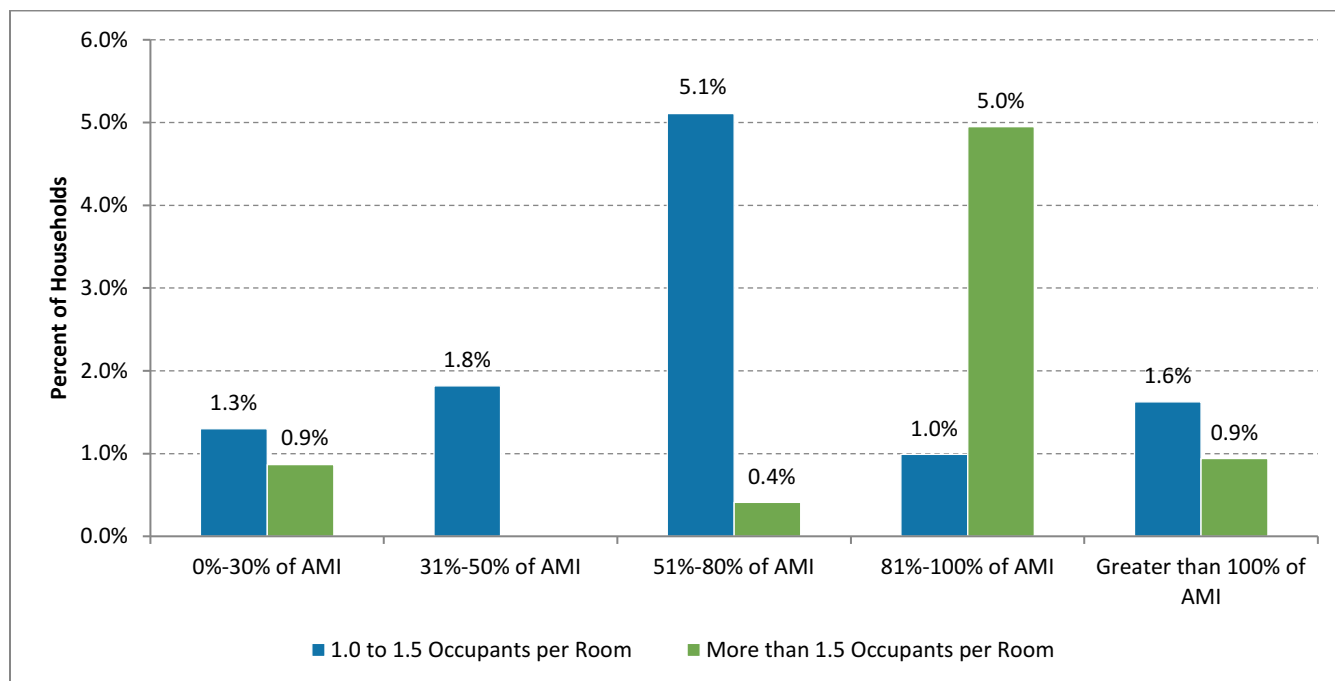
Overcrowding occurs when housing costs are so high relative to income that families double up or take in roommates (boarders) / or extended family members to share their housing costs, or they take in an elderly or disabled family member who can no longer live independently, or additional children (nieces,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

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

Figure 2-17: Overcrowding by Tenure and Severity



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

Figure 2-18: Overcrowding by Income Level, [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.

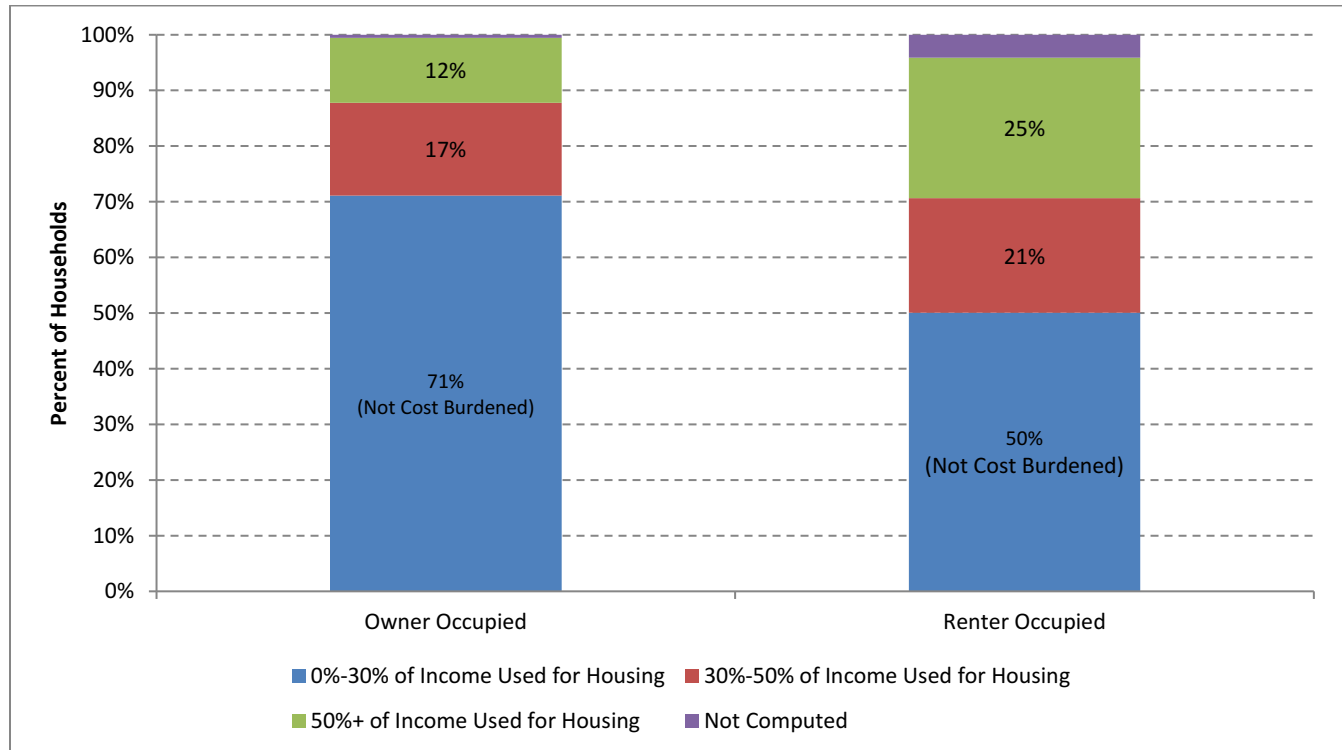
Overpayment

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.

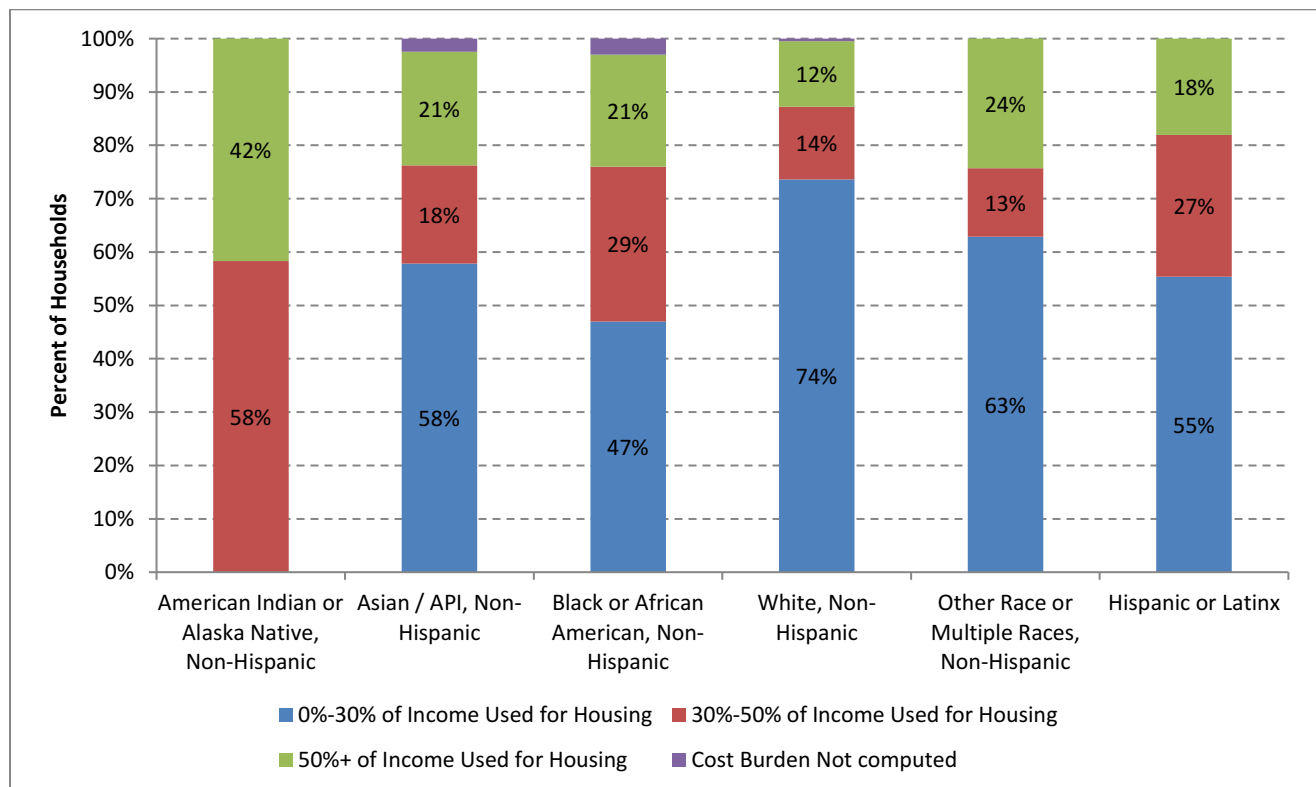
A significant portion of households in El Cerrito have high housing costs relative to their household incomes, with lower-income households having particularly high rates of housing cost burden. Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing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

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

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 2-19¹⁵. 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 2-78). 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 2-78 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.](#)

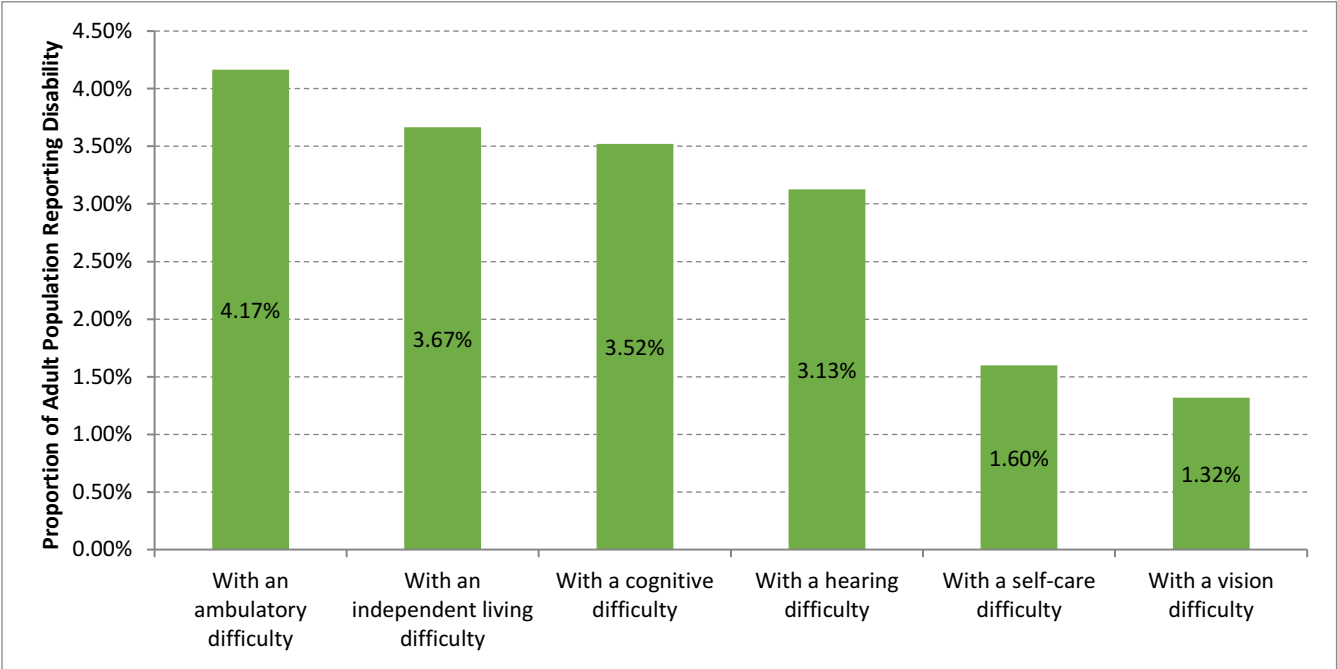
Persons with Disabilities

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 2-89).

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 2-89 Population with Developmental Disabilities by Place of Residence

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

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

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

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

Resources and Programs for Persons with Disabilities

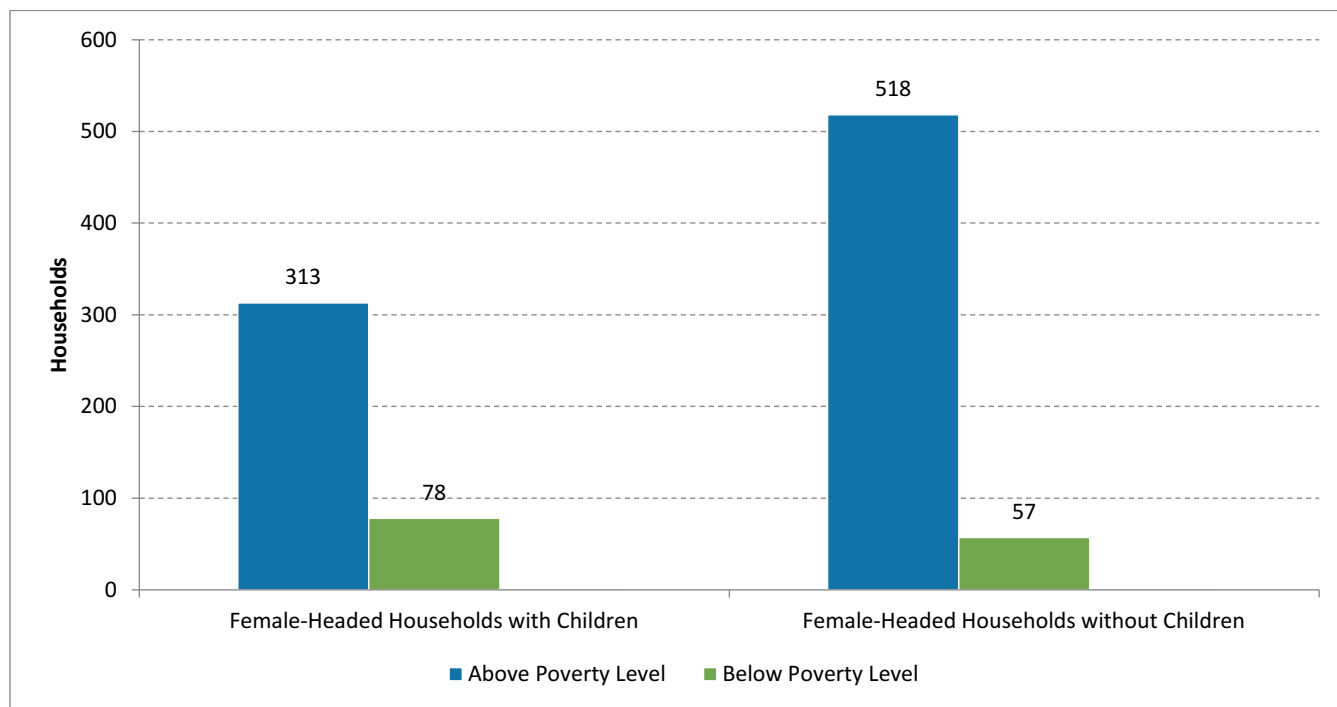
[Most programs and services available for persons with disabilities in El Cerrito are provided through the County, including paratransit, discounted transit fares, and general support services. Two affordable housing developments in El Cerrito specifically provide mental health support services: Idaho 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.

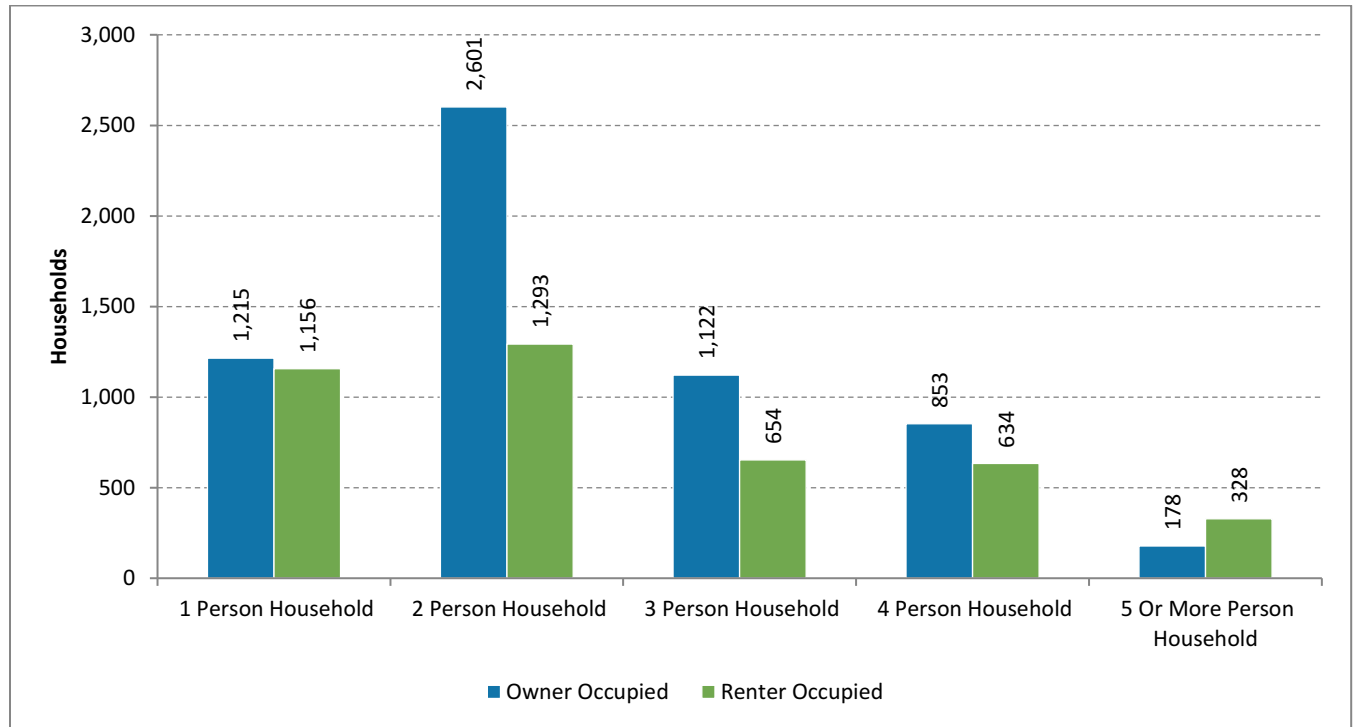
[The Contra Costa Housing Authority offers a Family Self-Sufficiency program for HCV participants to help low-income, single parents achieve economic independence from governmental assistance. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, 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.

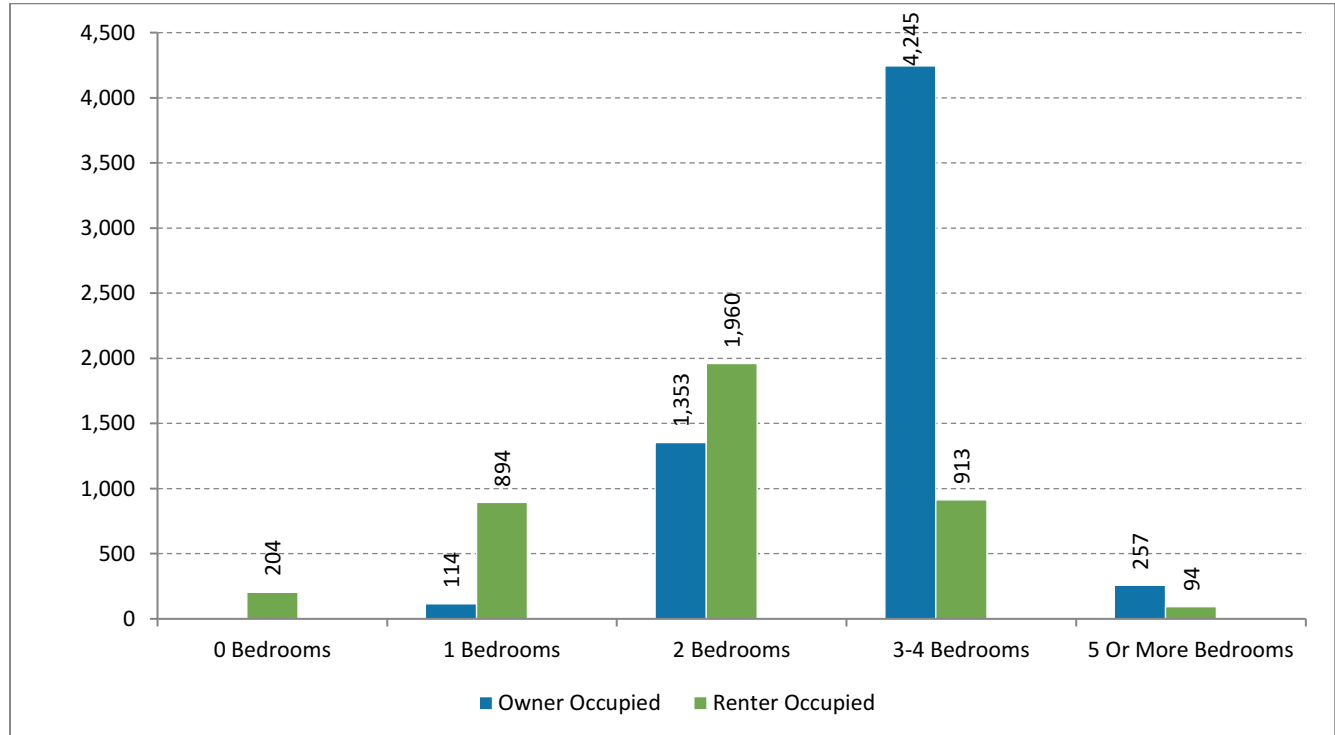
Large households are generally served by housing units with three or more bedrooms, of which there are 5,509 units in El Cerrito. Among these large units with three or more bedrooms, 75 percent are owner occupied and 25 percent are renter occupied, as noted in Figure 2-24. Given that the city has a substantial 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 2-910 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 2-109 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		

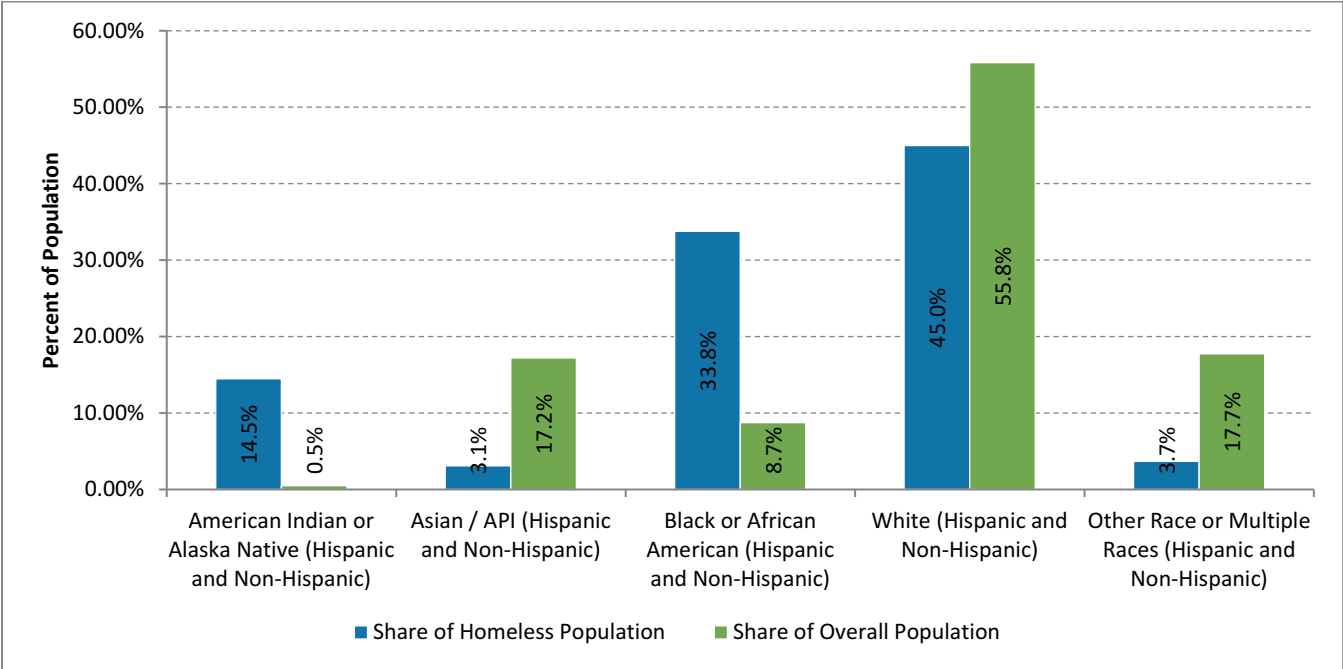
Source: Contra Costa County Homeless Point-in-Time County and Survey Executive Summary, 2022.

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

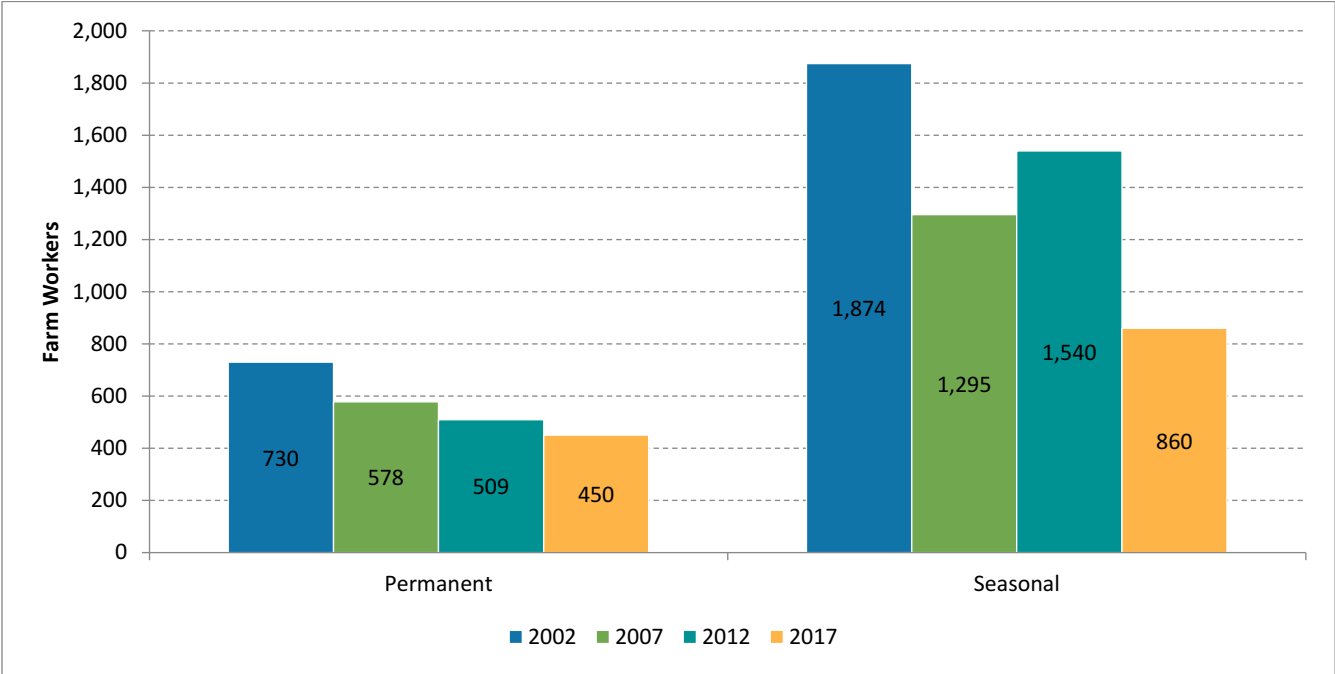
Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor and have special housing needs because of their relatively low incomes and the unstable nature of their work. Across the state, housing for farmworkers has been recognized as an important 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.

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

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



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

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

2.5 Housing Stock Characteristics

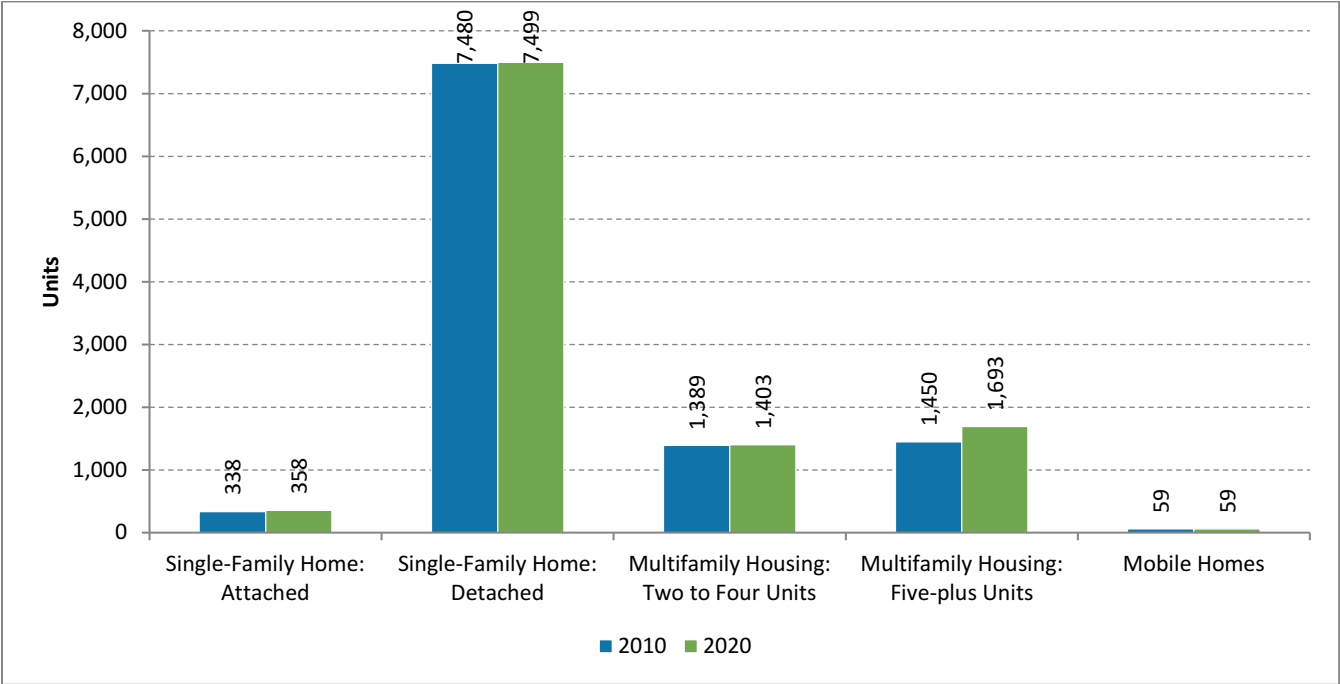
This section identifies the characteristics of El Cerrito’s physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices, and affordability.

Housing Unit Types

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

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

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

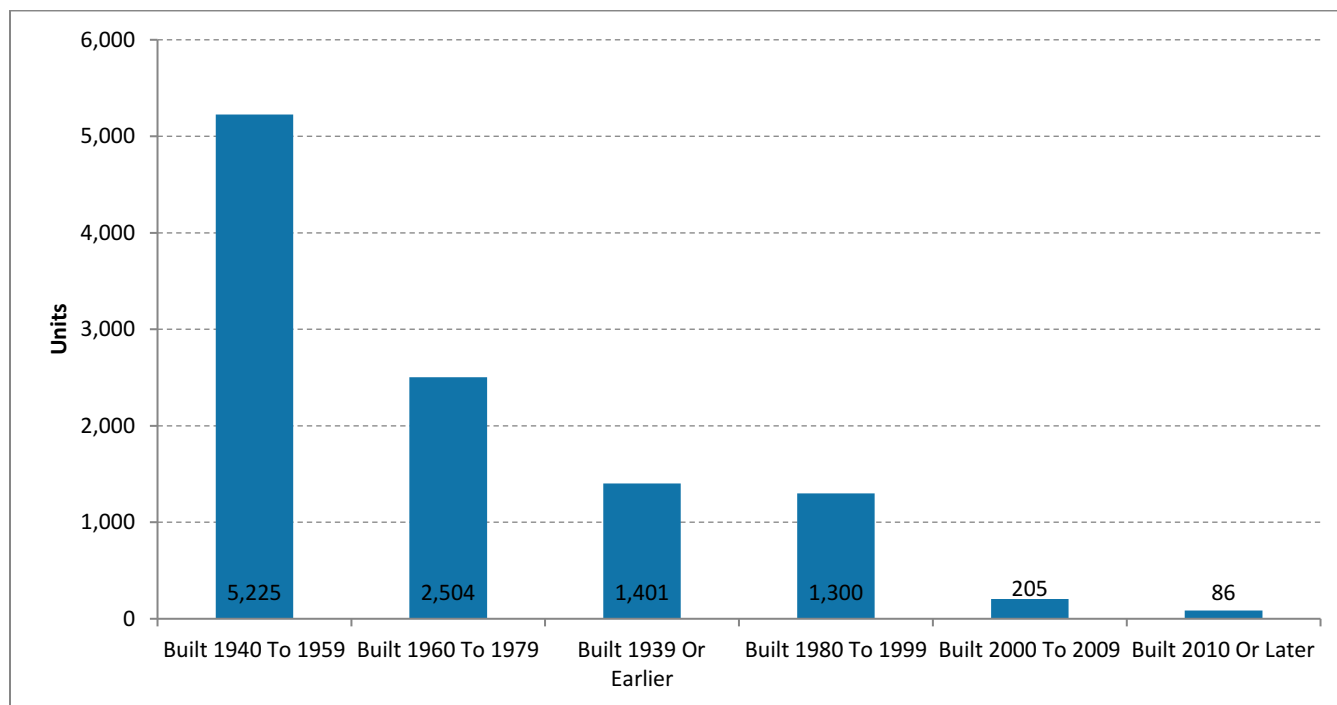


Source: ABAG Housing Element Data Package, HSG-01. California Department of Finance, E-5 series.

Housing Age

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

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



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

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

Vacancy Rate

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

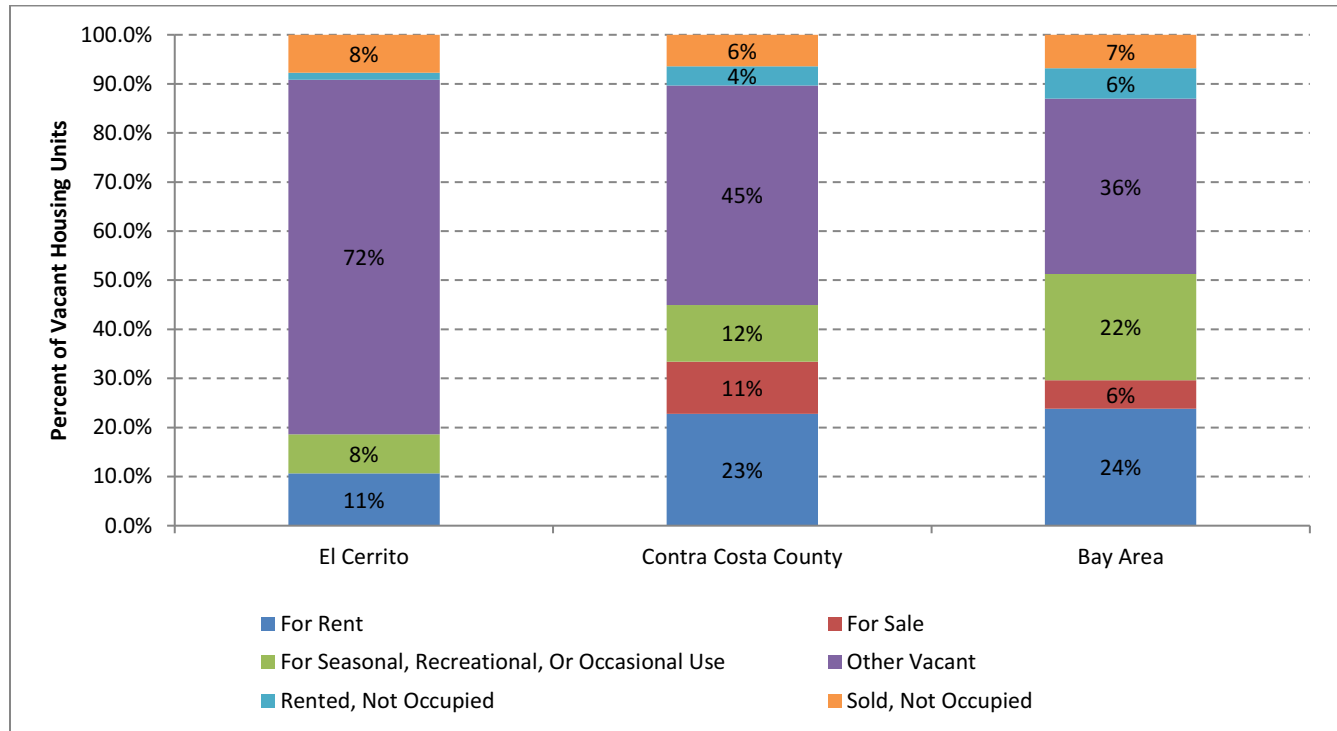
Vacant units make up 6.4 percent of the overall housing stock in El Cerrito. The rental vacancy rate is 2.0 percent, while the ownership vacancy rate is 0.9 percent. Figure 2-29 shows that of the vacant units, the most common type of vacancy is other vacant.²

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

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

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

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

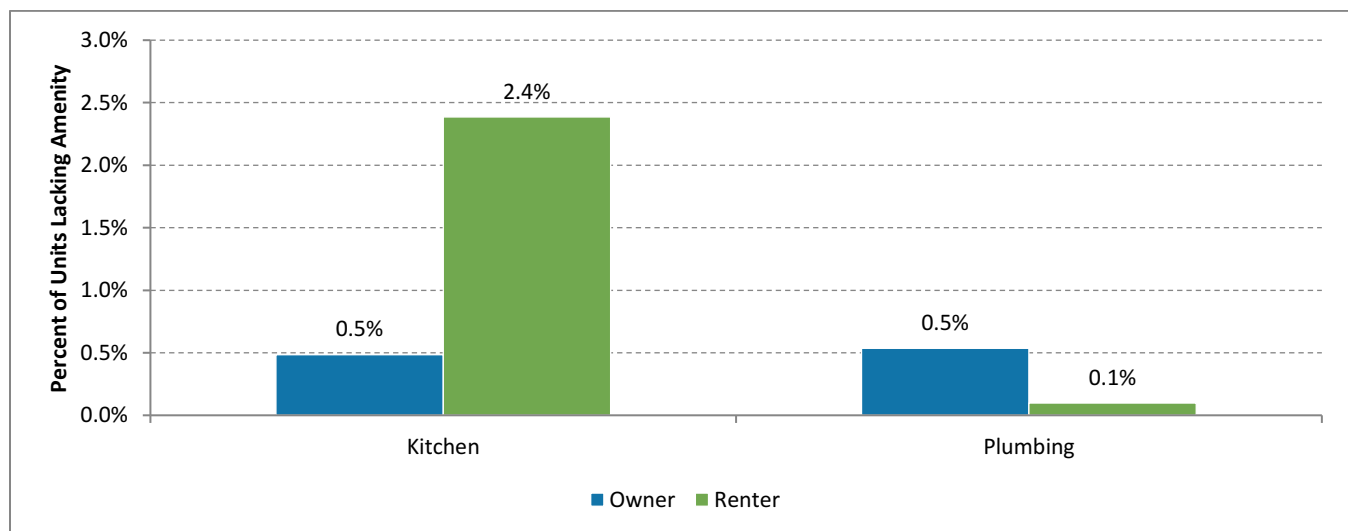


Source: ABAG Housing Element Data Package, HSG-03. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Substandard Housing Conditions

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

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



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

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

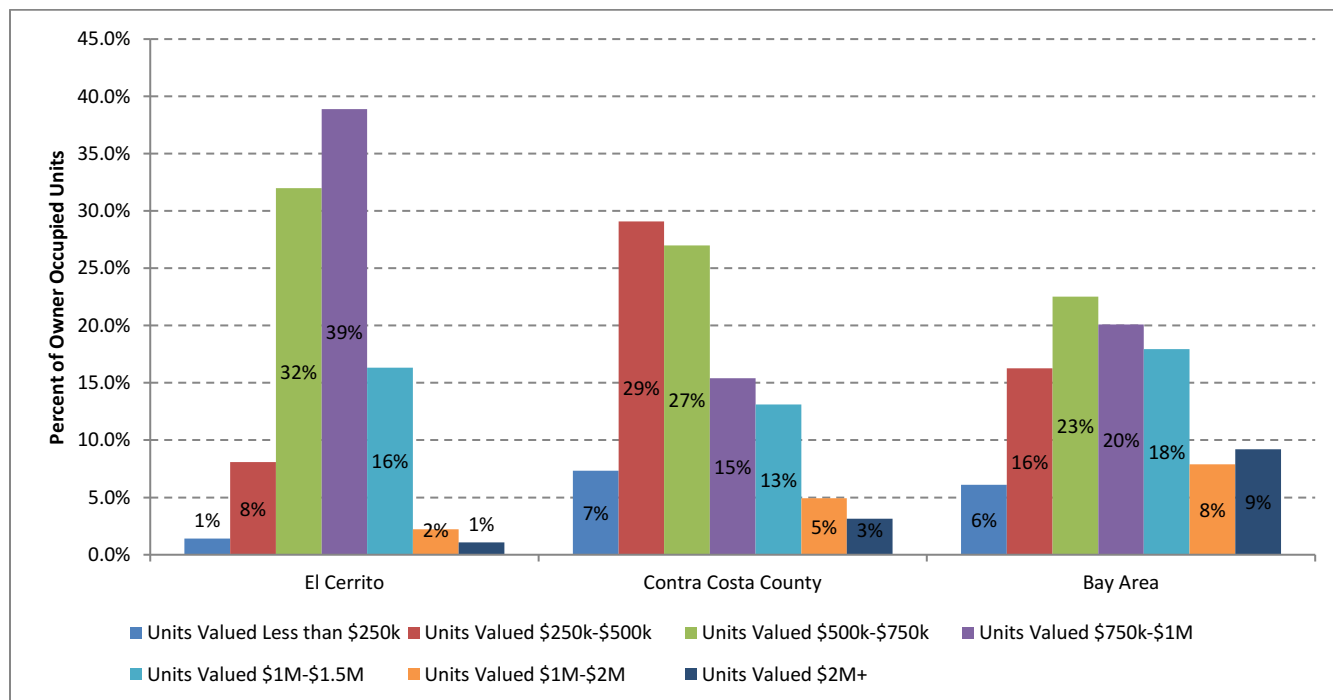
2.6 Housing Costs and Affordability

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

Home Values and Market Trends

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

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

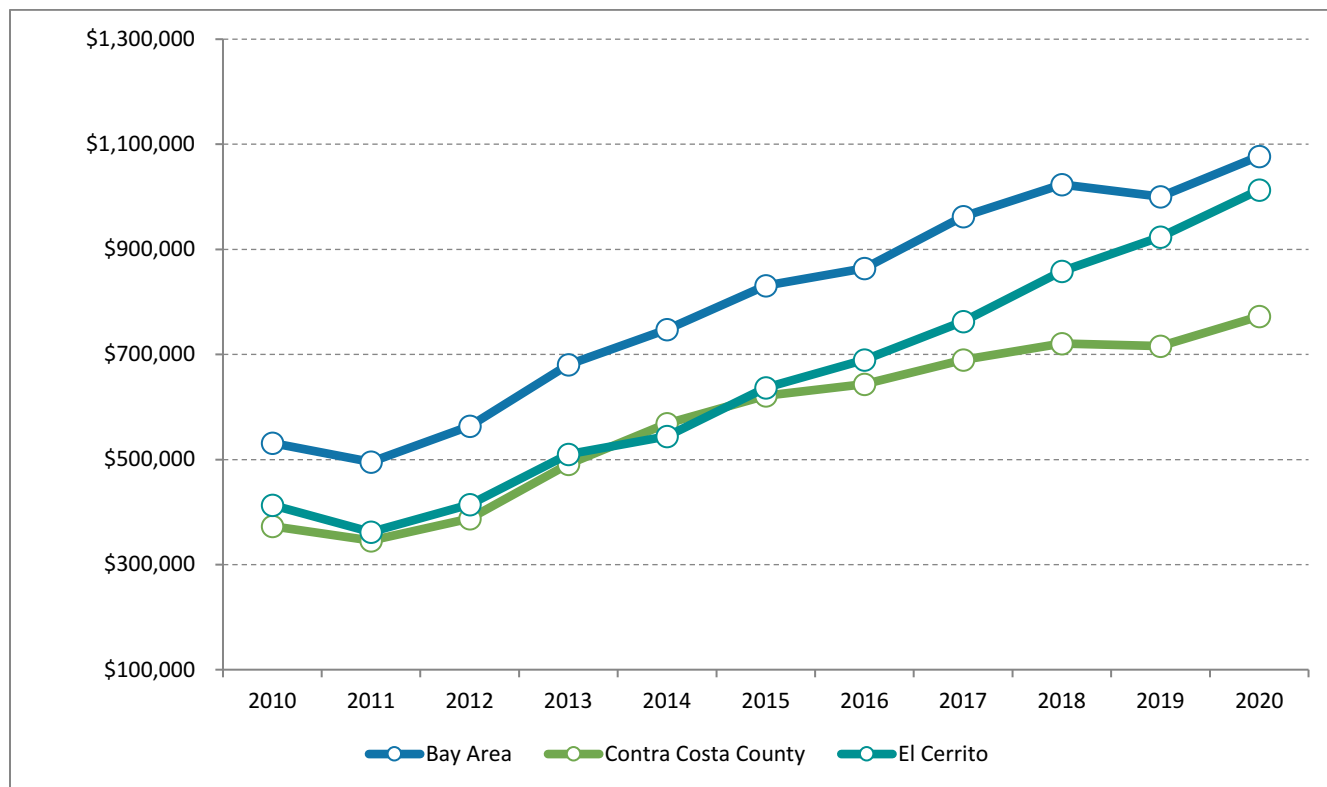


Source: ABAG Housing Element Data Package, HSG-07. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

According to data from Zillow, the region's home values have increased steadily since 2010. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area more than doubling between 2010 and 2020. Since 2010, the typical home value has increased 145 percent in El Cerrito from \$413,011 to \$1,013,090. This change is greater than the change in Contra Costa County and the change for the region (see Figure 2-32). By 2020

home values in El Cerrito surpassed values countywide and approached the average value for the Bay Area region. More recent data from Redfin shows that the median sale price in El Cerrito in May 2022 was over \$1.3 million, a 6.8 percent increase from the prior year.

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



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

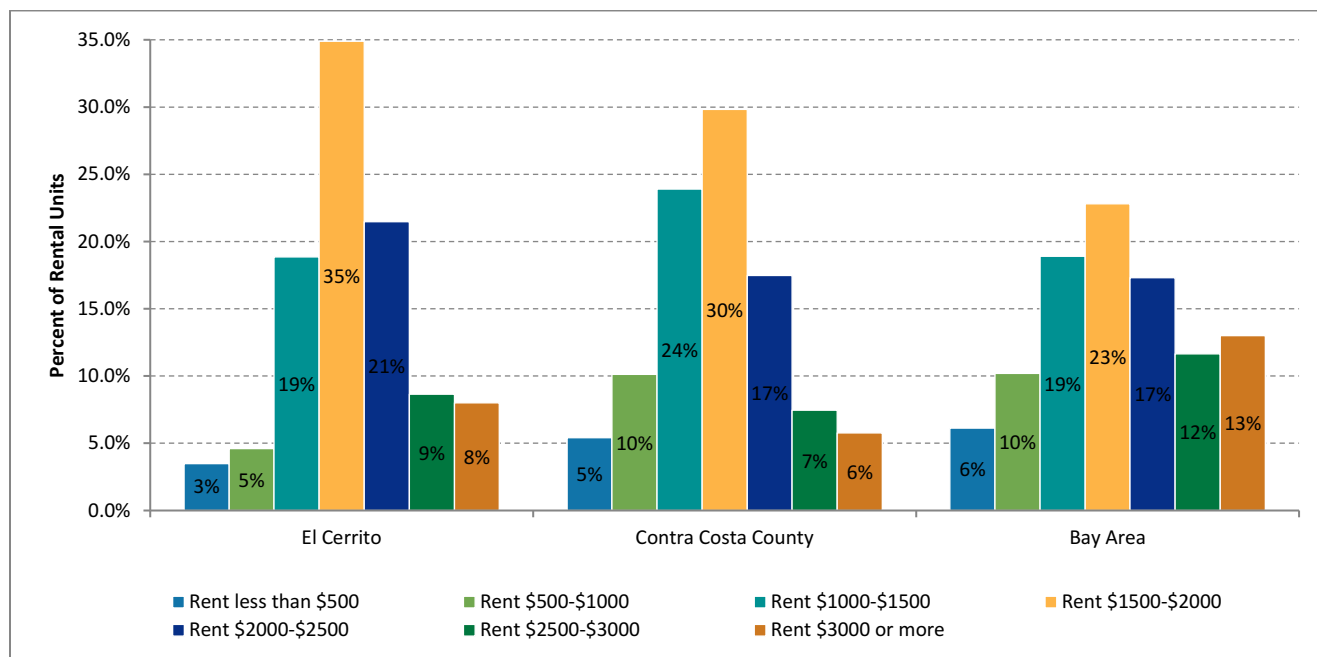
The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series

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

Rent Values and Trends

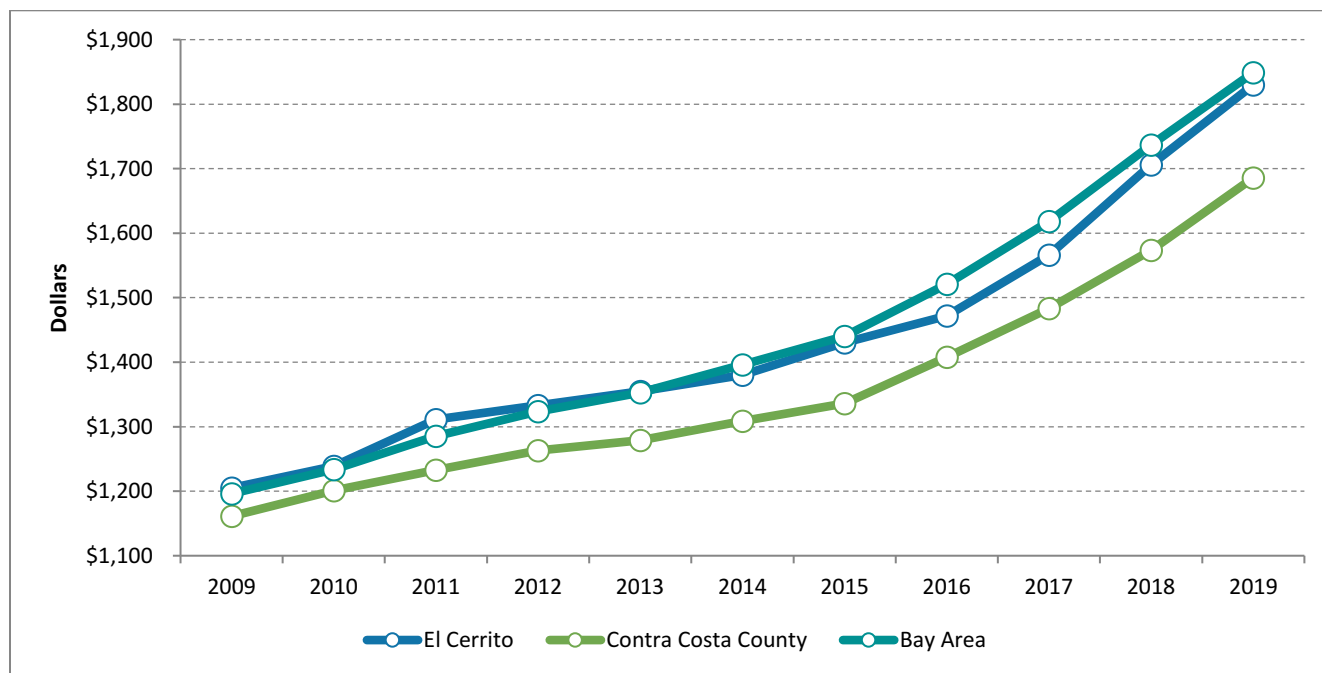
Overall rents in El Cerrito are similar to rents countywide and in the Bay Area region. According to data from the 2015-2019 ACS, the largest proportion of rental units in El Cerrito was in the range of \$1500-\$2000 per month, totaling 34.9 percent, followed by 21.5 percent of units renting in the \$2000-\$2500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

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



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

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



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

Housing Affordability

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

Table 2-4011 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 2-4011 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 2-412 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 2-412 Inventory of Publicly Assisted Rental Housing, El Cerrito, 2014

<i>Project Name</i>	<i>Address</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Population Assisted</i>	<i>Type of Subsidy</i>	<i>Earliest Expiration of Affordability</i>	<i>At-risk</i>
Hazel Shirley Manor	11025 San Pablo	63	63	Senior, mobility impaired (low and moderate)	HUD 202 and Project Based Section 8	2031	Yes
Del Norte Place	11720 San Pablo	135	27	Family and Seniors (very low)	TCAC, County Tax-Exempt Bonds	2032	Yes
Idaho Apartments	10203 San Pablo	29	25	HIV/AIDS/Homeless/Mental Health	RDA, County HOPWA, Richmond, MHP=SP, AHP, Tax Exempt Bonds	2072	No
Village at Town Center Apartments	10810 San Pablo	158	24	Family	RDA Inclusionary Agreement	2035	No
Ohlone Gardens	6431 - 6495 Portola Drive	57	57	Family, HIV/AIDS/ Homeless/Mental Health	RDA, County, AHP, Tax Credits, MHSA, HOPWA, IIG	2069	No
Hana Gardens	10848 -10860 San Pablo Avenue	63	62	Seniors	RDA, Affordable Housing Sustainable Communities grant program, State Infill Infrastructure Grant program, County HOME & CDBG, County PBV & RAD, LIHTC, Tax-Exempt Bonds	2071	No
Metro 510 (Creekwalk)	Southeastern Corner of El Cerrito Plaza	128	19	Family	Inclusionary	2072	No
Total Assisted Units		735	277				
Total At-Risk Units		-	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 2-42¹³ 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.

Table 2-4213 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.

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

Construction of Replacement Units

New construction is often more expensive than acquisition and rehab. The cost of developing housing depends upon a variety of factors, including density, size of the units, location, land costs, and type of construction. According to a report by the Turner Center,³ the average cost statewide to develop a Low-Income Housing Tax Credit funded affordable housing development was \$480,000 per unit in 2019. However, costs vary greatly by region and the Bay Area is the most expensive region in which to build affordable housing. According to the report, the average cost to build an affordable unit in the greater San Francisco Bay Area was nearly \$600,000 per unit in 2019, and costs have only increased since that time due to increases in labor and material costs. Assuming an average cost of \$600,000 per unit, it would cost an estimated \$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. Turner Center for Housing Innovation. U.C. Berkeley. March 2020. https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

Qualified Entities

There are 24 non-profit corporations currently registered as qualified entities for Contra Costa County, and 96 entities working statewide that have the experience and capacity to assist in preserving at-risk units. These organizations, presented in Table 2-~~43~~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>.

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.

CHAPTER 3 | Assessment of Fair Housing

3.1 Introduction and Overview of AB 686

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

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

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

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

3.2 Fair Housing Assessment

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

¹ 42 U.S.C. §§ 3601-3631

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

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

⁴ HCD AFFH Guidance Memo, 2021.

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

Notes on Geospatial Analysis

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

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

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

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.”

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 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

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

Regional Trends

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 3-5 Outcomes

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

Source: ECHO Fair Housing (2020 - 2021)

Local Trends

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

Fair Housing Testing

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

Regional Trends

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

Fair Housing Education and Outreach

Regional Trends

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

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

- Eden Council for Hope and Opportunity (ECHO) Fair Housing. ECHO Fair Housing is a HUD-approved housing counseling agency that aims to promote equal access in housing, provide support services to aid in the prevention of homelessness, and promote permanent housing conditions. The organization provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing in addition to rental assistance, housing assistance, tenant/landlord counseling, homeseeking, homesharing, and mortgage and home purchase counseling. In Contra Costa County, ECHO Fair Housing provides fair housing services, first-time home buyer counseling and education, and tenant/landlord services (rent review and eviction harassment programs are available only in Concord). Although ECHO serves most of Contra Costa County, [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, Section 65915) 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, Section 65863) 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 Section 65913.4) 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.](#)

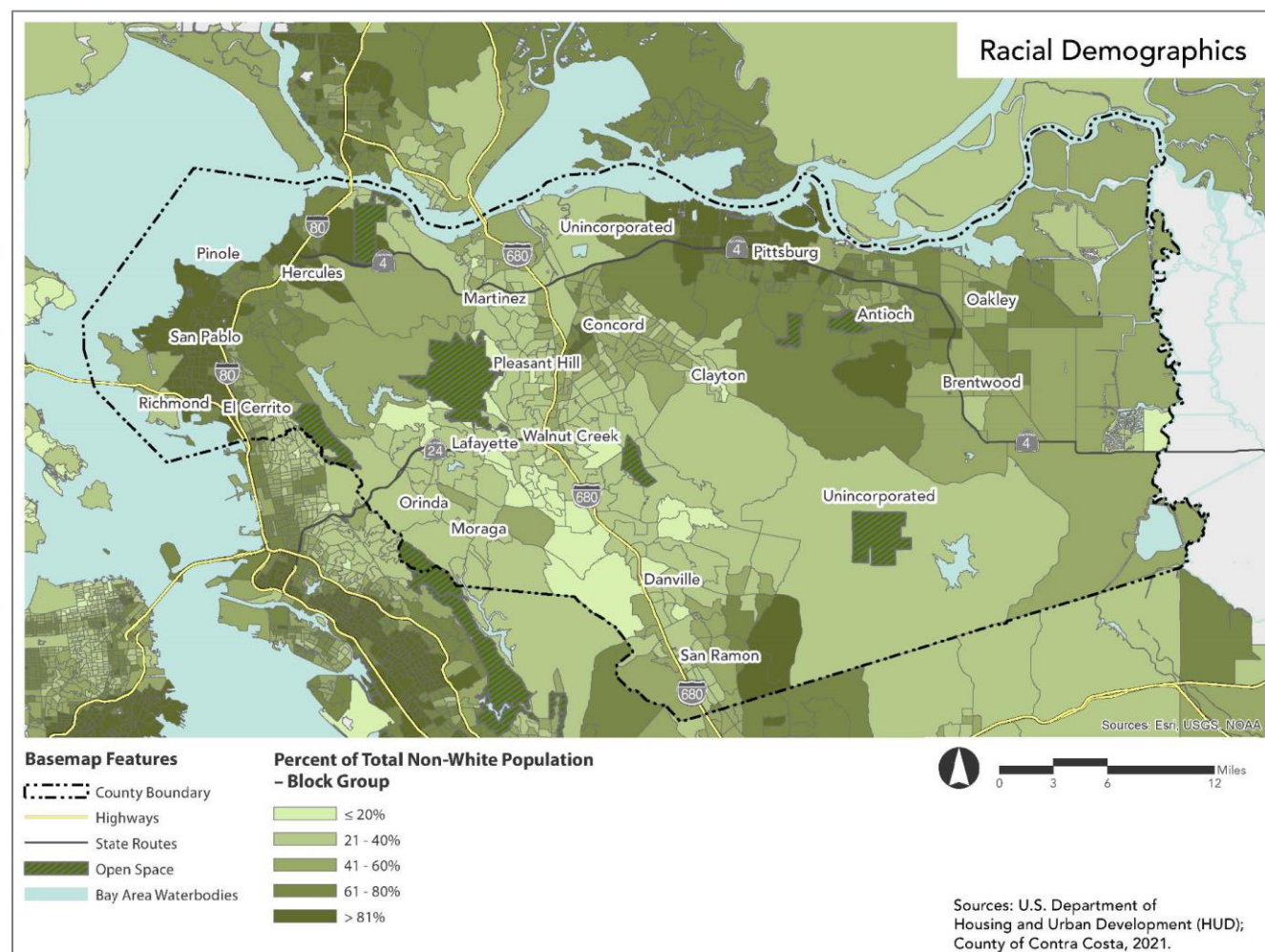
Table 3-6 Racial Composition for Contra Costa County vs. Bay Area Average

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

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

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

Local Trends

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

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

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

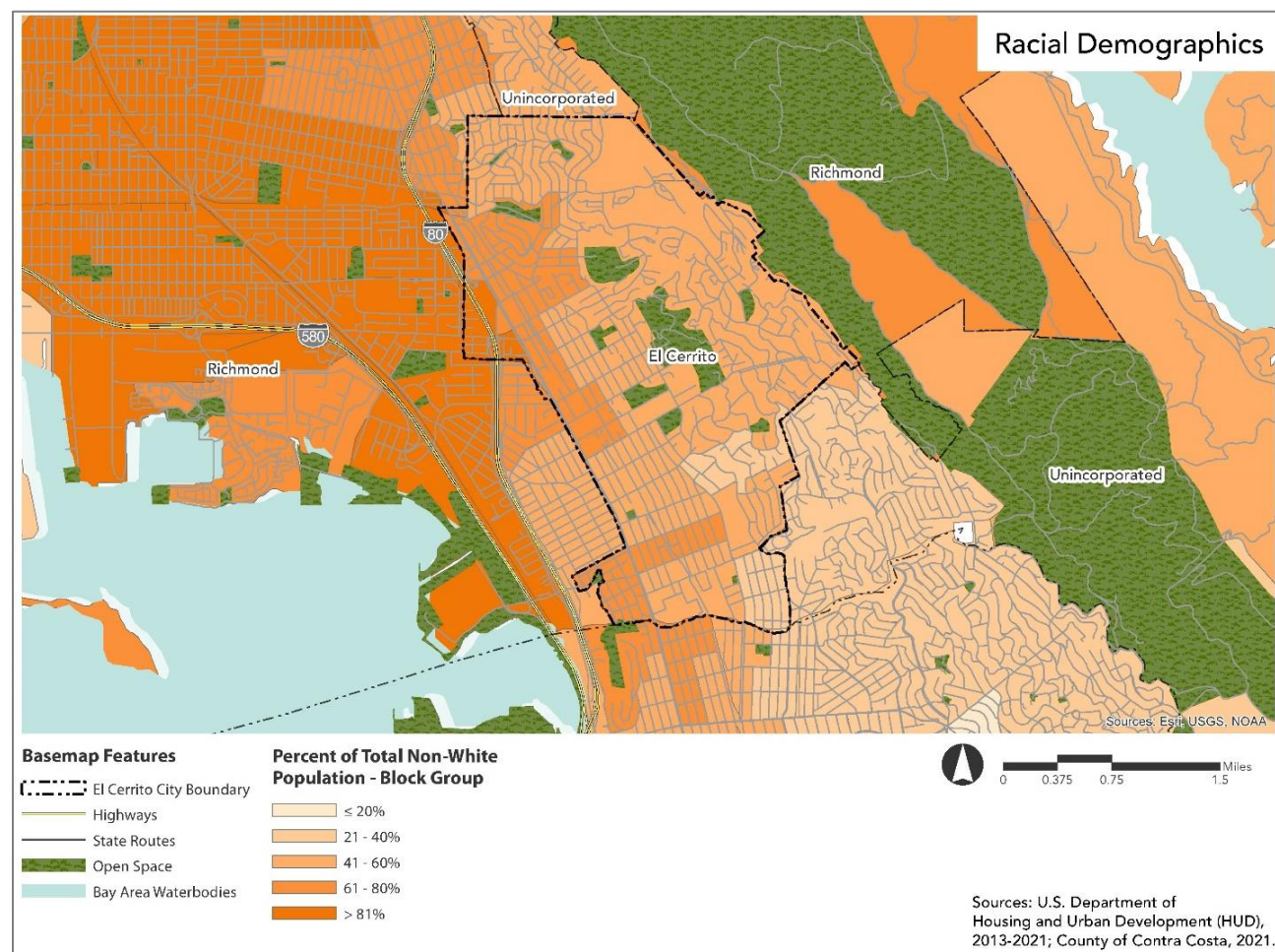
Table 3-8 Racial Composition for El Cerrito vs. Bay Area Average

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

*Asian and Pacific Islander combined

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

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



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

Segregation Indices

There are three indices described below that measure segregation and integration at a local and regional level. The isolation index measures the segregation of a single group, and the dissimilarity index, described above, measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all

racial or income groups across the city at once. Theil's H index is provided in addition to these required measures. The indices range from 0 to 1. Higher values indicate that groups are more unevenly distributed.

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

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

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

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

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

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

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

Table 3-10 Regional Racial Segregation Measures

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.

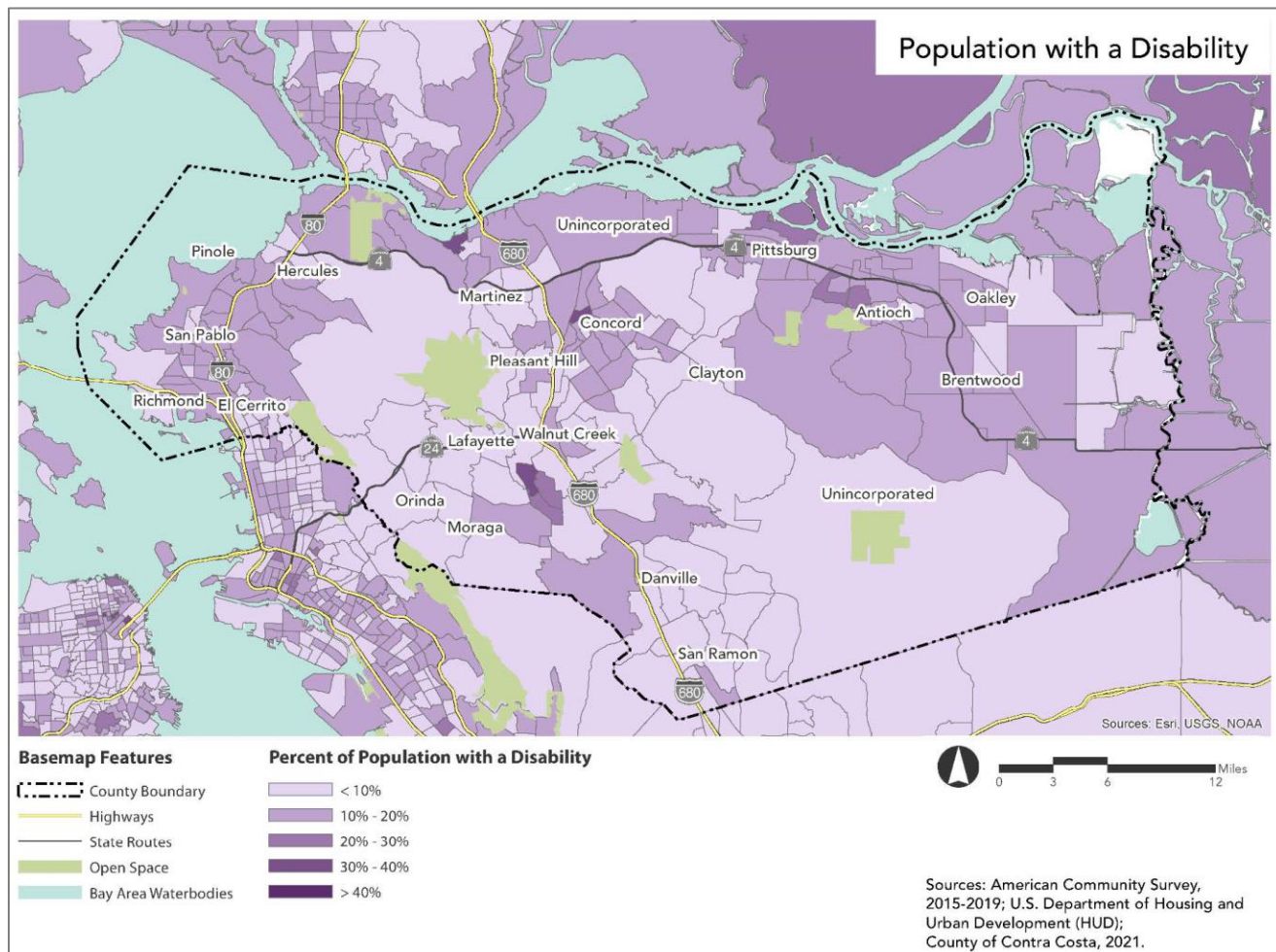
In Contra Costa County, the percentage of individuals with disabilities increases with age, with the highest percentage of individuals with disabilities being those 65 years and older. El Cerrito shares the same pattern, though the percentage of population with disabilities is slightly higher in those 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 3-3644, 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).

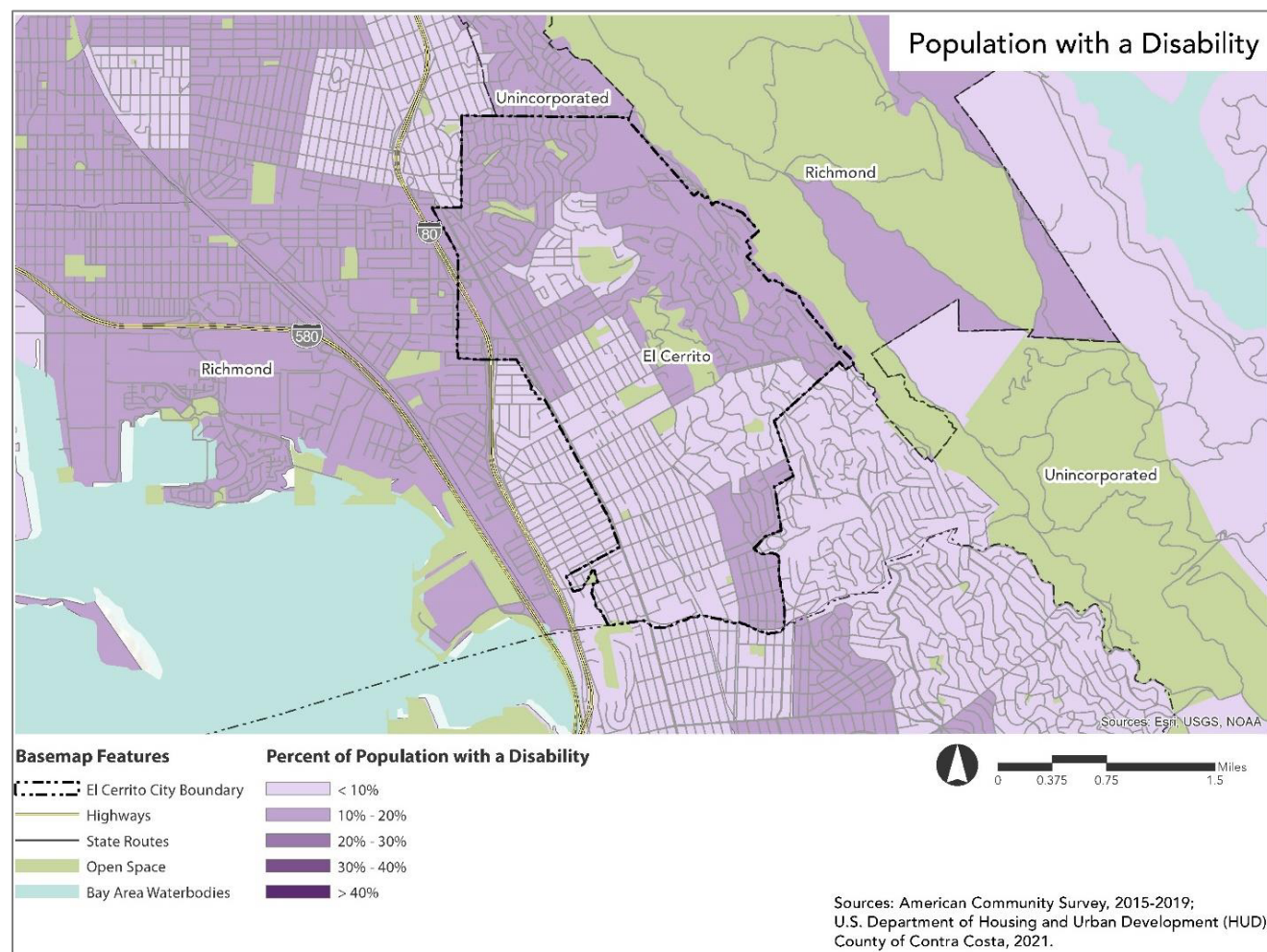
Local Trends

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

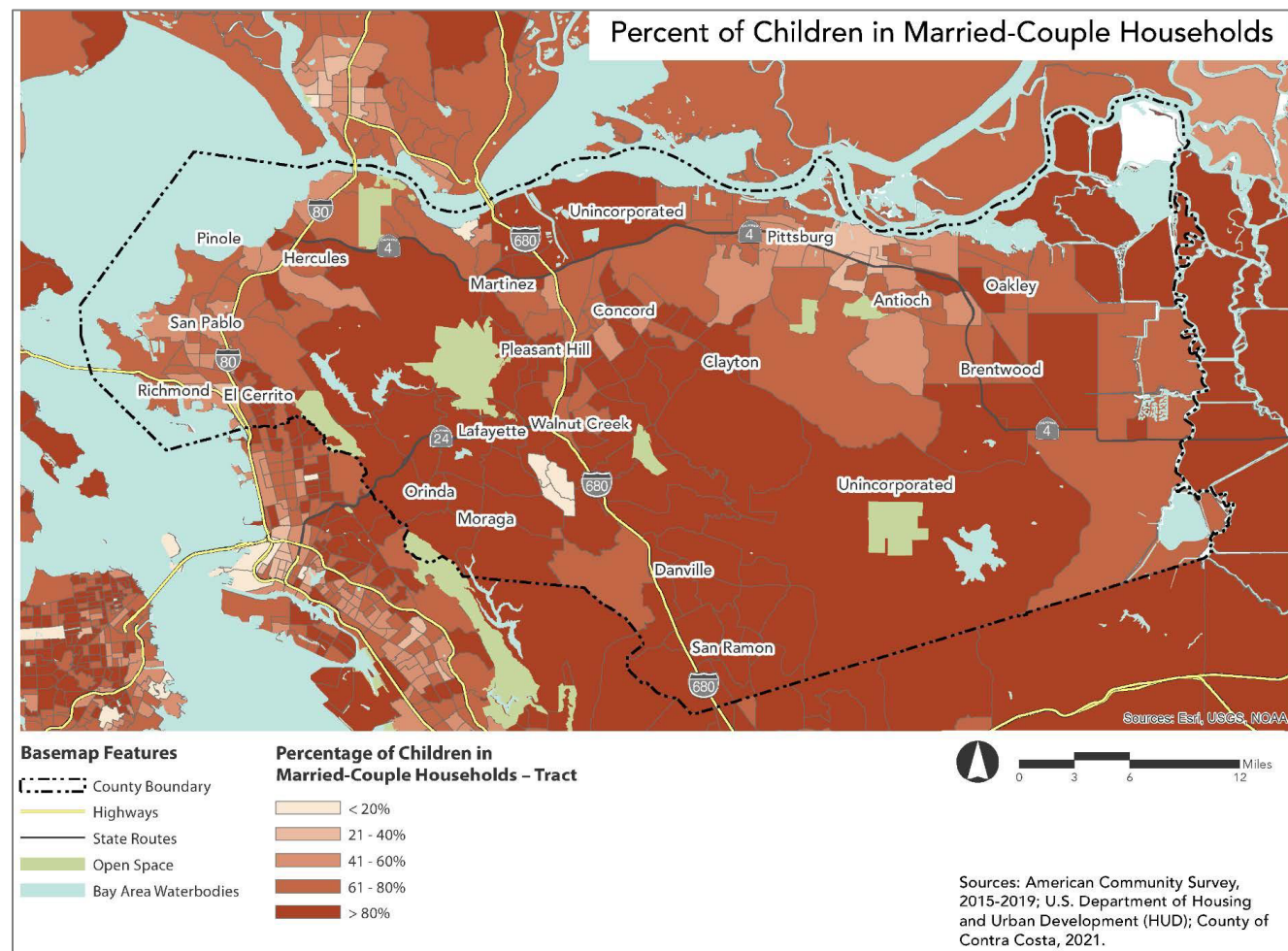
Household Type	El Cerrito		Contra Costa County		Bay Area	
Female-Headed Family Households	966	10%	48,256	12%	48,256	10%
Male-headed Family Households	279	3%	19,180	5%	19,180	5%
Married-couple Family Households	5,553	55%	217,370	55%	217,370	51%
Other Non-Family Households	865	9%	23,731	6%	23,731	9%
Single-Person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

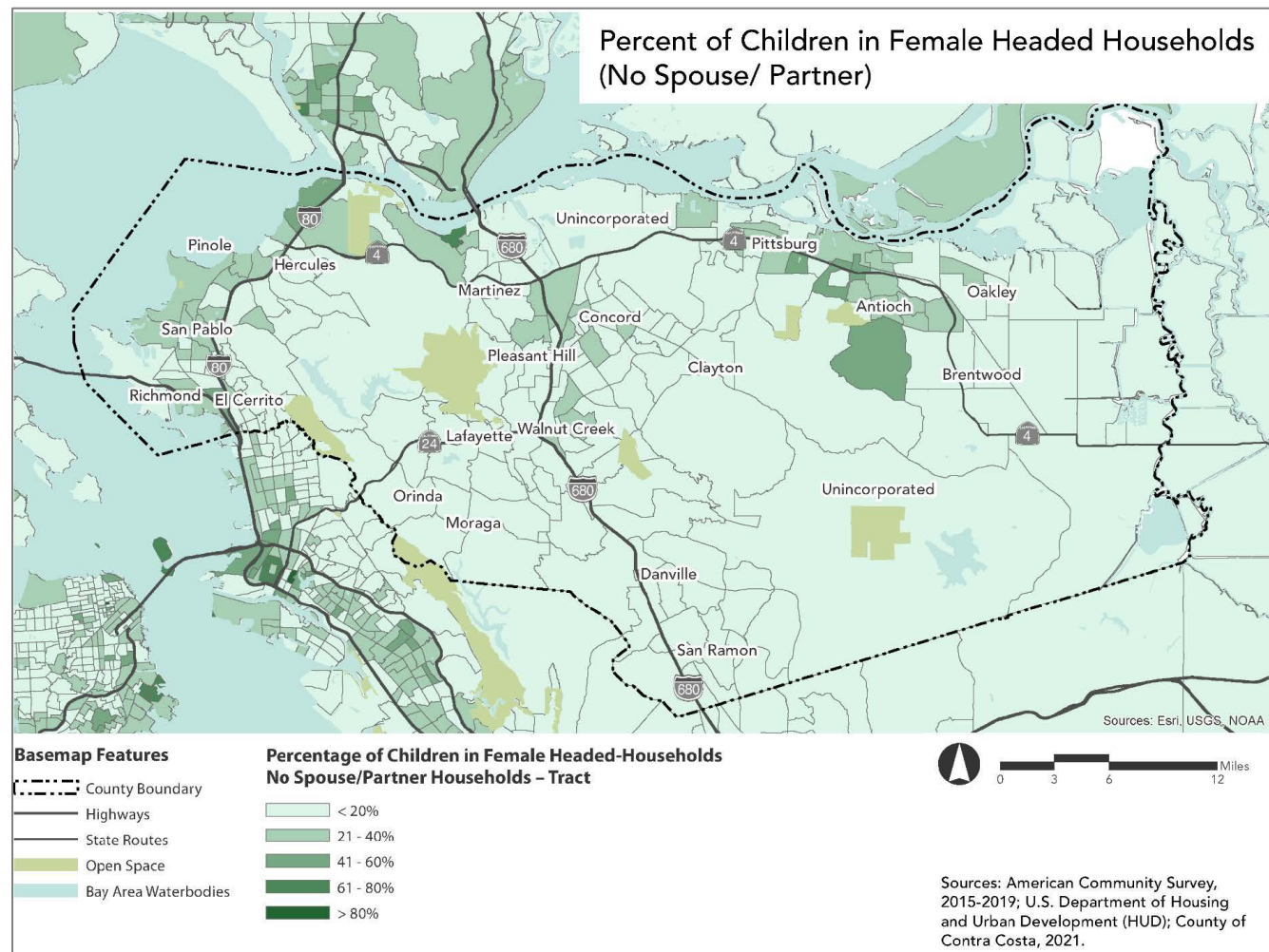
Figure 3-5: Distribution of Percentage of Children in Married-Couple Households in Contra Costa County, 2019



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

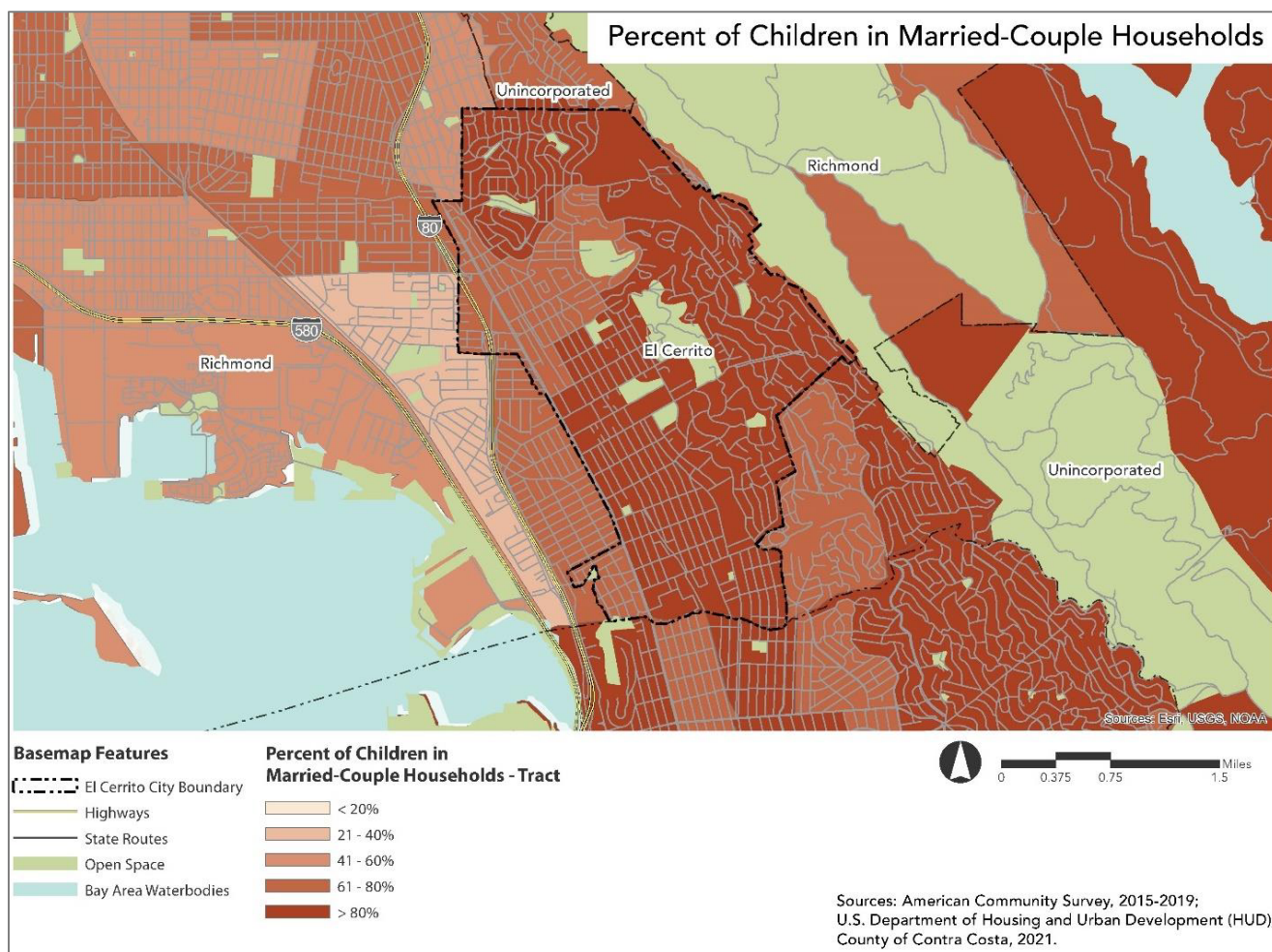
Figure 3-7 shows the percentage of children in married-couple households by census tract in El Cerrito. Most of the city has over 80 percent of children in married-couple households, and only tracts bordering Richmond on the northwest and southwest have slightly lower percentages (between 60–80 percent).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

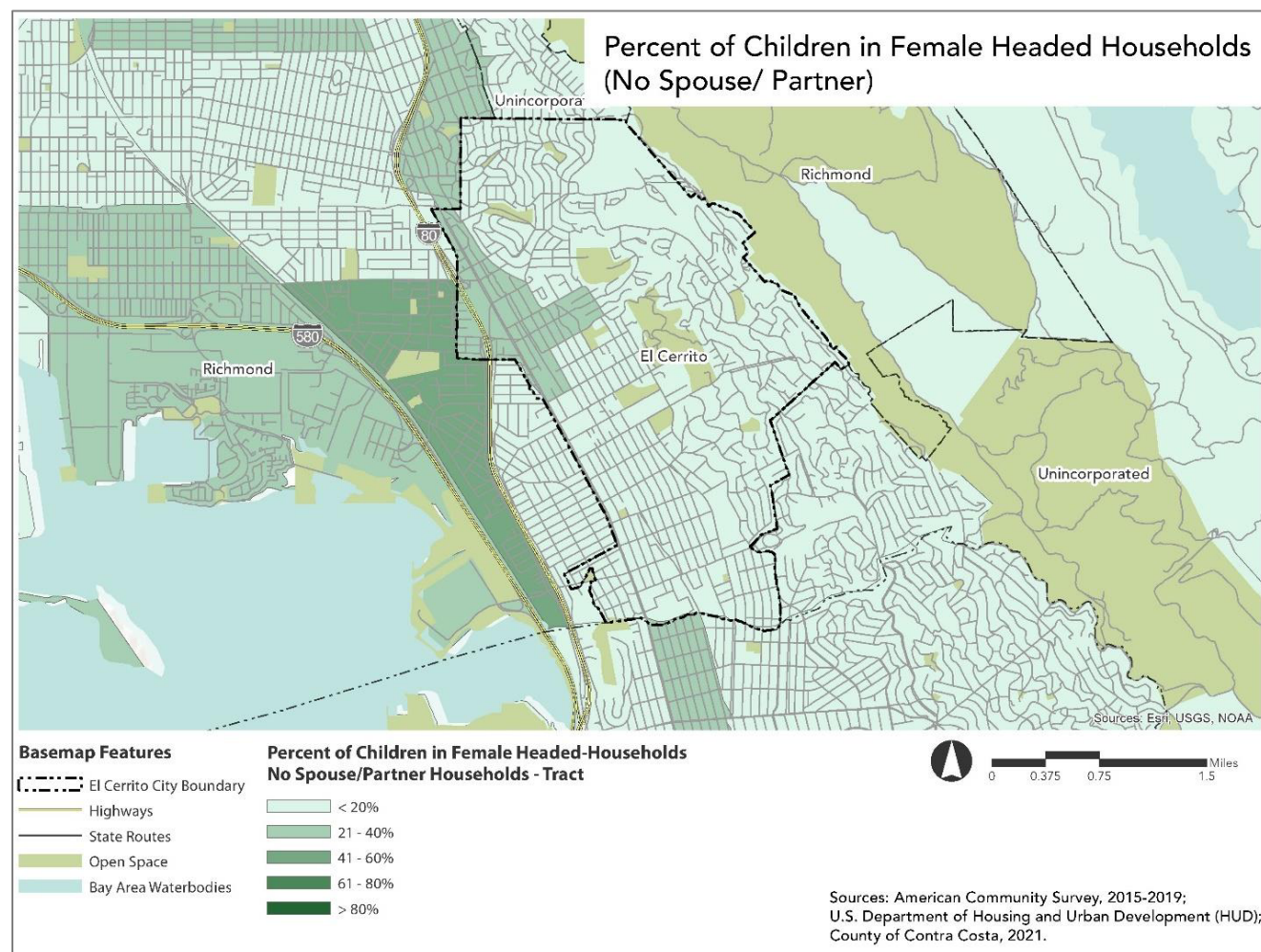
The opposite is true for tracts with a higher percent of children in female-headed households. These tracts have lower environmental scores, lower median income, and lower composite scores for opportunity areas in the city, and higher percent of low-moderate income populations. According to HUD's Location 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, [38.7](#)~~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 [60](#)~~56~~ percent of all renters are considered LMI compared to [only 27.5](#)~~less than 27~~ percent of owner households.

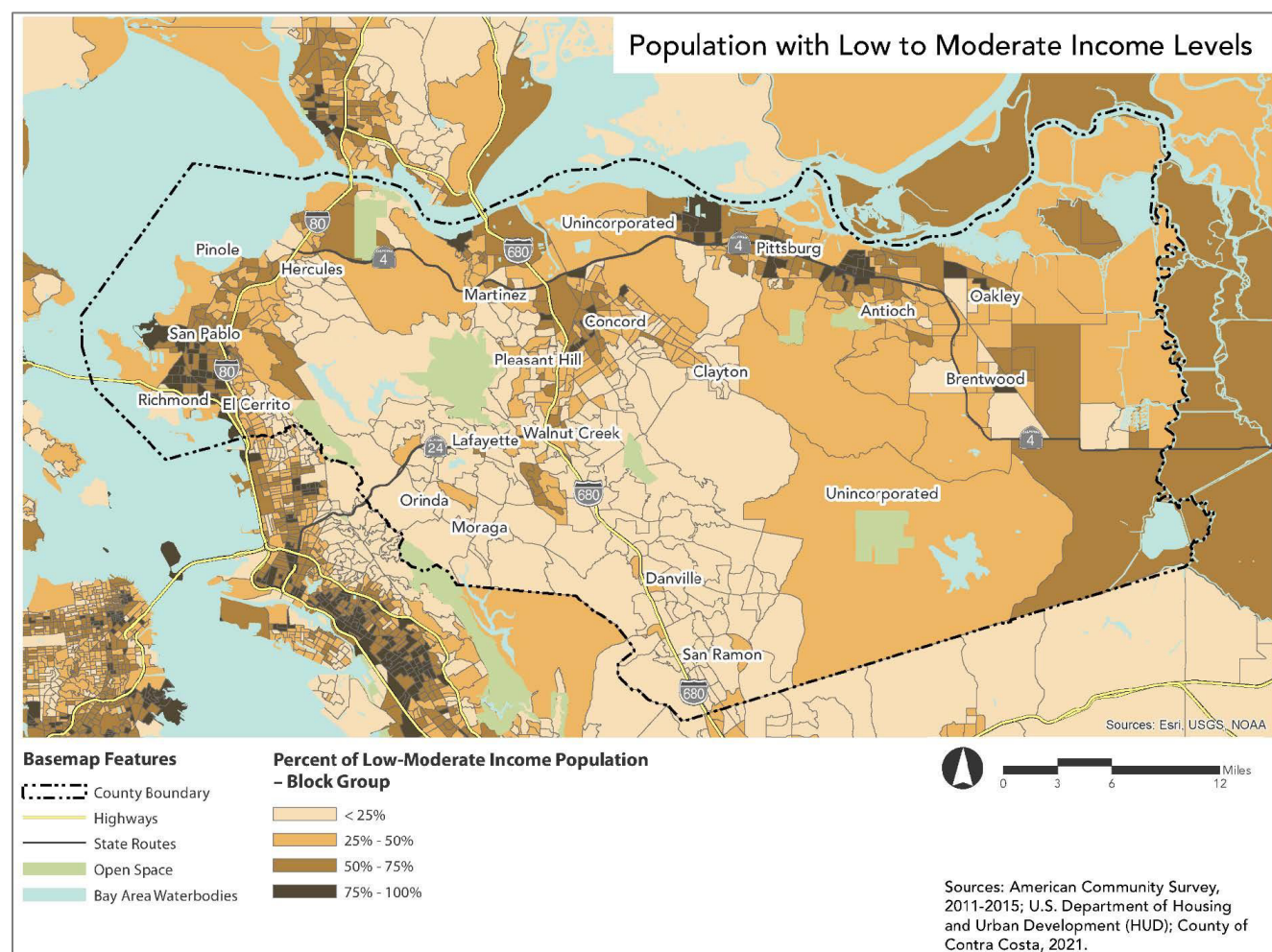
Figure 3-9 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25 percent of LMI populations. Block groups with high concentrations of LMI (between 75–100 percent of the population) can be found clustered around Antioch, Pittsburg, Richmond, and 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, ~~2015~~2017

Income Distribution Overview	Contra Costa County			El Cerrito		
	Owner	Renter	Total	Owner	Renter	Total
Household Income < 30% HAMFI	7.53%	26.95 24.9%	7.63 13.5%	16.89 9.3%	11.42 15.2%	7.63 11.7%
Household Income >30% to < 50% HAMFI	8.85 8.6%	17.09 16.3%	7.29 11.3%	14.44 7.3%	10.22 16.7%	7.29 11.1%
Household Income >50% to < 80% HAMFI	11.12 10.7%	15.46 14.7%	9.92 12.0%	14.32 8.3%	11.72 12.7%	9.92 10.1%
Household Income >80% to < 100% HAMFI	8.98 8.8%	9.92 10.5%	9.58 9.4%	10.65 7.5%	10.02 8.9%	9.58 8.1%
Household Income >100% HAMFI	63.52 64.5%	30.89 33.7%	65.56 53.8%	43.70 67.5%	56.61 46.4%	65.56 59.1%
Total Population	248,670 255,200	135,980 134,395	384,645 389,595	5,895 5,922	4,085 3,964	9,980 9,886

Source: HUD Office of Policy Development and Research (PD&R) CHAS Data; ~~2011-2015~~2013-2017 ACS

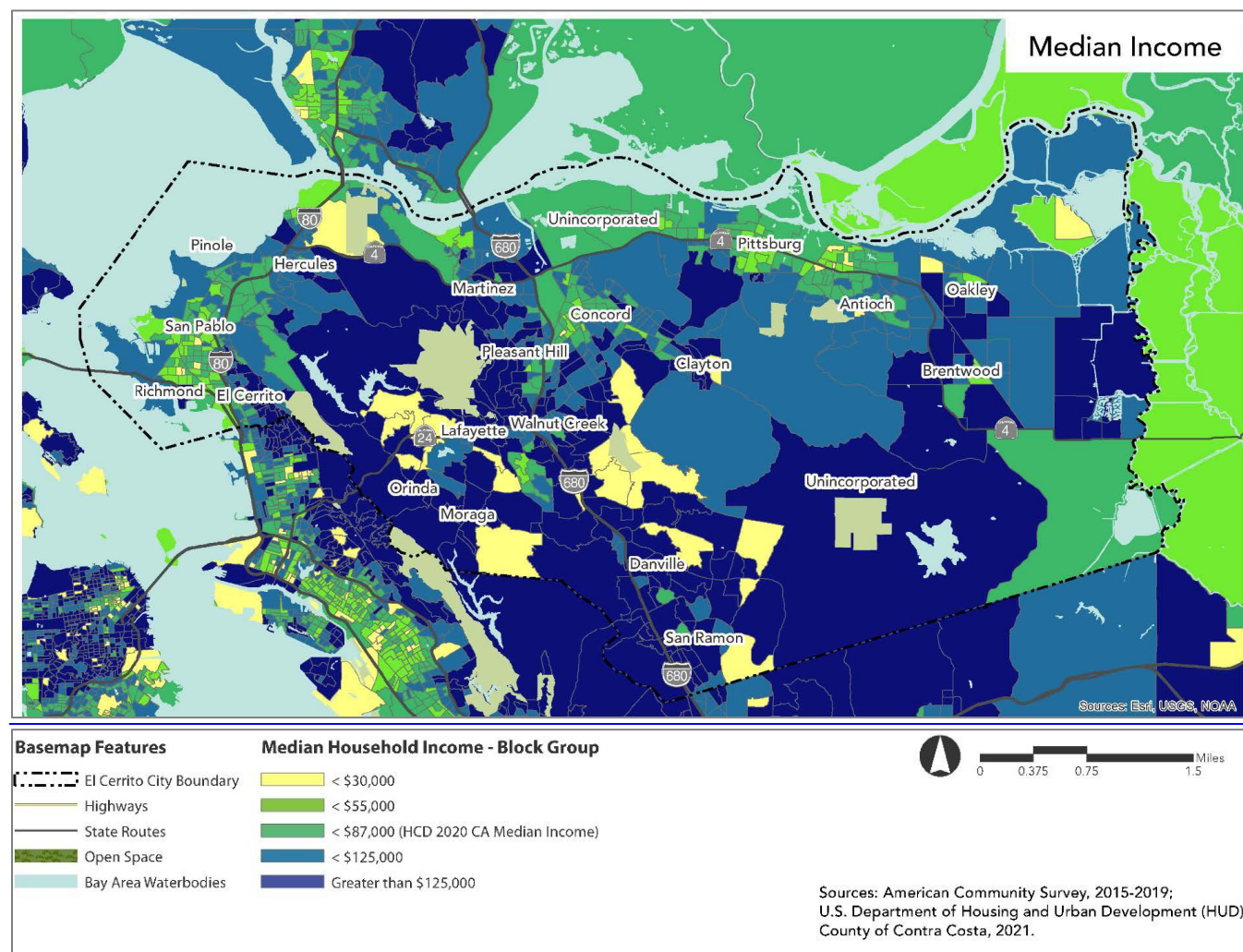
Figure 3-9: Distribution of Population with Low to Moderate Income Levels in Contra Costa County, 2015



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



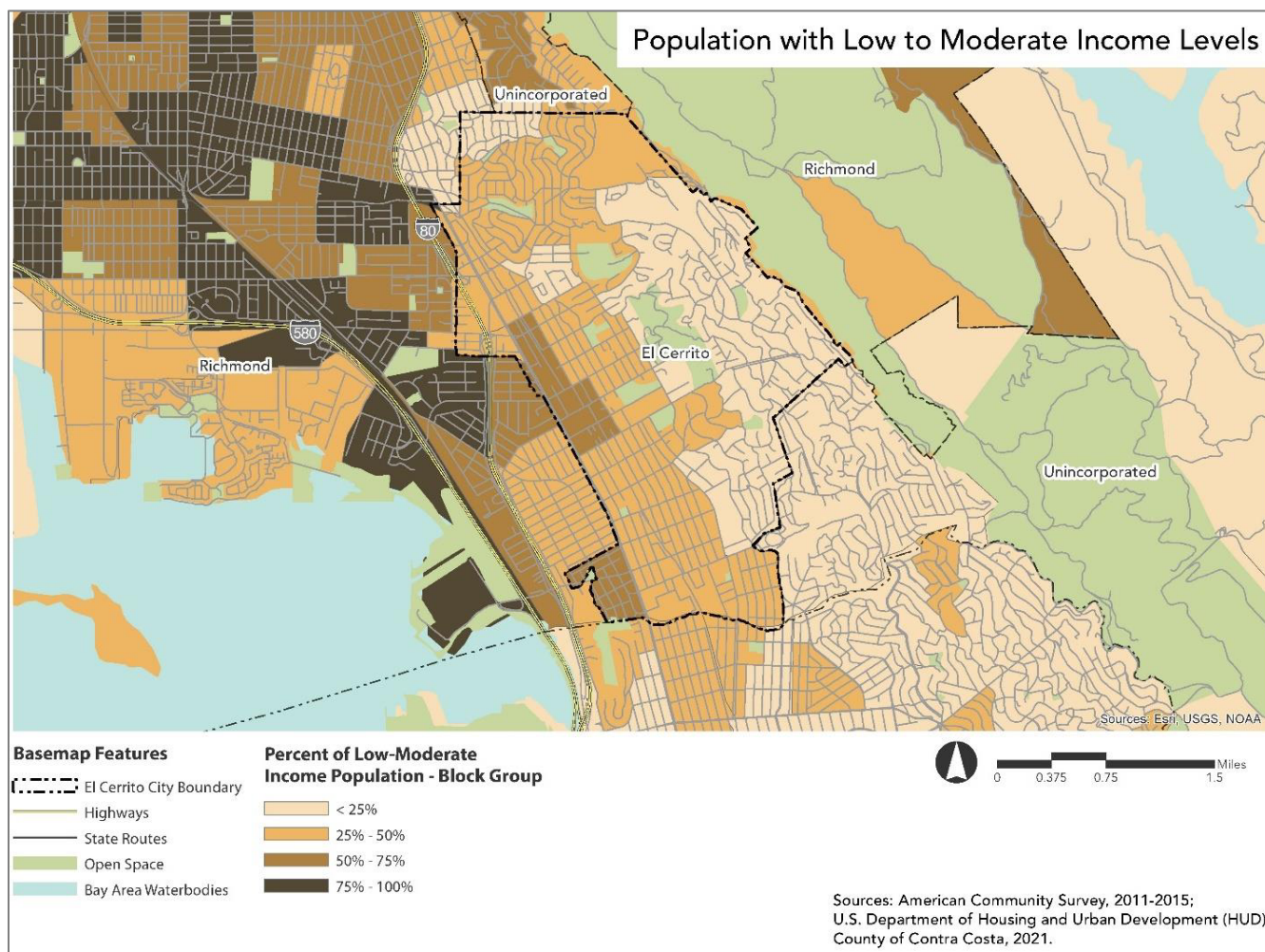
Source: HCD AFFH Data Viewer. American Community Survey (ACS) (2015-2019).

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 24.98 percent of owner households are considered LMI (earning less than 80 percent of HAMFI) compared to about 45.44.7 percent of renter households. The reverse is true for those of high-income households (more than 100 percent of HAMFI), where 65-67.5 percent of owner households are high income, and only 43-46.4 percent of renter households are high income.

Figure 3-40-11 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.

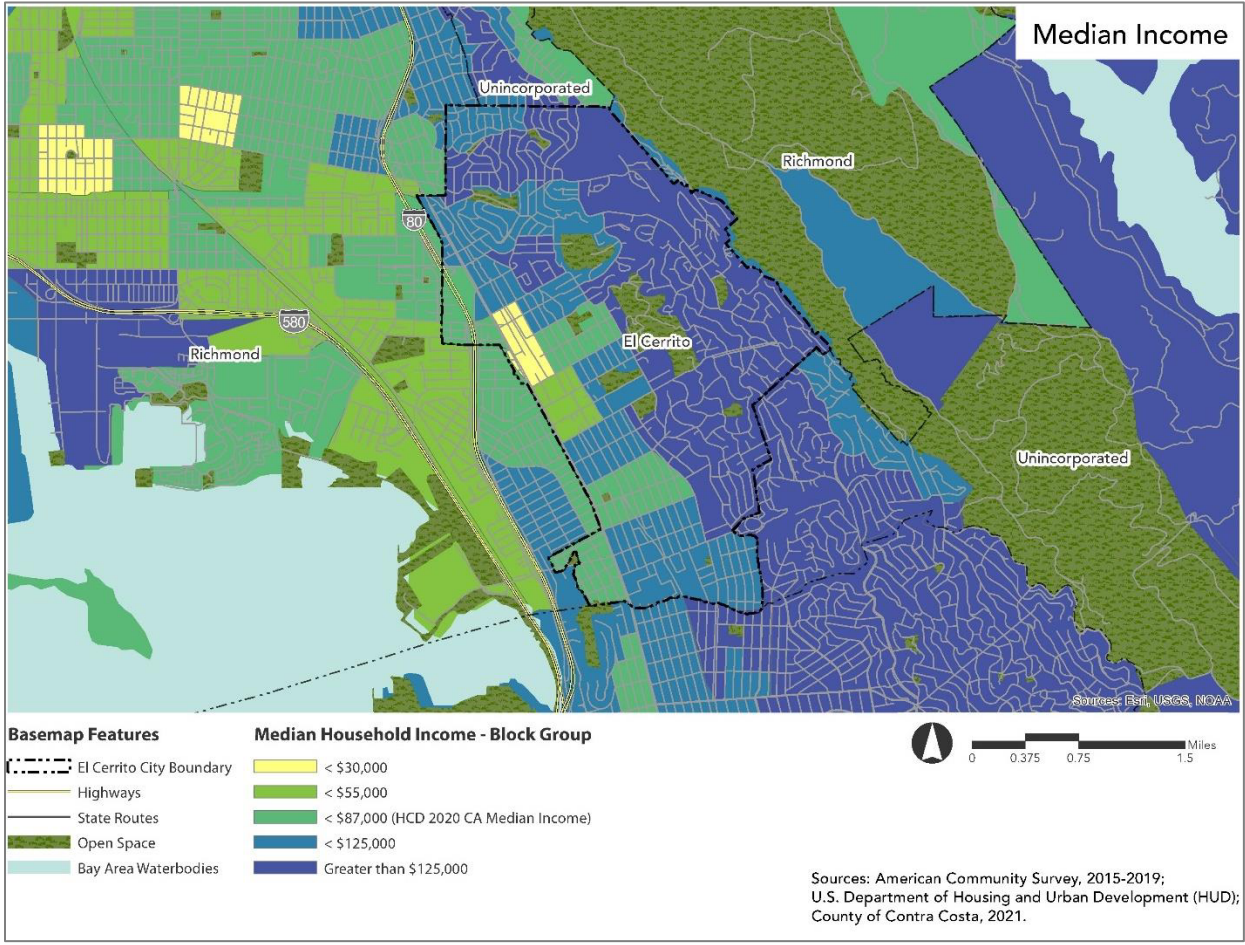
Figure 3-4011: Distribution of Population with Low to Moderate Income Levels in El Cerrito, 2015



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.

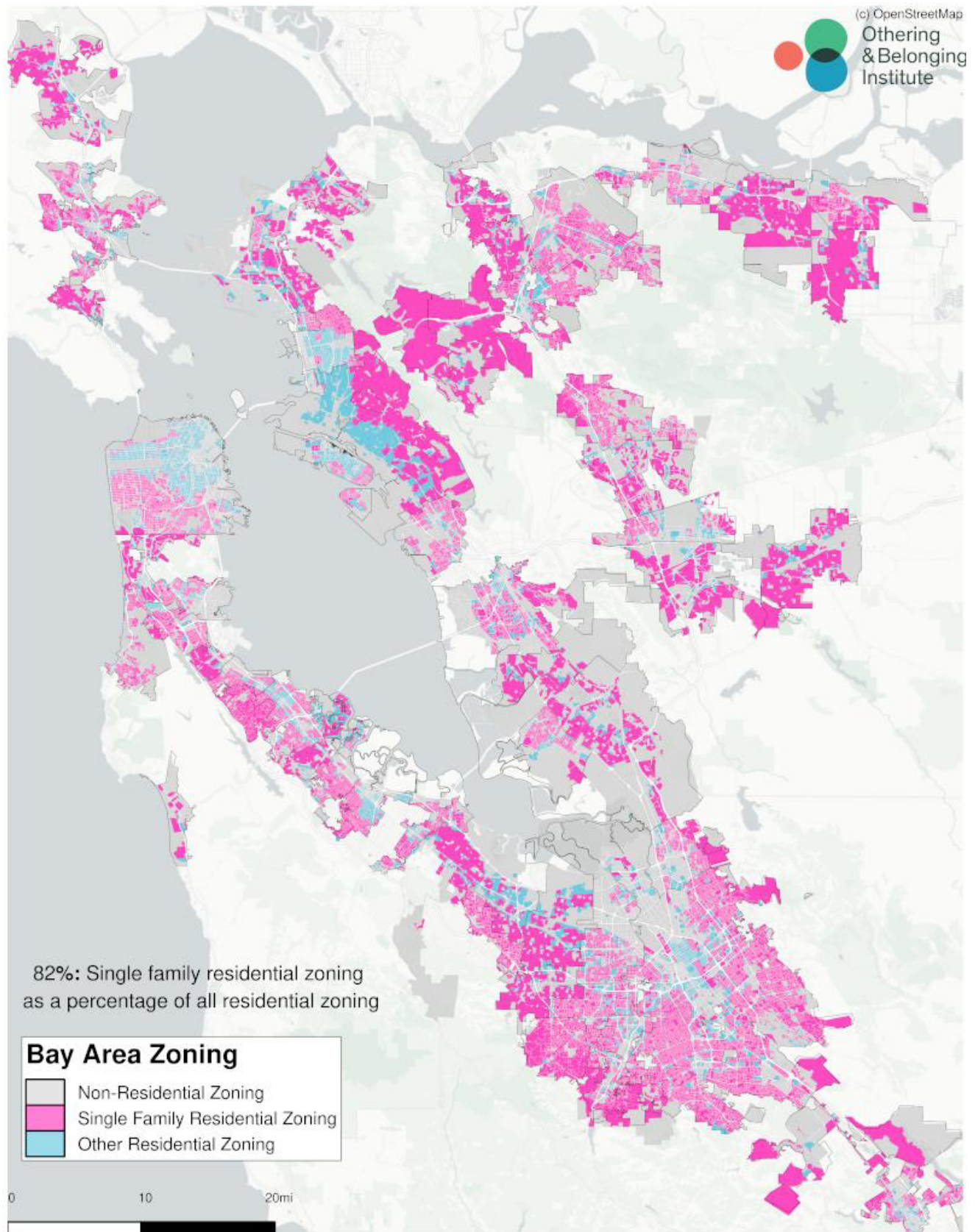
Several recent studies have analyzed how restrictive land use policies and regulations, particularly, single-family zoning, have created and continue to reinforce racial residential segregation. Today, cities with higher levels of single-family zoning are more racially homogenous within their boundaries, 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.

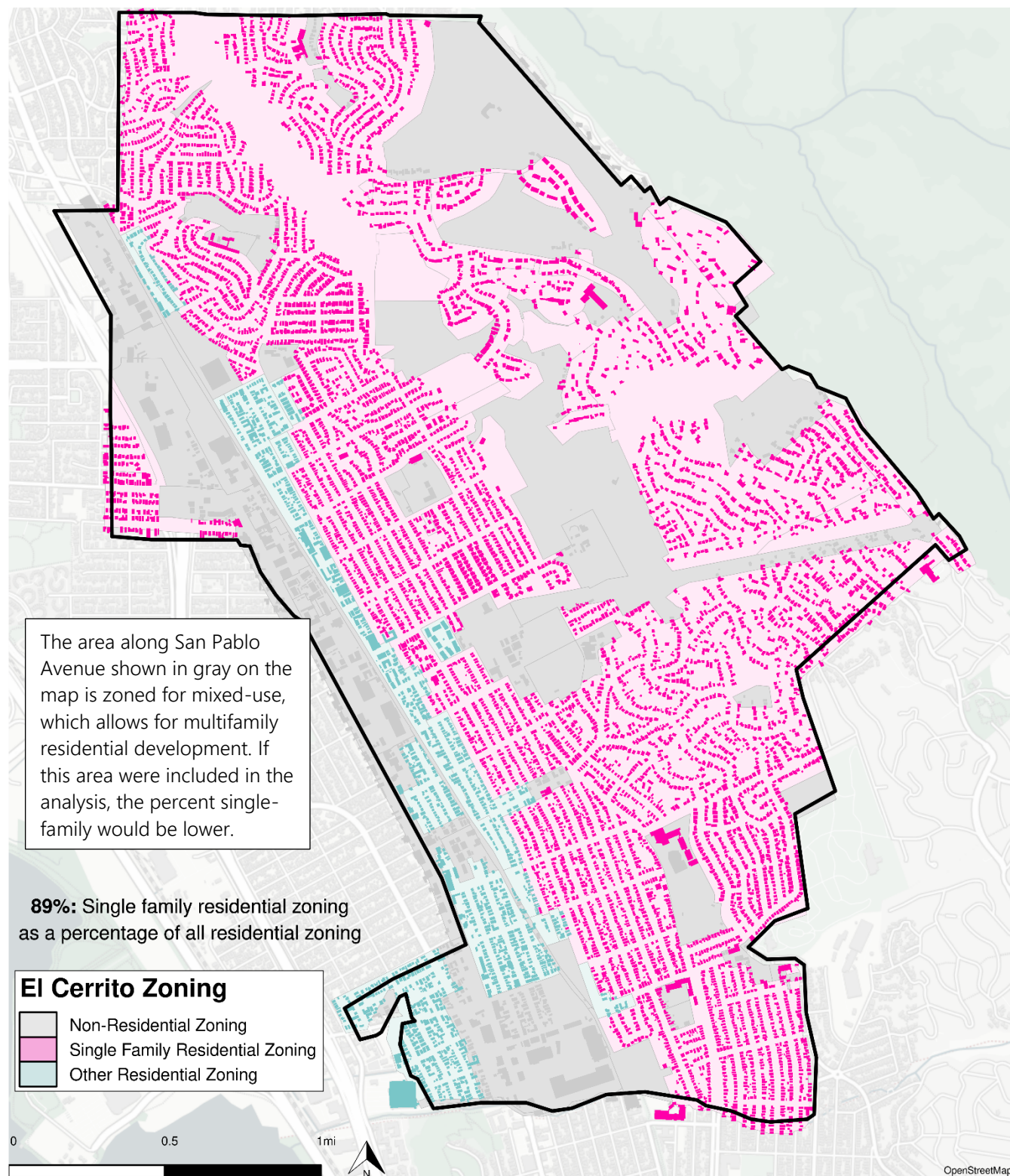
In the San Francisco Bay Area, cities with high levels of single-family zoning have median incomes \$34,000 higher and home values \$100,000 higher than those of cities with low levels of single-family zoning. Similarly, a high percentage of residents in high single-family zoned cities own their homes. 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:

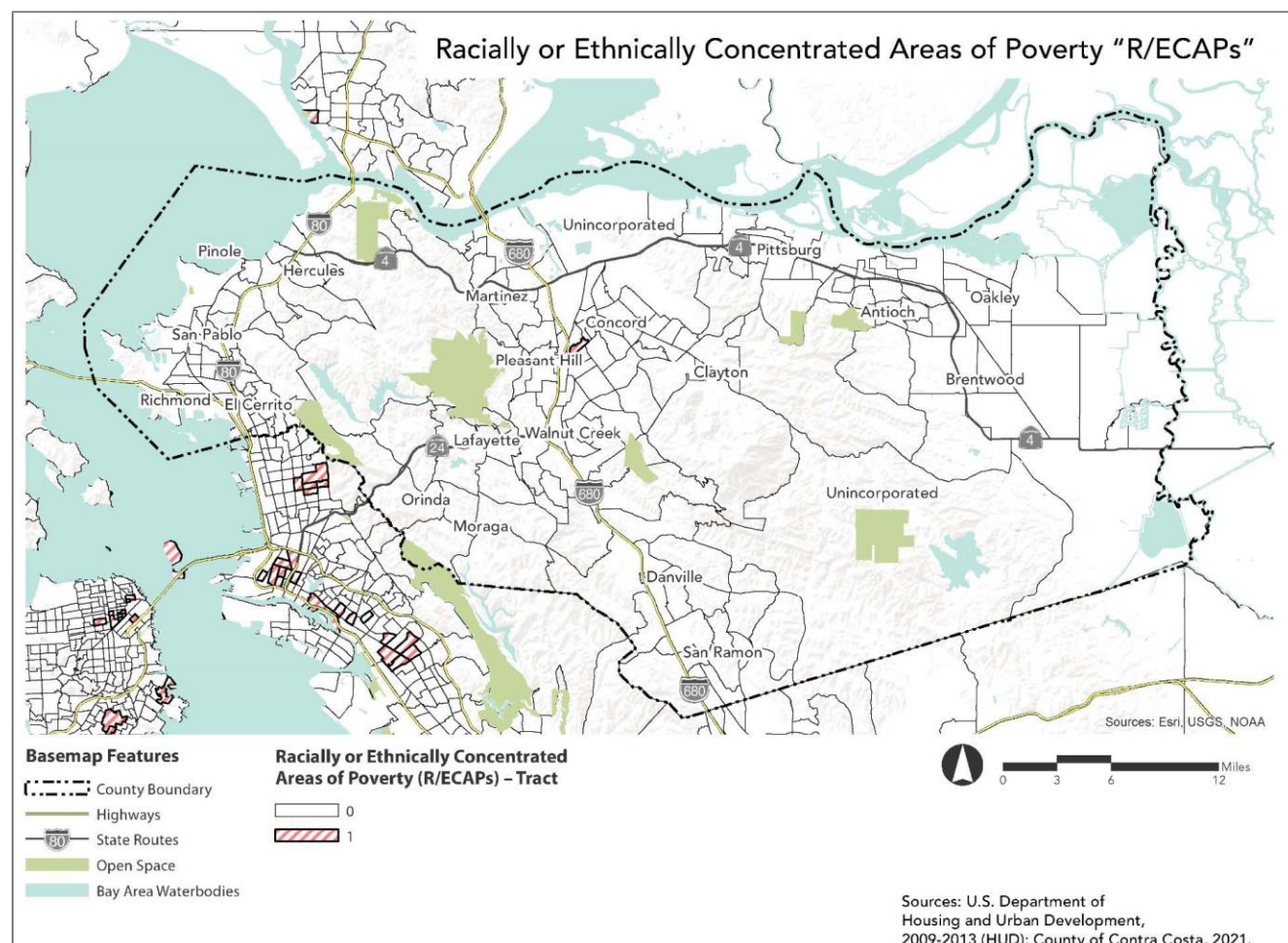
- A census tract that has a non-white population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the 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 3-415 below).

Figure 3-415: R/ECAPs in Contra Costa County, 2013



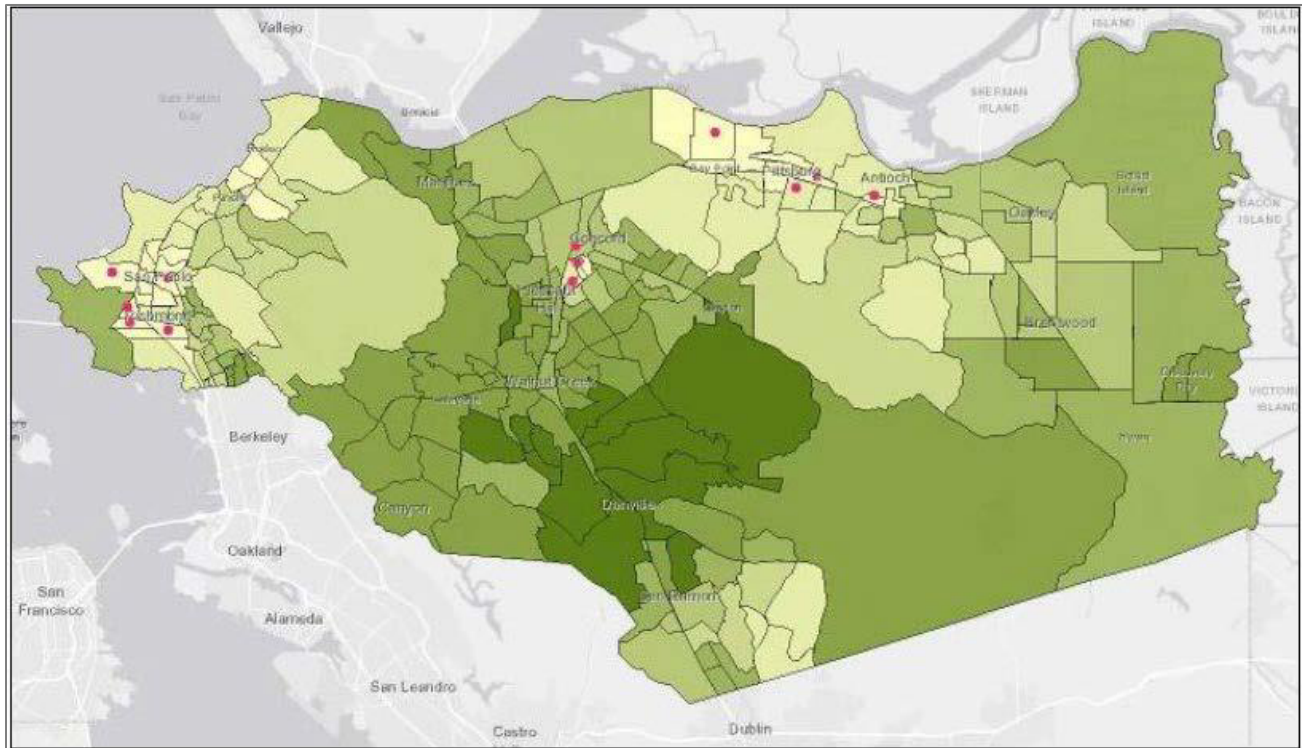
Source: HCD AFFH Data Viewer. U.S. Department of Housing and Urban Development (2009-2013).

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 3-42-16 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 3-42-16: Expanded R/ECAPs in Contra Costa County

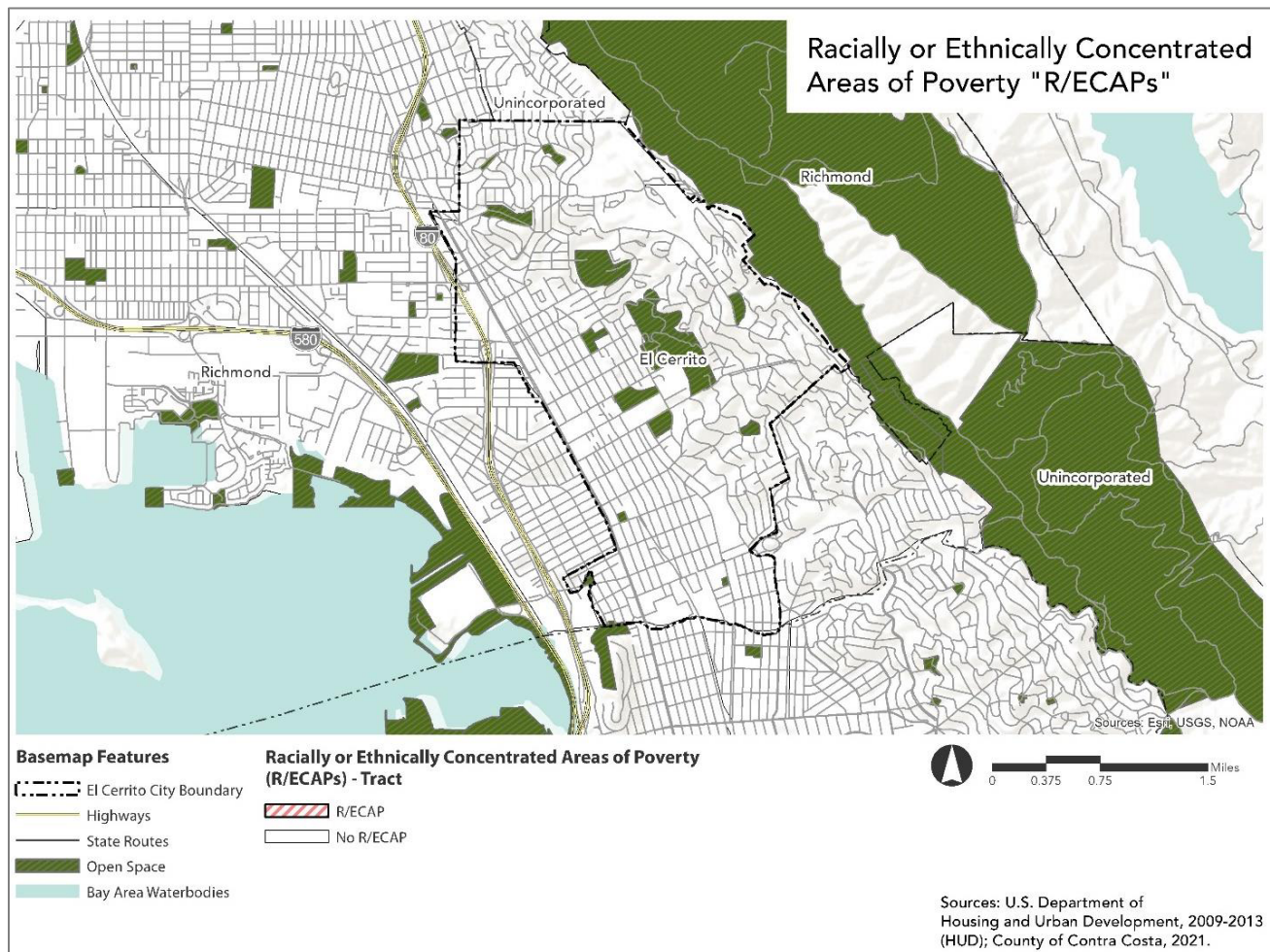


Source: Contra Costa County Analysis of Impediments to Fair Housing Choice, 2020.

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 3-43-17).

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 (RCAAs)

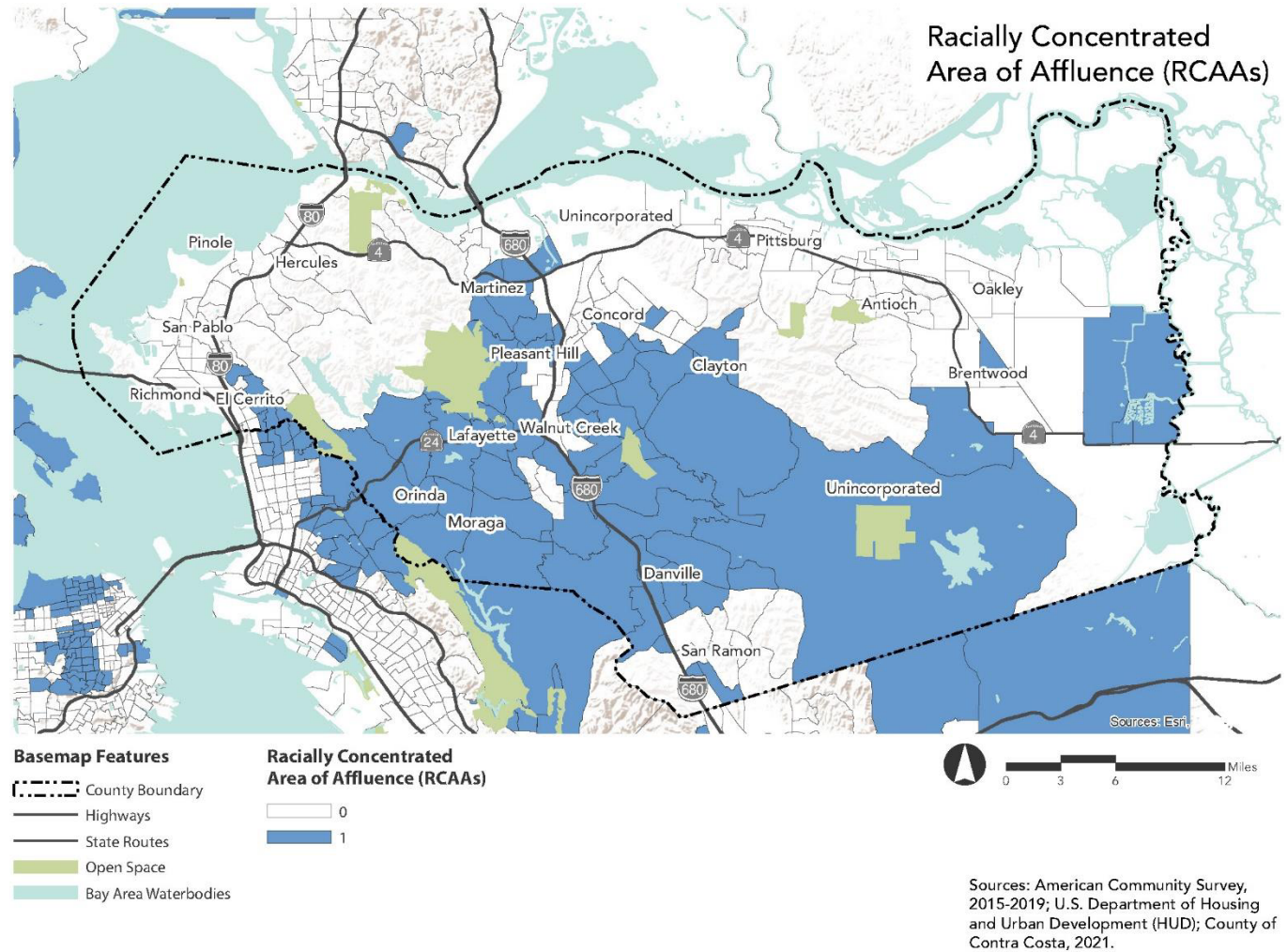
Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by the HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way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

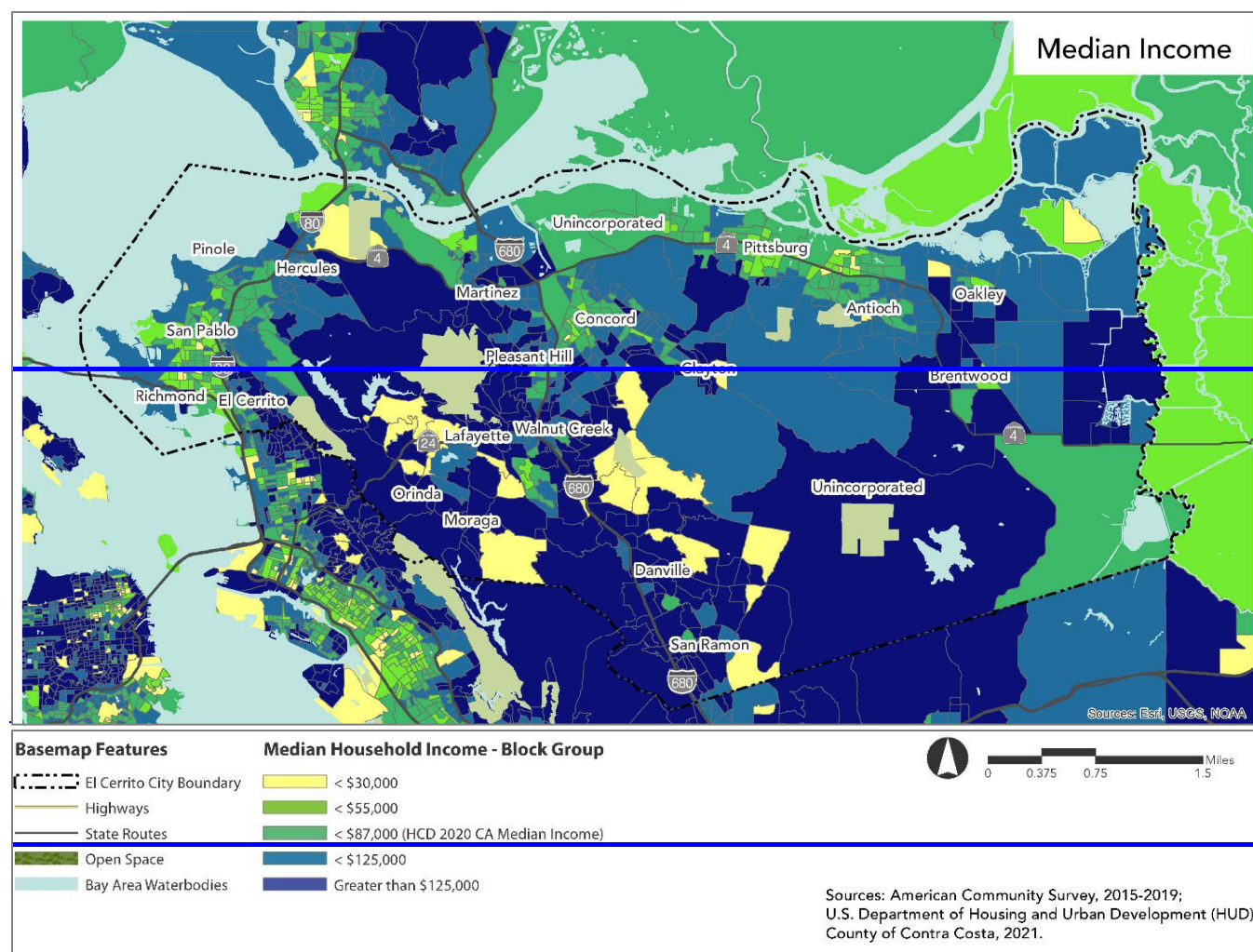
Regional Trends

By cross-referencing Figure 3-1 (Racial Demographics in Contra Costa County) and RCAs within the region are shown on Figure 3-14 below showing median household incomes by census block group tract in Contra Costa County, there are a string of RCAs that run from Danville to Lafayette and tapers off towards Walnut Creek emerges. Large parts of the unincorporated county meet this definition of RCA, 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 RCAs whereas the flatlands of these cities are not RCAs. 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 RCAs, there is a tendency for census block groups with higher White populations to have higher median incomes throughout the county.

Table 3-17 White Population and Median Household Income of RCAs 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)

Figure 3-1418: [Racially Concentrated Areas of Affluence](#) in Contra Costa County



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

Local Trends

Figure 3-1519 shows the median household income by block group the census tracts that meet the definition of RCAAs 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. 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.

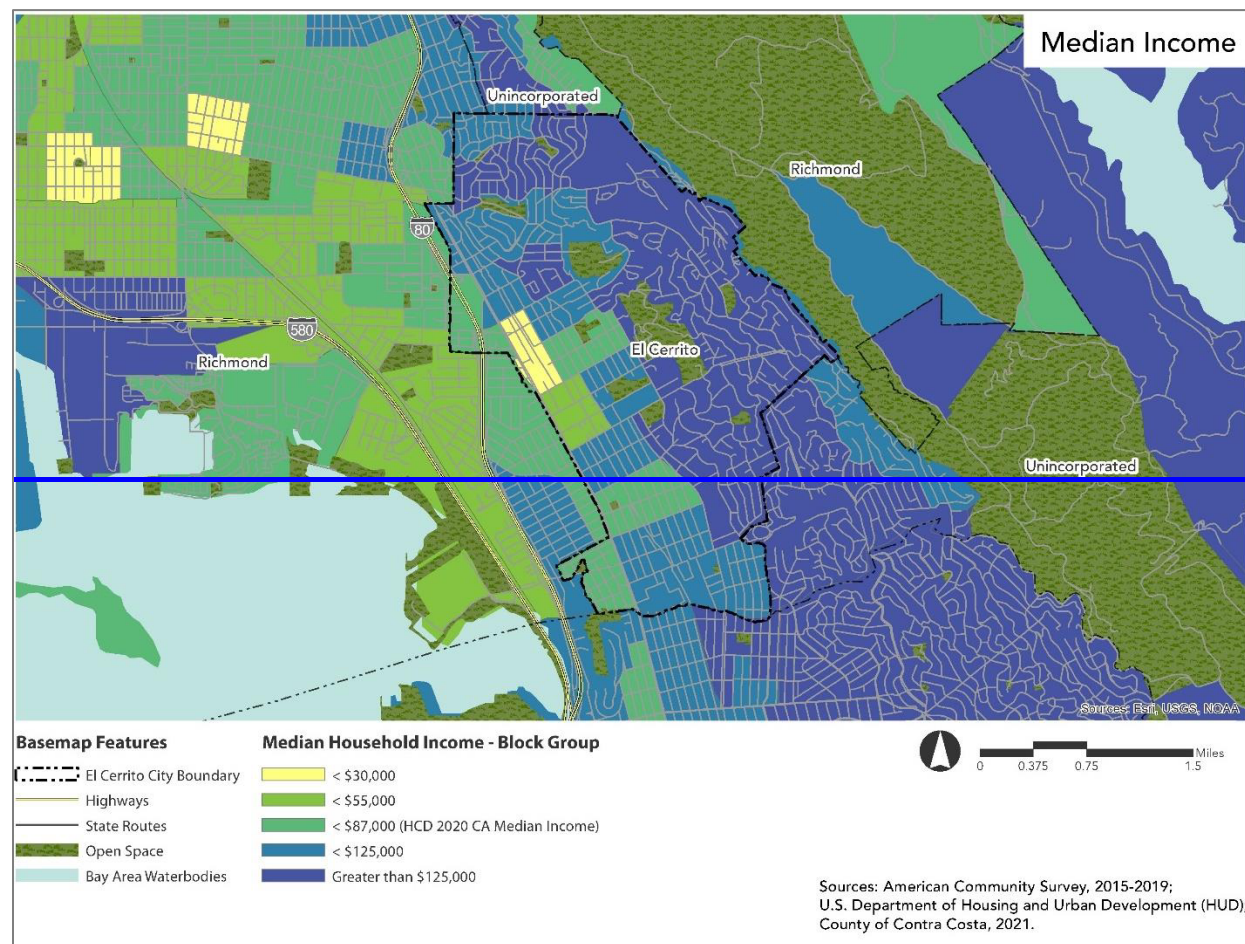
However, the Housing Element includes a program to encourage the construction of ADUs to meet the need of some lower-income households and will prioritize marketing the benefits of ADUs in areas of concentrated affluence to improve access to areas of high opportunity for lower-income households and increase 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).

Only one small block group in the west has a median household income less than \$30,000, and other small pockets along the western border are also below the HCD's median state income. The rest of the city has income between \$87,000–\$125,000. There are two block groups in the southeast area of the city that have the lowest proportion of non-White residents and median income higher than \$125,000. However, these block groups contain approximately 35 percent non-White residents, which according to the HUD definition, do not qualify as an RCAA.

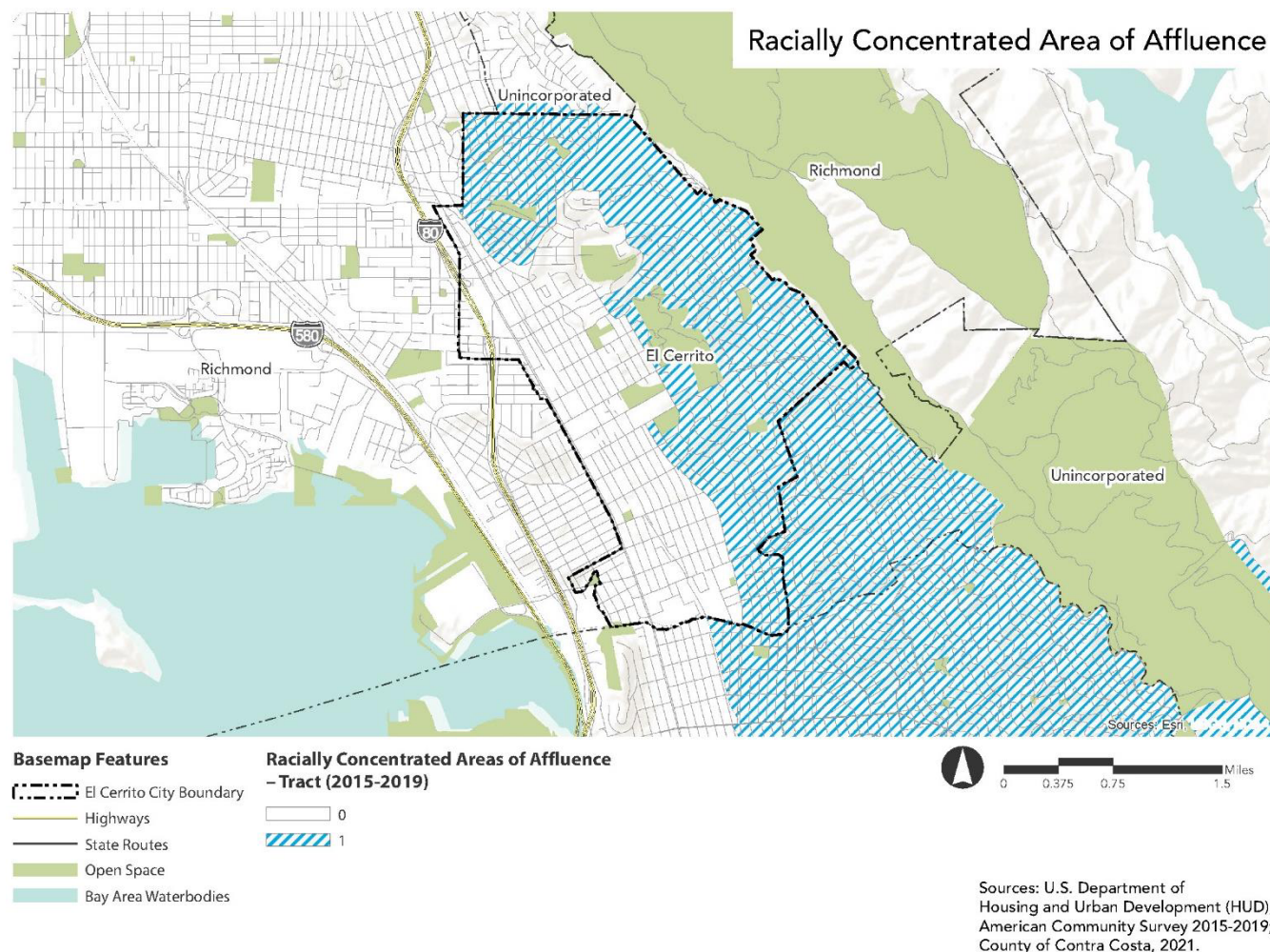
Areas with the highest median income also have the highest rents in the city and the highest percent of children in married-couple households. Parts of the city with income greater than \$125,000 are considered high resource areas based on composite scores for opportunity areas. High composite scores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

Figure 3-15: Median Household Income in El Cerrito



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

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



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

<i>Domain</i>	<i>Indicator</i>
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.

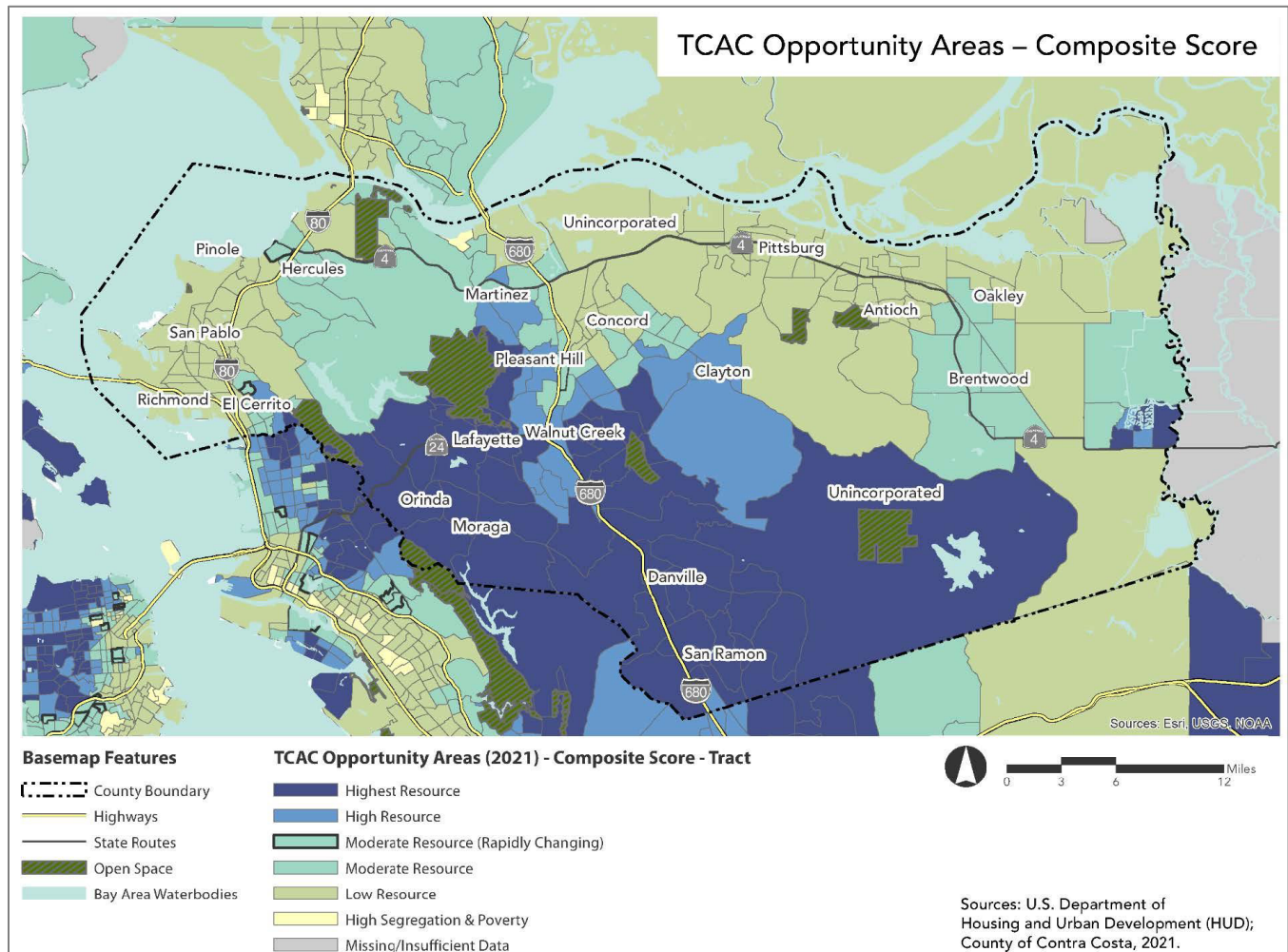
Regional Trends

Figure 3-16-20 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).

Local Trends

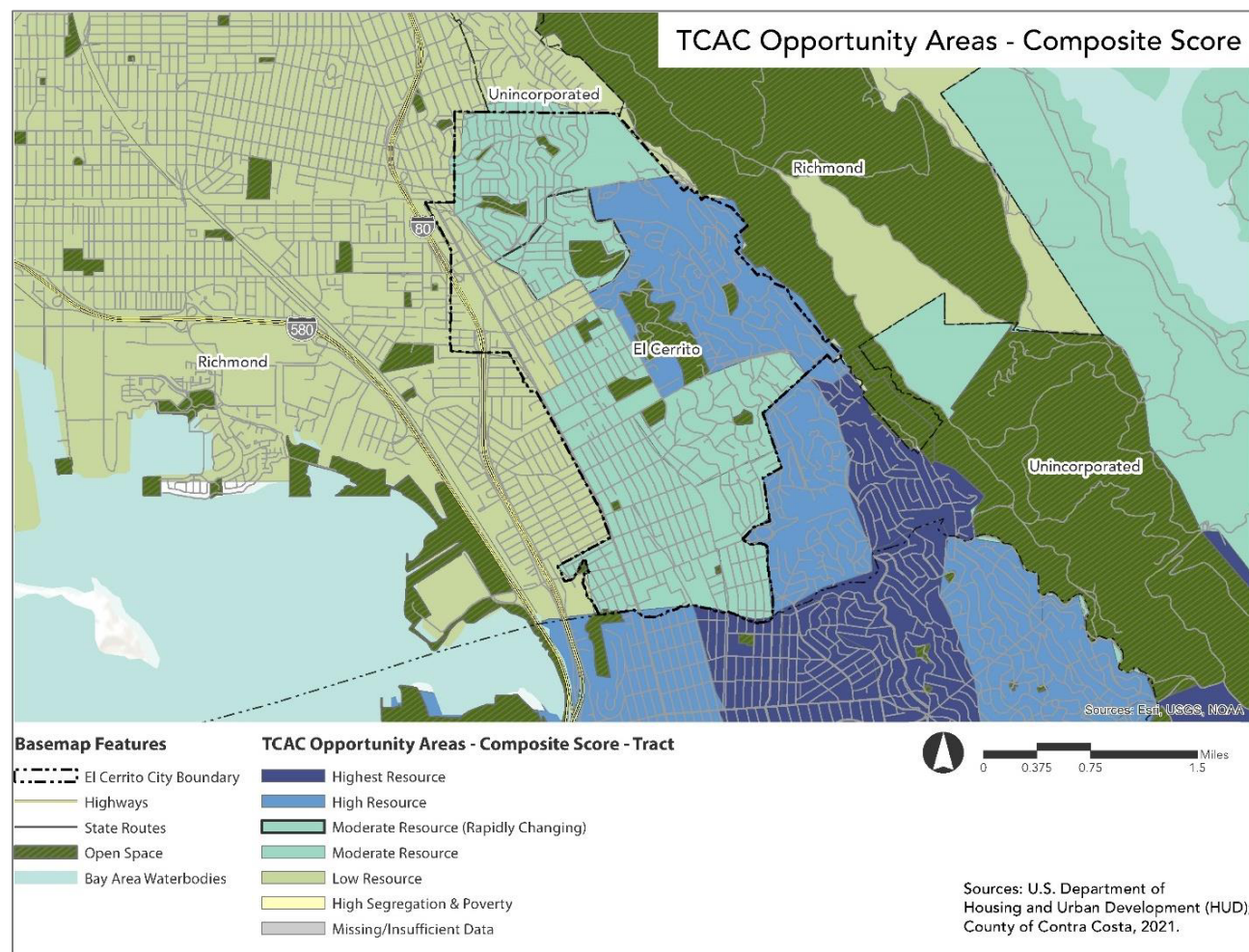
The City of El Cerrito is composed of mostly moderate to high resource areas, with a small portion of census tracts on the west considered low resource [as shown in Figure 3-21](#). Low resource areas correspond to areas with a higher percentage of children in female-headed households, lower scores on the healthy places index, lowest median gross rents (<\$1,000), and lowest median household income in the city.

Figure 3-4620: Composite Score of TCAC Opportunity Areas in Contra Costa County, 2021



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

Figure 3-4721: 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.

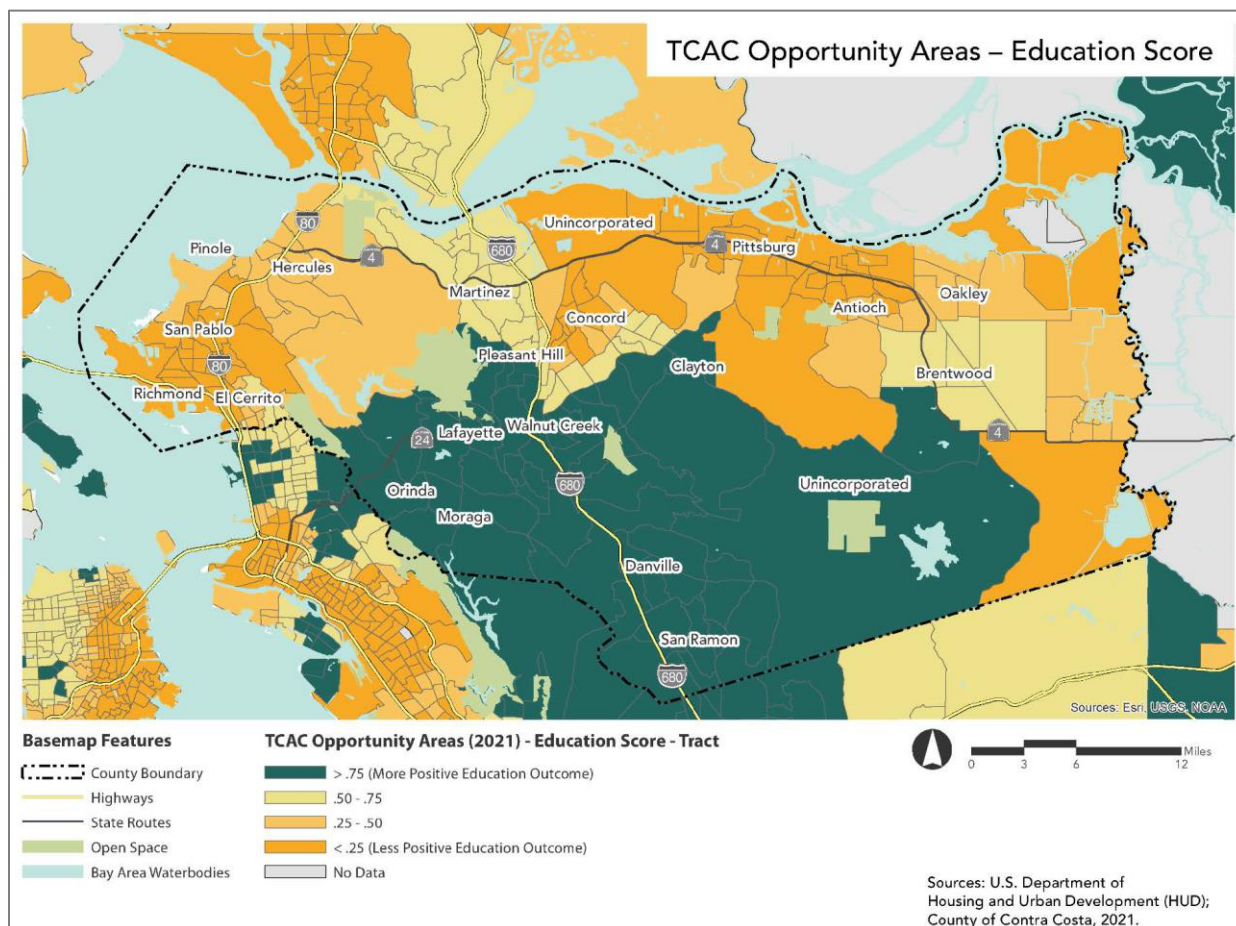
Regional Trends

There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. Figure 3-4822 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 3-4822: TCAC Opportunity Areas' Education Score in Contra Costa County, 2021



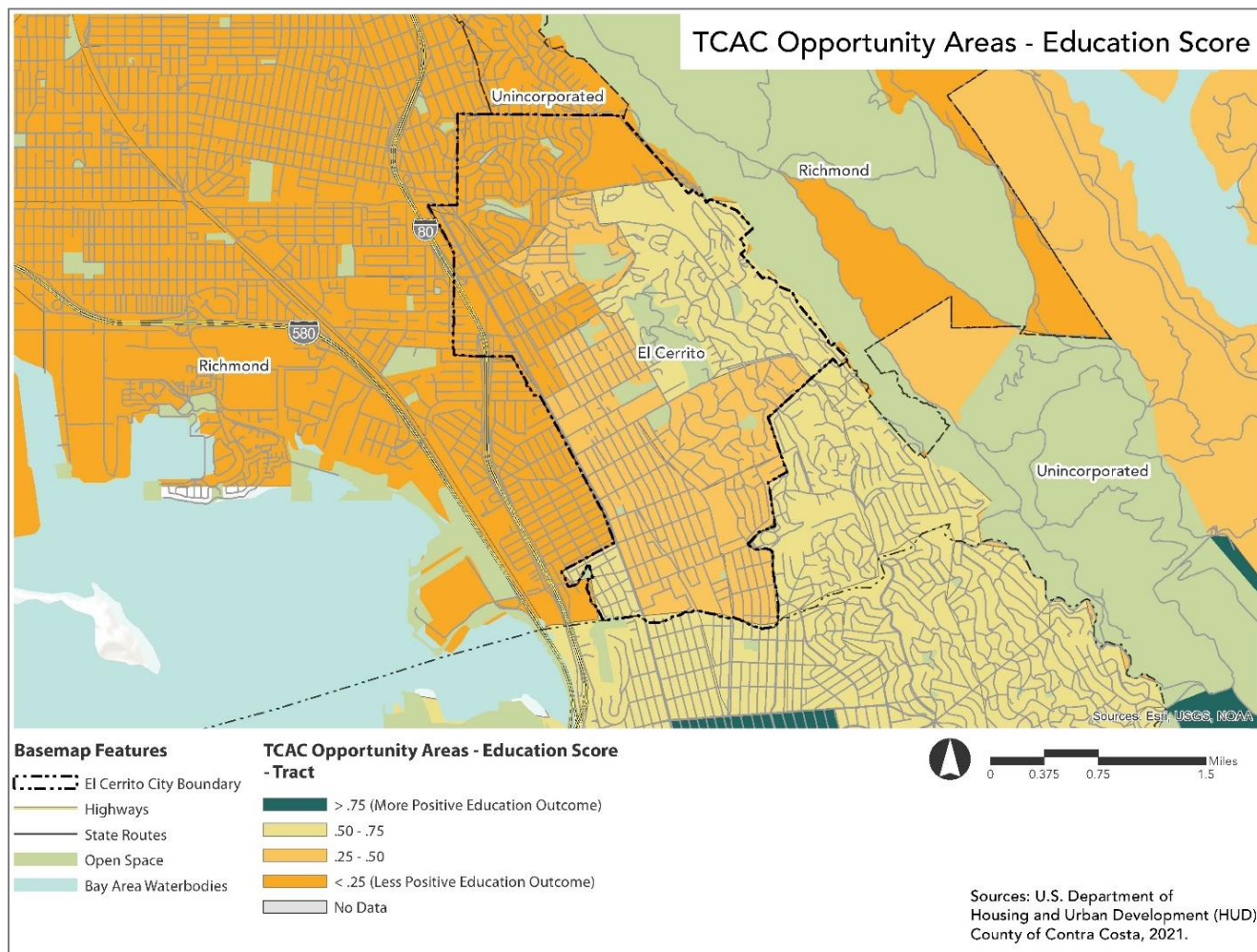
Source: Map 12(a) of Contra Costa Housing Collaborative AFFH analysis.

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.

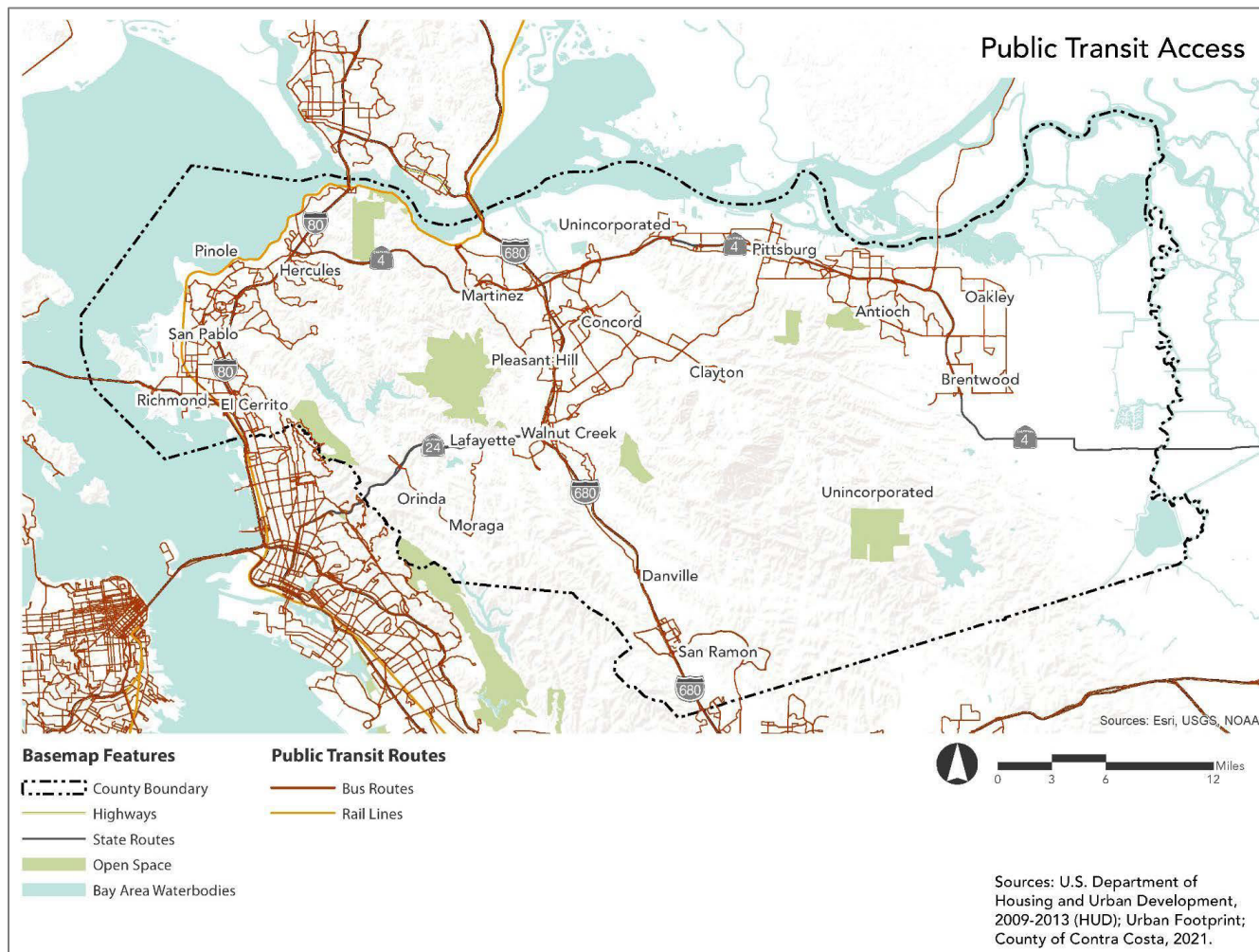
Within Contra Costa County, transit is generally not as robust in east county despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Pittsburg 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-~~20~~[24](#) displays public transit routes in Contra Costa County.

Figure 3-2024: 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.

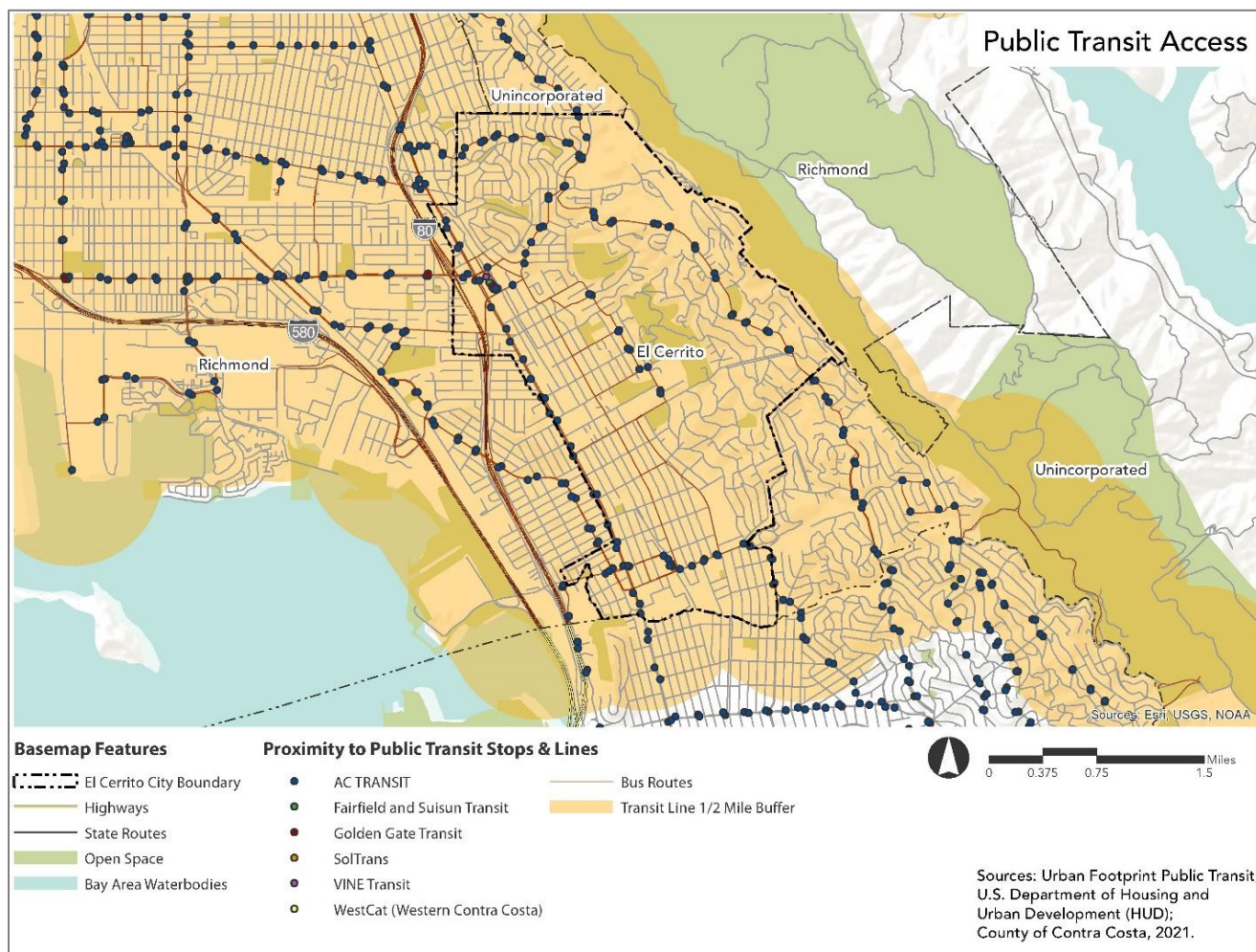
According to AllTransit, an online source of transit connectivity, access, and frequency data, 100 percent of jobs in El Cerrito are located within half a mile of transit and 28.02 percent of all commuters use transit. AllTransit states that 58.1 percent of the population (14,538 people) live within 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 3-2125 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 3-2425: AllTransit Overall Performance Score in El Cerrito, 2021



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

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

Economic Development

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

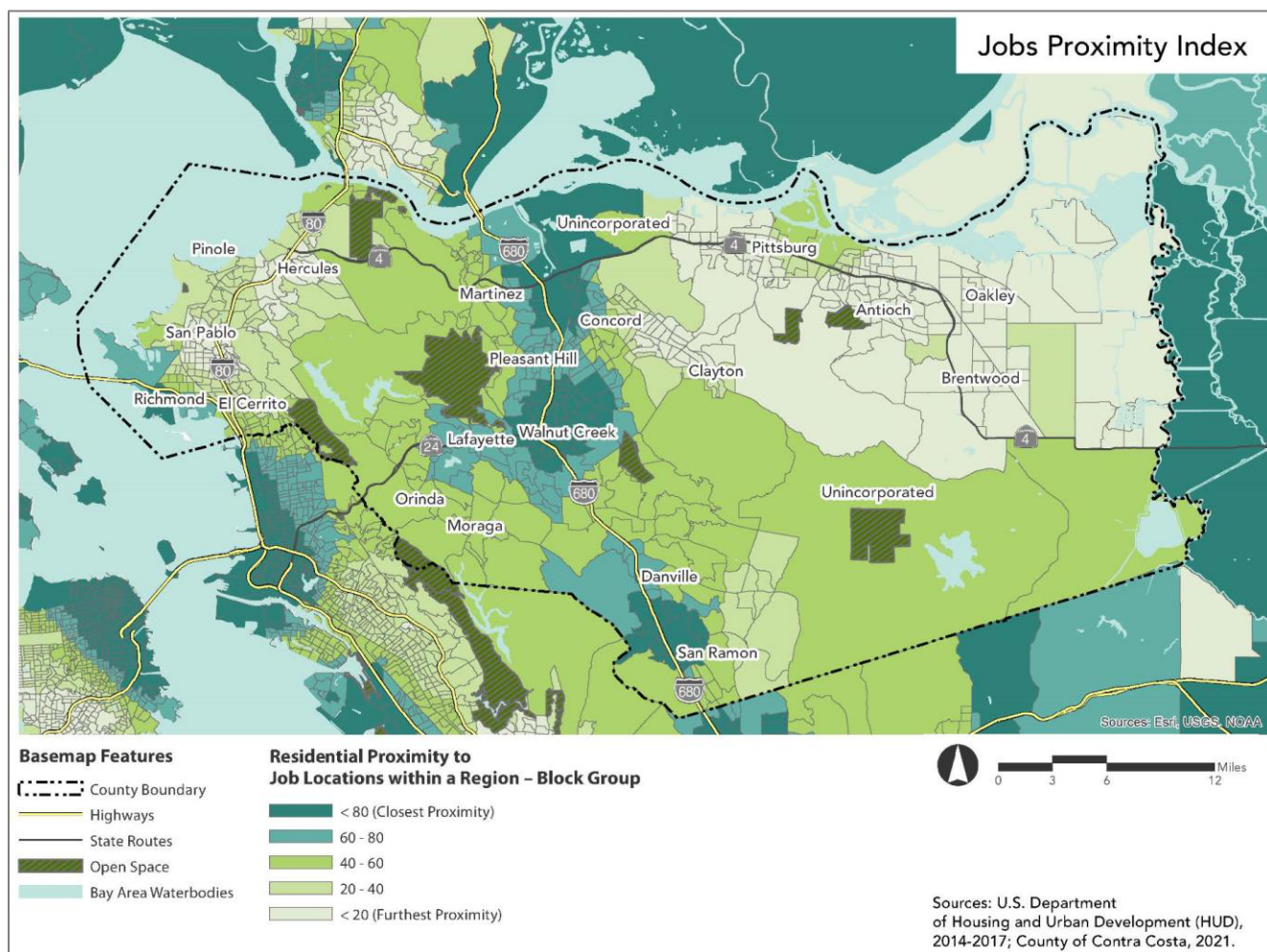
neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

Regional Trends

In Contra Costa County, non-Hispanic Whites and non-Hispanic Asians/Pacific Islanders are at the top of the labor market engagement index with scores of 66.76 and 66.87 respectively. Non-Hispanic Blacks and Hispanics score the lowest in the county with scores around 32. (Refer to Table 3-18 for a full list of indices). Figure 3-22-26 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 3-23-27.

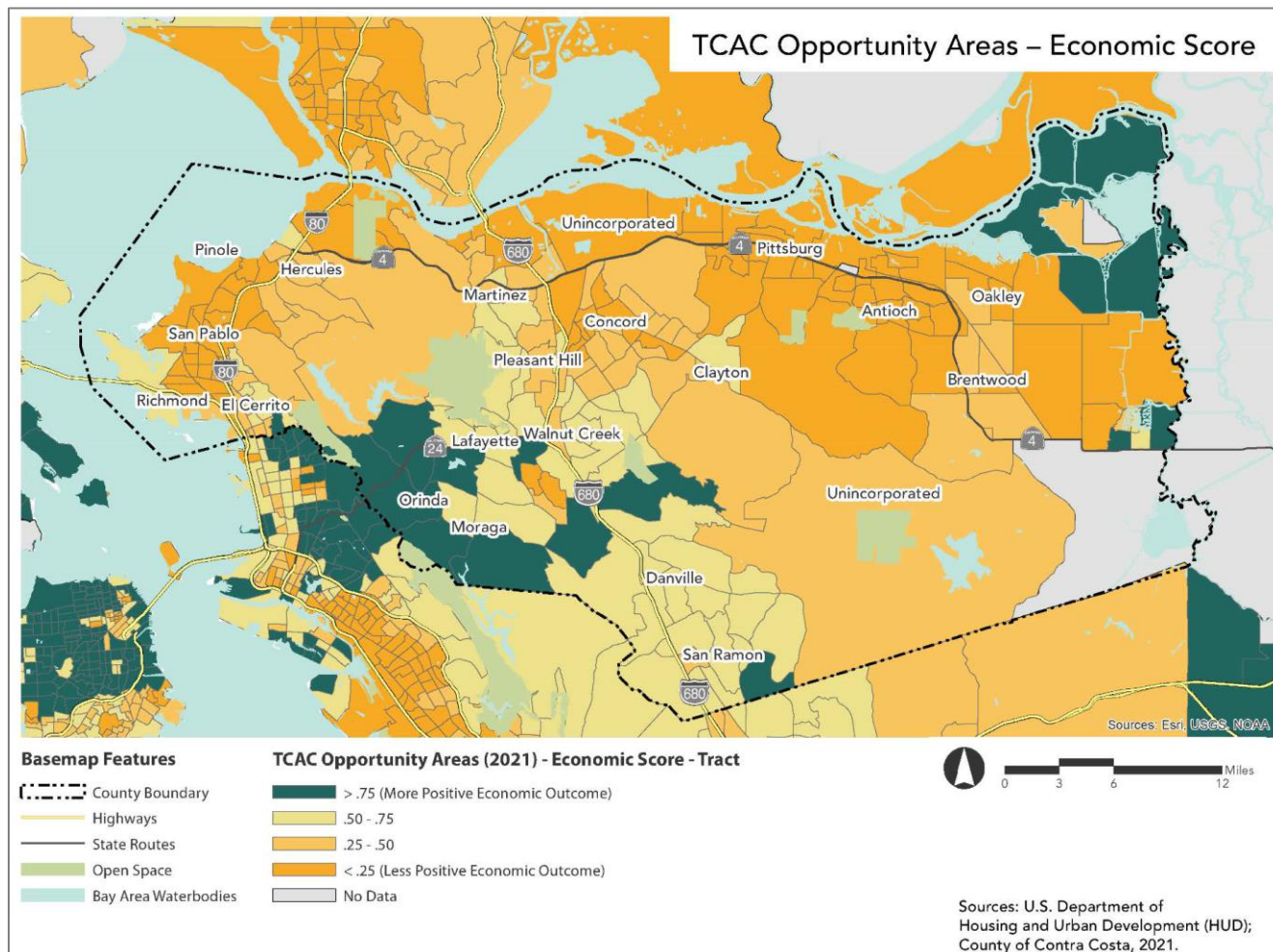
At the end of 2021, Contra Costa County had an unemployment rate of 4.2 percent, representing an estimated 22,900 residents. Antioch, Pittsburg, and Richmond were amongst the cities with the highest unemployment rates, 6.6 percent, 5.6 percent, and 5.2 percent respectively. These cities were closely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

Figure 3-22-26: Job Proximity Index in Contra Costa County, 2017



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

Figure 3-2327: TCAC Opportunity Areas' Economic Score in Contra Costa County, 2021



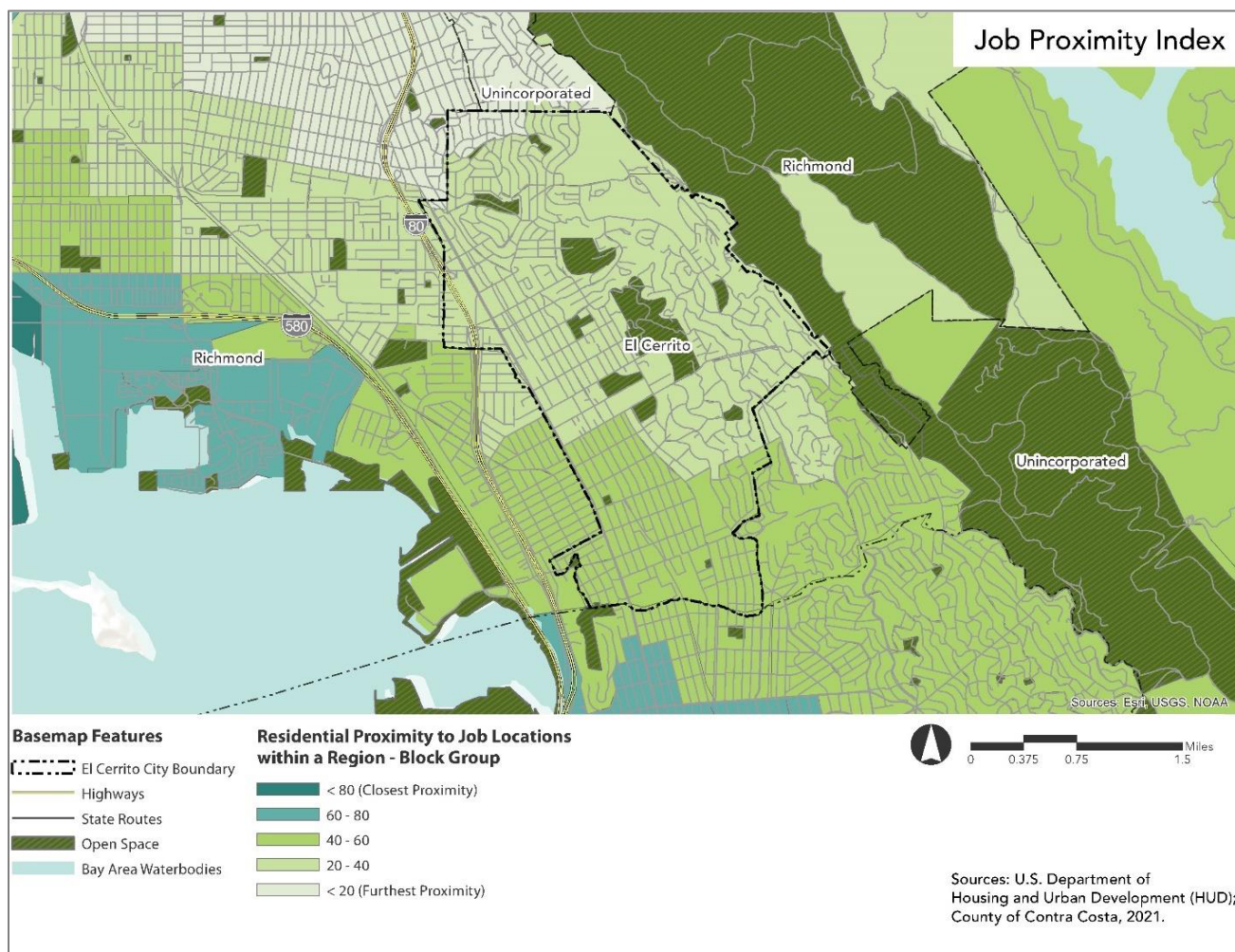
Source: Map 15(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

El Cerrito had an unemployment rate of 3.6 percent at the end of 2021, lower than the county unemployment rate of 4.2 percent. Figure 3-24-28 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.

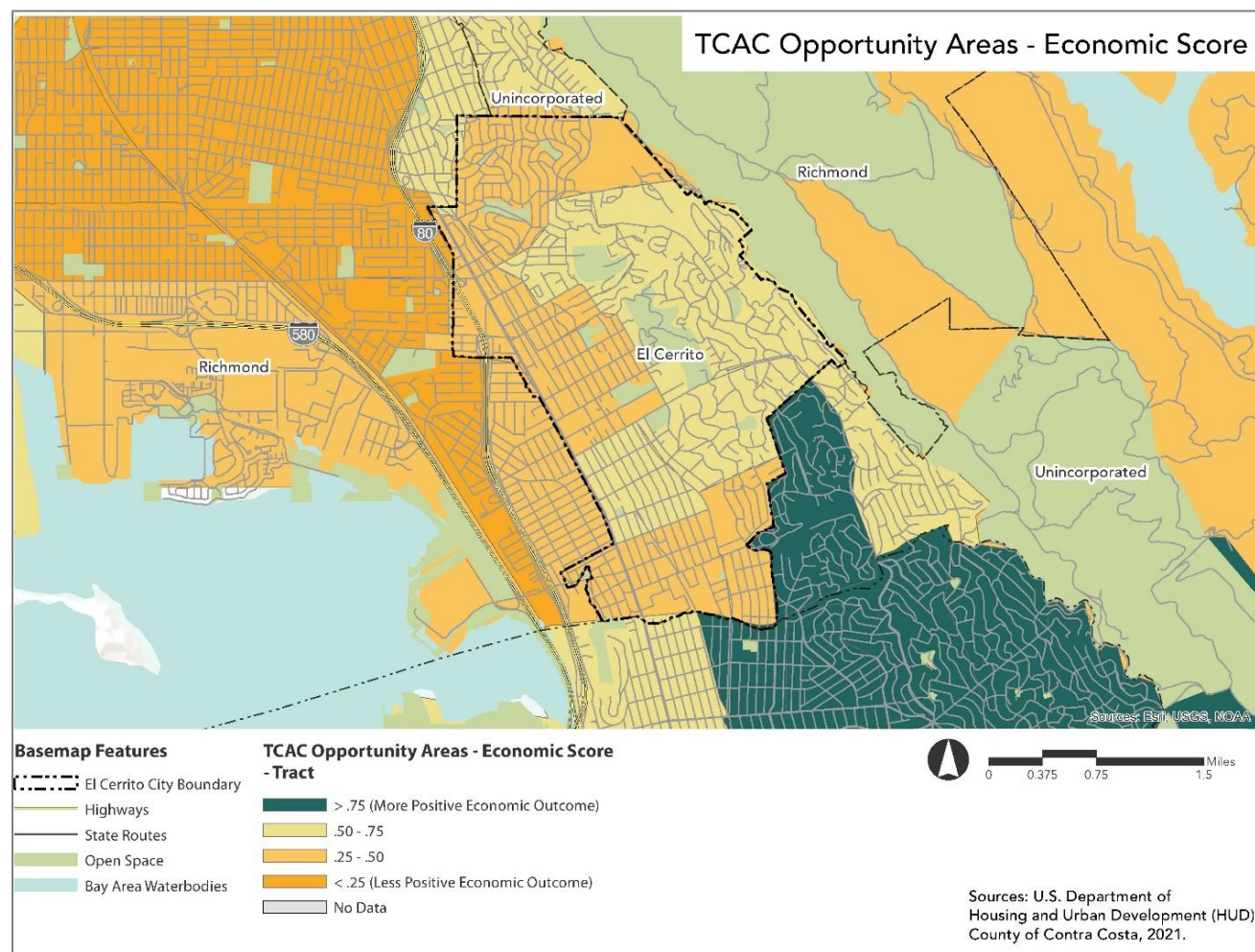
Figure 3-25-29 displays the economic index scores for the city. Overall, El Cerrito has moderate economic scores ranging from 0.25–0.75. For the most part, east El Cerrito has higher scores (0.50–0.75) than west El Cerrito (0.25–0.50). Tracts with the highest economic scores correspond to areas with the highest median income, areas considered high resource, and highest median gross rent in the city.

Figure 3-2428: Job Proximity Index in El Cerrito, 2017



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

Figure 3-2529: TCAC Opportunity Areas' Economic Score in El Cerrito, 2021



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

Environment

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

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

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

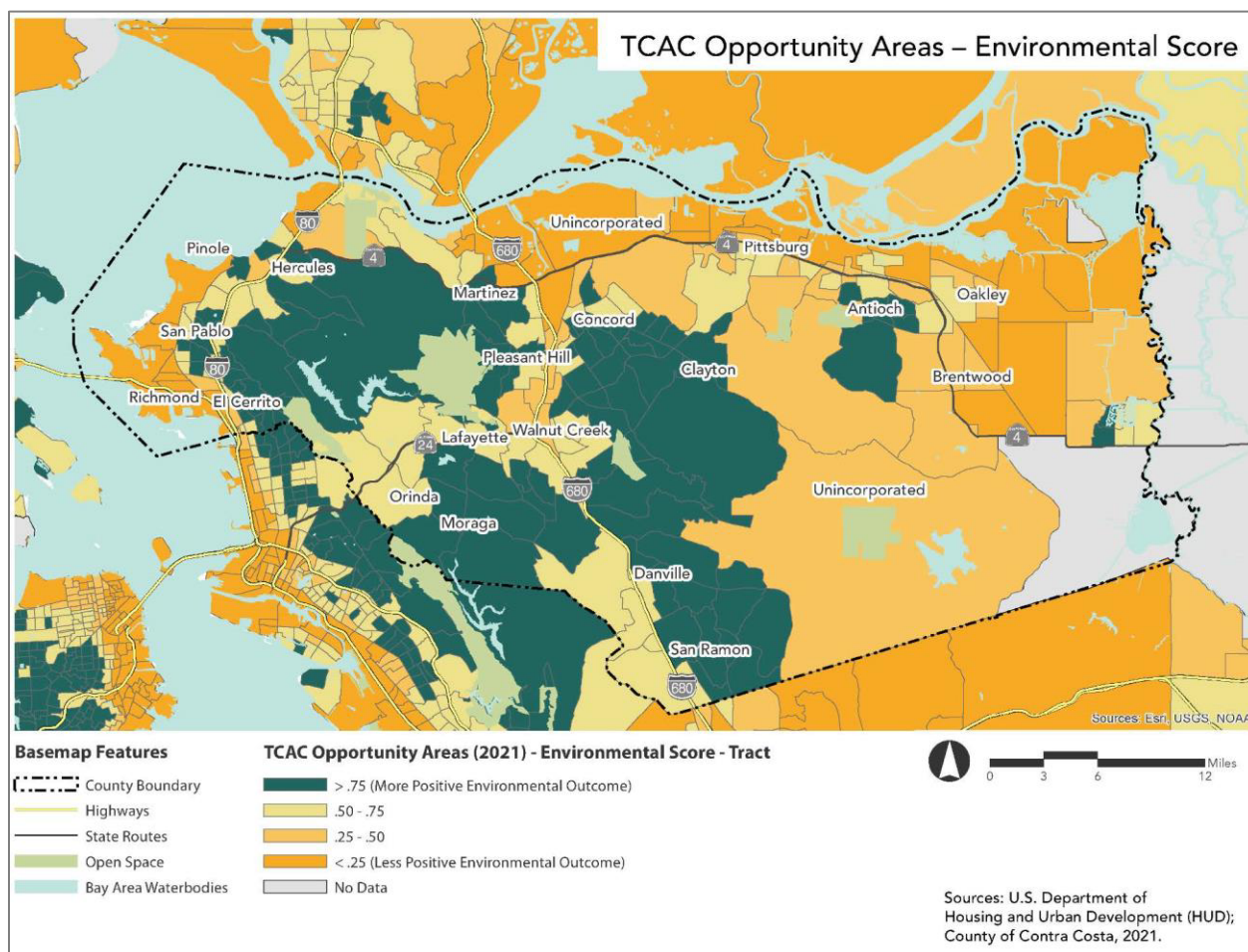
receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trends

Figure 3-26-30 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.

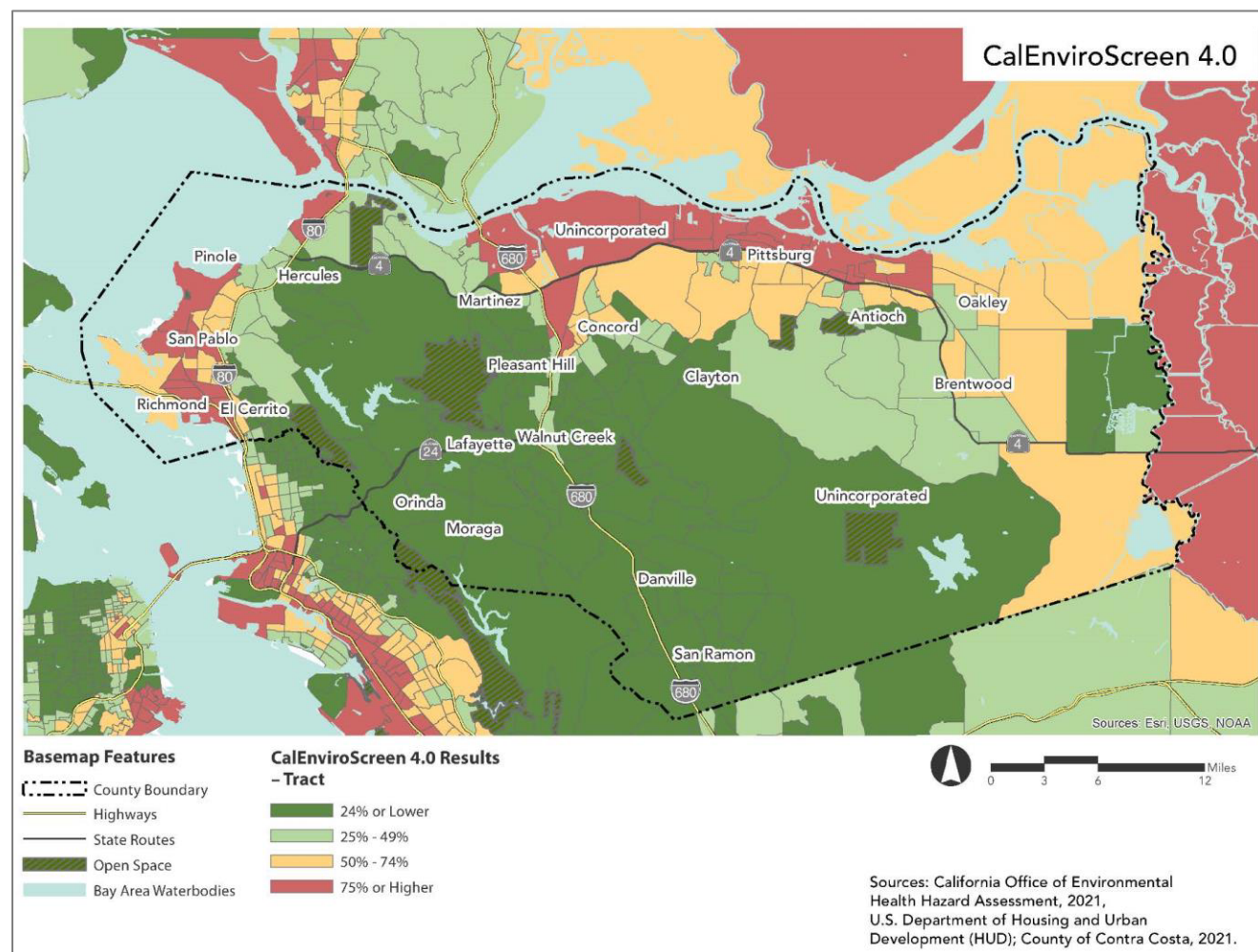
Figure 3-27-31 shows scores for CalEnviroScreen 4.0. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Bay Point to Pittsburg) and the western border of the county (Richmond to Pinole). Areas around Concord to Antioch have moderate scores and 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 3-2630: TCAC Opportunity Areas' Environmental Score in Contra Costa County, 2021



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

Figure 3-2731: CalEnviroScreen 4.0 Results in Contra Costa County, 2021

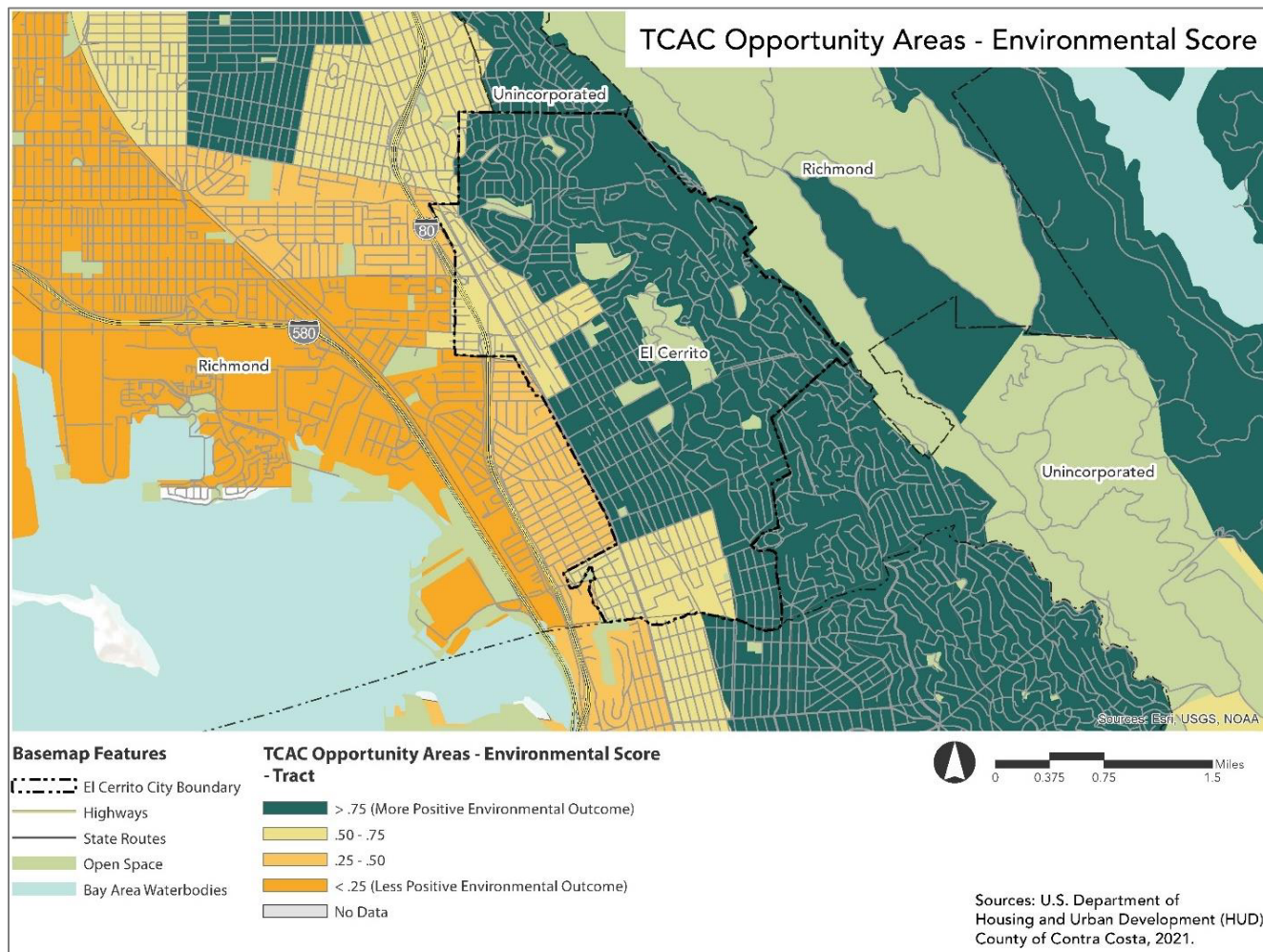


Source: Map 17(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

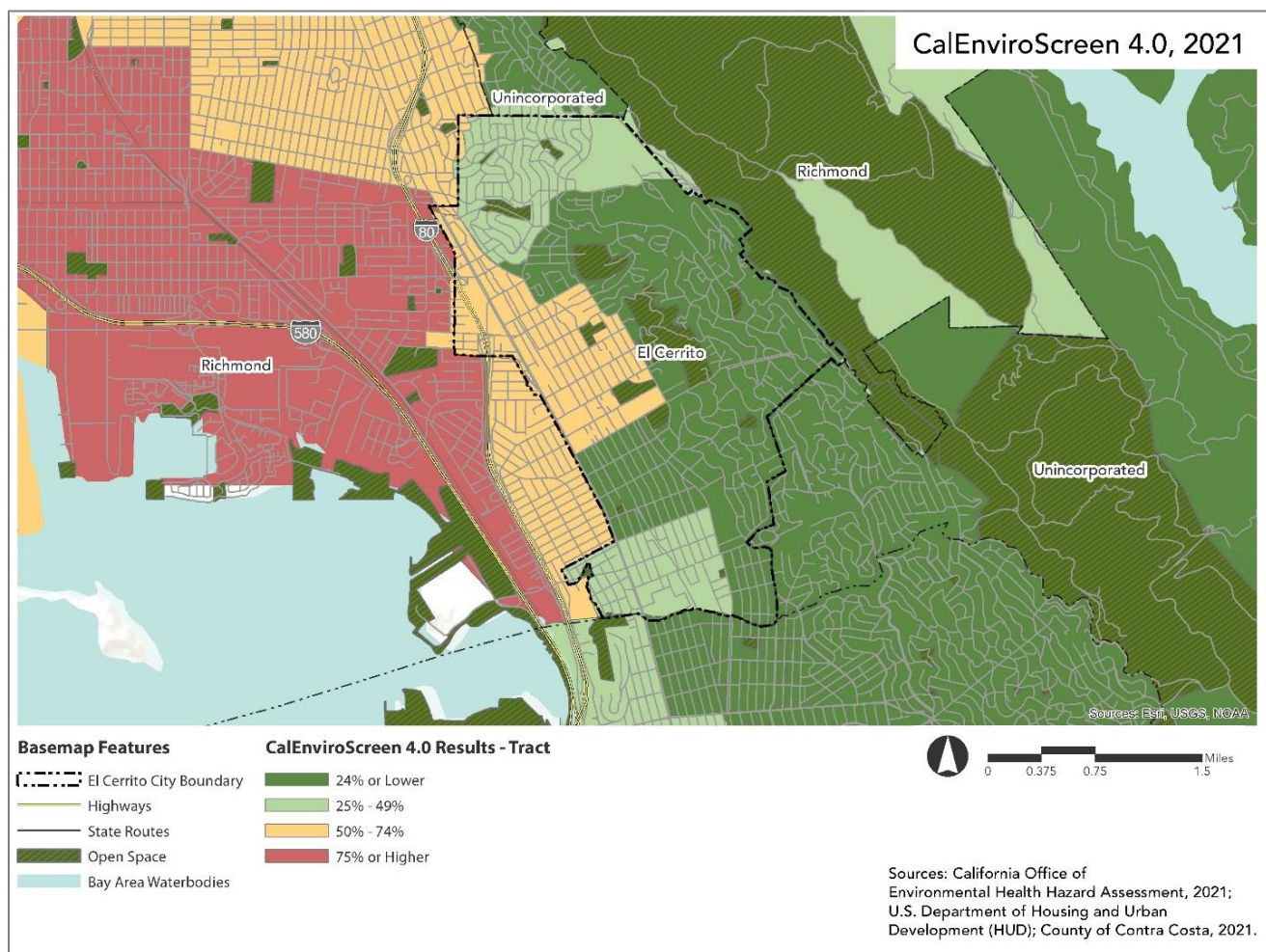
Environmental index scores for the City of El Cerrito, shown in Figure 3-2832, are considerably higher than Richmond to the west, which is likely due to operational activities that occur at the Port of Richmond. The majority of the city has scores greater than 0.75, which indicate more positive environmental outcomes. Northwestern and southwestern El Cerrito have slightly lower scores (0.50–0.75) compared to the rest of the city. Figure 3-2933 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 3-2832: TCAC Opportunity Areas' Environmental Score in El Cerrito, 2021



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

Figure 3-2933: CalEnviroScreen 4.0 Results in El Cerrito, 2021



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

Health and Recreation

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

Regional Trends

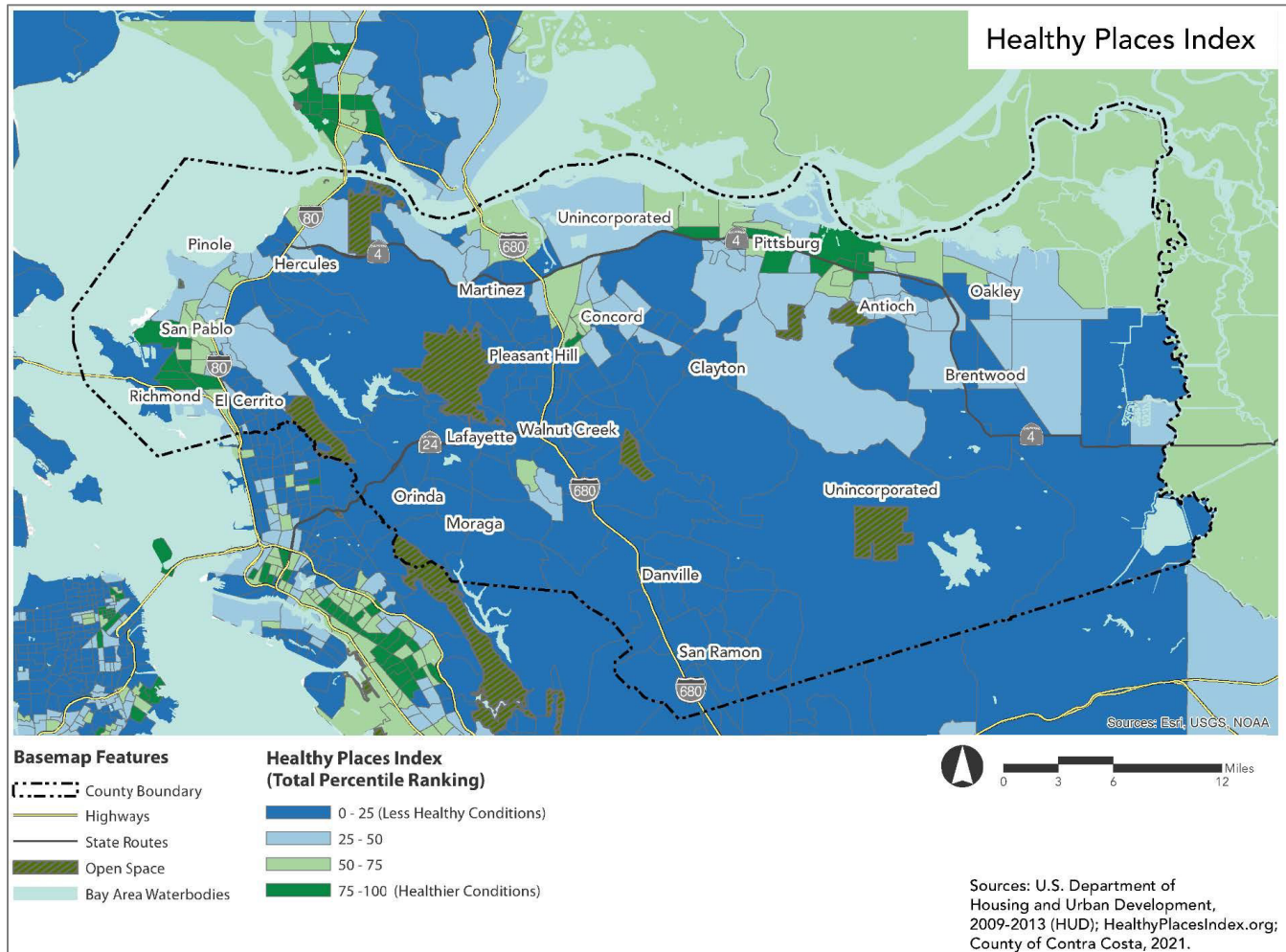
Figure 3-30-34 shows the HPI percentile score distributions for Contra Costa County. The majority of the county falls in the highest quarter, indicating healthier conditions. These areas have a lower percentage of minority populations and higher median incomes. The reverse is true for cities with the 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 3-34-35 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

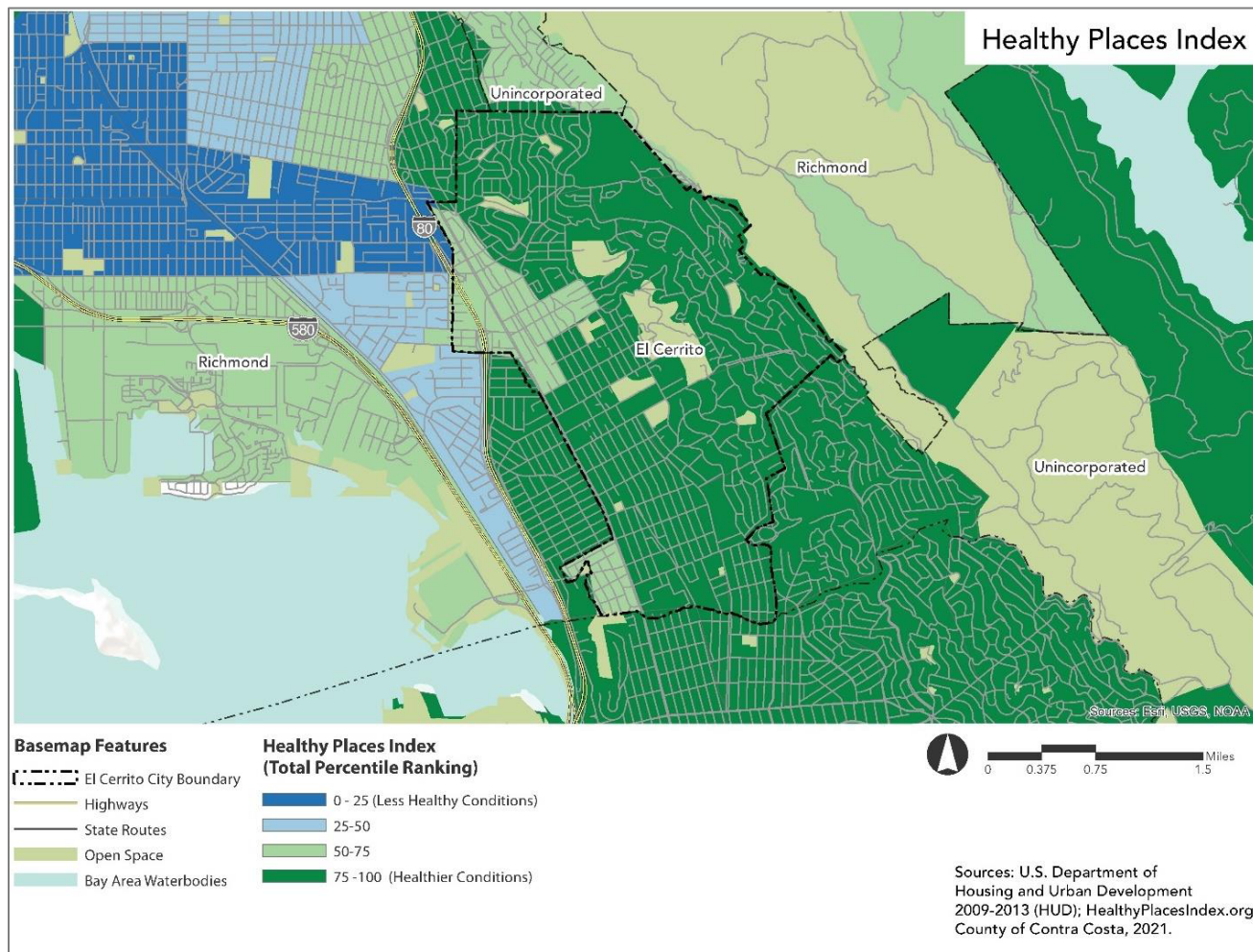
throughout this chapter. These areas have higher percentages of non-White populations, higher percentages of children in female-headed households and lowest median gross rents as presented in HUD's Location Affordability Index discussed later in this chapter. These areas are considered low resource based 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 3-3034: Healthy Places Index in Contra Costa County



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

Figure 3-3135: 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).

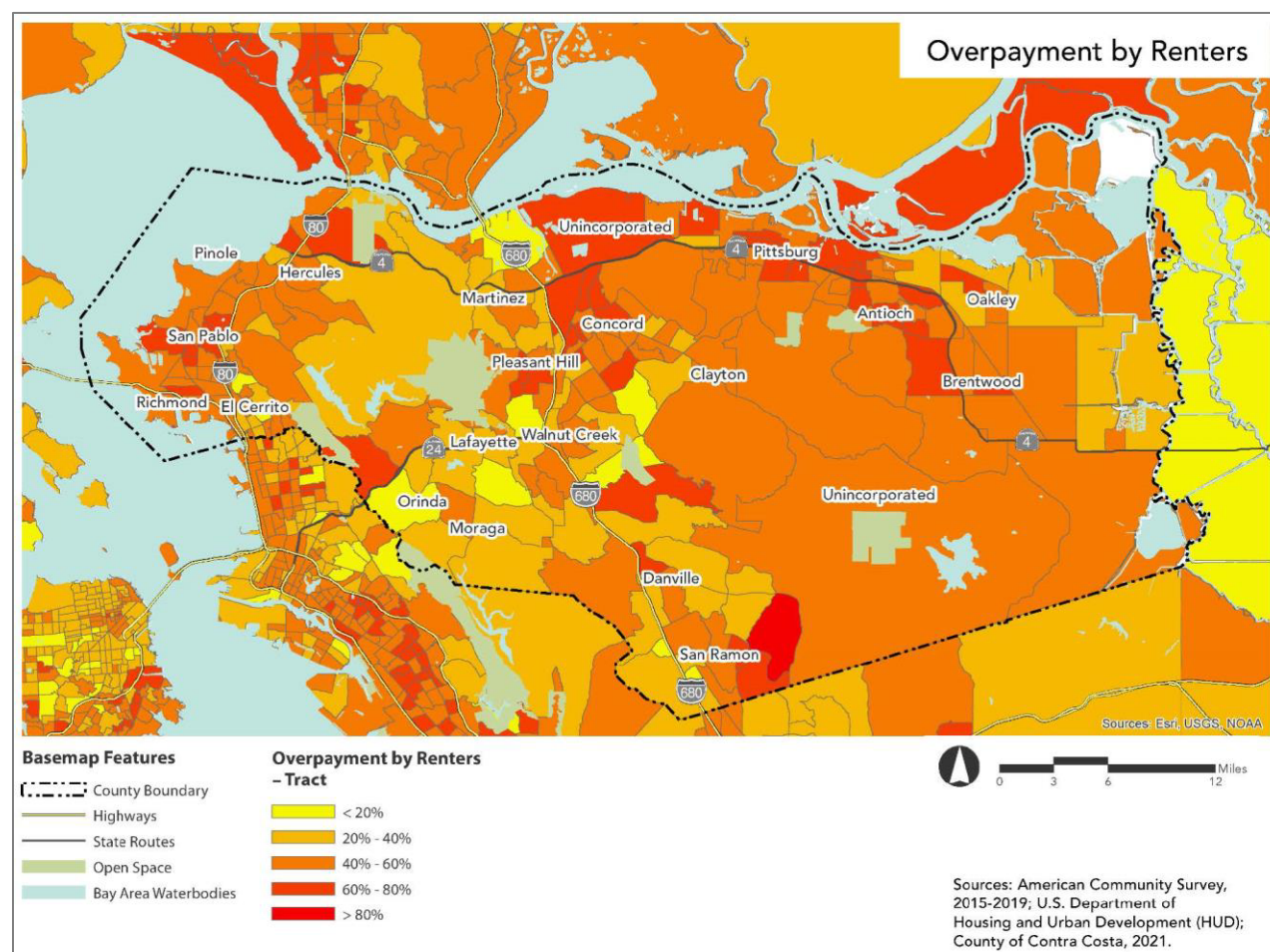
Table 3-22 Households that Experience Cost Burden by Tenure in Contra Costa County

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

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

Figure 3-32-36 shows concentrations of cost burdened renter households in Contra Costa County. ~~As shown in the figure, and indicates that,~~ there are highly concentrated areas around San Pablo, Pittsburg, Antioch, west Brentwood and Oakley, east San Ramon, and northern parts of Concord towards unincorporated areas. In these tracts, over 80 percent of renters experience cost burdens. The majority of east Contra Costa County has 60–80 percent of renter households that experience cost burdens; west Contra Costa County has 20–40 percent of renter households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20 percent of renter households experience cost burdens.

Figure 3-3236: Distribution of Percentage of Overpayment by Renters in Contra Costa County



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

Local Trends

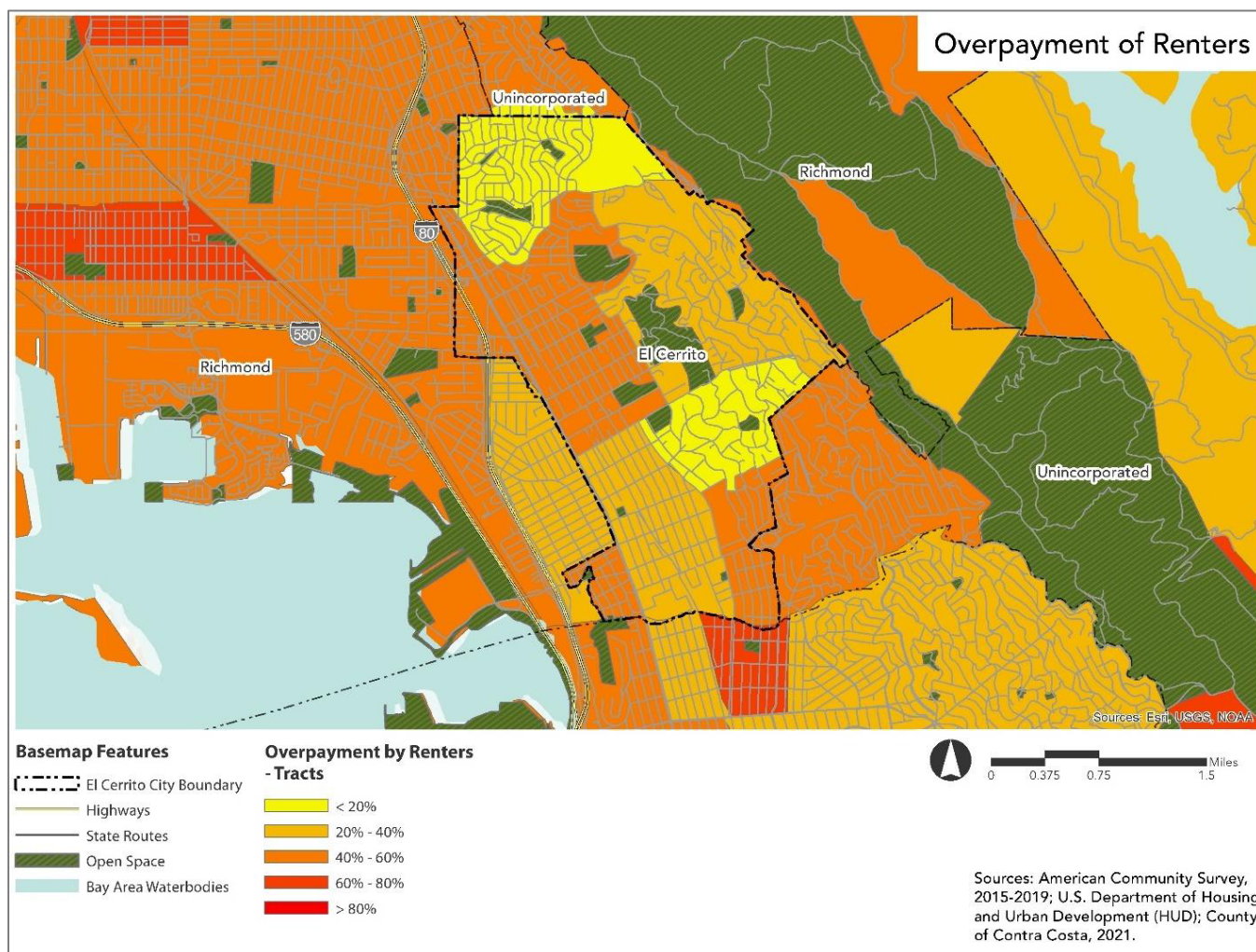
Table 3-23 presents data for households that experience cost burden in El Cerrito by tenure. As shown in the table, almost 34 percent of all households experience cost burden across the city. Renters experience higher rates of cost burdens than owners (42.94 percent to 27.65 percent). These patterns are similar to rates of overpayment for renters in the county where 48.28 percent of renters are cost burdened compared to 28.95 percent of homeowners.

Figure 3-33-37 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.

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 3-3337: Distribution of Percentage of Overpayment by Renters in El Cerrito



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

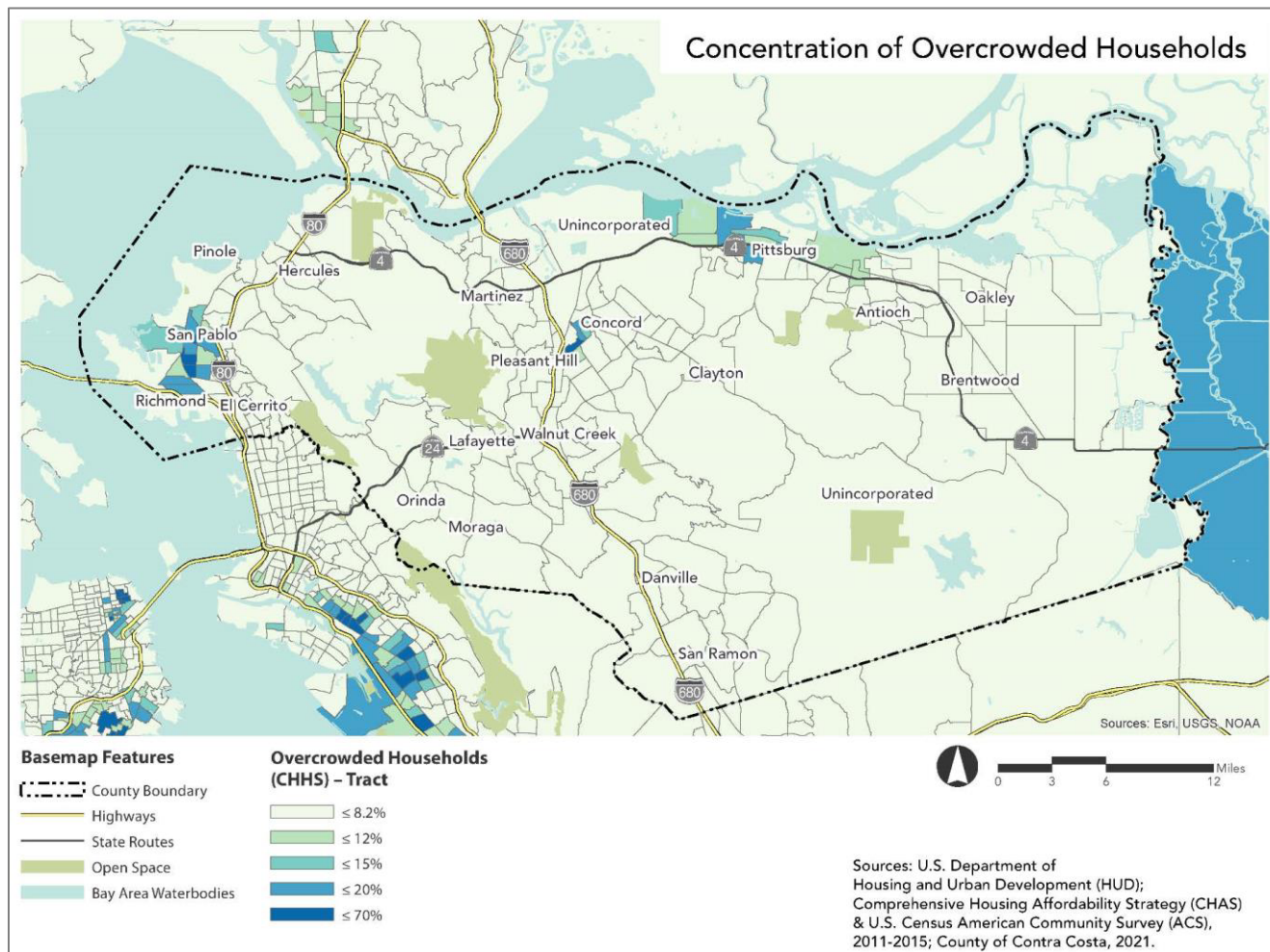
Overcrowded Households

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 3-3438 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 3-3438: Distribution of Percentage of Overcrowded Households in Contra Costa County

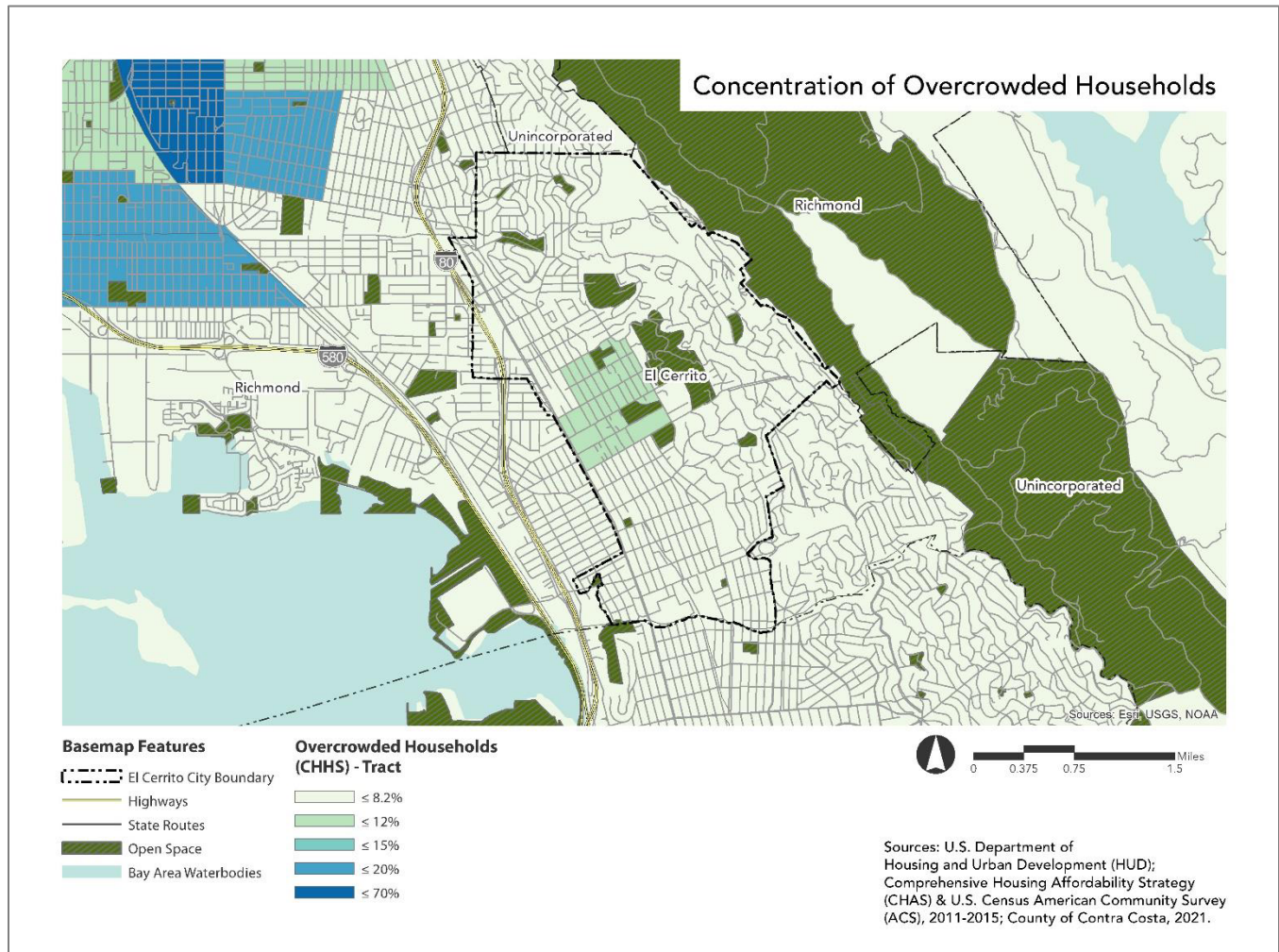


Source: Map 20(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

Figure 3-3539 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 3-3539: Distribution of Percentage of Overcrowded Households in El Cerrito



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

Substandard Conditions

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

Regional Trends

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

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

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

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

Local Trends

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

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

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

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

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

[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

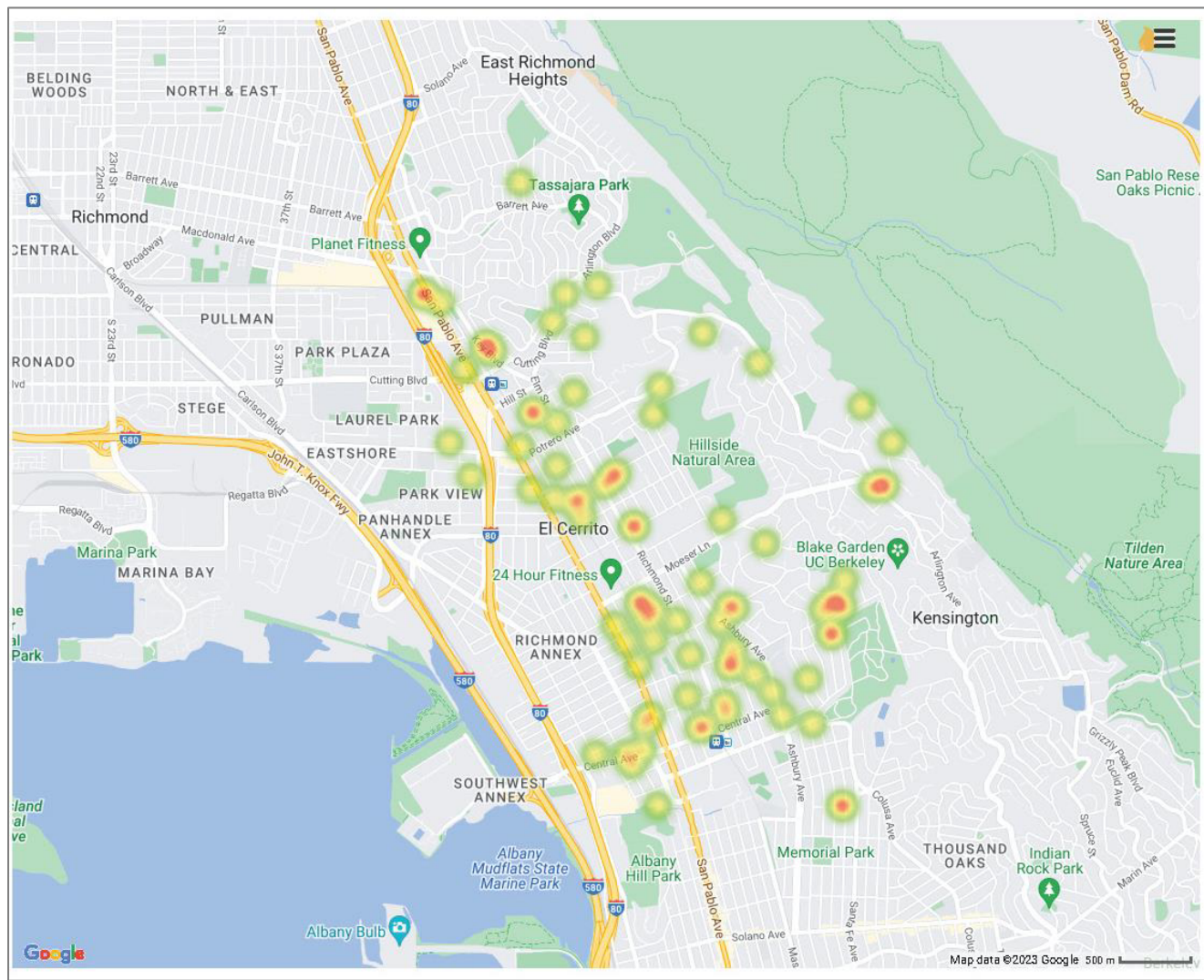
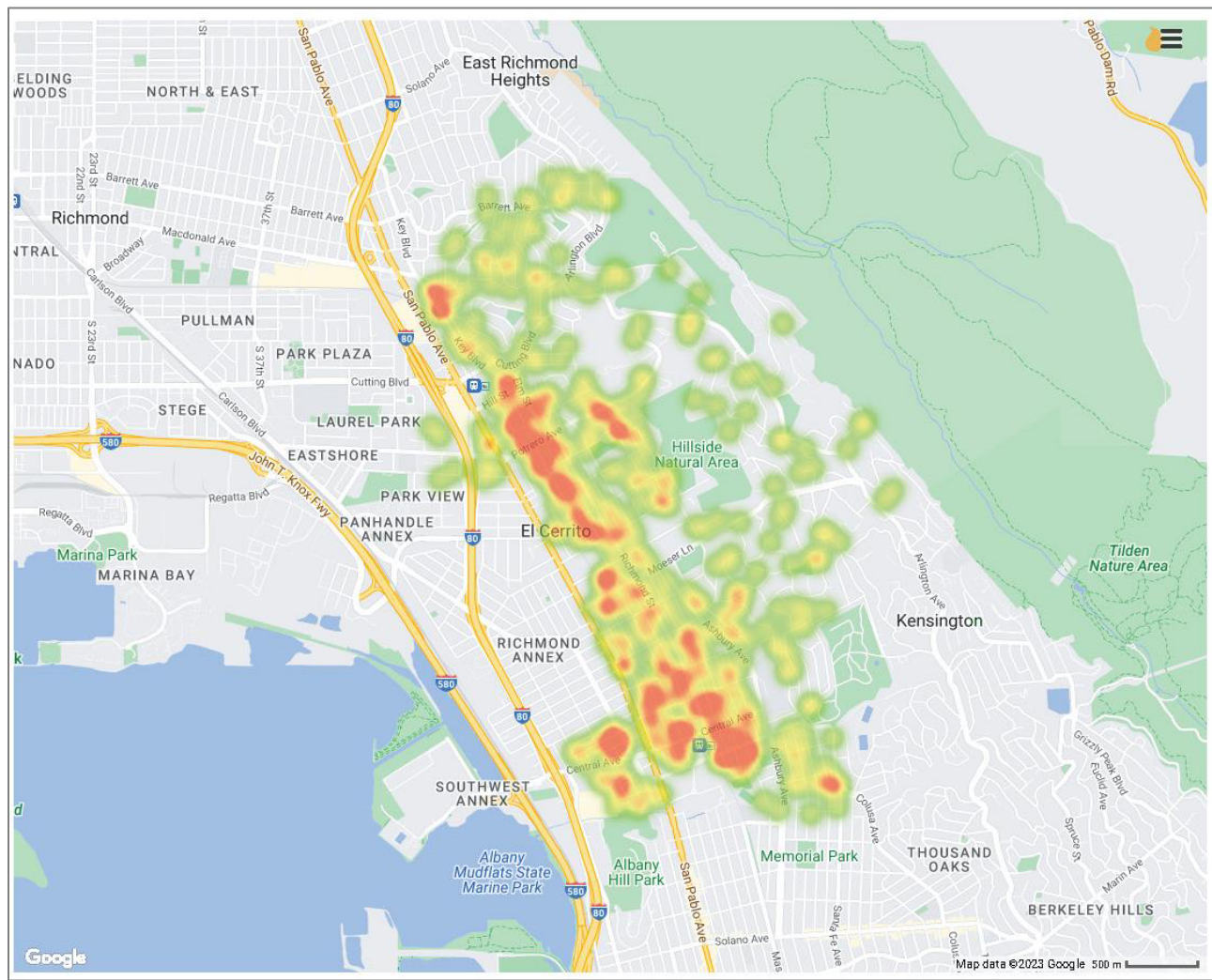


Figure 3-41: Residential Rental Inspection Substandard Housing Locations, 2017-2022



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.

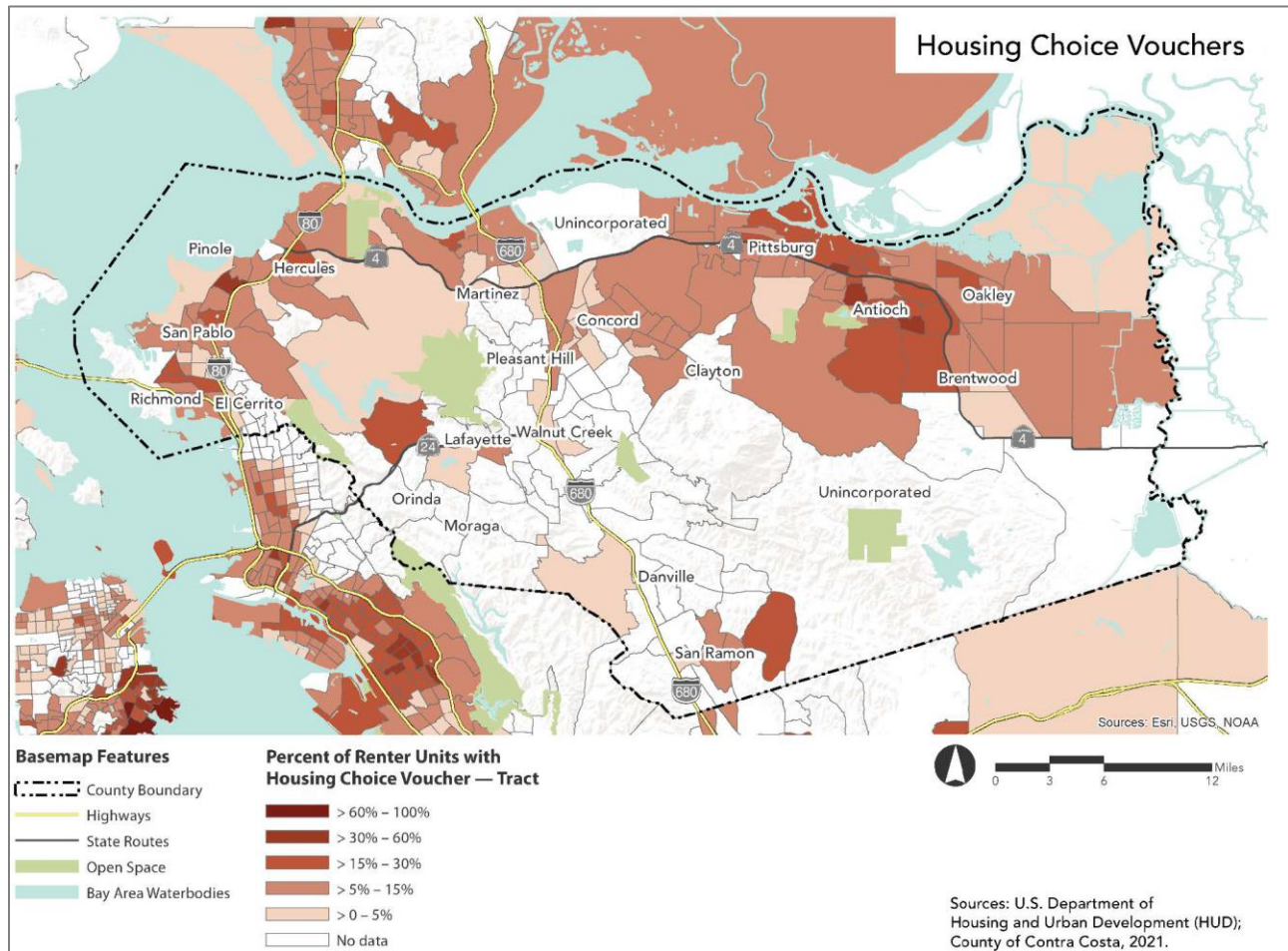
Regional Trends

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-[3642](#) 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.

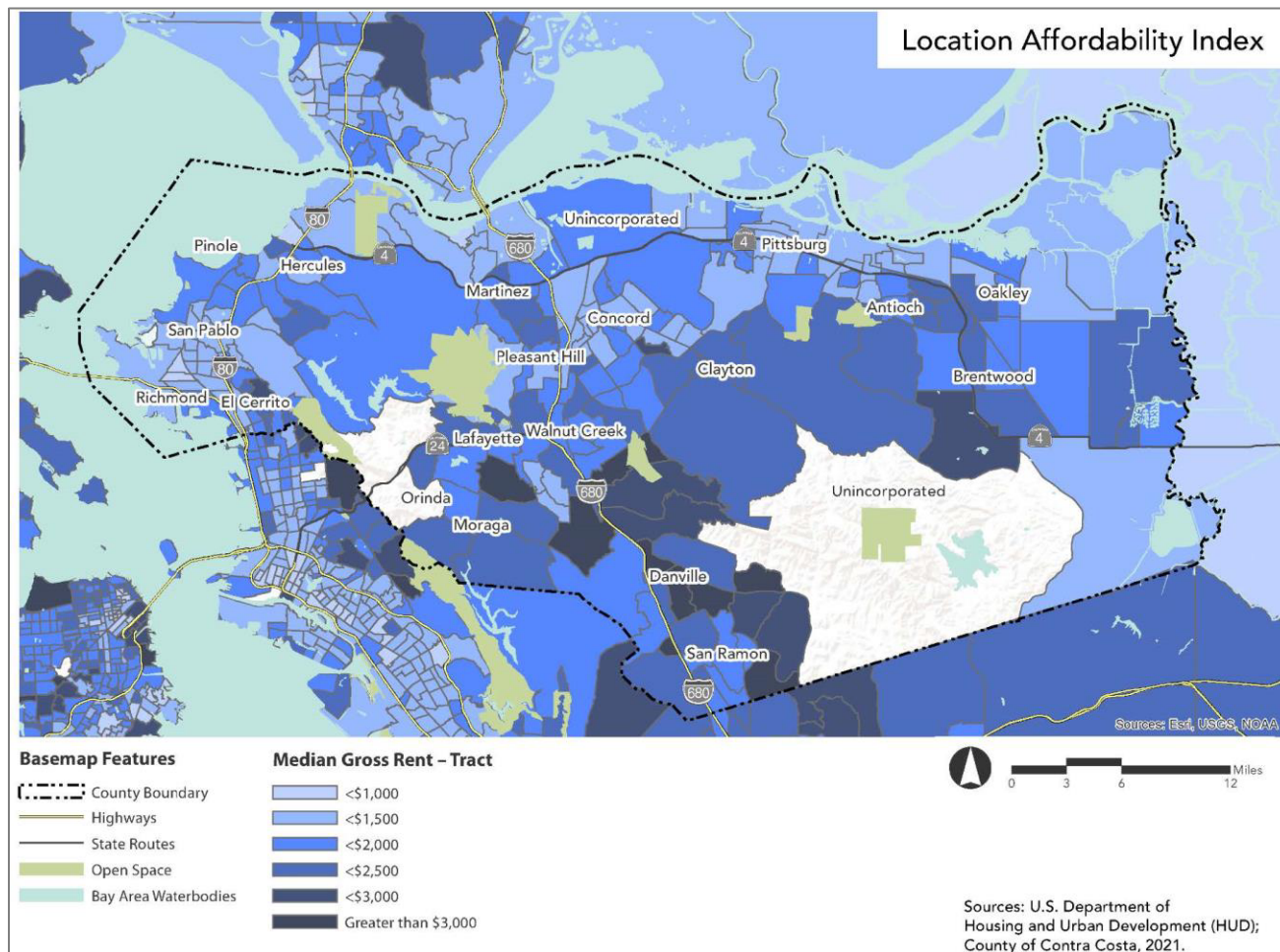
Figure 3-[3743](#) shows the Location Affordability Index in Contra Costa County (based on 2012-2016 ACS data). In Contra Costa County, the majority of the county has a median gross rent of \$2,000–\$2,500. Central Contra Costa County (areas between Danville and Walnut Creek) have the highest rents around \$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 3-3642: Distribution of Percentage of Renter Units with HCVs in Contra Costa County



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

Figure 3-3743: Location Affordability Index in Contra Costa County



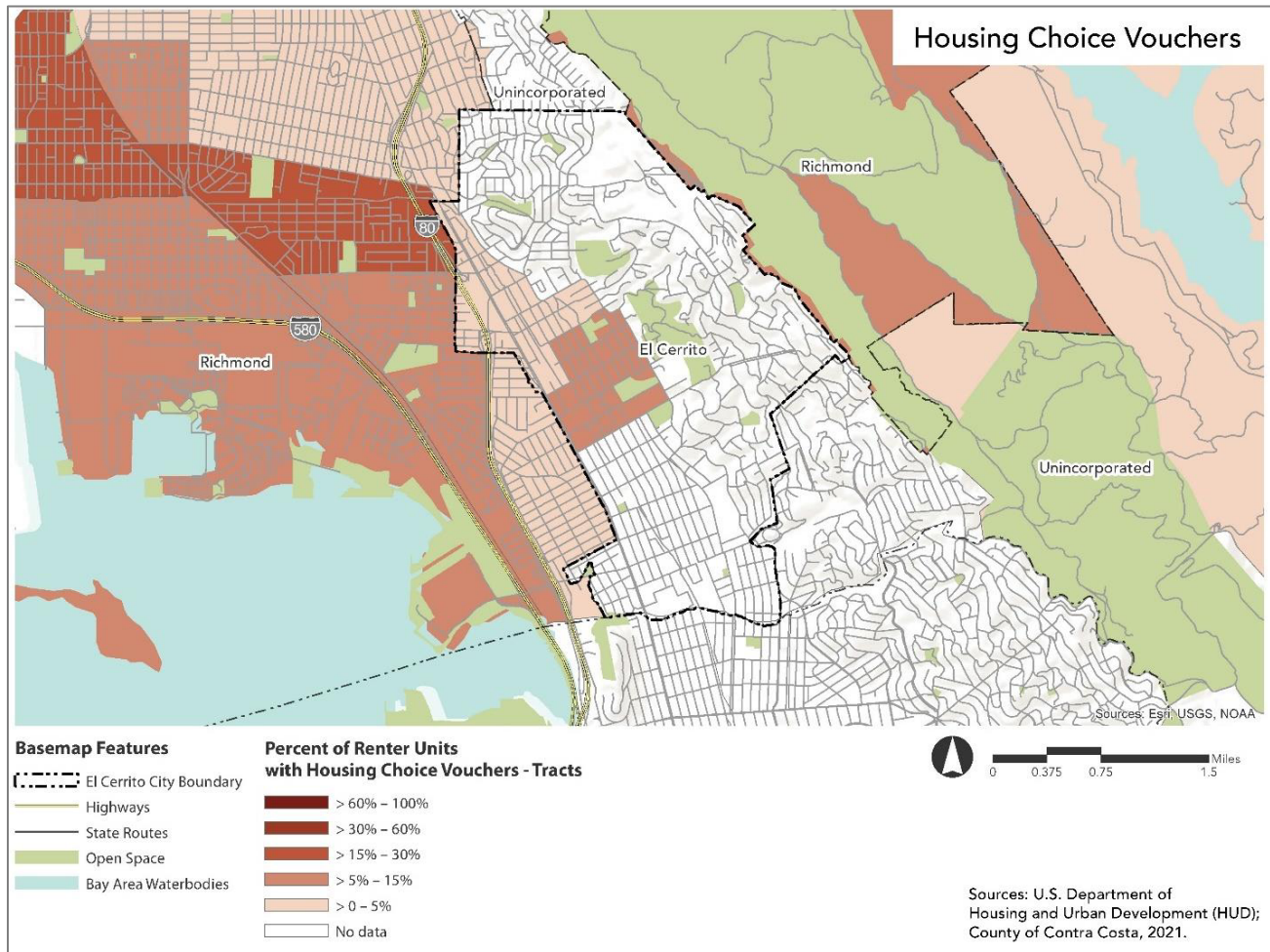
Source: Map 7(a) of Contra Costa Housing Collaborative AFFH analysis.

Local Trends

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

Figure 3-38-44 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.

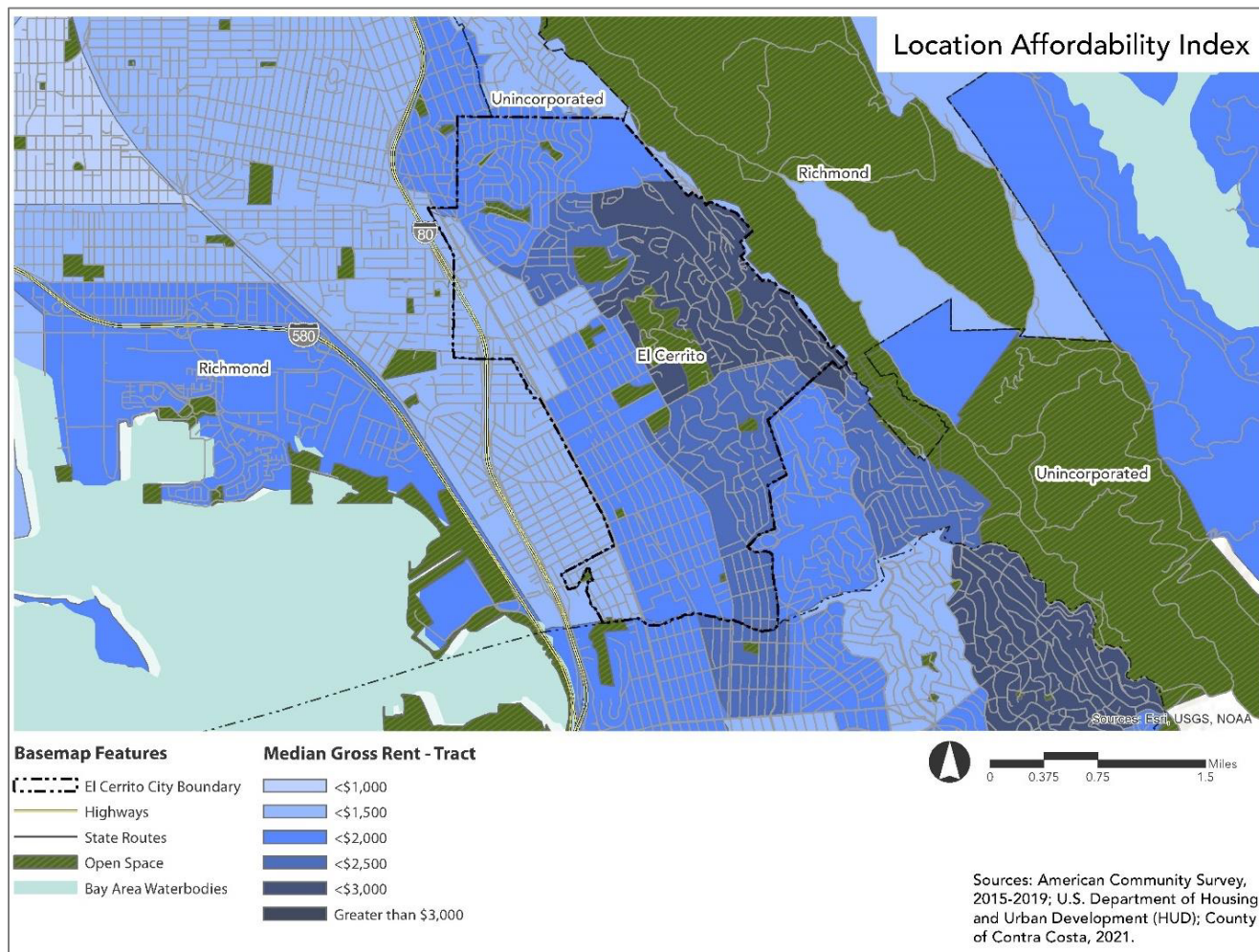
Figure 3-3844: Distribution of Percentage of Renter Units with Housing Choice Vouchers in El Cerrito



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

Figure 3-3945: 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 3-3945: Location Affordability Index in El Cerrito



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

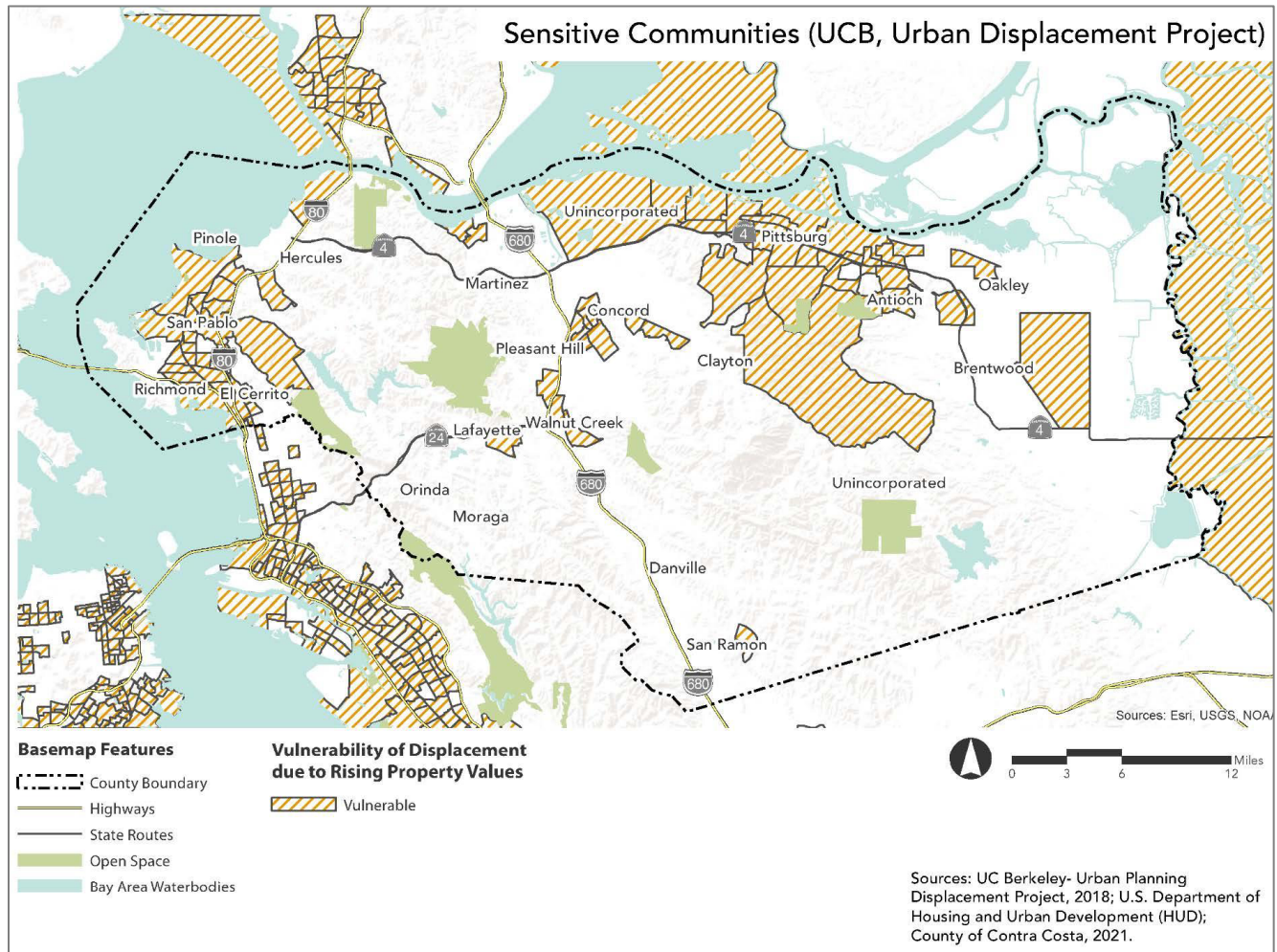
Displacement Risk

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 3-4046.

Figure 3-4046: Sensitive Communities as Defined by the Urban Displacement Project in Contra Costa County

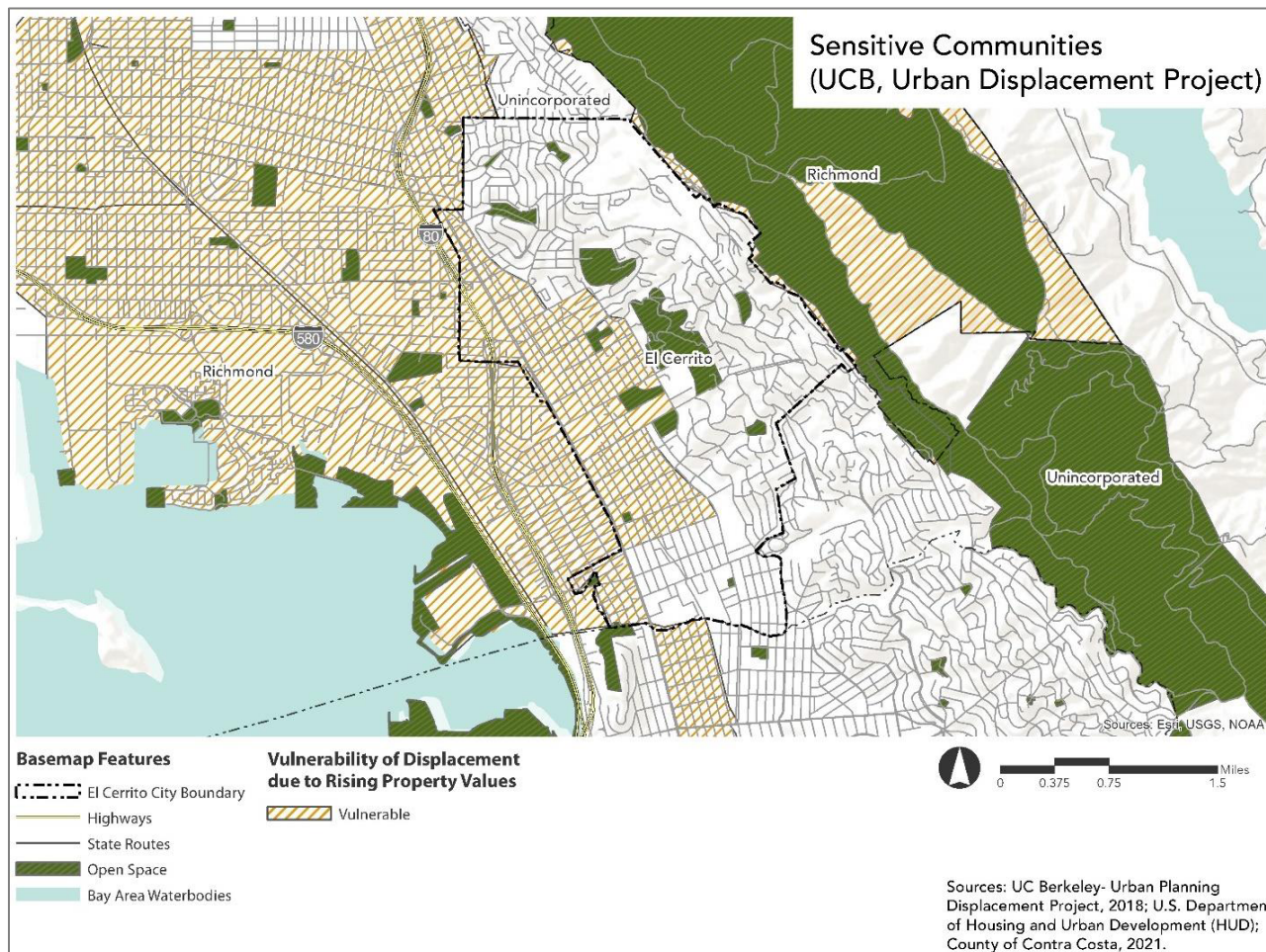


Source: Map 21(a) of Contra Costa Housing Collaborative AFFH analysis.

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 3-4147: 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 ~~the sites inventory~~ to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element sites inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity throughout the city.

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 to advance the goals of the City's 2015-2023 Housing Element. 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.CX). 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.EX). The City is also evaluating ways to mitigate fire risk considerations to facilitate more density in the RCAAs through the Safety Element update (Program H-1.EX).

Table 3-26 Distribution of Housing Capacity by Census Tract

Census Tract	Existential Households	Housing Capacity				Integration and Segregation Indicators				Access to Opportunity				Disproportionate Housing Needs/Displacement Risk				
		Low	Moderate	Above Moderate	Total Housing Capacity (Units)	Percent of Total Housing Capacity	Population Majority	Median Income	Racially Concentrated Area of Affluence (RCAA)	Disability Rate	TCAC Opportunity Designation	Jobs Proximity Index	California Screen 40 Score	Fire Hazard Severity Zone	Overcrowded Households	Renter Overpayment	Homeowner Overpayment	At-Risk of Displacement
6013370000*	1057	0	0	0	0	0.0%	White (Sizable gap 10%-50%)	\$87,024 - \$104,375	No	3.4%	Low Resource	14 - 19	27.9%	No	6.0%	54.8%	20.2%	Yes
SPASPS																		
6013381000*	2,057	0	76	68	144	5.0%	African American/Black (Sizable gap 10-50%)	\$31,997 - \$67,230	No	3.8%	Low Resource	25-34	49.7%	No	7.8%	49.6%	52.1%	Yes
SPASPS																		
6013383000*	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
SPASPS																		
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	904	0	0	64	64	2.2%	White (Slim gap <10%)	\$114,141 - \$159,875	No	3.8%	Moderate Resource	26-28	9.5%	Yes	0.0%	51.2%	27.2%	No
6013386000	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
SPASPS																		
6013387000	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
SPASPS																		
6013388000	1,119	0	92	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%	34.2%	Yes
SPASPS																		
6013389100	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
SPASPS																		
6013389200	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
SPASPS																		
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.

SPASPS = San Pablo Avenue Specific Plan area

Source: City of El Cerrito and Ascent, 2023. Data for fair housing indicators downloaded from HCD AFH Data and Mapping Tool in 2021 and adapted by Ascent.

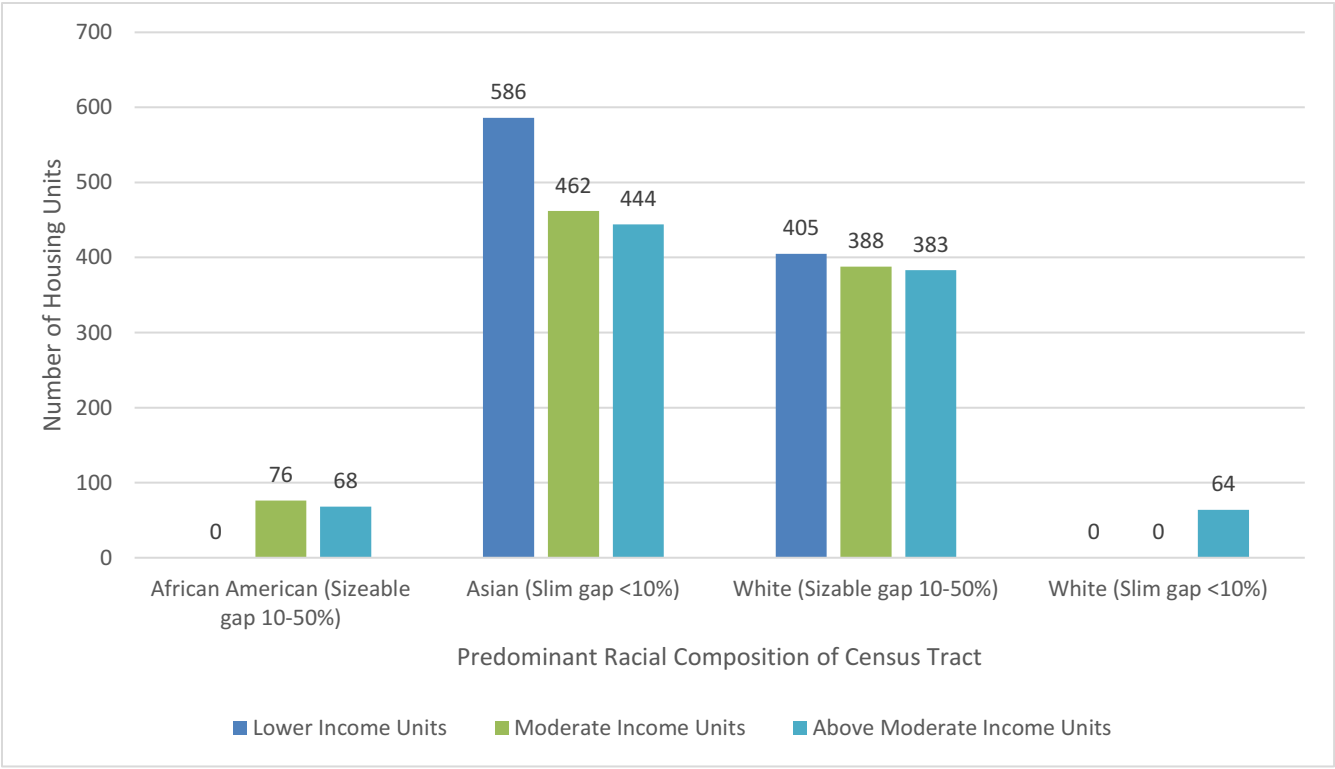
Potential Effects on Patterns of Segregation and Integration

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 3-447 and 3-458 show the City’s sites inventory in relation to predominant racial groups by census tract.

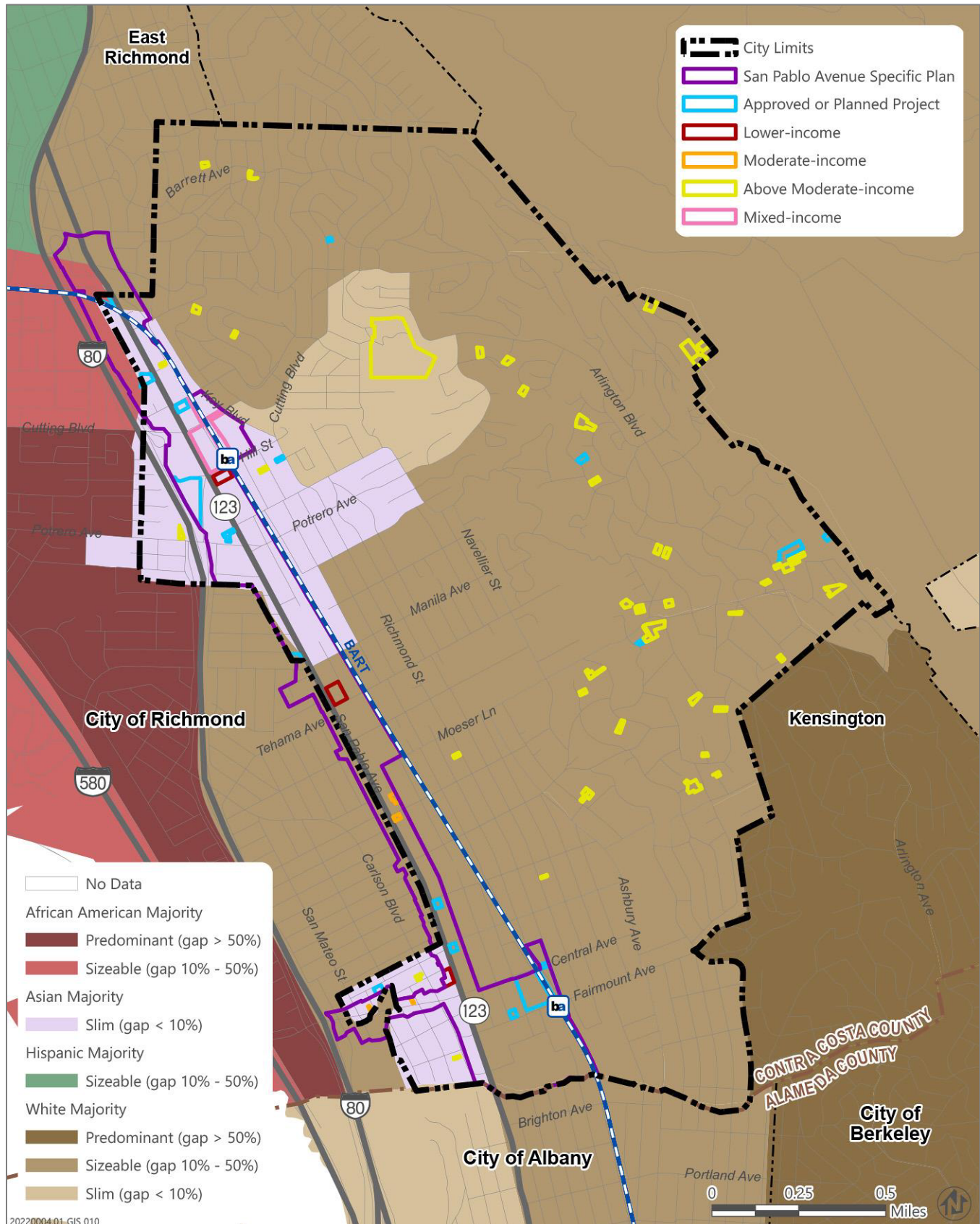
As shown below, sites in the inventory are distributed relatively evenly between Asian majority neighborhoods and White majority neighborhoods; however, the racial composition of San Pablo Avenue neighborhoods have a high likelihood of being impacted by future development. Approximately 1,636 units in 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 3-4449: 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 ~~Non-White neighborhoods and LMI~~ 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 ~~race/ethnicity and income, in addition to race/ethnicity,~~ 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.

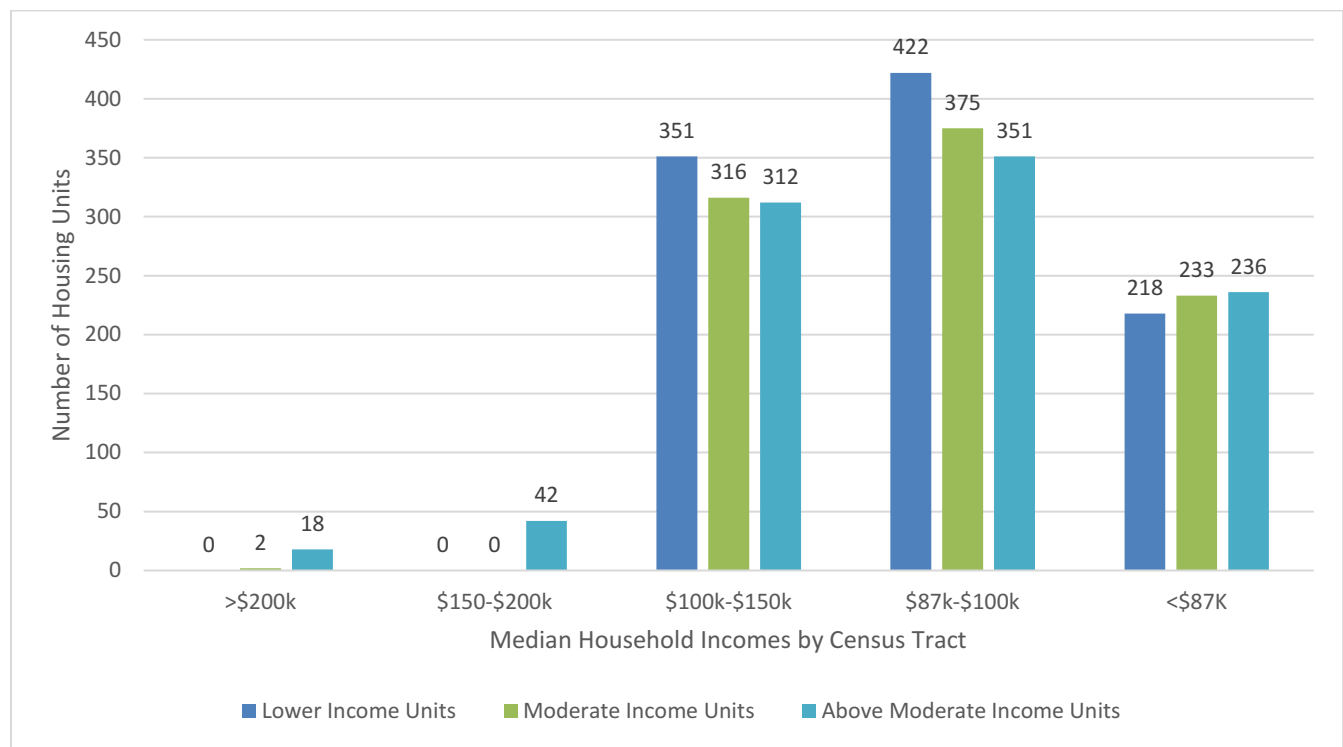
Figure 3-50 and Figure 3-51 display the sites inventory distribution relative to 2019 median household incomes in El Cerrito by census tract. As shown in Figure 3-46, 1,835 units (62 percent) of the total capacity identified in the sites inventory are located in areas with median incomes below \$100,000. This is primarily due to the high proportion of sites identified in the San Pablo Avenue Specific Plan (SPASP) area. 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, which is planned for redevelopment and significant public and private investment during the planning period. In addition, 69 percent of the lower-income capacity and 54 percent of the above moderate-income capacity identified in the sites inventory is also within areas with median incomes below \$100,000 to support a mix of incomes in these new growth areas.

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

~~Of the 2,586 total units, there is capacity for at least 849 lower income units. Figure 3-43 displays the sites inventory distribution relative to the 2019 median household incomes in El Cerrito by census tract and Figure 3-44 displays the sites inventory distribution relative to the predominant racial or ethnic group of each census tract in El Cerrito. While the availability of more moderate and above-moderate income housing will provide more units to respond to population growth, the development of lower income units throughout the city will be integral to mitigating the displacement of LMI households and households of color as the housing market strengthens in the San Pablo Avenue corridor. However, it is important to note that additional housing on the San Pablo Avenue corridor could also increase levels of diversity and reduce segregation between Richmond and El Cerrito.~~

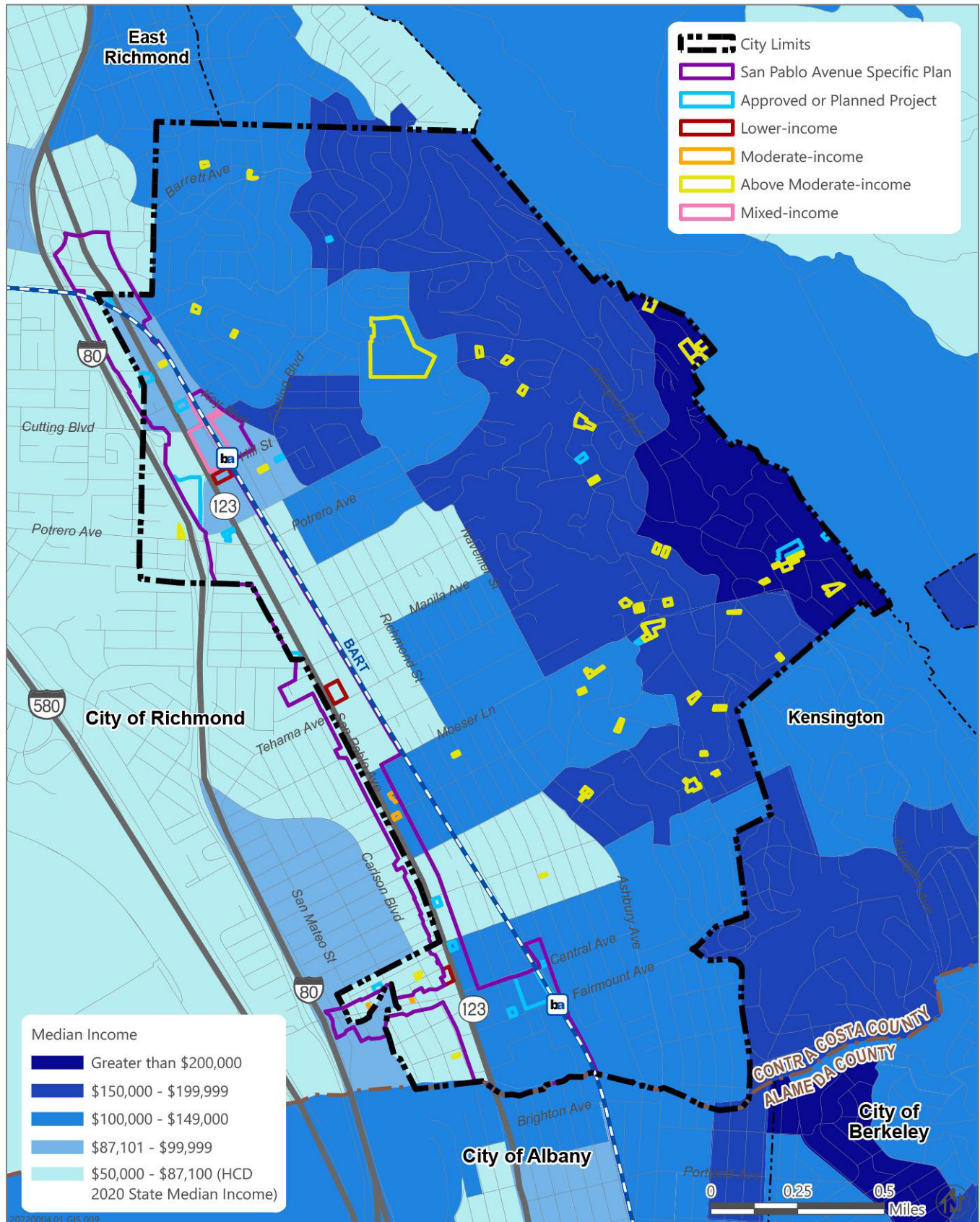
On the other end of the income spectrum, the City's capacity for above moderate-income sites is located mostly within existing neighborhoods. These sites are vacant and/or underutilized infill sites that could be used for single family homes, duplexes, triplexes, and accessory dwelling unit (ADU)s. The 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. The distribution pattern of households by income will likely not change in these areas of the city, as it is only representing three percent of the overall above-moderate capacity (Figure 3-42). As shown in Figure 3-42, most of the above-moderate income capacity (41 percent) is in neighborhoods with median incomes between \$100,000-\$150,000.

Figure 3-4250: Sites Inventory Distribution by Median Income of Census Tract, El Cerrito



Source: Ascent, 2022.

Figure 3-4351: Sites Inventory Income Distribution by Median Income of Census Tract, El Cerrito

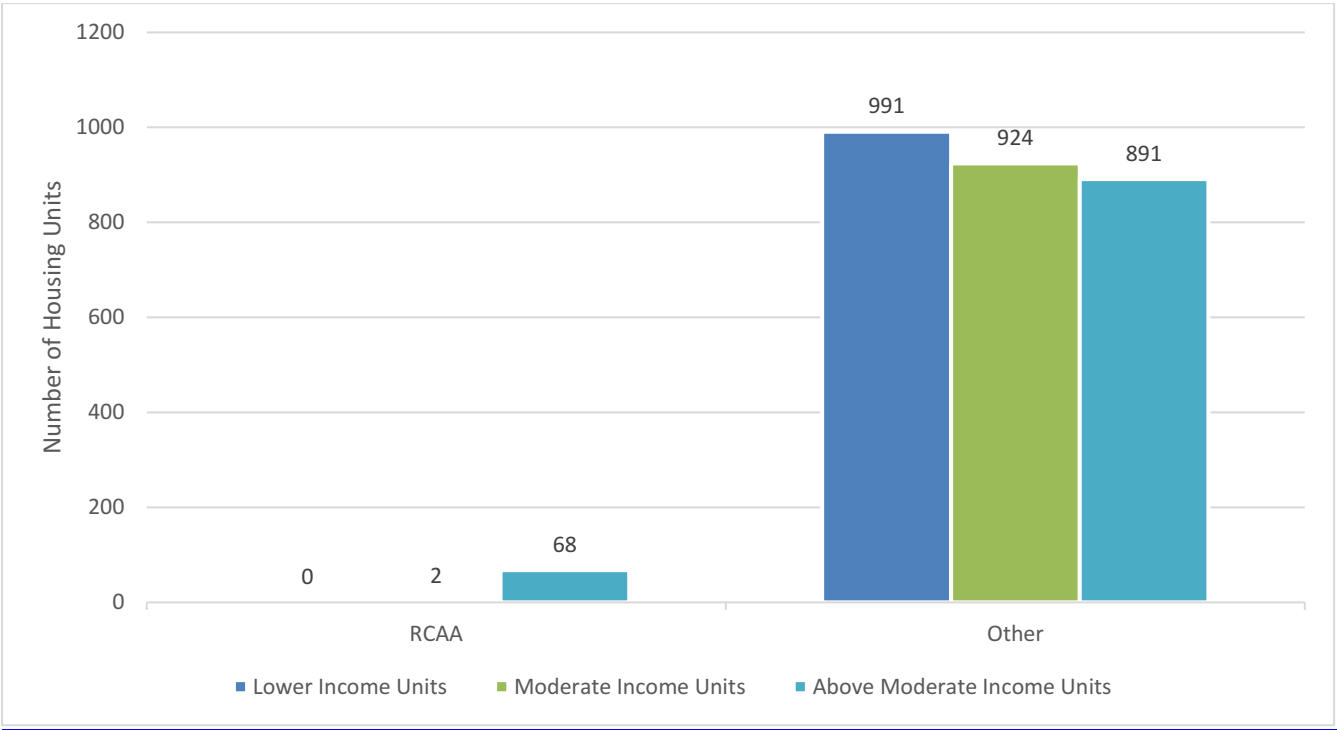


Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

Racially or Ethnically Concentrated Areas of Affluence

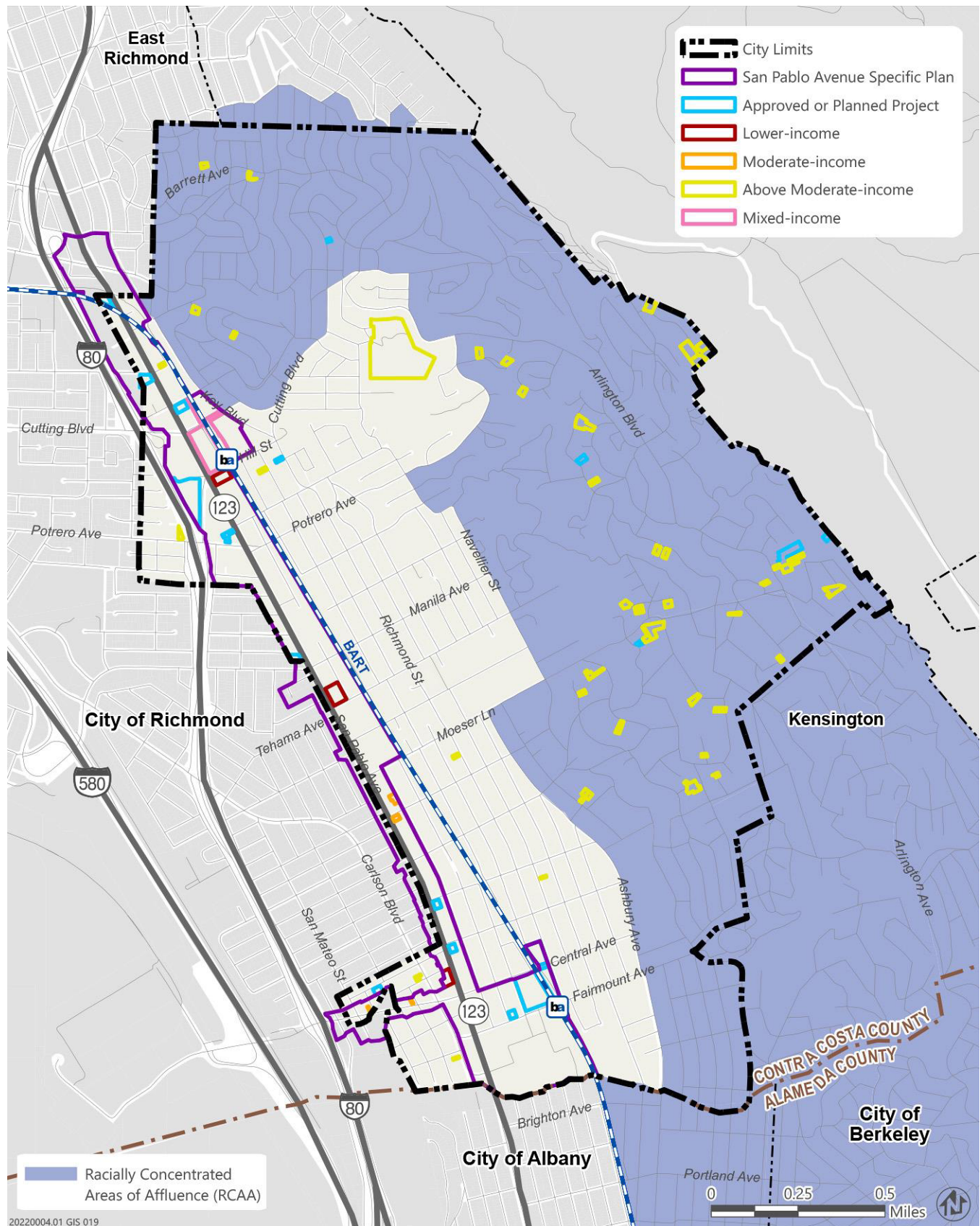
There are several census tracts that meet the definition of RCAAs in the City of El Cerrito (see 3.5 Racially or Ethnically Concentrated Areas). These RCAAs are in the east hillside areas and housing in these areas are almost exclusively single-family homes. Figure 3-52 and Figure 3-53 show the sites 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/Ethncially 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

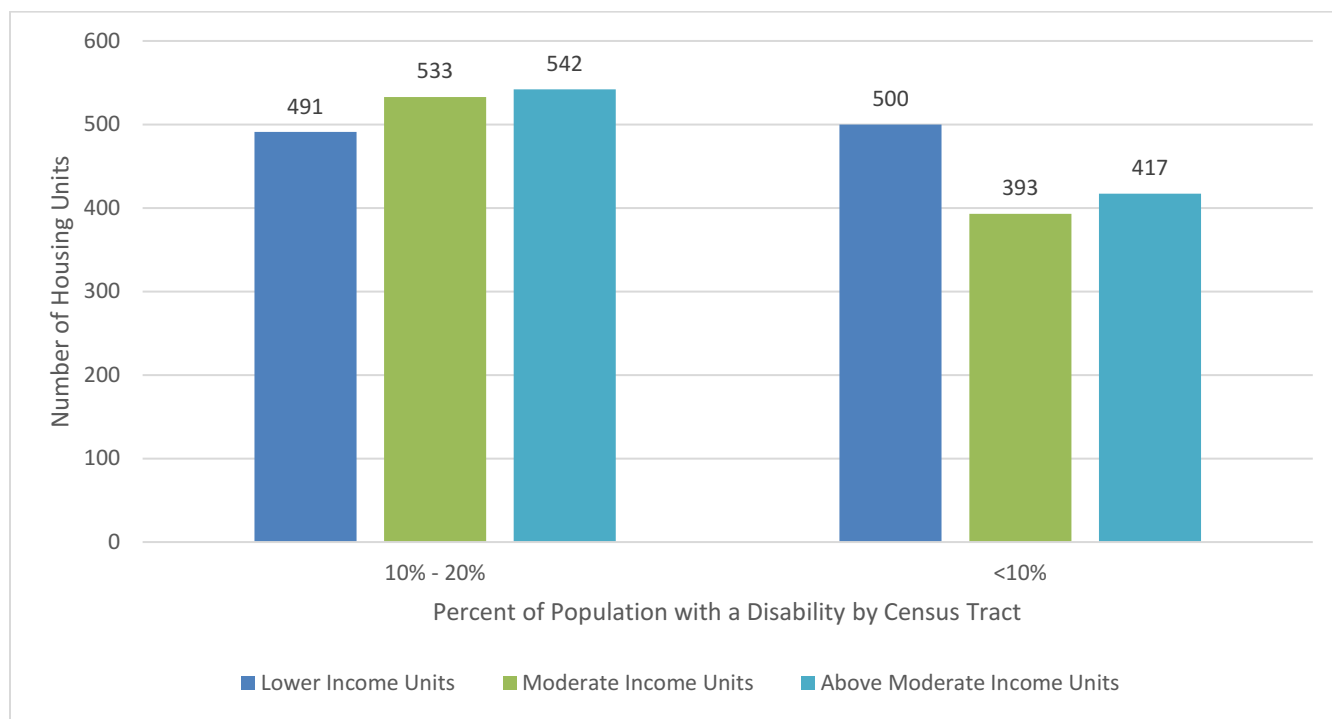


Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool.

Population with Disabilities

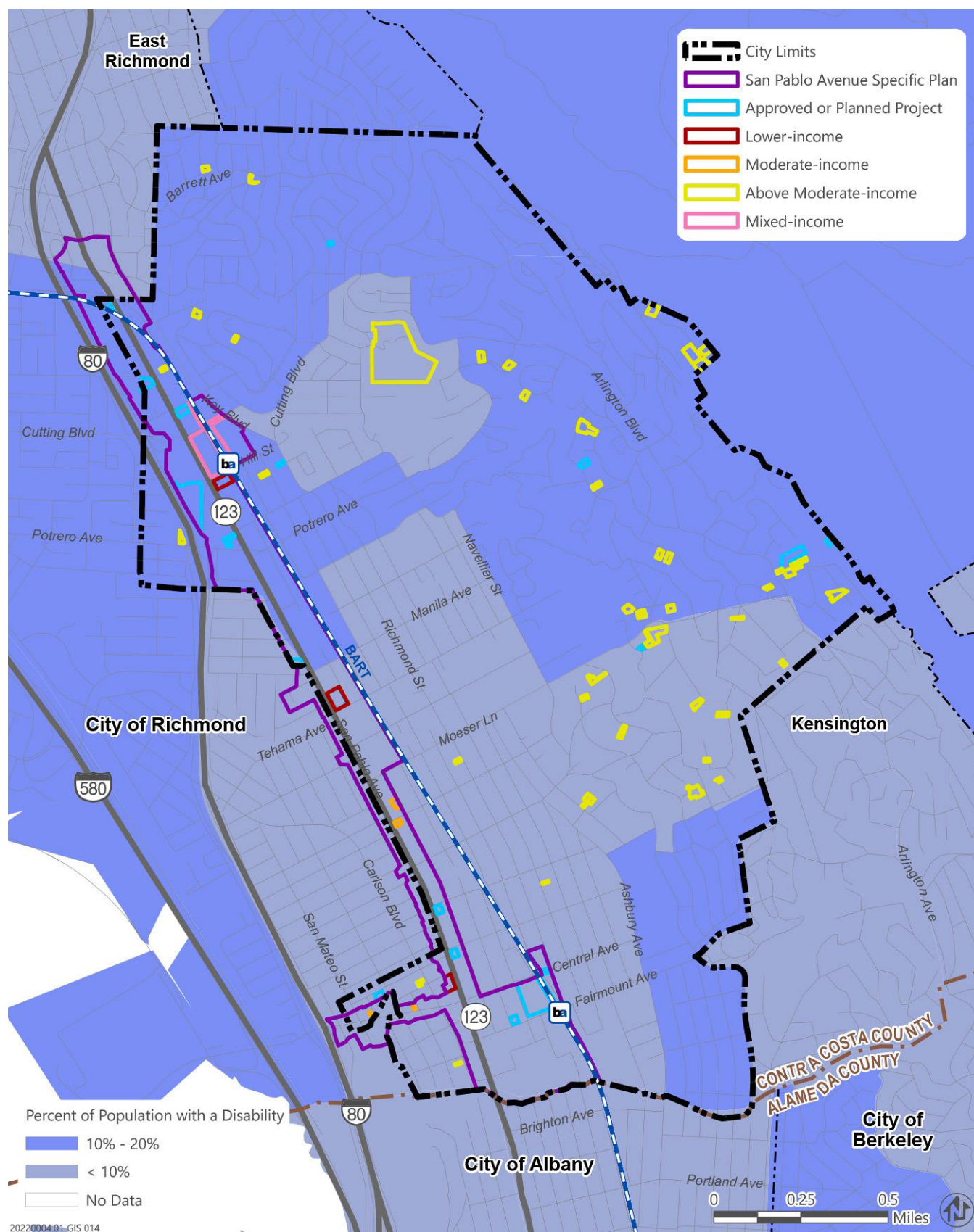
In El Cerrito, most census tracts have between 7 and 13 percent of the population with a disability, and there are no particular areas with a high concentration of persons with disabilities. However, the northwest and east portions of the city have slightly higher proportions of persons with disabilities; 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 3-54. 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.

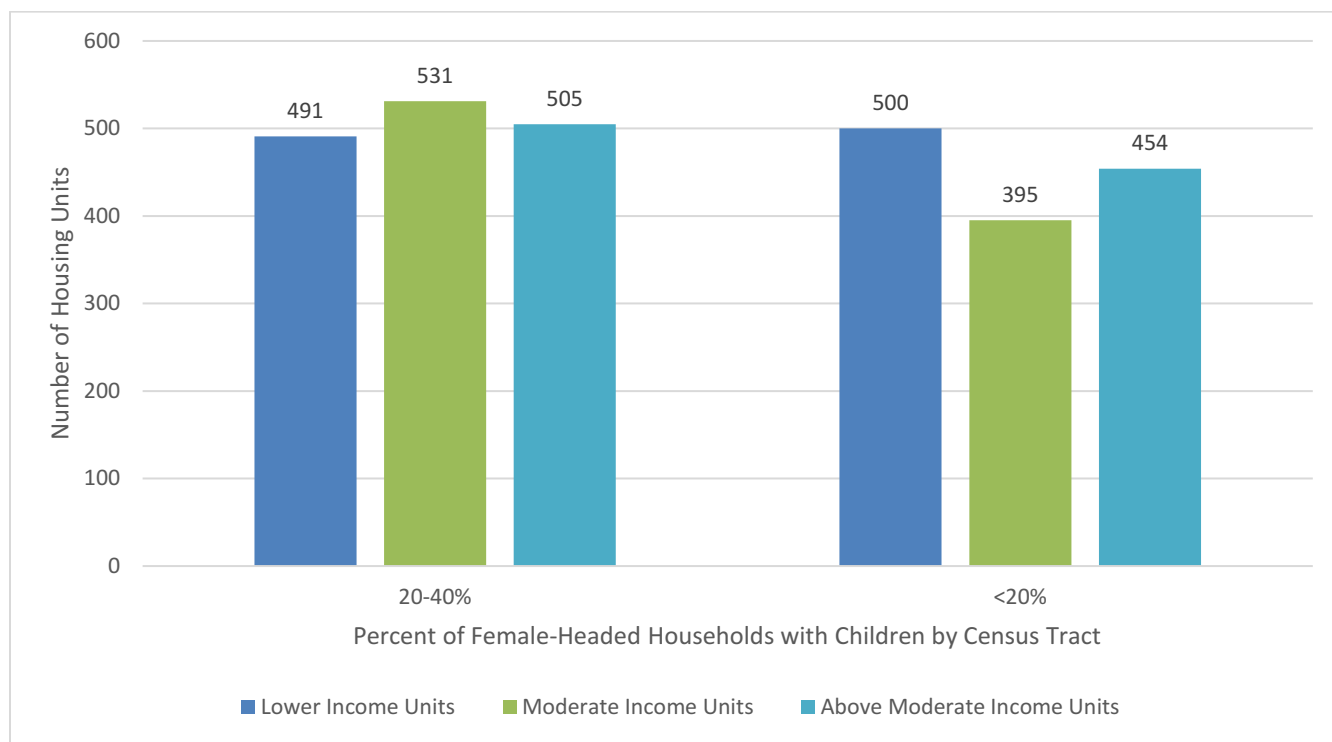
Figure 3-55: Sites Inventory and Percent of Population with a Disability



Familial Status

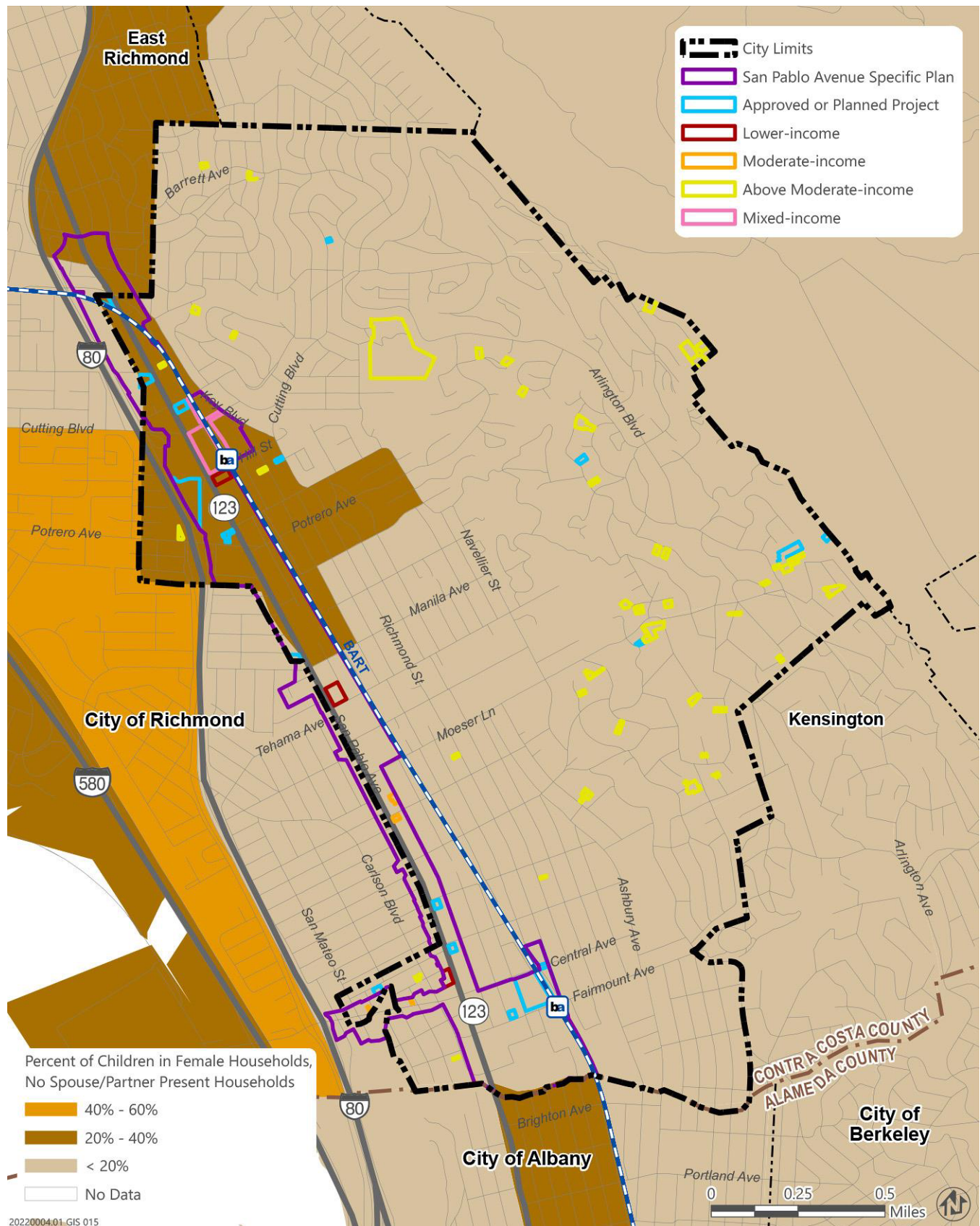
Figure 3-56 and Figure 3-57 show the distribution of units in the sites inventory at each income level relative to the percentage of single female-headed households with children (as a percentage of the total population of each census tract). Most areas of the city have less than 20 percent of children 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

Figure 3-58 and Figure 3-59⁴⁶ displays the location of projects and sites in relation to the 2022 TCAC opportunity areas. According to TCAC Opportunity Maps, the City has moderate to high access to opportunities in most neighborhoods 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 3-58⁴⁵, 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.

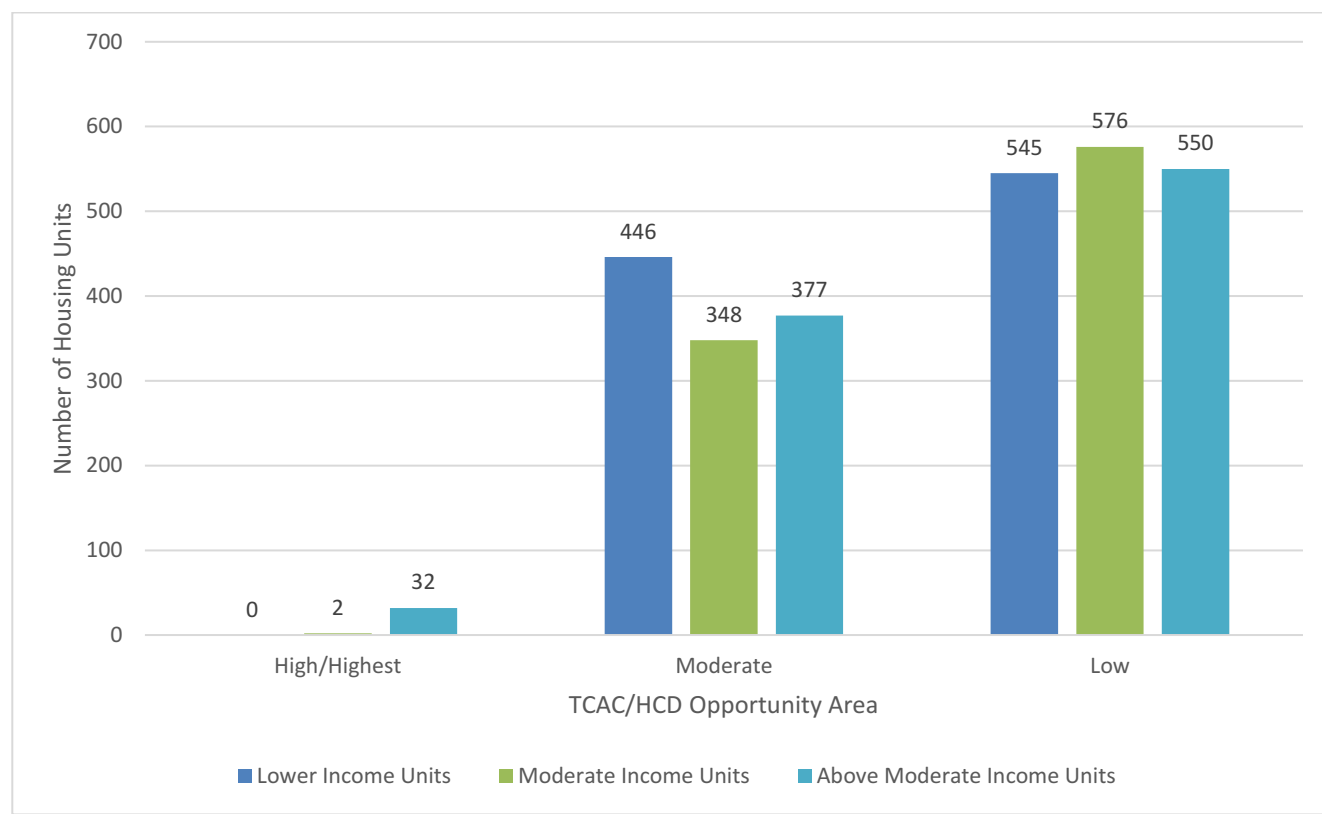
Phase II of the Mayfair Station development project is one of the City's projects in the SPASP. Previously used as a surface parking lot for El Cerrito BART Station, the 6-story Mayfair development is located in the currently low resource area near the El Cerrito del Norte BART Station. Phase II of the 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 769-713-743 housing units, with 391-196 (51 percent) market-rate units, 196-12 (14 percent) moderate-income units, 196-316 (25 percent) low-income units, and 3570 (10 percent) very low-income units. With a total of 266-351 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.

Other sites 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.

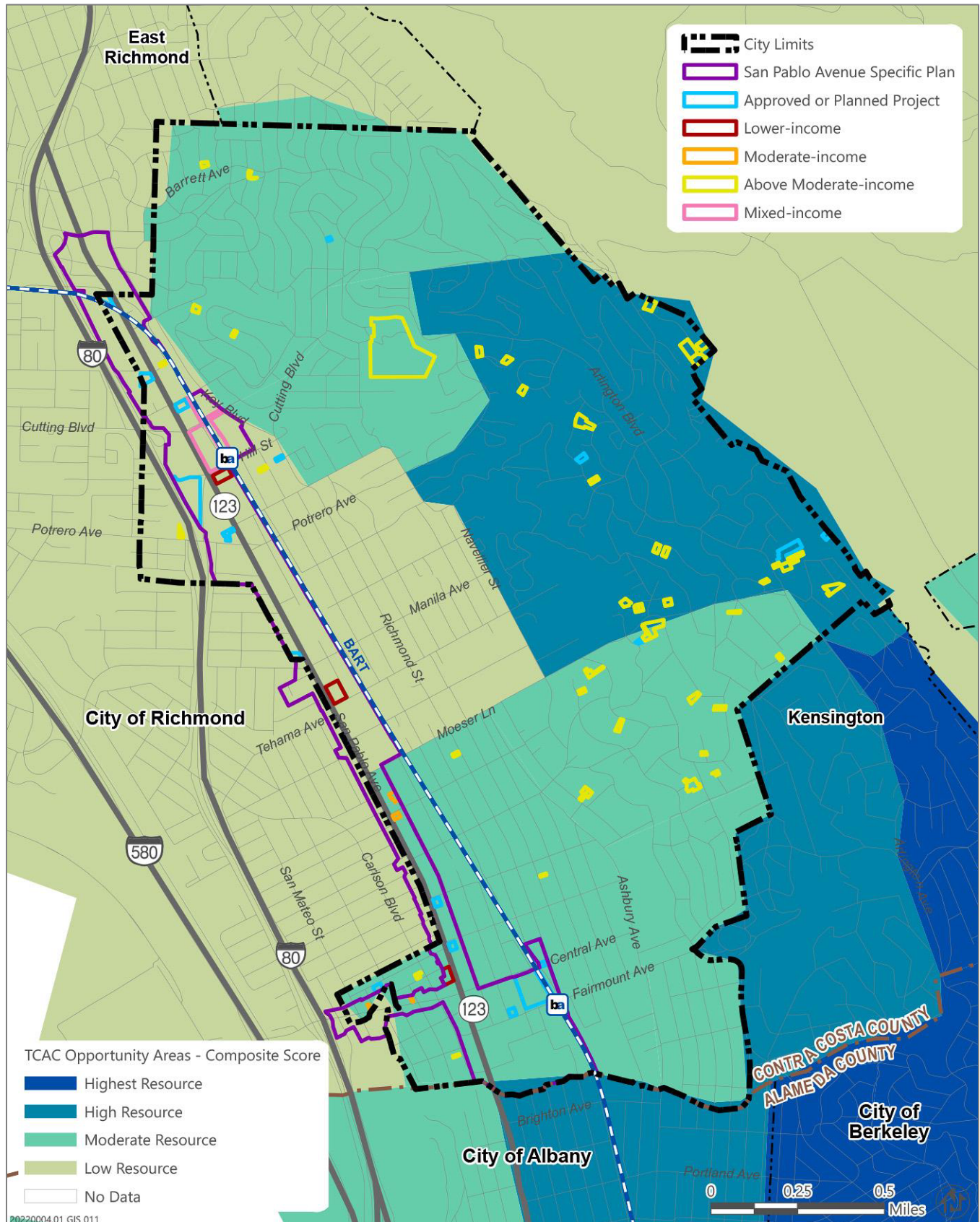
Approximately 34 units are identified in high resource areas. This accounts for a small portion of the inventory and indicates the overall lack of housing opportunities in high resource hillside areas of the city. Land in high resources areas typically have smaller lot sizes, challenging terrain, and 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 3-5845: Sites Inventory and TCAC/HCD Opportunity Areas, El Cerrito



Source: Ascent, 2022.

Figure 3-5946: 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

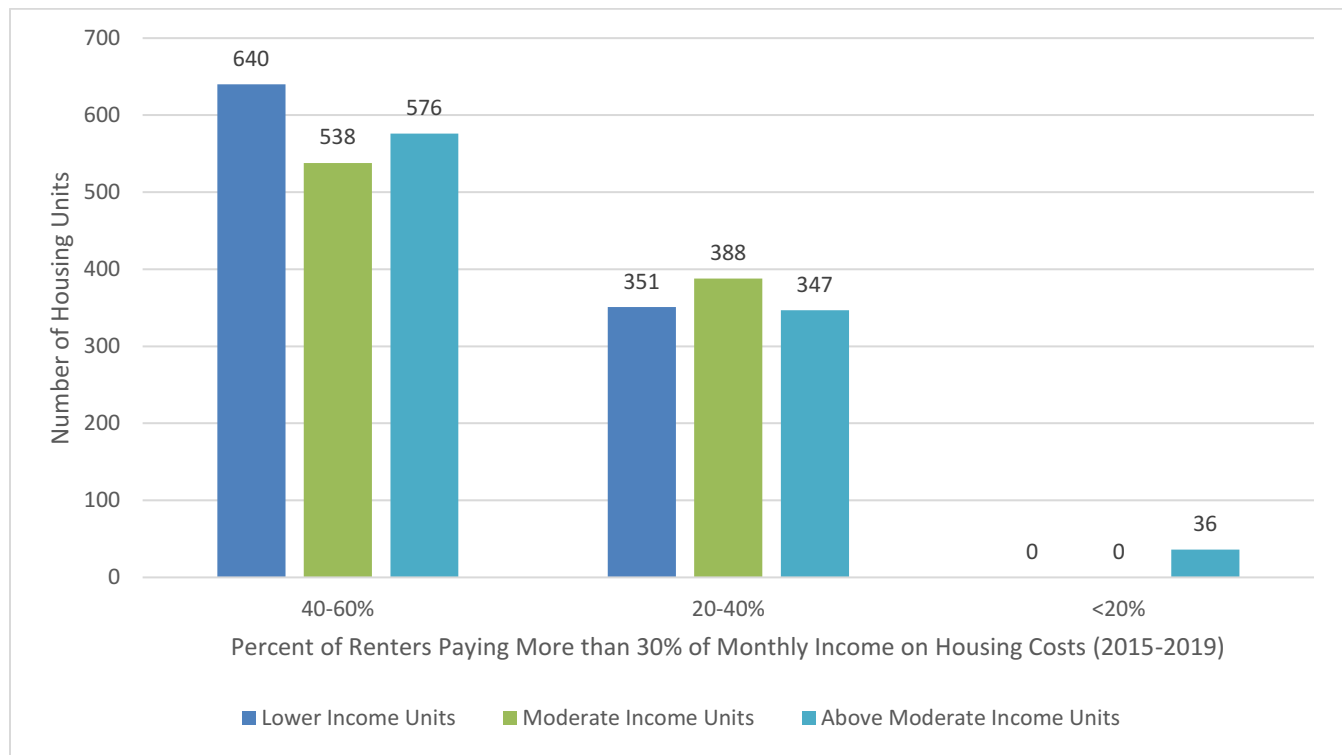
As discussed previously, renters are disproportionately affected by housing needs including overpayment, overcrowding, and displacement risk. This section examines the location of projects and sites in relation to the City's housing needs and risk of displacement.

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.

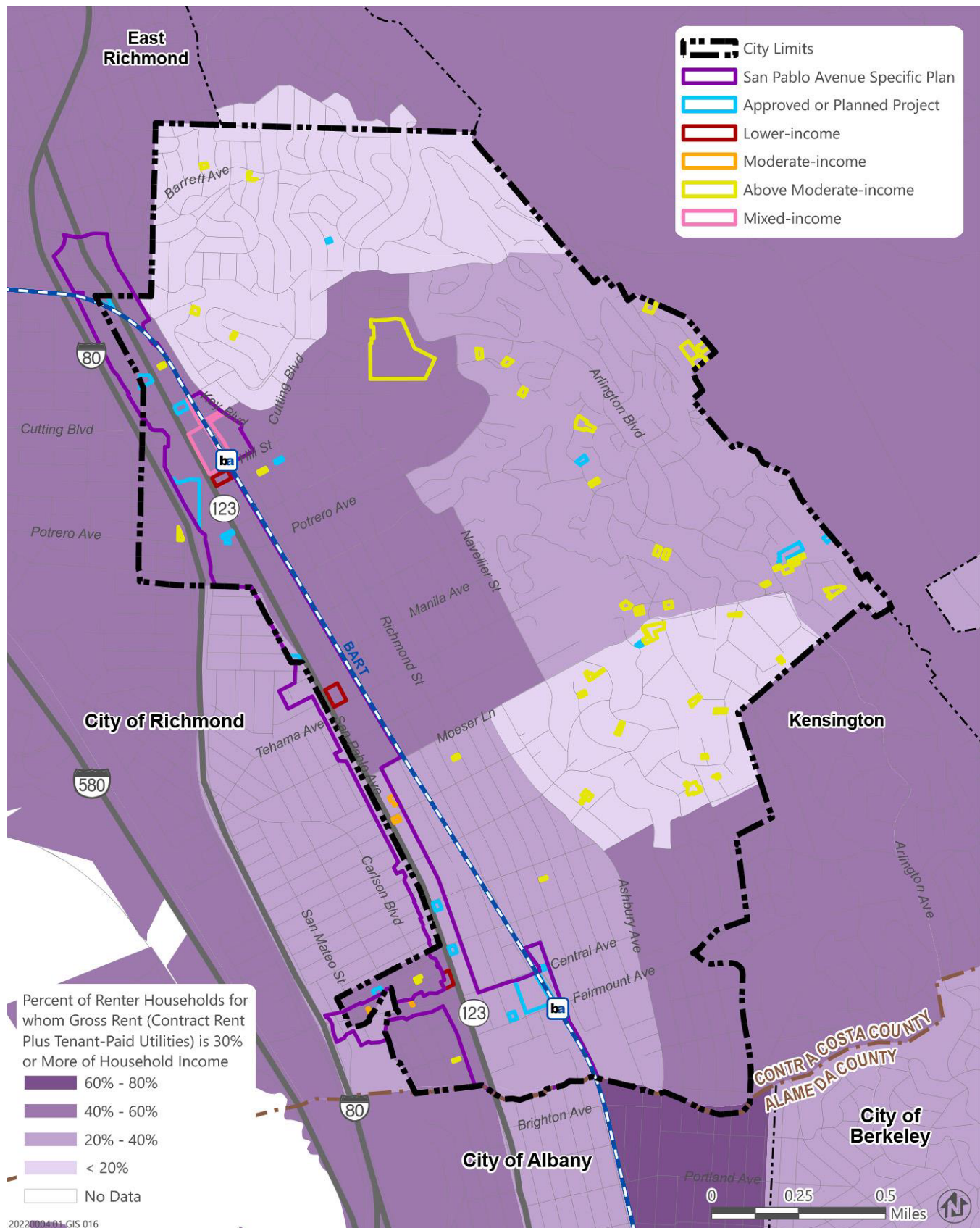
[The sites inventory includes capacity for 640 lower-income units and 538 moderate income units in areas with the highest rates of overpayment with 40-60 percent of renters paying more than 30 percent of their income on housing. Since, there is already an existing concentration of lower-income units 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.](#)

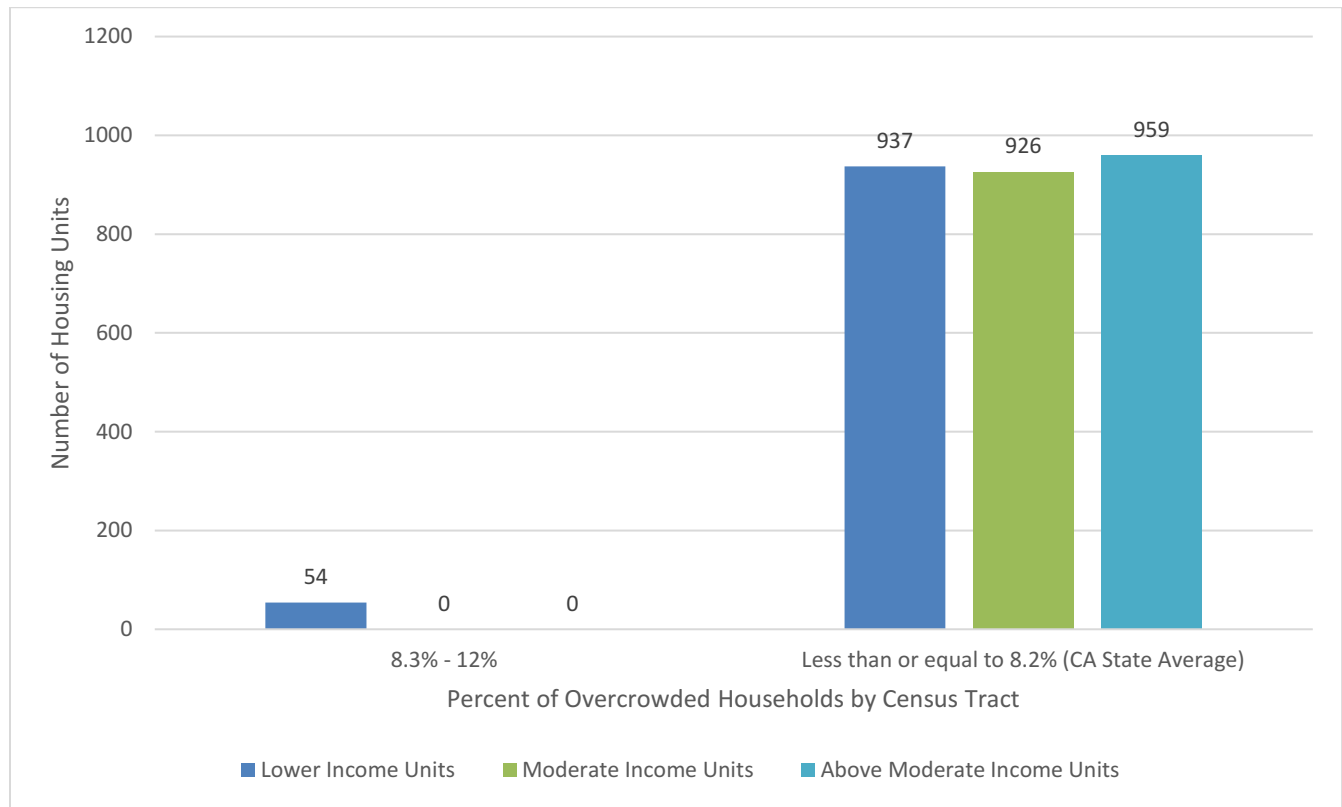
Figure 3-61: Sites Inventory and Distribution of Overpayment by Renters



Overcrowding

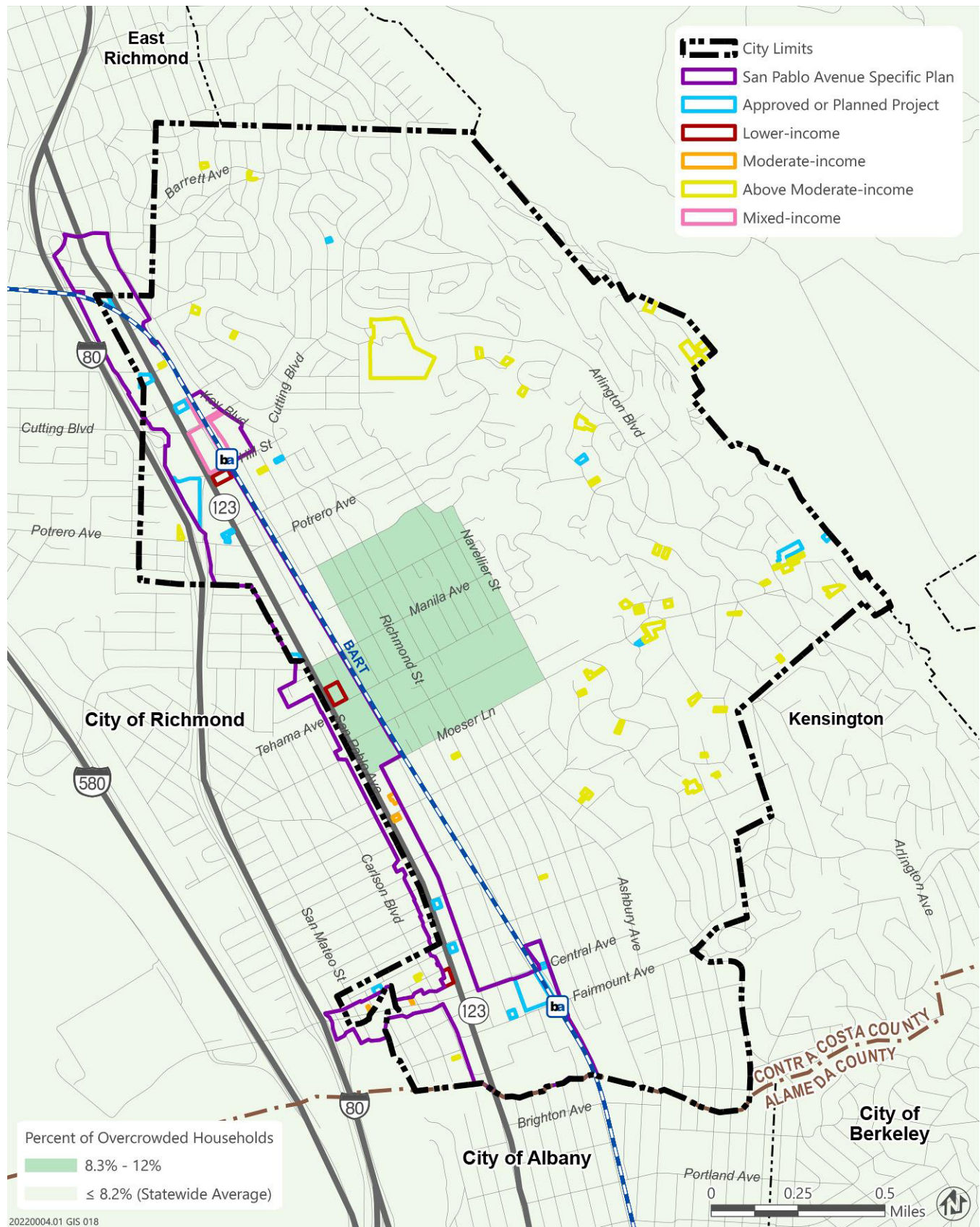
Almost all census tracts in El Cerrito have less than 8.2 percent of overcrowded households, with the exception of a pocket in the central western area of the city that has 9.7 percent of overcrowded households. Figure 3-62 and Figure 3-63 show the sites inventory relative to the distribution of overcrowded households in El Cerrito as of 2019. Approximately 54 units from the sites inventory are in census tracts 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



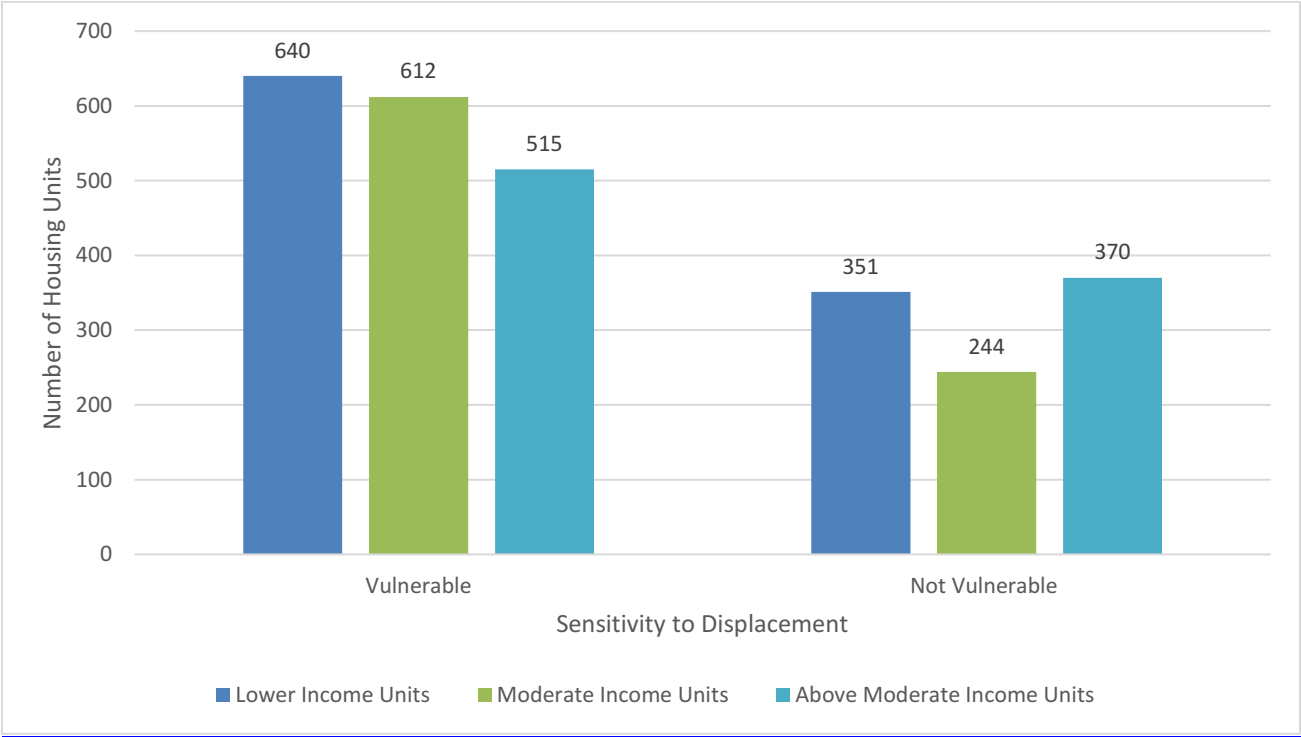
Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 ACS data.

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 3-6447, about 664 percent of the total inventory (1,911 units) is identified in areas identified as sensitive to displacement Figure 3-6548 shows the sites inventory relative to the communities sensitive to displacement per UC Berkeley’s Urban Displacement Project. As was shown in Figure 3-41-47 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 (2,586 total units). Although the planned projects and investment could spur a process of gentrification, which will be beneficial to some, it could be harmful for those who cannot bear rent increases and are forced to leave the neighborhood.

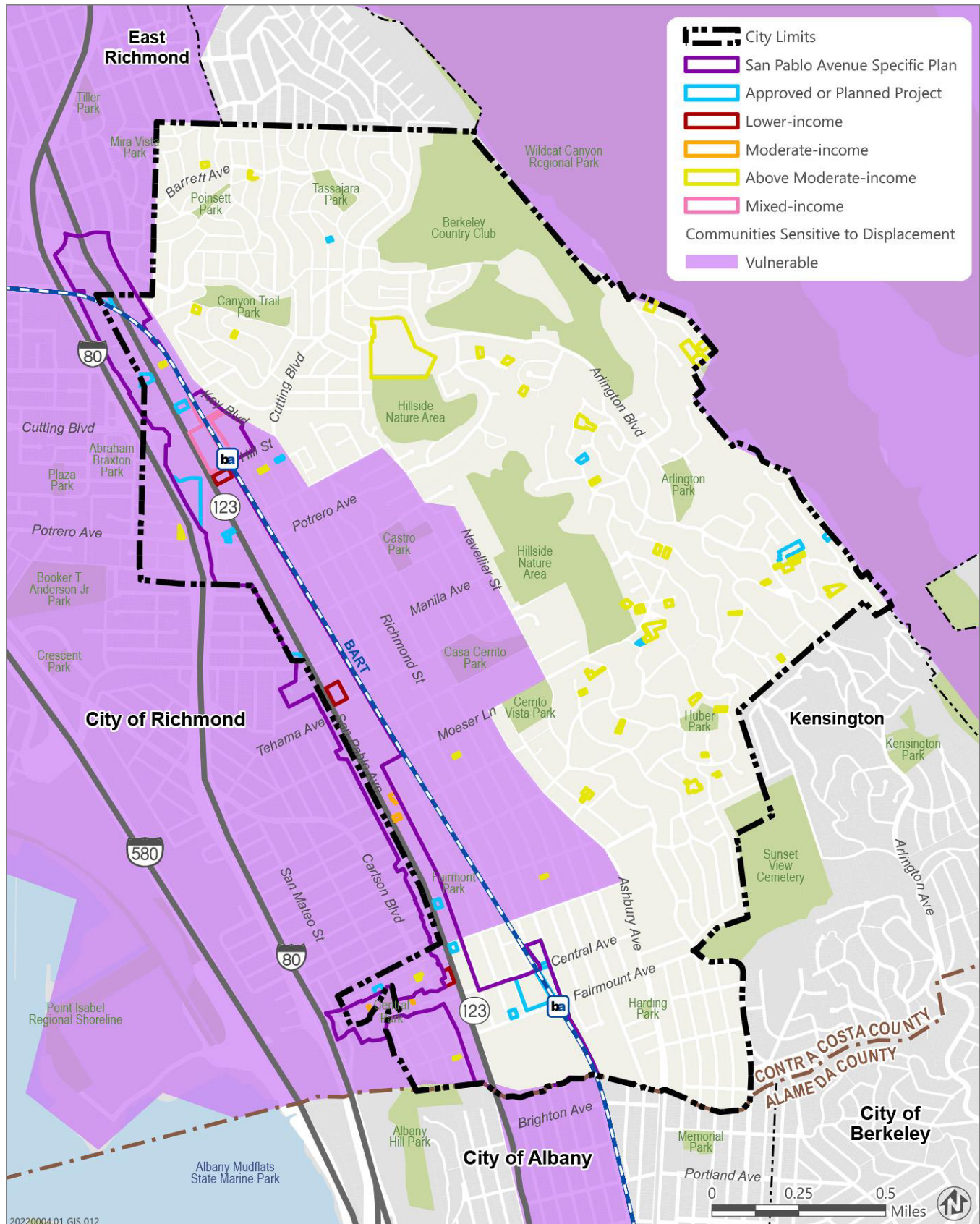
Notably, the sites inventory includes 659 percent of the lower income capacity and 74 percent of the moderate income capacity in the same areas sensitive to displacement. Within the SPASP, the Housing Element includes inventoried capacity for at least 849 lower income units including units affordable to low- and very low-income households. The development of additional affordable housing will provide more options to mitigate displacement for residents. During the Housing Element planning period, the City will evaluate the best uses of the Affordable Housing Funds to assist development projects and support new housing opportunities for lower income and vulnerable households throughout the city. In addition, staff will continue to monitor and partner with County, State and Federal programs to expand resources and capacity to residents including tenant protections. For more information, see Program H-2.B. Affordable Housing Trust Fund Priorities, which is further described in Chapter 7.

Figure 3-6447: Sites Inventory and Areas at Risk of Displacement, El Cerrito



Source: Ascent, 20232. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on UC Berkeley Urban Displacement Project data.

Figure 3-6548: Sites Inventory and Areas at Risk of Displacement, El Cerrito

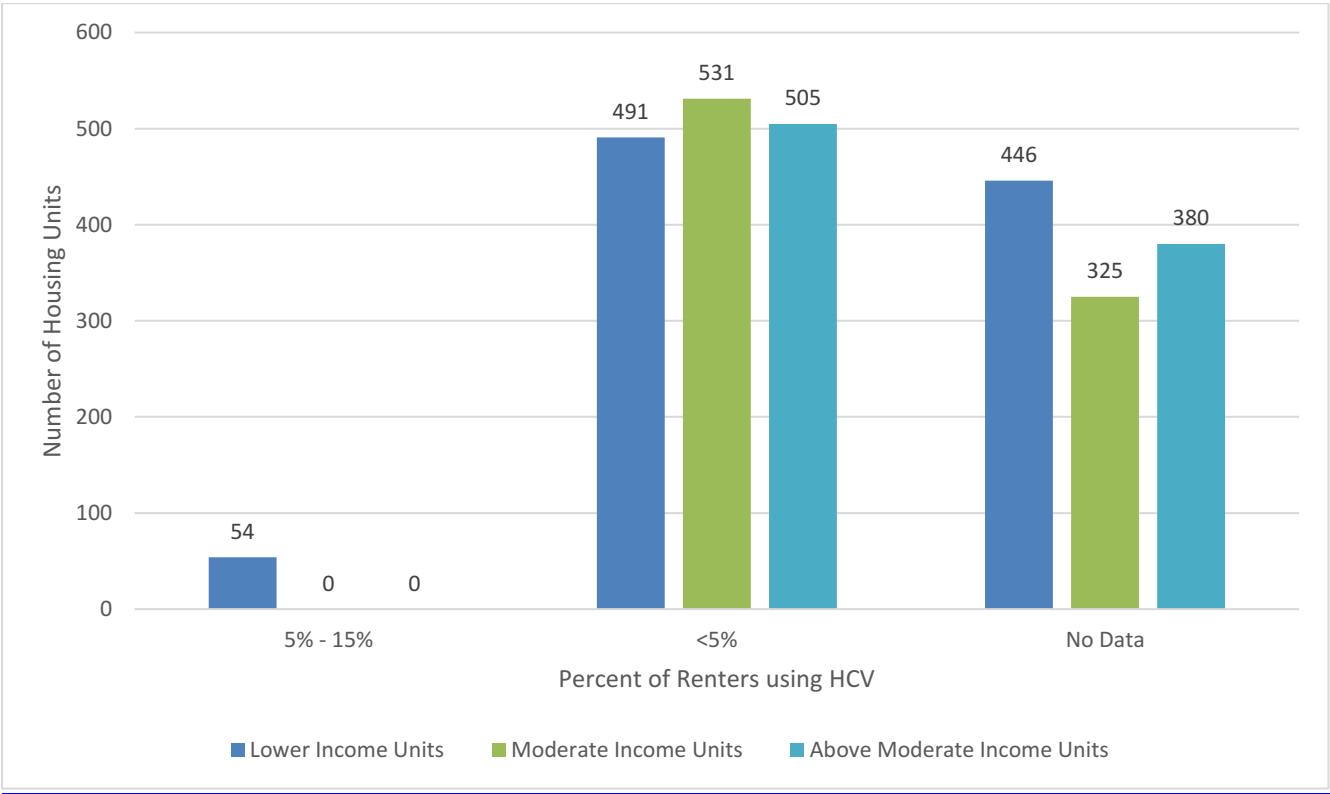


Source: Ascent, 2022. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on UC Berkeley Urban Displacement Project data.

Housing Choice Vouchers

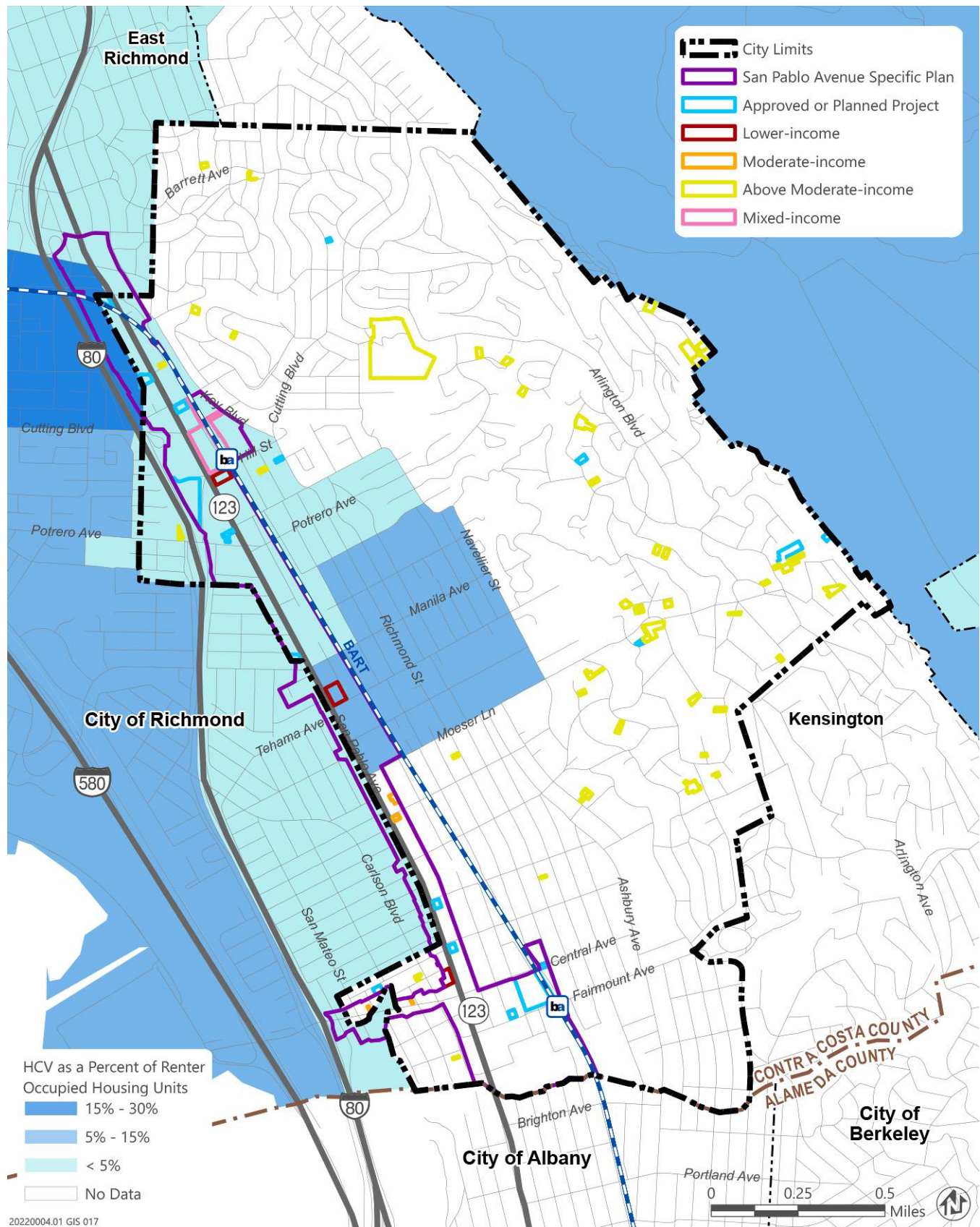
Figure 3-66 and Figure 3-67 show the distribution of units at each income level relative to the percentages of renter households with HCVs. The majority of the city has no data and this is reflected in the distribution of sites in the inventory. The central west portion of the city has 5–15 percent of 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



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 ~~and Form-Based Code~~ 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. ~~This includes by continuing to~~ [facilitating](#) higher density and TOD development on San Pablo Avenue; encouraging the production of ~~Accessory Dwelling Units (ADUs)~~ and innovative housing types throughout the city; and encouraging the reuse of underutilized sites in commercial areas to mixed use housing.

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

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

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

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities. Table 3-27 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. <u>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)</u>	Promote <u>High Density and Mixed-use Development and Amenities</u> in San Pablo Avenue Specific Plan Area (Program H-1.B.) <u>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)</u> <u>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)</u> <u>Facilitate the development of pipeline projects counted in the Housing Element sites inventory (Program H-1.F)</u> 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 <u>at a variety of income levels</u> within the San Pablo Avenue Specific Plan Area <u>to create a mixed-income, amenity-rich neighborhood with access to opportunity by 2031</u> (Program H-1.B.) <u>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)</u> <u>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)</u> <u>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)</u> Facilitate the development of 110 lower-income units and 60 moderate-income units <u>intermixed with market-rate developments to create mixed-income neighborhoods through the Inclusionary Zoning Ordinance (Program H-2.A.)</u> Establish priorities for the allocation of Affordable Housing Trust Funds by 2024 <u>and provide funding to support 130 low-, 125 very low-, and 25 extremely low-income units (Program H-2.B)</u> Support development of <u>550 extremely low-, 400-125 very low-, and 120-130 low-income housing units, including 25 units of supportive housing for special needs populations (Program H-2.D.)</u> Partner with BART to <u>include 15 percent missing middle units and 35 percent lower-income units of the 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.)</u>

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. <u>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)</u>	<u>Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area (Program H-1.B.)</u> <u>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)</u> <u>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)</u> 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.)	<u>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.)</u> <u>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)</u> <u>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)</u> <u>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)</u> Facilitate the development of 110 lower-income units and 60 moderate-income units <u>intermixed with market-rate developments to create mixed-income neighborhoods</u> through the Inclusionary Zoning Ordinance (Program H-2.A.) Establish priorities for the allocation of Affordable Housing Trust Funds by 2024 <u>and provide funding to support 130 low-, 125 very low-, and 25 extremely low-income units -(Program H-2.B.)</u> 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. <u>(Medium Priority)</u>	<u>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)</u>	Review data collected through the Rent Registry annually. (Program H-3.A.C.) <u>Connect at least 10 homeowners with resources for housing rehabilitation, targeting areas with increased Code Enforcement activity (Program H-3.B)</u>

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	Review and update the Reasonable Accommodation Ordinance in 2025 (Program H-4.B) 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)

Table 3-27 Fair Housing Issues, Contributing Factors, and Actions			
Identified Fair Housing Issue	Contributing Factor	Actions	Targets and Timeline
		community engagement efforts on housing services and programs to reach residents with the greatest need. (Program H-4.F)	

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CHAPTER 4 | Sites Inventory

4.1 Introduction

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

4.2 Regional Housing Needs Allocation

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

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

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

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

Table 4-1 Regional Housing Needs Allocation, El Cerrito (June 30, 2022 – December 15, 2030)	
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 4,571-1,712 units included as part of planned and approved projects in El Cerrito, including: 114-79 very low-, 241-415 low-, 479-611 moderate-, and 737-607 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 financial 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 June January 2023)

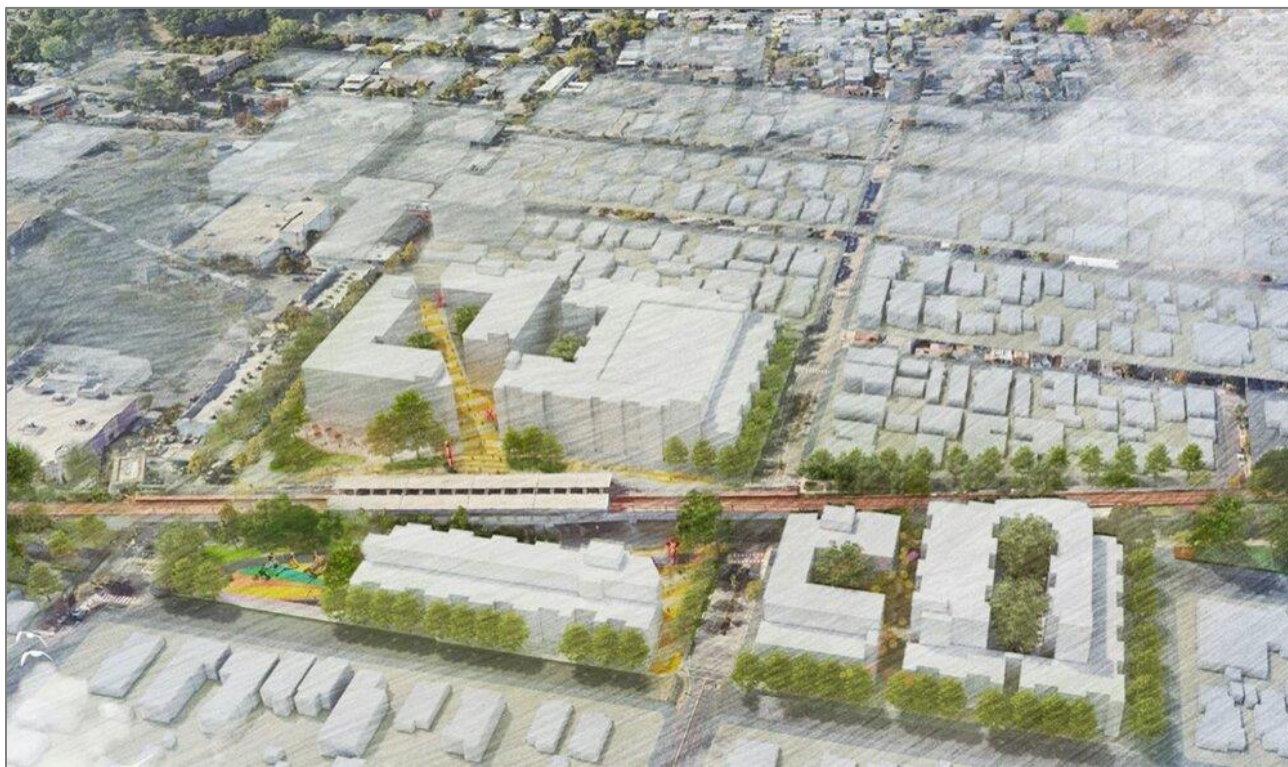
Site ID	Name	APN(s)	General Plan	Zoning	Type of Units	Status	Description	Acres	Gross Density	Total Units	ELI	VU	LI	MOD	AM
Sites within San Pablo Avenue Specific Plan															
1	Mayfair: Phase II – Affordable	502062031	TOHIMU	TOHIMU	Residential Mixed-Use	Approved August 2017; building permit submitted 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; 1841 sf commercial	0.26	173 units / ac	45	0	0	0	25	20
3	Potrero Property (6115/6111 Potrero Avenue And 11335-41 San Pablo Avenue)	513372015 513372046	TOHIMU	TOHIMU	Residential Mixed-Use	Approved April 2022	63 Market rate apartments (assumed 50/50 mod/above mod) with 5,000 sf commercial, including outdoor patio along San Pablo Avenue.	0.34	185 units / ac	63	0	0	0	31	32
4	10192 San Pablo Ave (Former Rob's Auto)	504012036	TOHIMU	TOHIMU	Apartments	Approved January 2019; Entitlement expires 1/24/2023. New entitlement application submitted 11/14/2022; application being reviewed for completeness. Pending Design Review Board consideration.	24-42 Market rate apartments (assumed 50/50 mod/above mod) and 2 live-work units (above mod).	0.27	96-163 units / ac	24-42	0	0	0	42-21	43-23
5	Polaris Apartments (11965 San Pablo Ave)	513340059	TOHIMU	TOHIMU	Apartments	Approved June 2019; entitlement extension granted to 12/18/2024. Entitlement expires 12/2022. 2-year entitlement extension submitted; currently pending.	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 504120017 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 above/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	404-599 units / ac	749-743	0	70-35	99-6316	44-196	34-196
8	1711 Eastshore Dr (Former Orchard Supply Hardware Site)	513371002	TOHIMU	TOHIMU	Storage / Residential Mixed-Use	SB 330 Preliminary Application Submitted March 2022; deemed complete. Pending environmental review and -Design Review Board consideration.	279-239 Market rate apartments and 2 managers' units (assumed 50/50 mod/above mod) with 45-69 low- and 46-52 moderate-income inclusionary units; Existing Building, on a portion of the site, will be converted to self-storage	3.77	82-84 units / ac	243-15	0	0	45-69	45-125	44-121
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	TOHIMU	TOHIMU	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	158-168 units/ac (average)	755-697	0	74-79	244-15	47-609	724-594
Other Areas of City															
91	2332 ALVA AVE	500430016	RS-5	Low Density	SFR	Approved 07/19/2017; BP Building permit issued 9/14/22 under review as of July 2022.	1 single-family unit; located in VHHFSZ.	0.08	12.7 units / ac	1	0	0	0	0	1

Table 4-2 Planned and Approved Residential Developments; El Cerrito (As of [June 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
4012	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
4113	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
4214	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
4315	LENEVE PL	573111008	RS-7.5	Very Low Density	SFR	Design-Review-Application submitted for new SFR; ministerial 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
4416	SEA VIEW DR	505221045	RS-5	Low Density	SFR	Application Submitted; 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
4517	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
							<i>Subtotal</i>	2.56	<i>8.5 units/ac (average)</i>	15	0	0	0	2	13
							<i>Total</i>	16.35	<i>94.8 units/ac (average)</i>	457 1,712	0	44 79	241 415	479 611	737 607

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 769-743 housing units, with 391-392 market-rate units ~~(51 percent)~~, 112 moderate-income units (14 percent), 196-316 low-income units ~~(25 percent)~~, and 70-35 very low-income units ~~(40 percent)~~. The planning and development effort is ongoing, including community engagement for the project. For more information, visit: www.el-cerrito.org/tod.

4.4 Affordability Analysis of Market Rate Apartments

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

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

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.

4.5.1.1 Lower-income Sites

State law (Government Code Section 65583.2(c)(3)) establishes a “default density standard” of 30 units per acre for lower-income units in El Cerrito. This is the density that is “deemed appropriate” in State law to accommodate El Cerrito’s lower-income RHNA. Sites at least 0.5 acres and larger with zoning and General Plan land use designations that allow for development at 30 units per acre were generally included in the inventory as opportunity sites for lower-income housing. The City has several zoning districts that allow 30 units per acre, as shown in Table 4-4, including: RM - Multi-Family Residential (21 - 35 du/ac) and TOM (35 du/ac). [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 [82-84](#) to 271 units per acre, with an overall average density of [158-168](#) units per acre. [This average density accounts for the commercial component of mixed use developments.](#)

4.5.1.2 Moderate-income Sites

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

4.5.1.3 Above Moderate-income Sites

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

4.5.1.4 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. One project in particular is expected to satisfy these requirements.

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

Realistic Density Assumptions

4.5.1.5 Sites within the San Pablo Avenue Specific Plan Area

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

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

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

As shown earlier in Table 4-2, residential mixed-use developments within the Specific Plan have been entitled at densities ranging from 82-84 to 271 units per acre, with an average of 158-168 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

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.

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

4.5.1.6 Sites Outside the San Pablo Avenue Specific Plan

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

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

4.5.1.7 Nonvacant Sites

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

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

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

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

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). Further, the Work Plan BART’s Transit-Oriented Development Work Plan identifies the site as a project that can be initiated under BART’s existing staffing. The timeline specified for the mid-term tier is 2025-2030. 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.

There are no proposed development plans for the site at this time and the City is unsure if BART intends to develop the entire site or just a portion. For the purpose of estimating capacity on the site, the City assumed development on 6.7 acres that is assumed to be developable-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 at a similar income mix (i.e., 51-65 percent above moderate, 14 percent moderate 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. ~~While environmental constraints are not a known issue for any of the sites,~~ Chapter 5: Constraints describes environmental concerns that may impact the future development of residential units in the city. [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.

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

Site ID	Location	APN	Acre	Category	General Plan	Zoning	Site Description	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
Sites within San Pablo Avenue Specific Plan													
4618	del Norte BART Station	502032006 502061005 502060000 502060000 502071015 502082029	12.5 (assumes development on 6.7 acres)	Underutilized	TOHIMU	TOHIMU	The del Norte BART Station was identified by BART as a mid-term priority. Development is assumed on 50% of the site at an average density of 100 units/acre and an income distribution similar to that of the proposed El Cerrito Plaza development effective 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	232235	97217	344218	100 du/ac
4719	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
4820	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
4921	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
2022	10496 San Pablo Ave	503236027	0.17	Underutilized	TOMIMU	TOMIMU	Vacant corner lot	No	26	0	26	0	156 du/ac, 100% residential
2423	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
2424	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
253	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
246	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	494497	795315	344218	
Citywide Vacant and Underutilized Sites													
275	Fairview Drive	503040006	14.92	Underutilized	Very Low Density	RS-10	Vacant site; located in VHFHSZ.	No	64	0	0	64	4.4 du/ac
286	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

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
227	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
3028	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 VHHFSZ.	No	2	0	0	2	8.7 du/ac
3129	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 VHHFSZ.	No	5	0	0	5	8.7 du/ac
320	920 Balra Dr	503301024	0.13	Underutilized	Low Density	RS-5	Undeveloped sloped site with temporary structures, storage, and parking; located in VHHFSZ.	No	1	0	0	1	8.7 du/ac
3331	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
342	7834 - 7846 Burns Ct	50510019 50510020	0.23	Underutilized	Low Density	RS-10	Undeveloped site, may have had previous structures built. Cars parked on site. Located in VHHFSZ.	No	1	0	0	1	4.4 du/ac
353	911 Clark Pl	505301047	0.28	Underutilized	Low Density	RS-5	Undeveloped site; located in VHHFSZ.	No	1	0	0	1	8.7 du/ac
364	834 Craft Ave	505302028	0.58	Underutilized	Low Density	RS-5	Undeveloped site with sloped terrain; located in VHHFSZ.	No	5	0	0	5	8.7 du/ac
375	7755 Earl Ct	505103023	0.27	Underutilized	Low Density	RS-10	Undeveloped site; located in VHHFSZ.	No	1	0	0	1	4.4 du/ac
386	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
397	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 VHHFSZ.	No	2	0	0	2	8.7 du/ac
4038	712 Geilston Pl	505282030	0.12	Underutilized	Low Density	RS-5	Undeveloped site with dense vegetation and sloped terrain. Located in VHHFSZ.	No	1	0	0	1	8.7 du/ac
4139	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
420	805 Park Way	50524012	0.09	Underutilized	Low Density	RS-5	Undeveloped site; located in VHHFSZ.	No	1	0	0	1	8.7 du/ac
431	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
442	5399 Potrero Ave	513250039	0.20	Underutilized	Low Density	RS-5	Church parking lot.	No	1	0	0	1	8.7 du/ac
453	925 Richmond St	50324026	0.11	Underutilized	Low Density	RS-5	Undeveloped site.	No	1	0	0	1	8.7 du/ac
464	Sea View Dr	50524022	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 VHHFSZ.	No	1	0	0	1	8.7 du/ac
475	839 Shelvin 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 VHHFSZ.	No	2	0	0	2	8.7 du/ac

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

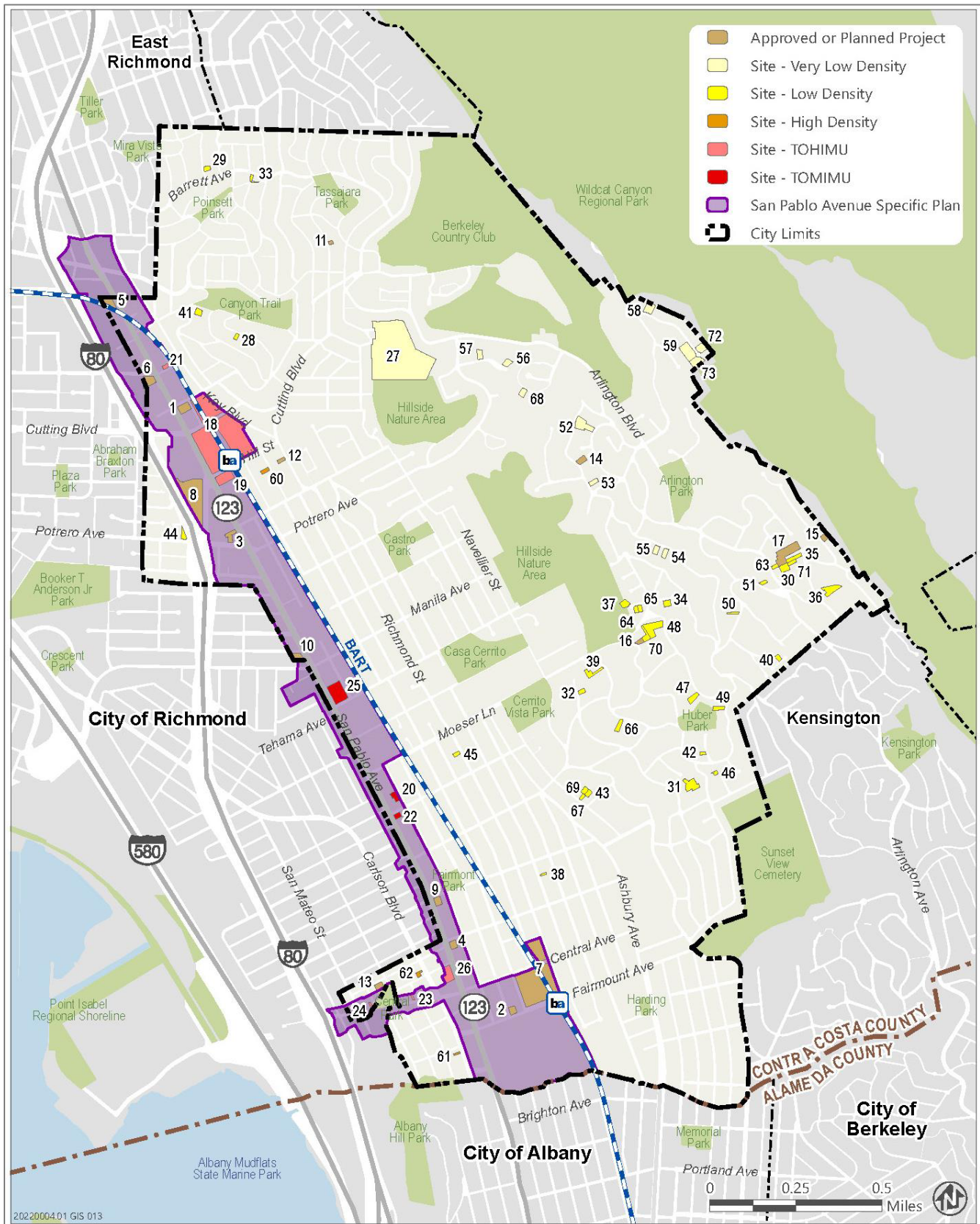
Site ID	Location	APN	Acres	Category	General Plan	Zoning	Site Description	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
486	937 – 941 Shewlin Dr	505227026 505227027	0.95	Underutilized	Low Density	RS-5	Undeveloped site with sloped terrain. Adjacent vacant land behind site would require having street access from Moser Lane or else would be landlocked. Located in VHFHSZ.	No	8	0	0	8	87 du/ac
492	8049 Terrace Dr	505230036	0.24	Underutilized	Low Density	RS-5	Undeveloped sloped lot; located in VHFHSZ.	No	2	0	0	2	87 du/ac
5048	8363 Terrace Dr	505272017	0.12	Underutilized	Low Density	RS-5	Undeveloped site with dense vegetation; located in VHFHSZ.	No	1	0	0	1	87 du/ac
5149	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	87 du/ac
520	1355 Brewster Dr 1364 - 1370 Contra Costa Dr	505181004 505181010 50518011	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
531	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
542	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
553	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
564	1618 Julian Dr	505427008	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
575	1638 Julian Dr	505427014	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
586	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
597	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
6098	1743 Liberty St	502113029	0.15	Underutilized	High Density	RM	Undeveloped site.	No	43	0	0	43	85% of 35 du/ac
6199	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
620	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	32	0	0	32	85% of 35 du/ac
631	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	87 du/ac
642	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
653	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
664	835 Galvin Dr	503310117	0.26	Vacant	Low Density	RS-5	Vacant undeveloped site. Located in VHFHSZ.	No	1	0	0	1	87 du/ac

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

Site ID	Location	APN	Acre	Category	General Plan	Zoning	Site Description	Publicly Owned	Total Units	Lower	Moderate	Above Moderate	Density Assumptions
675	758 Pomona Ave	503480015	0.10	Vacant	Low Density	RS-5	Vacant undeveloped site.	No	1	0	0	1	8.7 du/ac
686	1544 Madera Cir	503421027	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
697	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
7068	Sea View Dr	503221046	0.29	Vacant	Low Density	RS-5	Undeveloped site. Located in VHFHSZ.	No	2	0	0	2	8.7 du/ac
7169	Clark Pl	503301023	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
7270	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
731	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									434134	0	0	434134	
Total									1,466,106.4	494,497	495,315	477,352	

Source: City of El Cerrito, 2022

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



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

4.6 Projection of Accessory Dwelling Units

Per State law, a projection of the number of ADUs expected to be built within the eight-year planning period can also be considered as part of the inventory. The City has seen a slight increase in the rate of ADU production since 2018 when the State passed several bills to facilitate ADUs statewide. In 2021, the City revised its ADU ordinance to be consistent with the requirements under State law. Table 4-7 shows the total number of ADU building permits issued each year since 2018. ADU production has remained steady, with the City issuing permits for 2119.5 ADUs per year, on average.

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

Year	ADU Permits Issued
2018	16
2019	<u>4624</u>
2020	<u>2213</u>
2021	<u>3425</u>
Average	<u>2119.5</u>

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 468-156 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 468-156 ADUs expected to be produced, only 95-89 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 58-53 ADUs affordable to lower-income households, or 60 percent of the projected ADU units; Twenty-eight ADUs, or 30 percent of projected units, are affordable to moderate-income households; and 9 ADUs, or 10 percent of projected units are affordable to above-moderate income households (see Table 4-89).

4.7 RHNA Summary

Table 4-8 provides a summary of El Cerrito's ability to meet the 2023-2031 RHNA. Based on the housing units in the approved and planned projects, vacant and underutilized sites, and the projection of ADUs, the City has sufficient capacity to meet the RHNA with a surplus of 505-518 lower-income units, 392-712 moderate-income units, and 556-344 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	<u>355494</u>	<u>479611</u>	<u>737607</u>	<u>1,571,712</u>
Vacant and Underutilized Sites within San Pablo Avenue Specific Plan	<u>494</u> <u>497</u>	<u>195</u> <u>315</u>	<u>341</u> <u>218</u>	1,030
Citywide Vacant and Underutilized Sites	0	0	<u>136134</u>	<u>136134</u>
Accessory Dwelling Unit (ADU) Projection	<u>5853</u>	<u>2827</u>	9	<u>9589</u>
Total Capacity	<u>9061,044</u>	<u>702953</u>	<u>1,223968</u>	<u>2,8342,965</u>
Surplus(+)	<u>+380518</u>	<u>+461712</u>	<u>+599344</u>	<u>+1,4401,574</u>

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 ~~is currently updating~~[adopted an updated the](#) Specific Plan and ~~preparing a~~[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 ~~is addressed~~[ing](#) commercial requirements, street standards, frontage types, daylight plane standards, design review process, open space standards, and other technical cleanups. No changes to densities or intensities ~~are were made~~[proposed](#). The permitted uses and development standards within the SPASP zones are shown in the tables within the following section.

Zoning Ordinance

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

Residential and Mixed Use Districts

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

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

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

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

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

The housing types allowed within the City's zoning districts are described below in Table 5-2. In summary, residential uses are permitted within six main districts: RS, RD, RM, TOM, CC, and CN as well as the TOHIMU and TOMIMU Transect Zones of the San Pablo Avenue Specific Plan (See section b. San Pablo Avenue Specific Plan). The RS District is split into four separate subsets guiding the minimum size of each lot and other development standards such as minimum lot depth and width and setbacks.

Single-family units are permitted by right in all single-family residential districts. New single-family uses are not allowed in the RM, TOM, CC, and CN districts. Multiple-family dwellings are permitted by right in the RM, TOM, CC, CN zones, and San Pablo Avenue Specific Plan Transect Zones. Multiple-family dwellings are not permitted on the ground floor of the Theater Overlay Block of the San Pablo Avenue Specific Plan. Multiple-family structures that contain more than 25 units require a conditional use permit in the CC zone. However, as described earlier, the TOHIMU and TOMIMU transect zones of the San Pablo Avenue Specific Plan replaced most of the CC and TOM zoned sites in the city. Tables 5-3 and 5-4 describes residential development standards and Table 5-5 describes multiple-family development standards in commercial areas and the San Pablo Avenue Specific Plan TOHIMU and TOMIMU transect zones.

Table 5-2 Housing Types Permitted by Zone - El Cerrito (2022)

	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 <u>Unit</u> Lot							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)

	<i>RS-5</i>	<i>RS-7.5</i>	<i>RS-10</i>	<i>RS-20</i>	<i>RD</i>	<i>RM</i>
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)

<i>Number of Units</i>	<i>Minimum Lot Size</i>
2 units:	5,000 square feet
3 units:	6,500 square feet
4 units:	7,700 square feet
5 units:	8,700 square feet
6 units:	9,650 square feet
7 units:	10,500 square feet
8 units:	11,350 square feet
9 units:	12,150 square feet
10 units:	13,000 square feet
11 units	13,900 square feet
12 units	15,000 square feet
12+ units	1,250 square feet x the number of units.

Source: City of El Cerrito Municipal Code, 2022.

Multiple-family Housing in Commercial/Mixed Use Areas

The City's mixed-use zones promote and encourage multiple-family developments at densities that are consistent with the General Plan land use designation and surrounding development. The intent is to provide for higher-density classifications in and around the development nodes and adjacent to major transit centers, and lower-density multiple-family development in transition areas between single-family development and commercial areas or higher-density residential areas.

Multiple-family dwellings are permitted by right in the RM, TOM, CC, CN, and San Pablo Avenue TOHIMU and TOMIMU transect zones. Multiple-family structures that contain more than 25 units require a conditional use permit in the CC zone. However, as described earlier, the TOHIMU and TOMIMU transect zones of the San Pablo Avenue Specific Plan replaced most of the CC and TOM zoned sites in the city. Table 5-5 describes multiple-family development standards in commercial areas and the San Pablo Avenue Specific Plan TOHIMU and TOMIMU transect zones. [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. The development standards of the specific plan facilitate higher-density multifamily housing and are not a constraint to the development of housing. 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 5-5 Multiple-family Residential Development Standards in Commercial Zones - El Cerrito (2022)

	CN	CC	TOM	TOHIMU (San Pablo Avenue Specific Plan)	TOMIMU (San Pablo Avenue Specific Plan)
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)

Table 5-5 Multiple-family Residential Development Standards in Commercial Zones - El Cerrito (2022)					
	CN	CC	TOM	TOHIMU (San Pablo Avenue Specific Plan)	TOMIMU (San Pablo Avenue Specific Plan)
Building Setback on Street Frontages	0 - 10 feet	0 - 10 feet, more with a CUP	0 - 10 feet	0 – 15, front setback is regulated by Street Type. See Section 2.04.01 Regulation by Street Type of the San Pablo Avenue Specific Plan	0 – 15, front setback is regulated by Street Type. See Section 2.04.01 Regulation by Street Type of the San Pablo Avenue Specific Plan
Minimum Yard Requirements (ft.) – None unless adjacent to a residential district				Building Placement Requirements - vary by street type. See Section 2.04.01 Regulation by Street Type of the San Pablo Avenue Specific Plan	
Building Transition Zone Adjacent to Residential Districts	For any portion of a structure adjacent to a residential district boundary), the minimum required setbacks of the residential district shall apply. To protect privacy and minimize sunlight blockage, structures shall not intercept a 45-degree daylight plane inclined inward starting from a height of 35 feet above existing grade at the setback line. Exceptions to the above requirements are permitted for a one-story parking or garage structure that does not exceed 10 feet in height in a side or rear yard that does not front on a street.			To minimize impacts of shadows on adjacent residential districts, buildings abutting existing residential uses shall not intersect a 45 degree daylight plane inclined inward starting from a height of 25' above existing grade at the lot line.	To minimize impacts of shadows on adjacent residential districts, buildings shall not cast shadows onto adjacent existing residential uses on December 21st greater than 14’ deep at 1:30 pm on adjacent parcels to the east. To protect privacy and minimize additional sunlight blockage, structures shall not intercept a 45-degree daylight plane inclined inward starting from a height of 35 feet above existing grade at the setback line.
On-Site Residential Open Space Requirements					
Private/Common Open Space	100 SF per unit may be provided as common or private open space			80 square feet (SF)/unit min)	
Public Open Space	100 SF. per unit may be provided as common or private open space			Public open space may be used to fulfill the private/ common open space requirement - each sf of public open 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	

Table 5-5 Multiple-family Residential Development Standards in Commercial Zones - El Cerrito (2022)

	CN	CC	TOM	TOHIMU (San Pablo Avenue Specific Plan)	TOMIMU (San Pablo Avenue Specific Plan)
Building Design Components	Yes			yes	
Landscape Requirements	Yes			Yes	

Source: City of El Cerrito Municipal Code, 2022 and San Pablo Avenue Specific Plan, Form-Based Code, 2014

*There are additional design requirements found in Zoning Ordinance Table 19.07-B and throughout the Form-Based Code.

Parking

Table 5-6 summarizes residential parking requirements in El Cerrito. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot area for residential development and increase development costs that may be passed on to consumers. The City offers reduced parking for uses near major transit stations. Unlike other areas of the city where parking standards are regulated by use, the SPASP regulates parking by district and two broad use categories (residential and commercial). Parking standards for the SPASP Area were established to facilitate transit-oriented development as well as pedestrian and bicycle use, and therefore include parking maximums for automobiles and parking minimums for bicycles. In addition, a use permit may be approved for shared parking facilities and other parking reductions. Bicycle parking is required in Code Section 19.24.090. The impact of parking requirements on affordable housing can be mitigated through the parking reductions and waivers available through density bonus, ADUs, and supportive housing regulations.

Table 5-6 Required Residential Parking - El Cerrito (2014/2022)

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.

Table 5-6 Required Residential Parking - El Cerrito (2014/2022)

Use Classification/District	Required Off-Street Parking Spaces	Additional Regulations
Transitional Housing	0.5 per unit	19.06.030(N), Limitations on Parking and Garage Frontage.
Residential Care, General	1 space per 2 beds	
Residential Care, Limited	None required above the requirement for the residential dwelling type.	
Residential Care, Senior	1 space per 5 beds	

Note: For any land use except Single-Family Dwelling and Two Family Dwelling, if any portion of a lot is located within one-quarter (¼) mile of a Bay Area Rapid Transit (BART) station, the number of normally required parking spaces stated is reduced by 25 percent. Additional reductions of required spaces may be approved with a Use Permit.

Source: City of El Cerrito Municipal Code, 2022.

Planned Development District

The specific purpose of the PD Planned Development district is to provide for detailed review of development that warrants special review and deviations from the existing development standards. This district is also intended to provide opportunities for creative development approaches and standards that will achieve superior community design, environmental preservation, and public benefit, in comparison to subdivision and development under district regulations. All site and building requirements, including yard, building height, lot coverage, and landscaping are determined on a case-by-case basis based on the specific characteristics of the site and the need to provide additional zoning control by establishing site specific conditions of approval and standards for a specific PD District.

Density Bonus Ordinance

State law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Government Code Sections 65915 through 65918 requires that the City provides density bonuses and incentives for projects which provide for one of the following:

- 5 percent of units for very low income households
- 10 percent of units for lower income households
- A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons
- 10 percent of units in a condominium for moderate income households
- 10 percent of units for transitional foster youth, disabled veterans, or homeless persons
- 20 percent of units for lower income students in a student housing development
- 100 percent of units for lower income households, except that up to 20 percent may be for moderate income households
- Donation of at least one acre of land or of sufficient size and appropriate zoning and characteristics to permit development of at least 40 units for very-low-income units.

In addition to the density bonus, eligible projects may receive one to three additional development incentives or concessions, depending on the proportion of affordable units and level of income targeting. These incentives/concessions could address a height limitation, a setback requirement, a floor area ratio, an on-site open-space requirement, and other requirements. State law also provides additional relief from parking requirements if requested by a developer for a density bonus project.

In order to encourage the construction of affordable housing developments for very low- and low-income households and senior households, and in accordance with Section 65915 et seq. of the California Government Code, the City has

two different Density Bonus Ordinances. The first is the Affordable Housing Bonus Program (Chapter 19.22.030 of the Zoning Ordinance) that is governed by the requirements of Government Code Section 65915. The second is the Incentives Program (Chapter 19.23. of the Zoning Ordinance), which is still in place but has limited applicability now that the San Pablo Avenue Specific Plan is in place. In addition to the Affordable Housing Bonus Program, the San Pablo Specific Plan includes a “Tier IV” review process to consider projects that do not meet the form-based code standards but provide community benefit, such as affordable housing. The Tier IV process is described under “c,” below.

Affordable Housing Bonus (i.e., State Density Bonus)

The Affordable Housing Bonus Program, which is intended to implement State Density Bonus (Government Code Section 65915), is in Chapter 19.22 of the El Cerrito Municipal Code. The City last updated its affordable housing bonus ordinance in 2008. Beyond State law, the City’s program also provides additional incentives for affordable housing containing three or more bedrooms to meet the needs of large families. It also requires resale and rental controls on affordable housing and ensures that lower-income rental units remain affordable for at least 30 years, or such other term approved by the City, consistent with State law.

The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income. The number of units to which the applicant is entitled can increase to a maximum of 35 percent of the maximum allowable residential density for the site for very low-income dwellings, low-income dwellings, condominium and planned unit developments, and housing accompanied by land donation. Depending upon the percentage of affordable units and the level of affordability, the program also provides the applicant with the opportunity to receive incentives such as increased building height, reduced building setbacks, reduced parking requirements, or other incentives that would improve the economic feasibility of the affordable development. State density bonus law has been amended multiple times since 2008. Current law (found in California Government Code Sections 65915 – 65918) includes up to a 50 percent increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80 percent increase in density for projects which are completely affordable. A program has been added to Chapter 7: Housing Plan to review the City’s Density Bonus Ordinance and to update it for consistency with state law.

Incentives Program (Chapter 19.32 of the ECMC)

In 1977 the City adopted an Incentives Program that provided flexibility in the application of development standards within the RM, CC, or TOM districts in exchange for community and environmental benefits or creative designs that enhanced quality of life in the city. Points can be earned to make a project eligible for an incentive award through provision of affordable housing that is over and above what is required by State law, for a range of incomes and lifestyles, or individuals or groups with special needs. Under the Incentives Program, project density of up to 70 du/acre may be allowed provided the project includes housing for elderly and/or disabled persons, where there is a commitment to provide services such as congregate care, on-site counseling, rehabilitation or medical services for residents.

The San Pablo Avenue Specific Plan was adopted in September 2014 and rezoned the majority of parcels zoned RM, CC, and TOM to TOHIMU and TOMIMU. Many of the incentives provided through the program are now granted as a matter of right through the Form-Based Code in an effort to encourage mixed-use development along the corridor. With the adoption of the Specific Plan, the Incentives Program now has limited applicability.

San Pablo Avenue Specific Plan

Projects within the San Pablo Avenue Specific Plan Area are subject to the Administration regulations of the Specific Plan. The Plan Form-Based Code is designed to facilitate an increased intensity of residential development in proximity to transit. In the event that the development standards for the Transect Zones create an impediment to achieving multiple-family residential development, the developer may submit an application for Site Plan and Design Review – Tier IV. The Tier IV Site Plan and Design Review process is meant to incentivize overarching community benefits, including affordable housing, as part of developments that would not otherwise be permitted under Specific Plan regulations but nevertheless comply with the intent of the Specific Plan. Approval findings for Tier IV Site Plan and Design Review include the following:

- That the project furthers the goals of the Specific Plan by encouraging practical and market-friendly development, ensuring return on investment, strengthening a sense of place, enhancing and humanizing the public realm, and catalyzing mode shift;
- That the project provides a public benefit which is consistent with the goals of the Specific Plan and furthers an important goal(s) stated in adopted city policy documents as identified by the Community Development Director. These documents include, but are not limited to: El Cerrito Climate Action Plan, El Cerrito Strategic Plan, El Cerrito General Plan, El Cerrito Economic Development Action Plan, El Cerrito Urban Greening Plan, El Cerrito Active Transportation Plan;
- That the development will not have an undue adverse effect upon the Transect Zone in which it is located, and will be compatible with the design features and land uses permitted in the Transect Zone in which the project is located;
- That the proposed development complies with the intent of the Specific Plan, and;
- That the project implements applicable goals and policies of the General Plan.

Inclusionary Housing

On May 15, 2018, the City Council adopted an Inclusionary Zoning Ordinance. All new residential development that includes 9-10 or more rental dwelling units, 40-9 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 ~~or~~ 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 finds 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 5-7 and would have adequate capacity to accommodate the City's unmet shelter need of 24 beds. Existing and future building vacancies could also accommodate one or more year-round emergency shelters.

Table 5-7 Sites in TOMIMU and TOMIHU Zones - El Cerrito (2022)

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 5-7 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 5-7 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.

~~The City is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling.~~ Government Code Section 65583(a) and (c) requires municipalities to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities.

Reasonable Accommodations

~~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 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.

¹ [Cal Code Regs., tit. 2, § 12179.](#)

5. In addition, if the request is pursuant to federal or state statute, an additional finding is that “denial of the requested waiver or exception would impose a substantial burden on religious exercise or conflict with any Federal or State statute requiring reasonable accommodation of persons with disabilities.”

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. While most of the findings appear appropriate for a discretionary project, the City has added a program to Chapter 7: Housing Plan to further facilitate and streamline the process for reasonable accommodations. The program includes review and consideration of modifications as needed, potentially resulting in removal of Finding #2; lowering the decision-making level for 10 percent relief from Zoning requirements from the Zoning Administrator to a staff level decision, which would remove the need for a public hearing, and prominently posting information on the City’s process on the website adopt a new reasonable accommodation ordinance that provides more opportunities for persons with disabilities to request modifications.

Group Homes Residential Care Facilities Permits and Processing

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) 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

² HCD Group Home Technical Advisory: www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf

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 5-6. 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 5-8 that were compiled by the Contra Costa Collaborative and used to compare fees across jurisdictions, additional planning fees are as shown in Table 5-8.

Table 5-8 Planning Fees – El Cerrito (FY 2022/23)	
<i>San Pablo Avenue Specific Plan Design Review Per Project</i>	
Projects Up to 2,500 sq ft	\$3,481 - \$4,391
Projects – 2,501 – 10,000 sq ft	\$8,907 - \$10,739
Projects 10,001-40,000 sq. ft	\$12,653-\$14,070
Projects 40,001 – 100,000 sq. ft	\$18,331-\$20,622
Projects 100,001+ sq. ft plus per hour of staff time	\$18,449 - \$21,592, after base fee depleted, project goes to hourly rate.
Selected Other	
General/Specific Plan and/or Zoning Amendment	\$20,462 per project
Tentative Parcel Maps	\$7,632 - \$15,381 depending on number of lots
Final Maps	\$7,902-\$8,985 depending on number of lots
Planned Development	\$41,936 per project
Accessory Dwelling Unit Permit	\$339 per unit
Environmental Review	Consultant costs, plus City administrative fee (30% of consultant cost) per project
Environmental Review – Categorical Exemption	\$185 per project

Source: City of El Cerrito Master Fee Schedule, Fiscal Year 2021-2022

Notes: San Pablo Specific Plan Fees shown are for Tier 2 (new construction), Tier 3 (major improvements), and Tier 4 (innovative design) Residential Projects

By themselves, planning fees for discretionary multiple-family applications represent a small fraction of the overall development cost and do not pose barriers for multi-unit development. Most of the multiple-family housing units built during the planning period will be within the TOHIMU and TOMIMU transect zones within the San Pablo Avenue Specific Plan Area where design review is required. Fees for environmental review under CEQA vary dependent upon the nature of the proposed development and existing conditions. The City charges a 30 percent administrative fee on any consultant contract for an environmental review. Fees for a categorical exemption are \$177. The City has reduced the cost of CEQA review in the Specific Plan area by adopting a Programmatic Environmental Impact Report.

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
Impact Fees									

Table 5-9 Fees for New Residential Multiple-family Development – El Cerrito (2022)

Site Information	Single-family			Multiple-family – Large			Multiple-family – Small		
	\$4.08	SF	\$10,608.00	\$4.08	SF	\$326,400.00	\$4.08	SF	\$32,640.00
School District Fee									
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

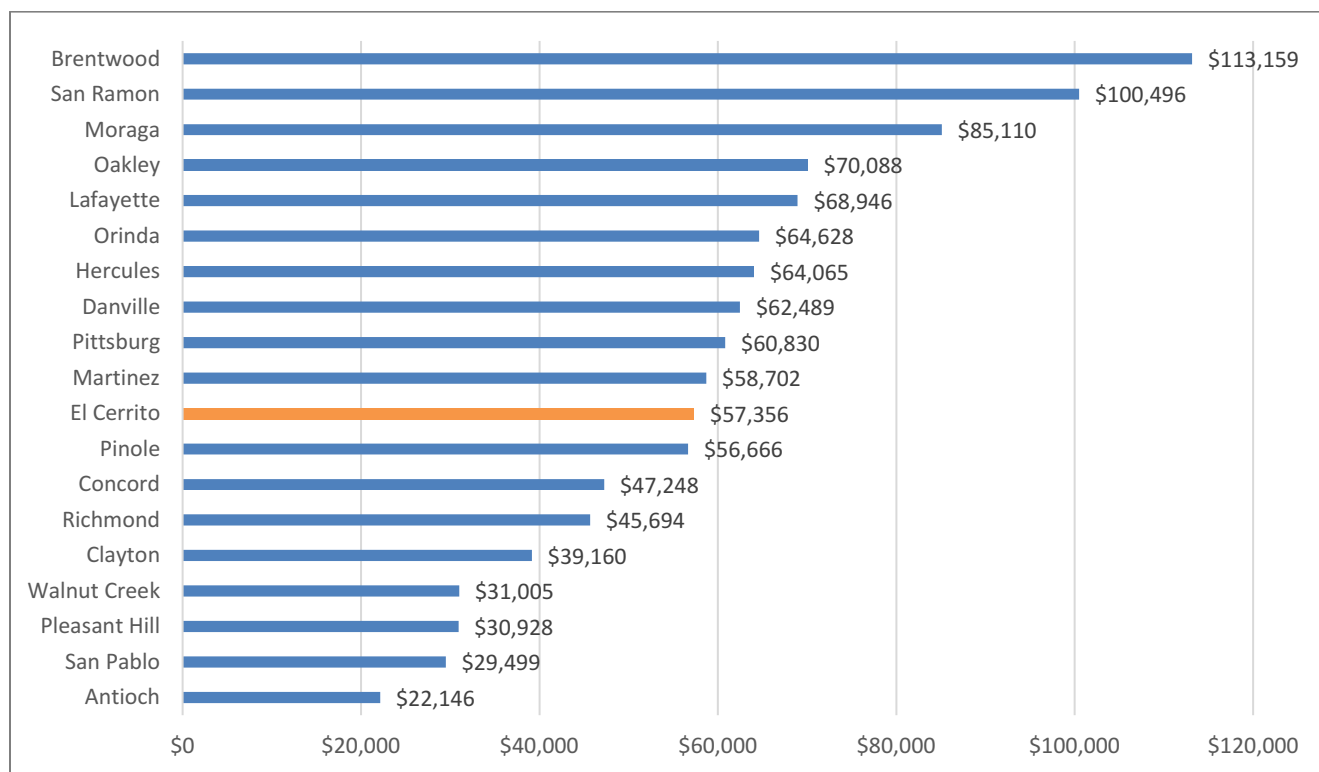
Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

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.

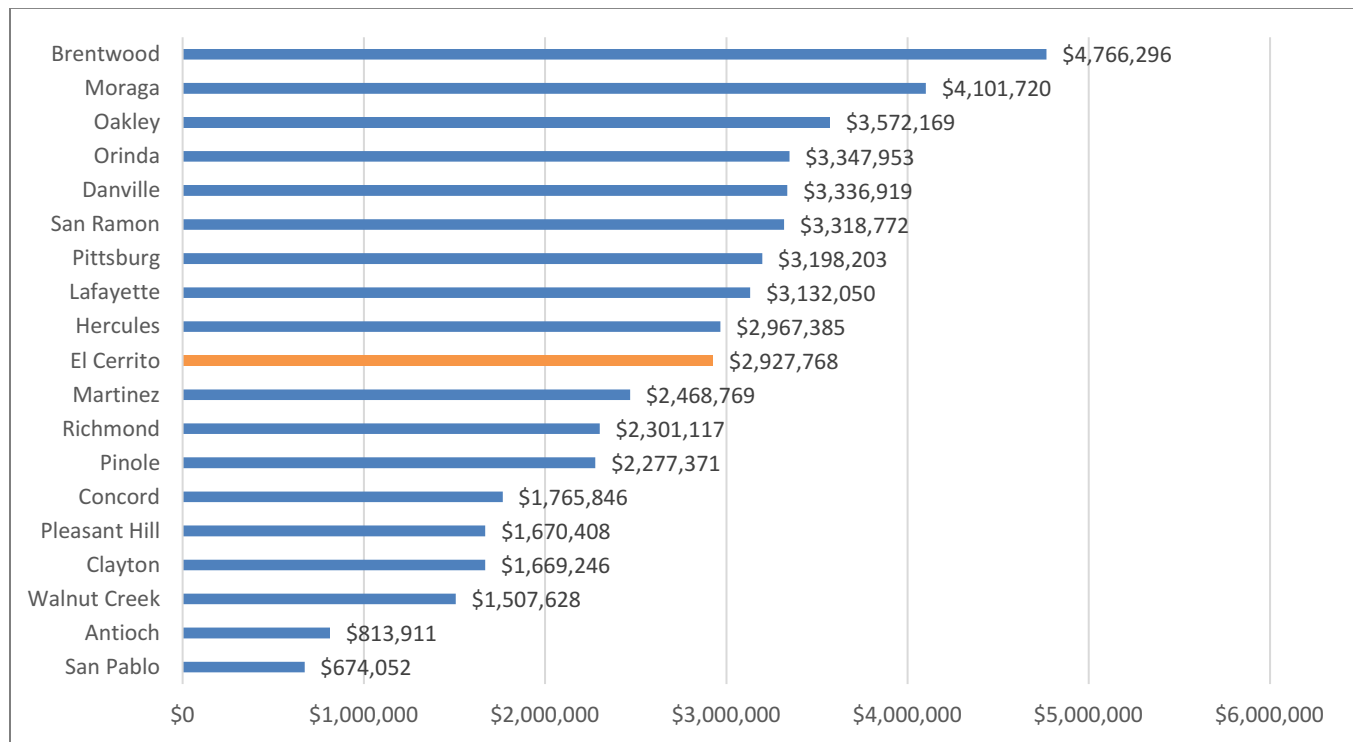
Figure 5-1: Comparison of Estimated Single-family Residential Fees in Contra Costa County Jurisdictions



Source: Contra Costa Collaborative Fee Comparison. MIG, inc. 2022.

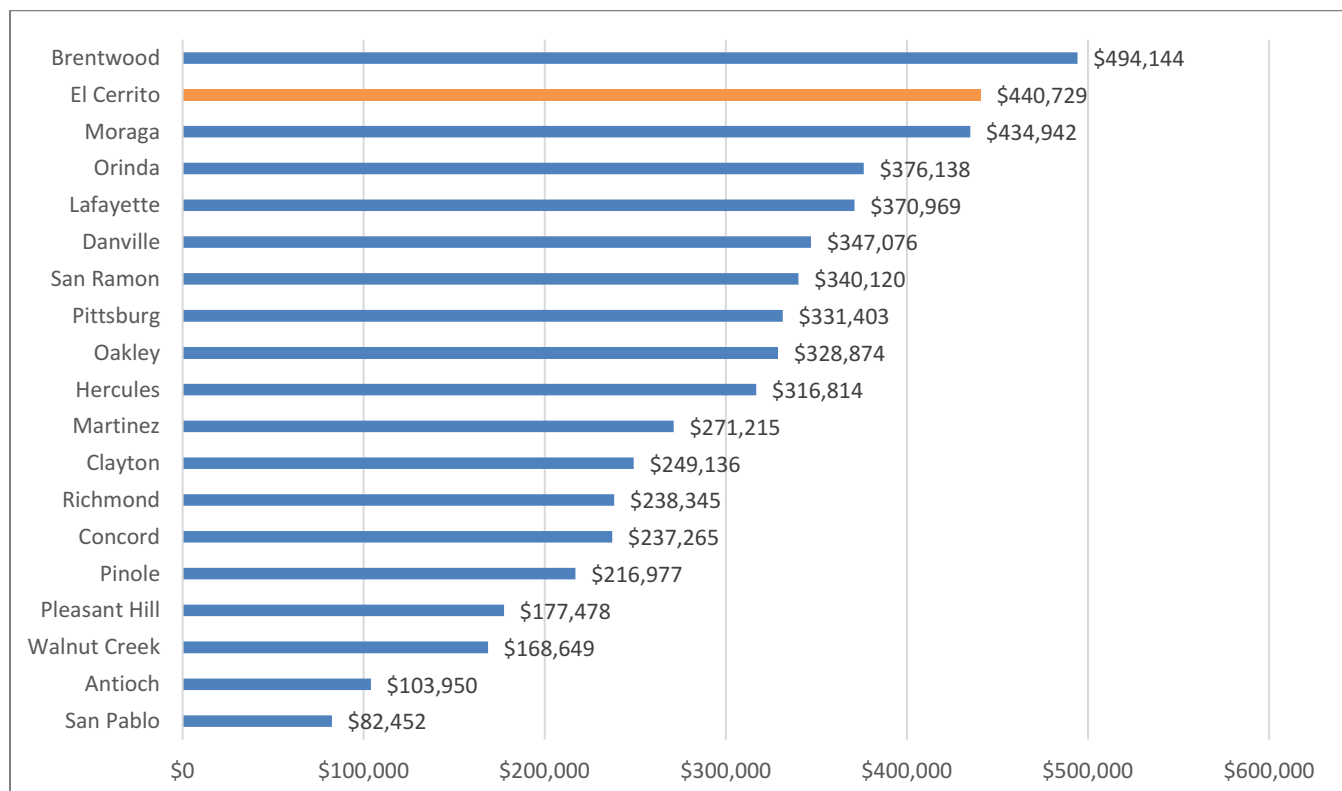
³ The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program. Turner Center for Housing Innovation. U.C. Berkeley. March 2020. https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

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 if the proposal is greater than 25 units.
- CEQA compliance review (typically a negative declaration);
- Grading permit; and
- Building permit.

Planning permits are processed by city staff. However, several types of discretionary permits require public hearings before the Planning Commission and/or Design Review Board. These entitlements include tentative subdivision maps, design review applications, and use permits. The City's experience has been that even projects requiring discretionary review can be processed within a reasonable timeframe with minimal modifications that do not significantly affect cost or project density so long as the City's development standards are followed.

In El Cerrito, the time necessary for obtaining these typical permit approvals varies widely depending on the complexity of the project. On average, a single-family development of more than two dwellings will require a maximum of six months for development approvals. Delays usually only occur because of complex environmental analysis. El Cerrito acts upon tentative subdivision applications for minor subdivisions within three months. Final maps require only one month. El Cerrito completes plan checks and building permits within approximately three weeks.

Multiple-family projects can also be reviewed and approved within six months, unless the project requires an environmental impact report (EIR). The programmatic EIR prepared for the San Pablo Avenue Specific Plan helps facilitate CEQA environmental review for multiple-family development in the Plan Area. In the part of the city not included in the San Pablo Avenue Plan Area, a typical multiple-family project will involve conceptual and final review by the Design Review Board (DRB).

Multiple-family projects are permitted by right within the multifamily residential zone (RM). A use permit would be required for multiple-family projects of 25 units or more within the CC, [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 5-10 details the timelines associated with two recently completed projects.

Table 5-10 Approval Timelines for Recently Completed Projects

<u>Address</u>	<u>Project Description</u>	<u>Application Date</u>	<u>Approval Date</u>	<u>Building Permit Issue Date</u>	<u>Certificate of Occupancy</u>
<u>10963 San Pablo Ave BD-18-0494</u>	<u>Residential Mixed- Use 50 residential 3000 sf commercial 34 parking spaces</u>	<u>6/27/2017</u>	<u>05/02/2018</u>	<u>5/9/2019</u>	<u>2/18/2021</u>
<u>10300 San Pablo Ave BD-18-0747</u>	<u>Residential Mixed- Use 30 residential 2 live-work 32 parking spaces</u>	<u>3/31/2017</u>	<u>Planning 08/16/2017 DRB 09/06/2017</u>	<u>05/29/2019</u>	<u>05/10/2021</u>

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 qualifies for a Tier IV review and 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 5-11 Documented Practice of Streamlining Housing Development Projects

<u>Address</u>	<u>Project Description</u>	<u>Categorical Exemption</u>	<u>Project Status</u>
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 m](#)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 5-4012. 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 5-4012 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 Turner Center for Housing Innovation at UC Berkeley, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. Hard construction costs have climbed statewide, but they are the most expensive and have risen most dramatically in the Bay Area. While normalized statewide costs increased 25 percent between 2008-2009 and 2018, costs for projects in the Bay Area rose 119 percent over the same period, reaching more than \$380 per square foot in 2018.⁴ The Turner Center Report notes that the Bay Area has comparatively higher construction wages than elsewhere in California, which could help to explain the difference in hard costs at the regional level. Construction costs have outpaced rent increases, challenging the feasibility of several recently approved projects in El Cerrito. Significant increases in lumber and other construction materials as well as labor shortages will likely continue to be a constraint on housing production during the planning period.

Affordable housing projects also cost more on average than market-rate and mixed-affordability projects. The 2020 Turner Center report found that affordable projects cost \$48 more per square foot on average compared to market-rate and mixed affordability projects. Some of the added costs for affordable housing are because many affordable housing developers are required to pay “prevailing wages.”

To reduce construction costs, developers may build at higher densities to increase the economies of scale. In most cases, reduced parking requirements can also make construction more affordable. Developers can also reduce costs by using newer construction methodology such as modular construction, off-site manufacturing, and prefabrication. Many of these techniques help save time, control quality, and eliminate waste and labor costs – thereby keeping costs to a minimum. Gap financing and assistance with impact fees may also be needed to help projects pencil out.

Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Average mortgage interest rates have varied over time from approximately 8 percent in 2000 to approximately 4 percent in 2013, to historically low rates of less than 3 percent in early 2021, to rising rates that were approaching 6 percent in early summer of 2022. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. Currently, there are national and global supply chain disruptions and rising interest rates as impacts of the pandemic and the reduction of emergency stimulus measures continue.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

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://turnercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/>

⁵ See: <https://www.reuters.com/business/central-bank-moves-supply-shocks-among-top-risks-global-economy-2021-10-28/>

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.

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 bills. 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 CDBG funding, Contra Costa County assists affordable housing development by issuing tax-exempt revenue bonds to finance development projects. The County also represents all Contra Costa jurisdictions for purposes of administering the federal Housing Opportunities for Persons with AIDS (HOPWA) and state Mental Health Services Act (MHSA) programs, which provide housing assistance and services to people with special needs. Several affordable housing projects in El Cerrito have received funding through these programs, including Ohlone Gardens, Idaho Apartments, and Mayfair Affordable. Finally, the Contra Costa Housing Authority administers the Section 8 voucher program.

In 2020 Contra Costa voters approved Measure X, a 20-year half-cent sales tax. The County Board of Supervisors established a Local Housing Trust Fund with \$10 million from Measure X. Measure X funds will contribute \$12 million annually to the fund, administered by County agencies in part to support acquisition, construction, preservation, and rehabilitation of affordable housing in the county.

Local Funding

When redevelopment agencies were dissolved in California in 2012, the City elected to serve as the Successor Agency, and assumed all of the former Redevelopment Agency's assets, liabilities, and obligations. The City's role is to serve as a fiduciary agent for the Successor Agency, administering payments and performance of its obligations. The City also elected to retain the housing functions of the former Redevelopment Agency. Prior to the dissolution of Redevelopment Agencies, the Low- and Moderate-Income Housing Fund (LMIHF) was the main source of housing funds used to support the City's housing programs. State law required that the Redevelopment Agency deposit 20 percent of the gross tax increment revenues from redevelopment project areas into the LMIHF to be used exclusively for housing for persons of low and moderate income. Prior to its dissolution, the LMIHF provided \$7.5 million in financial assistance to the Ohlone Gardens and Hana Gardens Senior Housing affordable developments to create 120 units of affordable housing. With the elimination of the Redevelopment Agency, there will be no future funding for the LMIHF from property tax increment.

In 2018, the City adopted an Inclusionary Zoning Ordinance requiring market rate developments to provide affordable housing or pay an in-lieu fee. In-lieu fees are deposited into the City's Affordable Housing Trust Fund and earmarked for affordable housing development. The City currently (July 2022) has about \$800,000 in the Affordable Housing Trust Fund and expects to collect another \$1 million over the next two years. The in-lieu fees help leverage additional funds and result in the production of more affordable housing units at usually deeper levels of affordability than the onsite production of inclusionary housing does overtime.

7.2 Goals, Policies, and Implementation Programs

This section describes the City's goals, policies, and implementation programs for the 2023-2031 Housing Element planning period.



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.
- ~~Exploring potential loan programs and/or partnerships with local lenders to provide funding for accessory dwelling unit construction, and~~ [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 e](#)~~Ensuring~~[ing](#) adopted standards are clear and objective
- ❖ Timeframe: 2023
- ❖ Responsible Department or Agency: Community Development Department



***NEW* Program H-1.E. Zoning for Innovative Housing Types**

- The City shall evaluate current zoning standards and consider potential adopt zoning modifications and/or incentives to encourage 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 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.
 - ❖ Objective: Encourage the development of at least 25 units through 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
 - ❖ Timeframe: 2026/2027
 - ❖ 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, 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, ~~with public input,~~ 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. (NEW PROGRAM)
 - ❖ Objective: Increase local funding for affordable housing
 - ❖ Timeframe: Initiate evaluation of funding sources in June 2023 with the goal of establishing at least one local source of affordable housing funding by 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 ~~in~~ the development of extremely low-, very low-, and low-income housing units, including supportive housing for seniors and persons with physical and developmental disabilities, by supporting applications for 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 through 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 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: Community Development Department

***NEW* Program H-2.F. Coordinate Transportation Projects with Affordable Housing**

The City shall ~~review the capital improvement program and identify~~[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: ~~Help~~[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: ~~Review CIP annually~~[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
- ~~Consider~~[Identify](#) additional funding sources by July 2023

❖ Responsible Department: Affordable Housing Division

***NEW* Program H-2.H. Zoning Amendments for Special Needs Housing**

The City shall amend the zoning ordinance as follows to facilitate special needs housing consistent with State law:

- Allow “low barrier navigation center” developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.
- Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).
- Eliminate parking requirements for supportive housing located within ½ mile of public transit consistent with Government Code [Section 68654](#), ~~and~~ 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, as necessary, to ensure requirements for allow](#) group homes, including those with 6 or fewer persons and those with more than six persons, [in all zones allowing residential uses](#)~~are~~

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 ~~requirements~~.

- 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.

- ❖ 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:
- ❖ Timeframe: Review funding opportunities quarterly, plan for programs bi-annually
- ❖ Responsible Department or Agency: Community Development Department

Goal H4. Affirmatively Further Fair Housing

Ensure fair and equal housing opportunity for all residents regardless of race, color, religion, gender identity, age, marital status, national origin, ancestry, familial status, disability, or sexual orientation and to promote equal housing opportunities.

Policies

- H-4.1 Ensure planning policies and development regulations follow the principle of equal access to housing opportunities.
- H-4.2 Improve access to opportunity in low and moderate resource areas through financial investments, provision of public facilities and services, and encouragement of private retail, service, and employment opportunities.
- H-4.3 Continue to provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed with either City funds or when City participation occurs.
- H-4.4 Provide fair housing outreach and education for residents, property owners, and housing providers to ensure each understands their rights and responsibilities.
- H-4.5 Educate landlords on their obligation to rent to Housing Choice Voucher (Section 8) voucher holders, consistent with Government Code Section 12927.

Implementation Programs

Program H-4.A. Fair Housing Services and Information

The City shall continue to distribute information about fair housing services offered by the Contra Costa Housing Services Collaborative, including tenant-landlord counseling, fair housing services, and legal advice and representation for residents. The City will distribute brochures and information about the services offered by the Housing Services Collaborative through the City's website, at City Hall, the City's Senior and Community Centers, and the El Cerrito Library. The City shall work with the Housing Services Collaborative to expand multilingual access to fair housing services.

- ❖ Objective: Ensure fair housing information is accessible to all
- ❖ Timeframe: Distribute information every six months
- ❖ Responsible Department: Affordable Housing Division

NEW Program H-4.B. Reasonable Accommodation Procedures

To accommodate the needs of persons with disabilities and provide a streamlined permit review process, the City shall ~~continue to implement~~update reasonable accommodation procedures ~~consistent with~~in Chapter 19.37 of the City's Municipal Code. ~~The City shall review the list of required findings for reasonable accommodation and the current process and consider modifications, as needed, to further remove barriers to housing for~~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. The City shall post information on reasonable accommodation procedures prominently on the City website and at the public counter.

- ❖ Objective: Affirmatively further fair housing by removing barriers to housing for persons with disabilities
- ❖ Timeframe: Review and update, ~~as necessary~~, Reasonable Accommodation Ordinance in 2025; review information on City's website in 2026; and make information available at the public counter on an ongoing basis.
- ❖ Responsible Department: Planning and Building Division



***NEW* Program H-4.C. Housing Choice Voucher (HCV) Program**

The City shall collaborate with the Housing Authority on an educational campaign to educate landlords about their obligation to accept Section 8 Housing Choice Vouchers under fair housing laws and to encourage landlords in high resource, single-family neighborhoods to actively participate in the HCV Program as a way to affirmatively further fair housing.

- ❖ Objective: 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 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)

<i>Income Category</i>	<i>New Construction</i>	<i>Rehabilitation¹</i>	<i><u>Conservation/Preservation²</u></i>
Extremely-Low Income	50	0	<u>0140²</u>
Very-Low Income	284	16	0
Low Income	192	24	90 ³
Moderate Income	241	0	0
Above-Moderate Income	624	0	<u>02,300⁴</u>
Total	1,391	32	<u>902,530</u>

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.](#)

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Appendix A | Evaluation

Major Accomplishments

State housing element law (Government Code Section 65588) requires cities and counties to assess the achievements under their adopted housing programs to inform the development of new programs. State law also requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. The City has made significant progress in implementing the programs adopted in the 2015-2023 Housing Element. Some of El Cerrito's major accomplishments include:

- Adoption of San Pablo Avenue Specific Plan (SPASP) and Pending Update. Through the adoption of the SPASP, which was aligned with adoption of the last Housing Element, the City has successfully incentivized and streamlined (through changes to the Zoning Ordinance) new housing production, as evidenced by significantly more entitlement and production of housing during the last element than any prior. The City received grant funding in 2018 to update the San Pablo Avenue Specific Plan, which will include a Supplemental EIR to continue streamlining new housing production and an analysis of opportunity sites.
- Opening of Hana Gardens in 2019: Hana Gardens is a 63-unit mixed-use senior affordable housing community adjacent to City Hall. It also includes two commercial spaces (2,300-2,400 square feet), and a beautiful Japanese Heritage Garden and public plaza, inspired by the single-story structure at 10848 San Pablo Avenue known as the Contra Costa Florist building. This cultural building was rehabilitated to house some of Eden Housing's community and management functions.
- Adopting an Affordable Housing Strategy in 2017, which identified tactics to address affordable housing needs and displacement risk and ranked the priority for such actions.
- Adopting an inclusionary housing ordinance in 2018 to require market rate housing to provide for low- and moderate-income housing.
- Implementing the El Cerrito Rent Registry Program to collect local rental data.
- Providing BRIDGE Housing \$350,000 in pre-development funding to assist and support the development of 69 affordable units for the Mayfair project.
- Continuing to update regulations for Accessory Dwelling Units (ADUs) in response to changes in State Law.
- Beginning work on developing objective design standards to facilitate and expedite the construction of housing.
- Partnering to obtain funding for BRIDGE affordable housing project, and securing a \$500,000 HUD Hope VI Main Street grant and an Affordable Housing and Sustainable Communities (AHSC) allocation of \$26.0 million for housing and transportation.

Progress Toward Meeting the 2015-2023 RHNA

Table A-1 shows the City's progress toward meeting the 2015-2023 RHNA, as of December 31, 2021. the City has issued 603 building permits for housing units since the start of the Fifth RHNA Cycle in 2015. Of the permits issued, 522 were for above moderate-income housing, 13 were for moderate-income housing, six were for low-income housing, and 62 were for very low-income housing. Because of the City's progress toward meeting its RHNA, El Cerrito is one of only 29 jurisdictions in the state that is not currently (2022) subject to the streamlined ministerial approval process (SB 35 streamlining) as indicated in HCD's Streamlined Ministerial Approval Process (SB 35) Statewide Determination Summary, updated June 30, 2022. This determination indicates that El Cerrito has met its prorated lower- (i.e., very low- and low-) and above moderate-income RHNA as of June 1, 2022.

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

<i>Program ID</i>	<i>Program Language</i>	<i>Description of Accomplishments</i>	<i>Recommendation for 2023 Housing Element</i>
Program 2.9	Investigate potential local financing sources that could be used to develop affordable housing	The City continues to work with County stakeholders to assess the opportunity for a Countywide affordable housing bond	Continue program. Expand list of potential funding sources.
Program 2.10	Use existing zoning regulation to allow innovative approaches to increasing affordable housing	The San Pablo Avenue Specific Plan's Tier IV Design Review process can provide flexibility to projects to implement innovative approaches	Achieved through San Pablo Avenue Specific Plan. Modify to consider other zoning modifications and/or incentives to encourage innovative housing types and affordable housing development.
Program 2.11	Pursue funding for infrastructure improvements to accommodate future transit oriented development	The City coordinated with the Stege Sanitary District to develop a fee program to fund sewer improvement necessary to support future development	Program completed. Remove from Housing Element.
Program 3.1	Pursue funding for special needs housing	This is done in conjunction with funding pursuits for other affordable housing.	Combine with program 2.6 to pursue funding for affordable housing.
Program 3.2	Continue to fast track inspection processes for large family and special needs housing	The City contracted with additional inspectors to provide needed inspections in a timely manner	Remove from Housing Element.
Program 3.3	Continue to encourage and support development of senior housing	Ongoing. Opening of Hana Gardens in 2019 with 63-units of senior affordable housing in mixed-use development. Hana Gardens used density bonus provided for senior housing.	Continue as a policy
Program 3.4	Participate in the biannual homeless census count	The City continues to participate in the biannual homeless point-in-time count.	Replace with action-oriented programs to address homeless needs.
Program 3.5	Continue to coordinate with the County and cities to develop the Five-Year Consolidated Plan to address housing and social services	The City continues to participate in the Five-Year Consolidated Plan	Replace with action-oriented programs to address homeless needs.
Program 3.6	Implement reasonable accommodation procedures to provide a streamlined permit review process	The City continues to provide a process for reasonable accommodations	Review ordinance for potential constraints and address.
Program 3.7	Encourage development of housing for persons with disabilities including developmental disabilities	Ongoing. Ohlone Gardens opened in 2015 and included 10 units reserved for special needs residents. Ohlone Gardens used density bonus provided for housing reserved for disabled people.	Continue as a policy
Program 3.8	Implement an outreach program informing residents of the housing and services available for persons with developmental disabilities	The City provides a clearinghouse of information on the City website.	Expand and combine with other outreach programs on affordable housing.

Table A-2 2015 Housing Element Program Evaluation

<i>Program ID</i>	<i>Program Language</i>	<i>Description of Accomplishments</i>	<i>Recommendation for 2023 Housing Element</i>
Program 4.1	Continue to provide non-discrimination clauses in rental agreements and deed restrictions	The City continues to implement this program.	Continue as a policy.
Program 4.2	Continue the City's participation in the Contra Costa Urban County CDBG Consortium	Participation in the Consortium is ongoing.	Continue as a policy.
Program 5.1	Consider ways to incentive energy efficiency, clean energy, and water conservation improvements through building permit fees	The City created a streamline permit process for electrical vehicle chargers	Program completed. Remove from Housing Element.
Program 5.2	Continue to develop partnership for energy and water efficiency technical assistance and incentives	The City adheres to the CA Green, Energy and Plumbing Codes	Continue program.
Program 5.3	Continue to encourage resident participation in energy and water efficiency programs	Ongoing	Continue program.
Program 5.4	Apply for appropriate grants for marketing, outreach, and incentive programs dedicated to energy and water efficiency	Ongoing	Continue program.
Program 5.5	Adopt residential PACE financing if it becomes available in California	Completed	Program completed. Remove program.
Program 5.6	Encourage home energy performance reports at time of sale	The City's transfer tax includes a rebate to property owners who make energy efficiency and water conservation improvements	Remove program.

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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](https://www.el-cerrito.org/HousingElement2023)



Ciudad de El Cerrito

ELEMENTO DE VIVIENDA 2023-2031



El Cerrito está actualizando su Elemento de Vivienda y se necesita su opinión.

¿Qué tipos de viviendas deberían haber en el futuro? ¿En qué partes de El Cerrito deberían ubicarse las nuevas viviendas? El Elemento de Vivienda es el plan a 8 años de la Ciudad para abordar las necesidades de vivienda de todos en la comunidad. El Elemento de Vivienda es el plan de la Ciudad para acomodar la parte justa de la vivienda de El Cerrito.

¡Participe!

Comparta su opinión, sus ideas, sus problemas, y sus soluciones sobre la vivienda en los próximos talleres, o bien puede contestar la encuesta.

Asista a un Taller Virtual



26 de abril de 2022

7:00pm – 8:30pm

Regístrese aquí:

qrco.de/virtual-ws

Conteste la Encuesta de la Comunidad

Available in the following languages:



INGLÉS

qrco.de/elcerrito1



ESPAÑOL

qrco.de/elcerrito2



CHINO

qrco.de/elcerrito3



Para obtener más información sobre la actualización del Elemento de Vivienda, conéctese a:

www.el-cerrito.org/HousingElement2023



El Cerrito市

2023-2031 住房要素



El Cerrito正在更新其住房要素, 希望
获得您的意见。

将来应该建哪些类型的住房? 新住房应
该建在El Cerrito的哪些地方? 住房要素
是该市的8年规划, 旨在解决社区中每
个人的住房需求。此住房要素是该市如
何满足El Cerrito公平住房份额的规划。

积极参与!

在即将到来的研讨会上
或通过完成本次调查,
分享你对住房的意见、想
法、问题和解决方案。

参加网上会议



2022年4月26日
晚上7:00 – 8:30

在此注册:
qrco.de/virtual-ws

参加社区调查

提供以下语言版本:



英语

qrco.de/elcerrito1



西班牙语

qrco.de/elcerrito2



中文

qrco.de/elcerrito3



通过访问网站了解更多
关于住房要素的更新信
息: [www.el-cerrito.org/
HousingElement2023](https://www.el-cerrito.org/HousingElement2023)



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.**



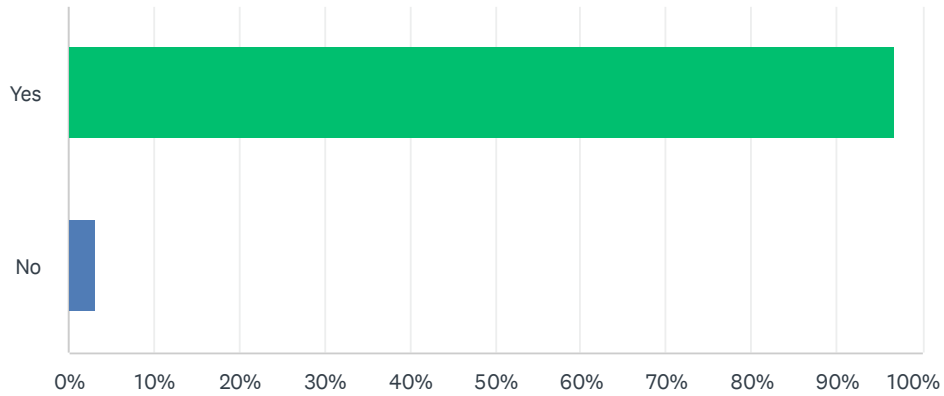
Learn more about the Housing Element Update by visiting: www.el-cerrito.org/HousingElement2023



Online Survey Results

Q1 Are you a resident of El Cerrito? (Choose one)

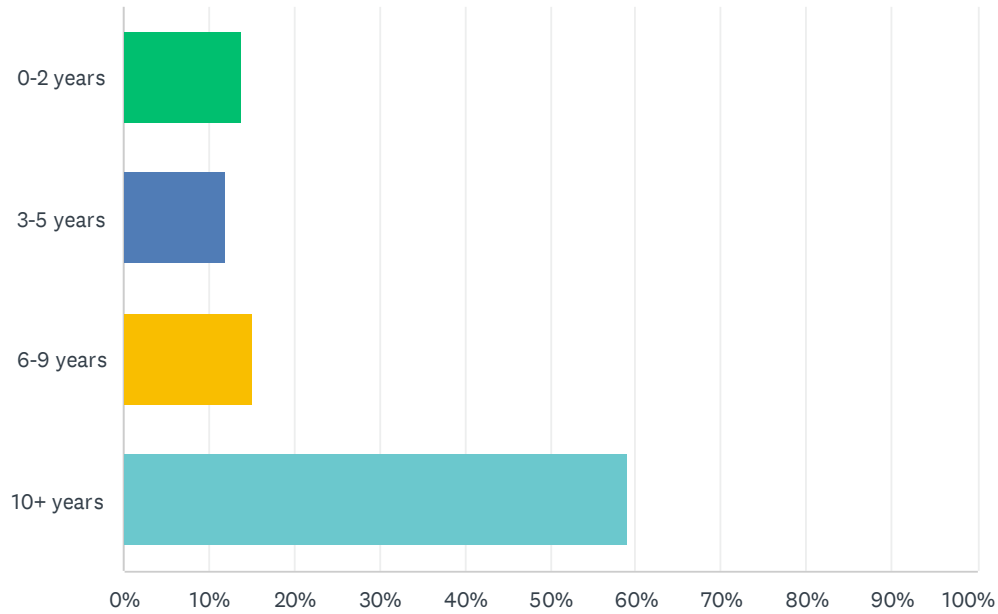
Answered: 218 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	96.79%	211
No	3.21%	7
TOTAL		218

Q2 How long have you lived in El Cerrito?

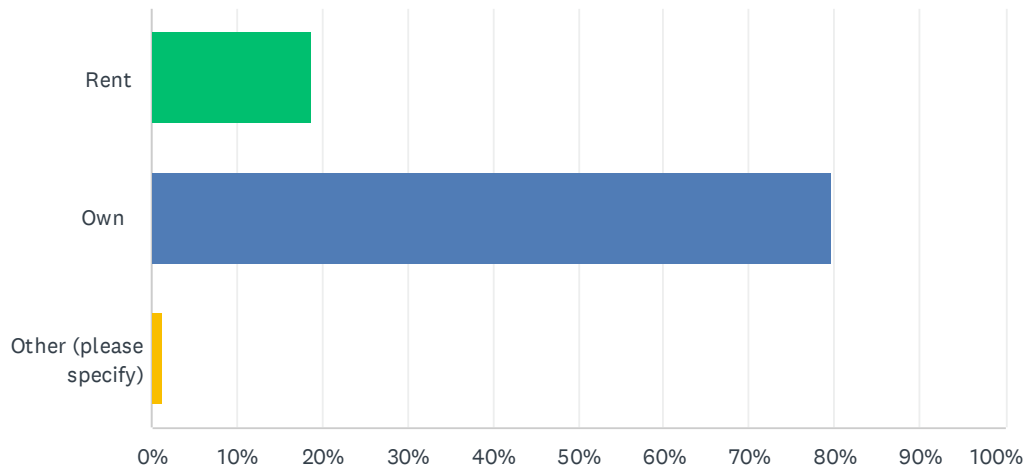
Answered: 217 Skipped: 2



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

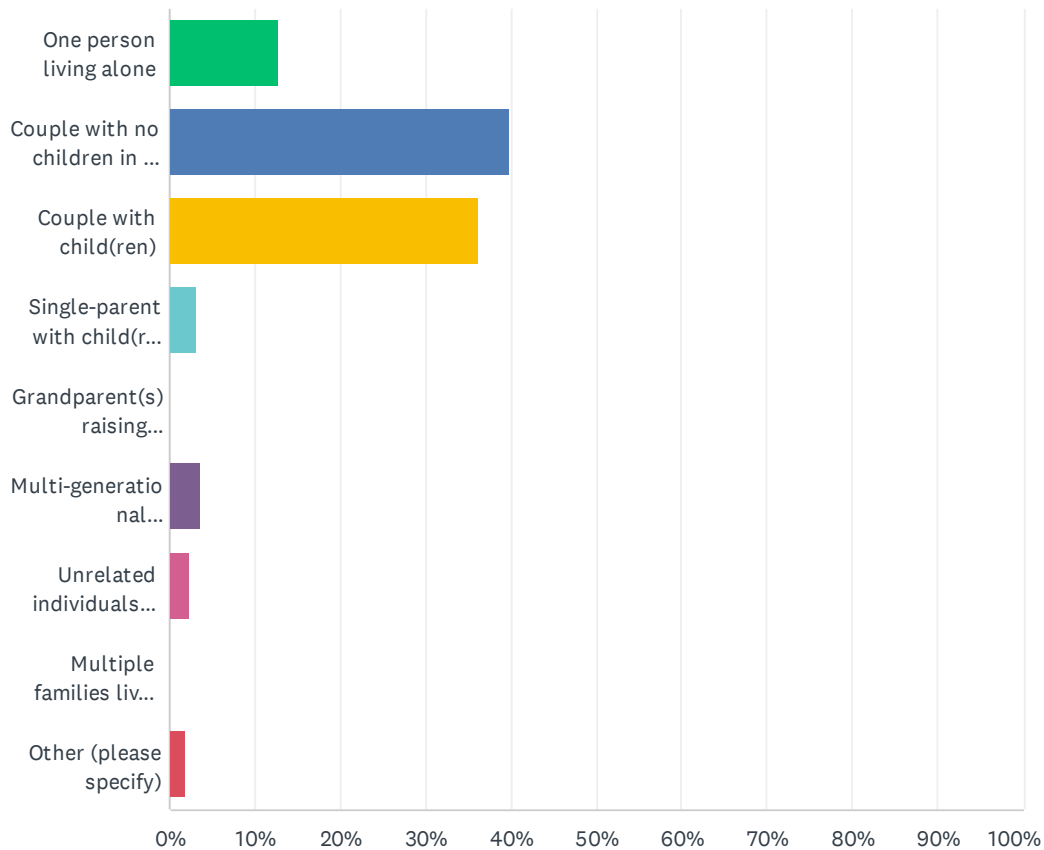


ANSWER CHOICES	RESPONSES
Rent	18.81% 41
Own	79.82% 174
Other (please specify)	1.38% 3
TOTAL	218

#	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

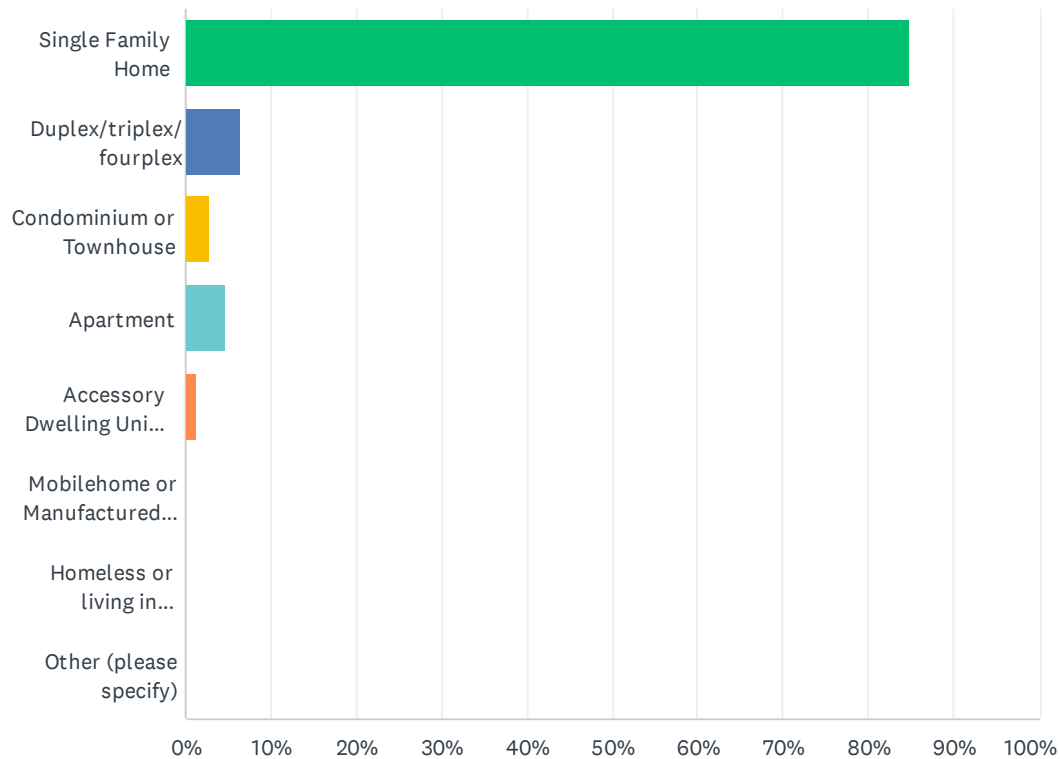
#	OTHER (PLEASE SPECIFY)	DATE
1	Multigenerational house with a unrelated tenant	5/30/2022 10:02 PM

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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

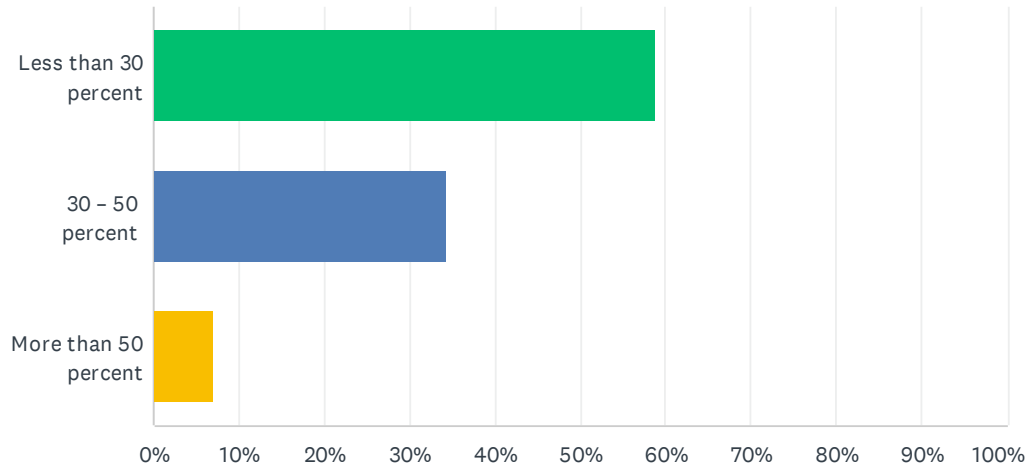


ANSWER CHOICES		RESPONSES	
Single Family Home		84.86%	185
Duplex/triplex/fourplex		6.42%	14
Condominium or Townhouse		2.75%	6
Apartment		4.59%	10
Accessory Dwelling Units (granny flats/second units/guest houses)		1.38%	3
Mobilehome or Manufactured Home		0.00%	0
Homeless or living in tent/car		0.00%	0
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?

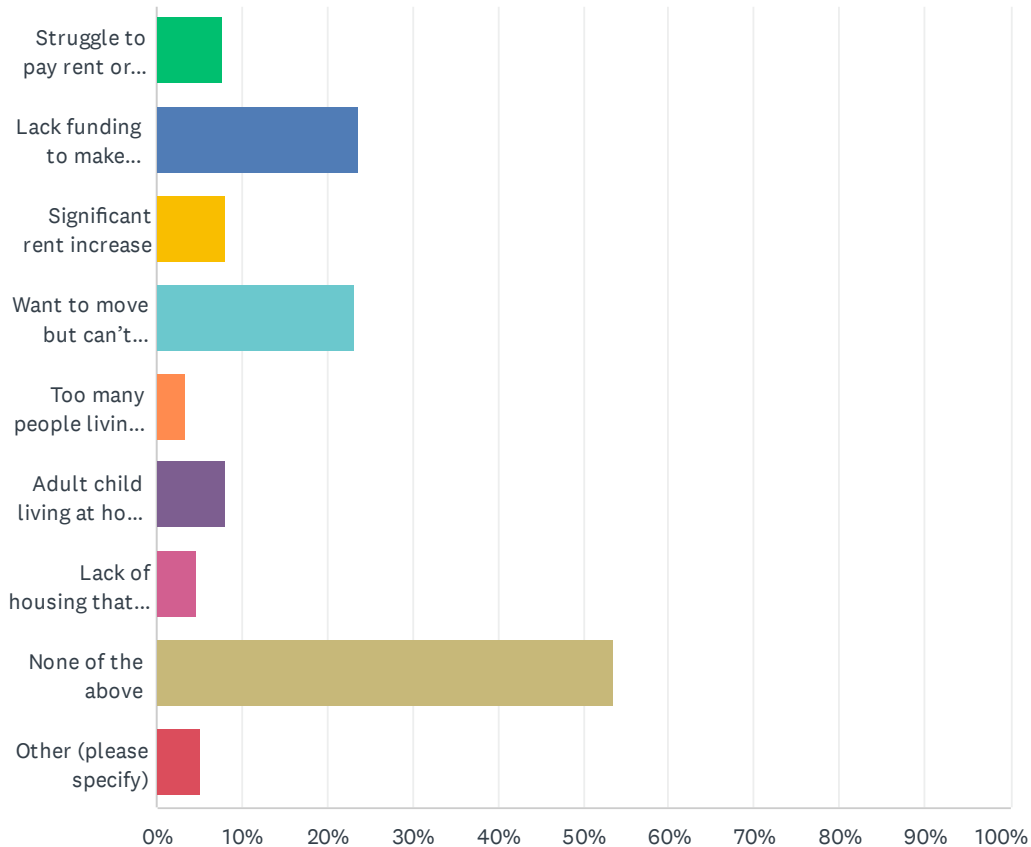
Answered: 216 Skipped: 3



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



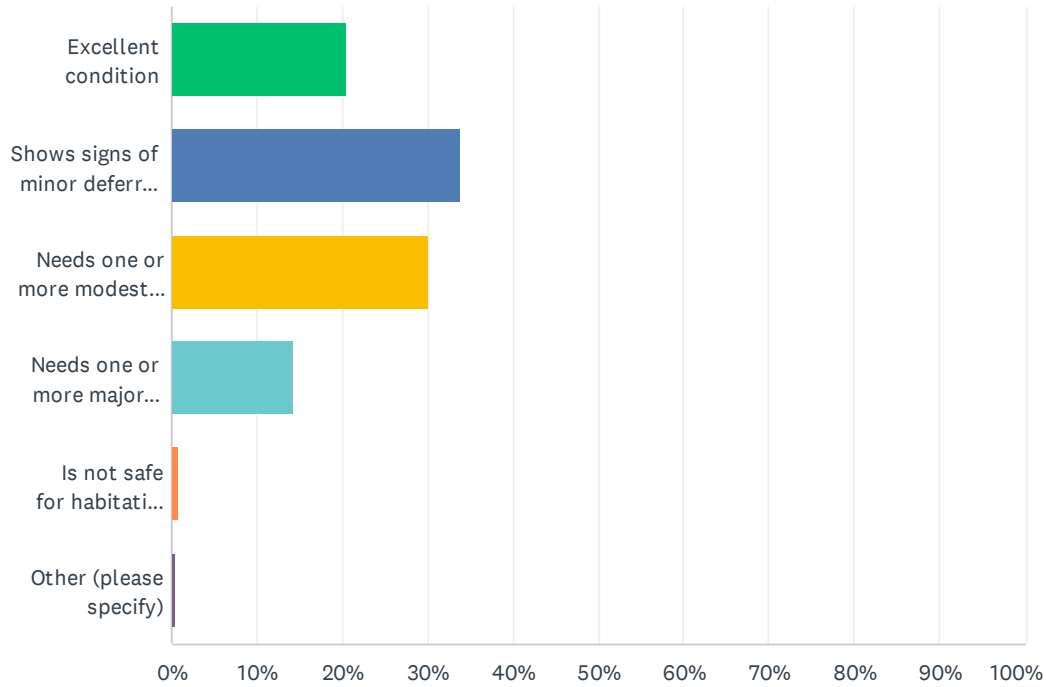
ANSWER CHOICES	RESPONSES	
Struggle to pay rent or mortgage (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	7.58%	16
Lack funding to make necessary home repairs	23.70%	50
Significant rent increase	8.06%	17
Want to move but can't find/afford a home that meet 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		

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#	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

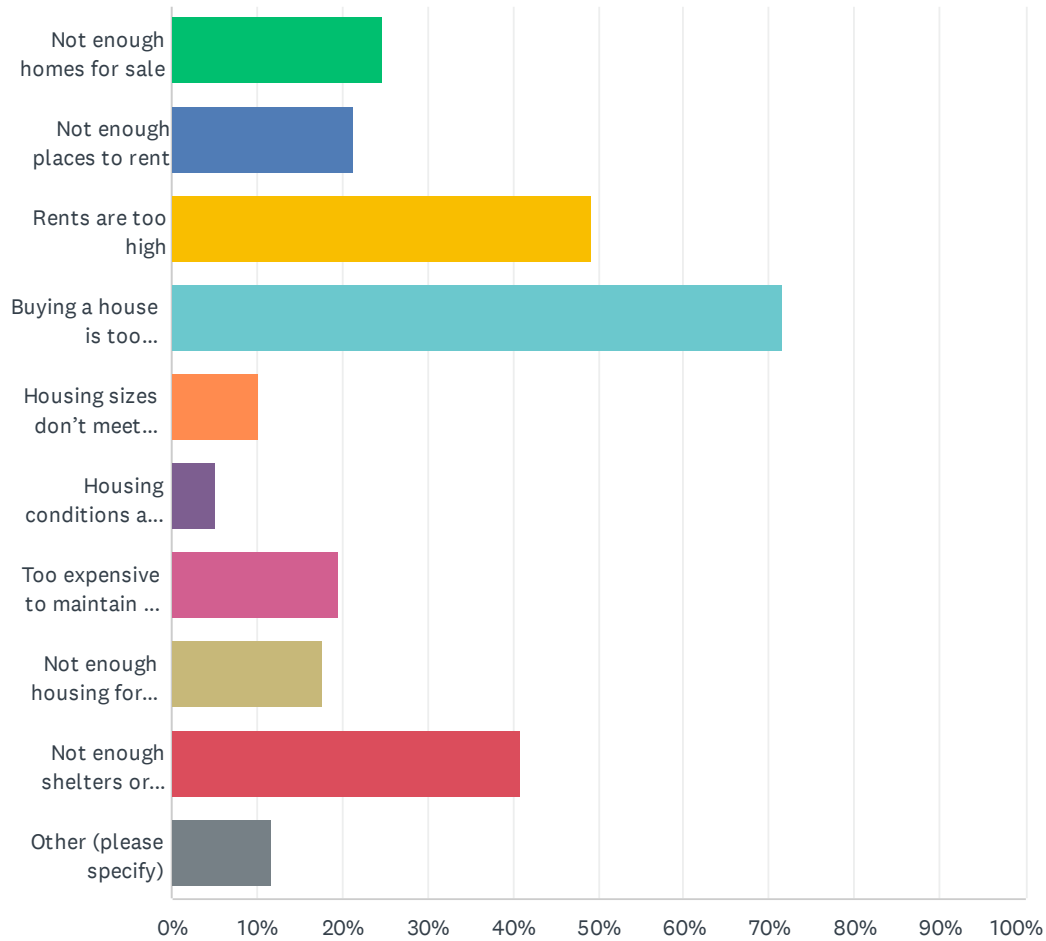


ANSWER CHOICES		RESPONSES	
Excellent condition		20.37%	44
Shows signs of minor deferred maintenance (i.e., peeling paint, chipping stucco)		33.80%	73
Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, new paint, window repairs)		30.09%	65
Needs one or more major upgrades (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



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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		

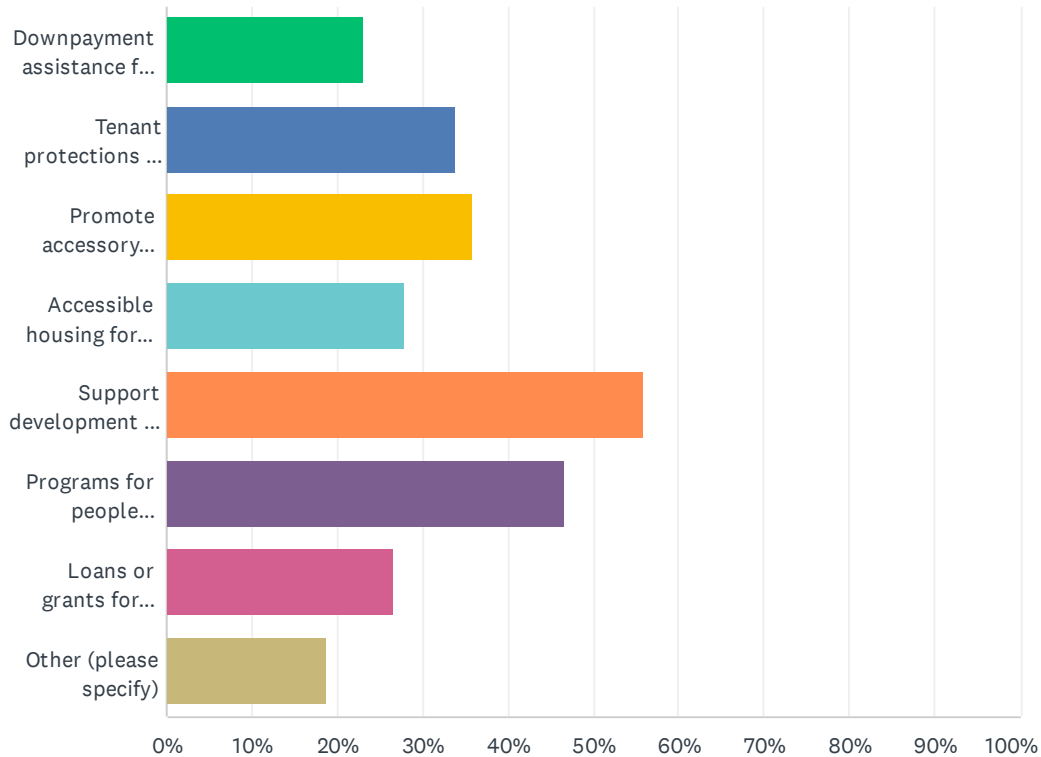
#	OTHER (PLEASE SPECIFY)	DATE
1	Not enough open space to build new single family homes	5/30/2022 11:29 PM
2	There are many significant issues, not just one.	5/30/2022 10:57 PM
3	Property transfer tax, an endless number of special assessments	5/30/2022 7:12 PM
4	Not enough street parking because people 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

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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

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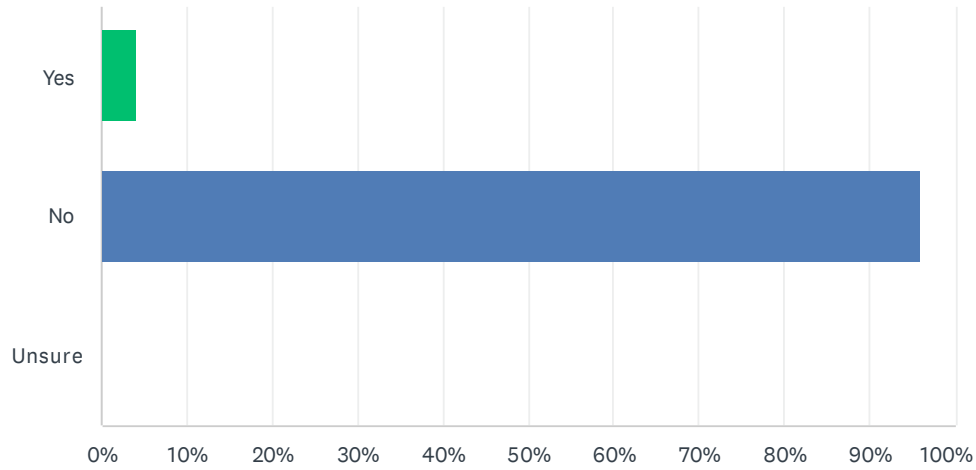
3	Developers should not be deciding the type of housing or how much housing. Public policy must balance the need for affordable housing and they type and placement of where it is built. Developers have only the profit motivation and rarely make good housing development partners for cities.	5/30/2022 8:17 PM
4	Get rid of property transfer tax, stop have one neighbor pay 10x the property tax as another neighbor with a similar valued home	5/30/2022 7:12 PM
5	Develop vacant lots into housing	5/28/2022 9:27 AM
6	reduce property taxes	5/23/2022 10:35 AM
7	Stop adding more ugly tall boxy dwellings	5/21/2022 11:30 AM
8	Clean up garbage. Have residents help.	5/21/2022 6:53 AM
9	Support Low income housing. And affordable senior housing which should include Accessible housing.	5/20/2022 10:18 PM
10	rework policies as needed to facilitate development of all forms of new housing	5/20/2022 3:10 PM
11	Get rid of single family zoning across all of El Cerrito	5/14/2022 7:57 AM
12	review true impact of current government policy on limiting housing	4/27/2022 11:26 AM
13	change zoning to allow for denser housing to be built!	4/26/2022 10:24 PM
14	Pass ordinances to deter investors from buying up single-family homes either to flip for their own profit or turn into rentals. Support purchase of homes by people who want to live in the home.	4/26/2022 8:20 PM
15	Decrease in Property Tax	4/26/2022 2:43 PM
16	Create ownership opportunities for people who grew up here and want to move back to help care for their aging parents.	4/26/2022 10:44 AM
17	Market-rate housing development	4/26/2022 9:55 AM
18	Make San Pablo better by fast tracking all development on that street	4/26/2022 9:51 AM
19	I don't think the city should worry about this but instead focus on being business friendly	4/25/2022 3:36 PM
20	Density bonus for additional affordable housing.	4/25/2022 8:15 AM
21	Rent assistance	4/22/2022 9:48 PM
22	Fewer monster apartment blocks with small apartments & no outdoor space and	4/21/2022 9:21 PM
23	City put more effort into maintaining right-of-ways; trees, landscaping	4/21/2022 12:01 AM
24	Build build build	4/20/2022 11:55 PM
25	Limit new construction	4/20/2022 11:19 PM
26	permanent drought, frequent wildfires -- rethink location housing and apartments	4/20/2022 10:00 PM
27	Build low income housing/units	4/20/2022 10:53 AM
28	Vacant car lots and boarded up buildings along San Pablo Ave.	4/20/2022 10:07 AM
29	Keep property values up by enforcing standing municipal codes	4/19/2022 9:22 AM
30	We already do enough	4/19/2022 8:18 AM
31	rent mediation/education for landlords and tenants	4/18/2022 1:51 PM
32	property tax high and my sons will not be able to afford to live here when I die	4/18/2022 1:49 PM
33	Provide no interest loans to seniors to upgrade homes, including accessibility, energy efficiency and solar, allow repayment upon home sale or transfer of estate	4/18/2022 1:14 PM
34	Make sure red tape isn't making it too difficult/expensive to build housing	4/18/2022 12:16 PM
35	Build/approve more housing!	4/14/2022 11:44 AM

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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?

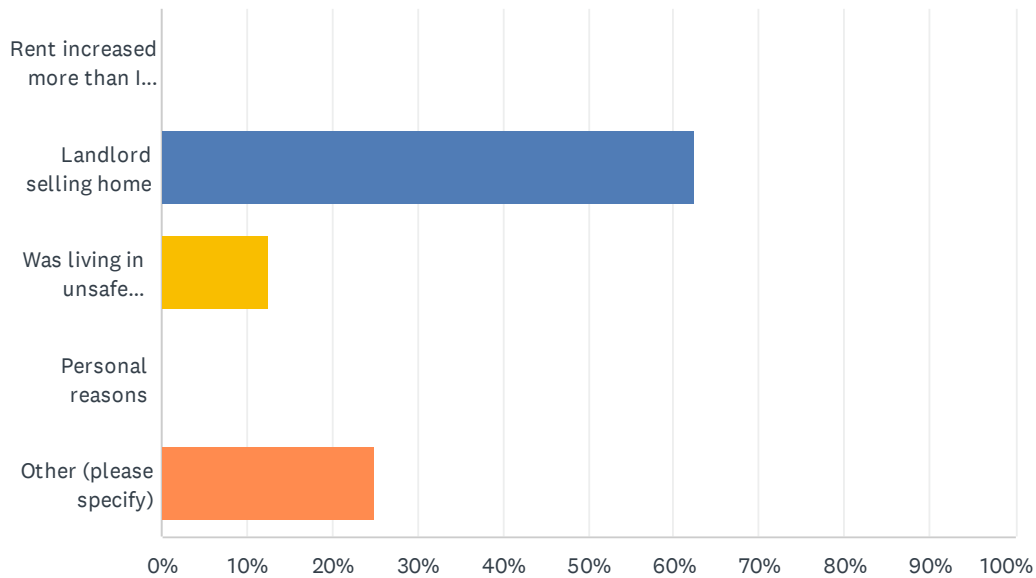
Answered: 219 Skipped: 0



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

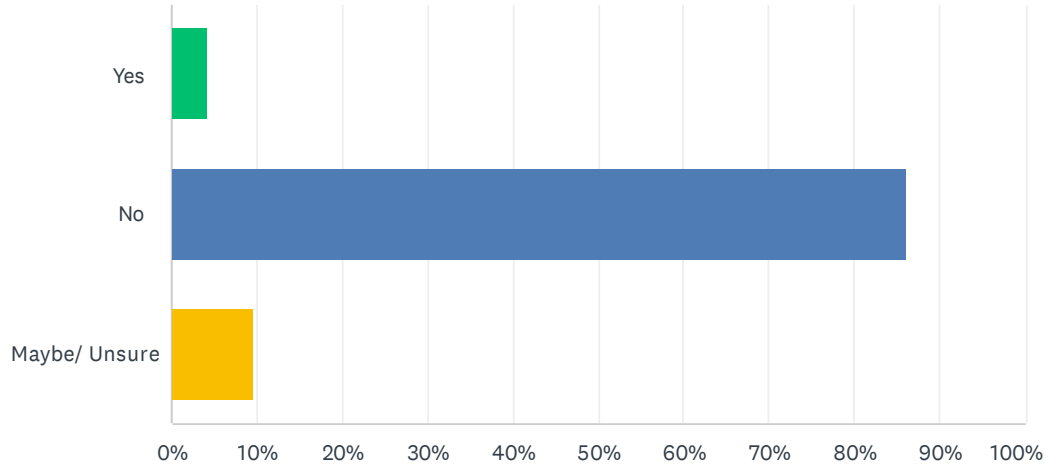


ANSWER CHOICES	RESPONSES	
Rent increased more than I could pay	0.00%	0
Landlord selling home	62.50%	5
Was living in unsafe conditions	12.50%	1
Personal reasons	0.00%	0
Other (please specify)	25.00%	2
TOTAL		8

#	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?

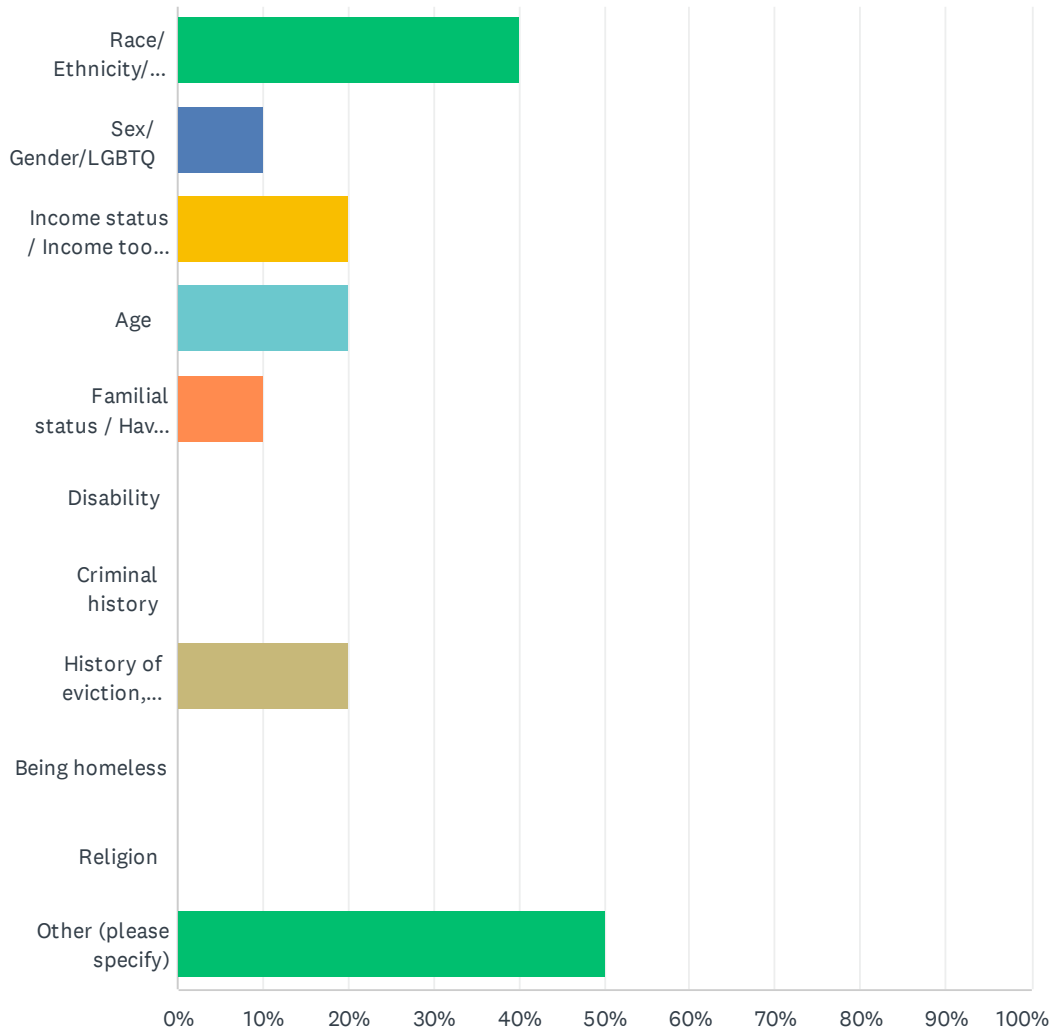
Answered: 208 Skipped: 11



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



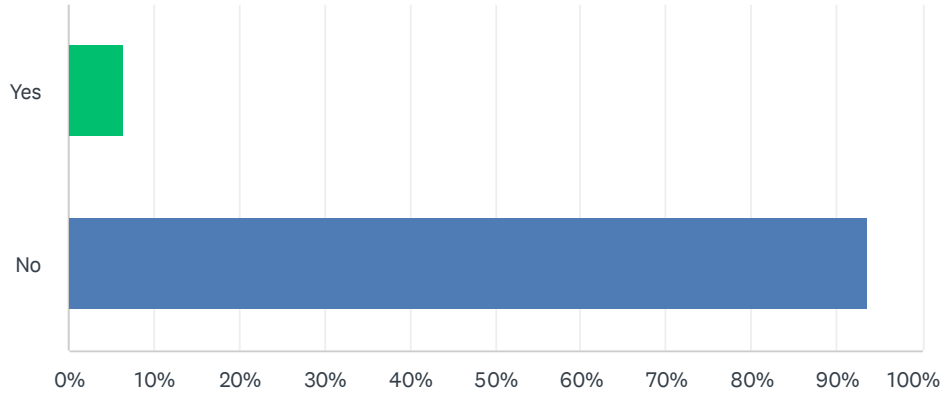
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ANSWER CHOICES	RESPONSES	
Race/ Ethnicity/ Language spoken	40.00%	4
Sex/ Gender/LGBTQ	10.00%	1
Income status / Income too low	20.00%	2
Age	20.00%	2
Familial status / Having children	10.00%	1
Disability	0.00%	0
Criminal history	0.00%	0
History of eviction, 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?

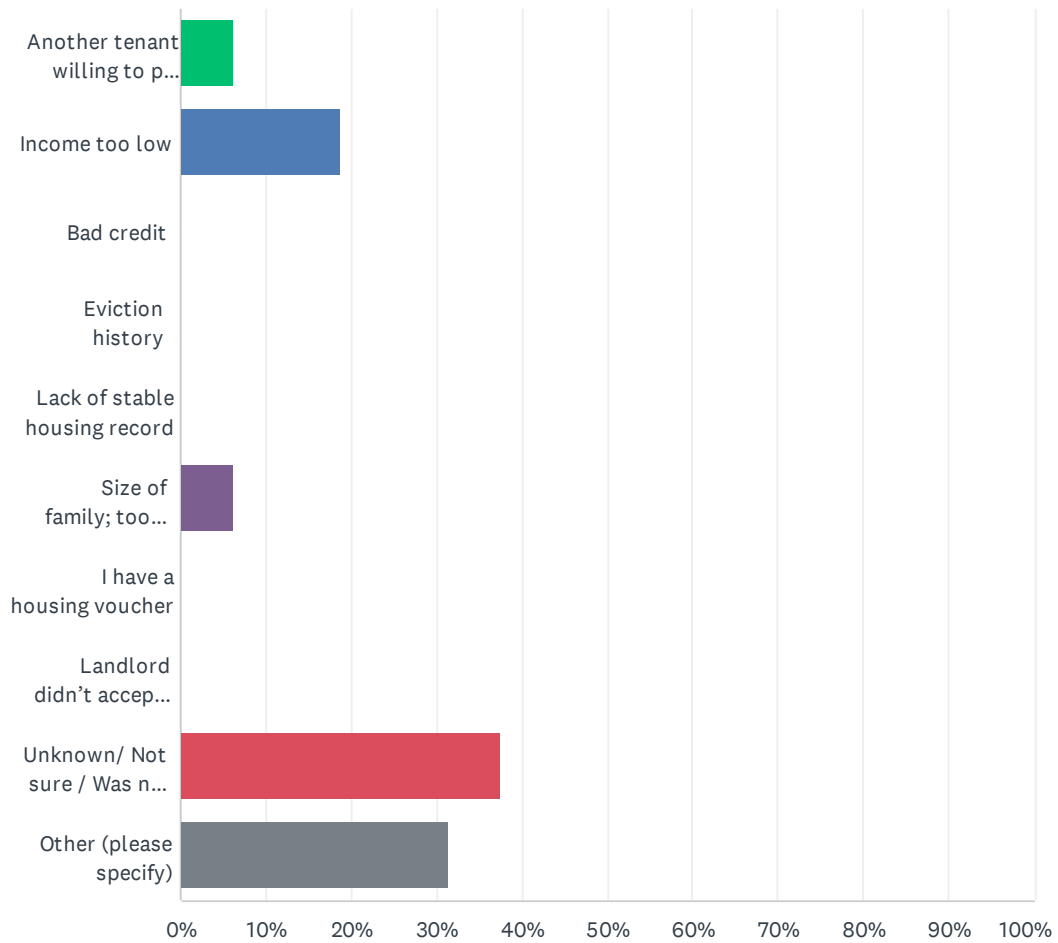
Answered: 200 Skipped: 19



ANSWER CHOICES		RESPONSES	
Yes		6.50%	13
No		93.50%	187
TOTAL			200

Q16 Why were you denied?

Answered: 16 Skipped: 203



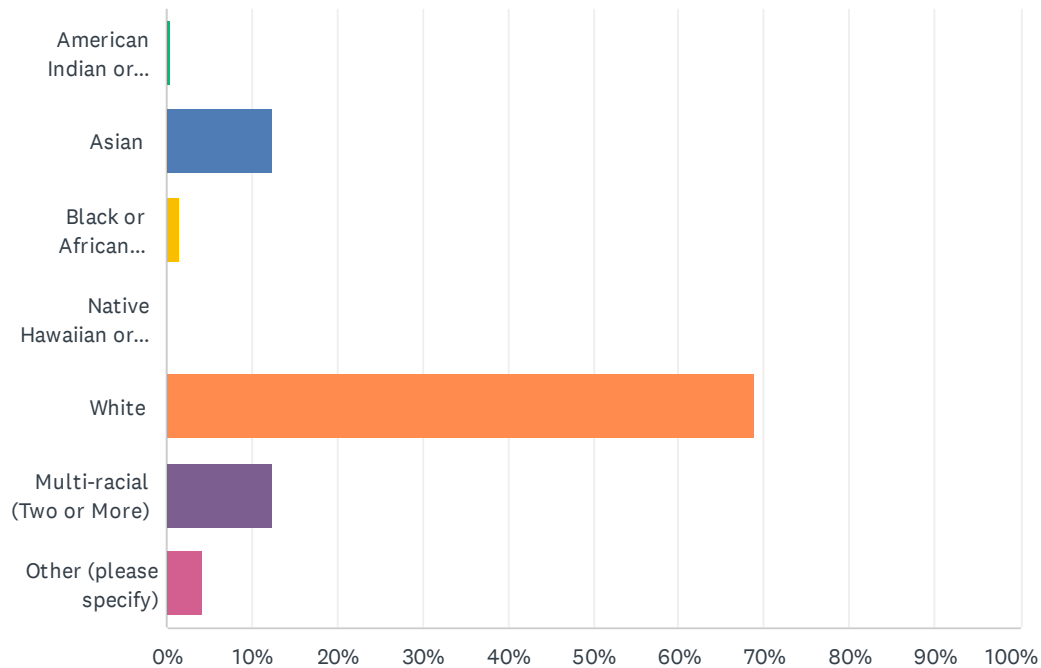
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ANSWER CHOICES	RESPONSES	
Another tenant willing to pay more	6.25%	1
Income too low	18.75%	3
Bad credit	0.00%	0
Eviction history	0.00%	0
Lack of stable housing record	0.00%	0
Size of family; too many people	6.25%	1
I have a housing voucher	0.00%	0
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

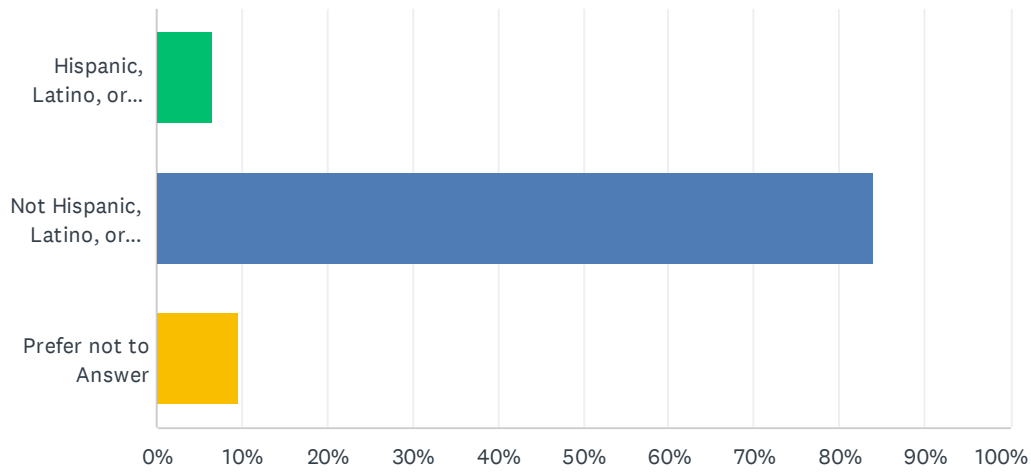
#	OTHER (PLEASE SPECIFY)	DATE
1	Middle east	5/30/2022 7:23 PM
2	Human	5/21/2022 11:30 AM
3	Prefer not to answer	5/20/2022 4:44 PM
4	Black, White	4/29/2022 12:36 PM
5	Iranian American	4/26/2022 8:10 PM
6	Midle Eastern / Arab American.	4/26/2022 2:46 PM
7	Northern European. I do not like the term "white" rather than area of origin like Asian, Pacific	4/21/2022 9:23 PM

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	Islander etc.	
8	Mexican	4/19/2022 4:40 PM
9	Not relevant.	4/12/2022 5:35 PM

Q18 Which best describes your ethnicity?

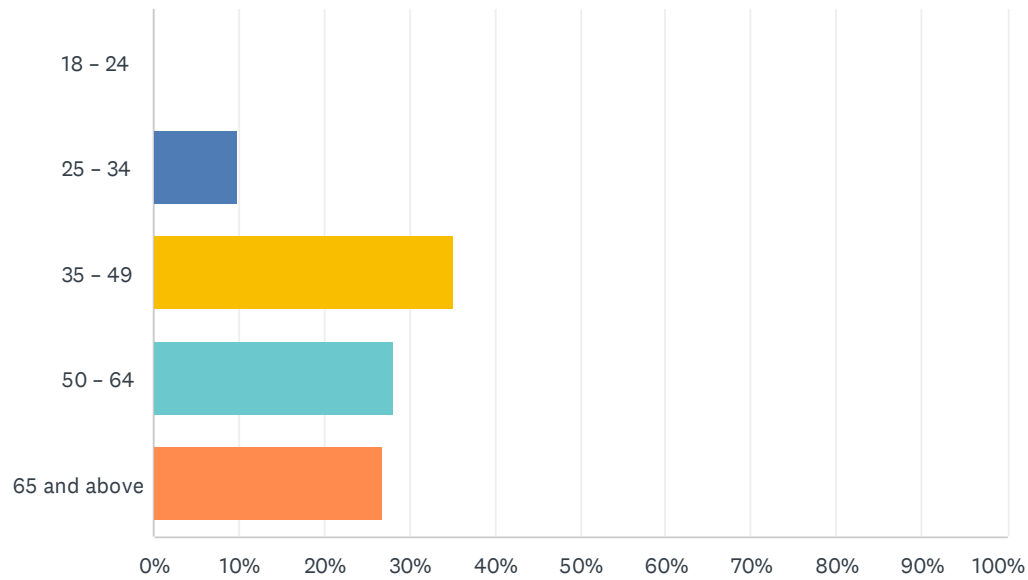
Answered: 199 Skipped: 20



ANSWER CHOICES	RESPONSES	
Hispanic, Latino, or Spanish Origin	6.53%	13
Not Hispanic, Latino, or Spanish Origin	83.92%	167
Prefer not to Answer	9.55%	19
TOTAL		199

Q19 What is your age?

Answered: 213 Skipped: 6



ANSWER CHOICES	RESPONSES	
18 – 24	0.00%	0
25 – 34	9.86%	21
35 – 49	35.21%	75
50 – 64	28.17%	60
65 and above	26.76%	57
TOTAL		213

Q20 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

Answered: 96 Skipped: 123

#	RESPONSES	DATE
1	Make some truly affordable housing further away from noisy BART. Also, make BART adhere to noise ordinance which they ignore. Bike paths, safe walking paths, bike lockers at BART would all encourage ridership. CLEAN UP SF DOWNTOWN STATIONS, quit acting helpless. DO YOUR JOB, BART	7/12/2022 5:20 PM
2	Would be nice to have transitional housing available for our un-housed people instead of tents along the green belt.	5/31/2022 1:27 PM
3	Help with adding to the existing home. We're family of 5 in small 2 bedroom home. We need bigger space like adding second story to our home. But that process is overwhelming and expensive. Need help from the city to make this happen easier process. Maybe help with loan and permits.	5/31/2022 8:32 AM
4	My concern is the amount of new units being built in El Cerrito seemingly without consideration to the lack of infrastructure to support that many new people living here, especially the already overcrowded schools. And the fallacious belief that limiting parking in these multi-unit apartments will prompt people to use public transportation as BART and AC Transit begin to scale back or eliminate routes. I would like to see how the Housing Commission is addressing these issues in tandem with more housing, for example some kind of demonstration that limiting parking does promote public transit and not clog up roads and public parking.	5/30/2022 11:35 PM
5	As someone who uses BART, I'm concerned about removing parking at BART stations in order to build high density housing.	5/30/2022 10:56 PM
6	You need to find a way to build affordable housing near BART and keep parking available. The impact on the neighborhood will be huge and people will just drive instead.	5/30/2022 10:45 PM
7	Bart should NOT be used for low income housing. Affordable housing should NOT come at the expense of Bart riders' parking!!!!!!!!!! We have been riding and parking at Bart for years. We voted for Bart for transit, NOT HOUSING. Stop screwing us over. We will simply DRIVE and no one will be able to use that station.	5/30/2022 8:45 PM
8	I'm not sure how most if any of these questions provide the city with information on what residents want in policies related to housing. Not a single question about preference for housing, where it is located (i.e. central shopping area or residential, near BART etc.) This is more of a survey of the personal lives of the survey takers. I found it offensive.	5/30/2022 8:21 PM
9	This survey is skewed to one perspective, should have been reviewed by professionals. But I'm sure it will give you the results you were hoping for	5/30/2022 7:14 PM
10	Please find places for the tented people along the Bart path wildflower area. There are now serval tents and people living in the ravine at key street, behind the onion hamburger store	5/30/2022 7:07 PM
11	Your building department is outdated and slow. You make it impossible for businesses to open bc of major delays. Defund the police and fire departments. More street lights and sidewalks.	5/30/2022 6:17 PM
12	I wish an ordinance was enacted that would mandate landlords provide code compliance documentation upon renting and every 5 years thereafter; provide process where inspections could be provided upon request (I lived at DelNorte for 11 happy years—the last two have been hell due to the drastically increased noise exacerbated by management's removal of sound-deadening carpet/pad, replaced with cheap vinyl flooring. Help!!!!	5/30/2022 5:19 PM
13	Develop vacant lots downtown. Clean up trash downtown. Create more green space downtown. Enhance pedestrian and bike access downtown.	5/28/2022 9:31 AM

El Cerrito Housing Element Update

14	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

El Cerrito Housing Element Update

23	We want beauty, landscaping, good design & architecture in El Cerrito, in affordable housing and in the residential & commercial development approved & built. Majority is unattractive, out of scale or just ugly. Please try harder.	5/20/2022 10:37 PM
24	In addition to affordable housing availability (both ownership and rental), it is important to have policies that will improve the environmental/climate impacts of housing (new and retrofitted), including phasing out fossil fuel use, improving indoor air quality, reducing embodied energy/carbon of construction materials, and reducing water use and increasing recycled/greywater, etc.	5/20/2022 3:50 PM
25	My son and his family were forced to move when rents became too high and the rental was not maintained by the owner. So much water damage. The renters feared insisting on repair because the rent kept climbing.	5/19/2022 10:16 PM
26	I love El Cerrito, we moved here in 2021 from San Francisco. We live nearby condos, apartment buildings, multiplexes, and single family homes. I think that is what makes our neighborhood so amazing, many different people from many different economic and cultural backgrounds. More housing, especially affordable for low and very low income folks is desperately need in the Bay Area, and I hope we can build more housing here in El Cerrito in the upcoming planning period.	5/18/2022 10:20 AM
27	Need affordable housing for singles and retirees: not all the monster additions and remodels. Need affordable ADU building: it's so expensive to build that one is forced to charge high rent to pay for it. And being able to age in place is too expensive.	5/17/2022 3:54 PM
28	I think we need more housing, and the arguments about changing the character don't hold water - the character is changed already. We cannot try to keep el cerrito the way it was 40 years ago. and we need to make it so lower-income and middle class folks can live here. That's all.	5/16/2022 1:48 PM
29	Open spaces for all residents, less time for services to open new store fronts, better street safety, and walkability	5/16/2022 7:22 AM
30	The current housing policy that has different tenant protection for "mom and pop" landlords versus larger landlords is ridiculous.	5/14/2022 8:00 AM
31	Build transit friendly housing along the San Pablo corridor. Don't make Bart inaccessible to hill dwellers. ADU's should only be permitted with consent of neighbors and shouldn't exacerbate parking and narrow streets.	5/2/2022 7:29 PM
32	I really think that making it easy in to build ADU's in El Cerrito, could be a major help to our housing crisis. Many California cities have pre-approved plans (e.g. San Jose and Encinitas) making it much easier to navigate the process.	5/2/2022 12:09 PM
33	I was able to buy a house because I relentlessly bothered lenders and agents to assist me in 1999. I had a harder time renting than buying a home. Glad that I did. I see that housing is limited due to government intrusion in the economy; the high costs of building due to government policy does limit supply. for example, eviction moratoriums do restrict supply and this increased the cost of housing for the everyone. Official feel like they are doing good without acknowledging that their policies do limit supply. This is not the only problem. Instead of limiting supply, officials can only review how they actually make housing more expensive. This helps current homeowners without making the "pie" bigger for all.	4/27/2022 11:30 AM
34	I have not seen enough focus on increasing the supply of housing. We need to change zoning laws to allow for denser housing to be built anywhere in El Cerrito. We should also push for development of currently empty lots. More housing means that prices for houses or rents have a chance to come down.	4/26/2022 10:26 PM
35	I'm concerned about overbuilding multi-family residential developments, and altering the character of El Cerrito. The dramatic decrease in commuter travel on BART during the pandemic may not rebound to levels that were anticipated during BART planning and past updates to the Housing Element. Let's take time to carefully evaluate future housing demand.	4/26/2022 10:25 PM
36	Please allow for higher densities in residential neighborhoods.	4/26/2022 9:19 PM
37	In addition to being affordable, new housing needs to be electrified and served by public transit, to help mitigate the climate crisis.	4/26/2022 9:07 PM
38	I would like to see more construction of affordable and "missing middle" housing and no	4/26/2022 8:34 PM

El Cerrito Housing Element Update

subsidies for market rate apartment construction. Also please preserve our existing single-family neighborhoods. Deter the purchase of homes by investors who flip them for short-term profit or turn them into rentals and support their purchase by people who want to live in them. Also take action to deter people from leaving their homes vacant for years or decades and continuing to claim Prop. 13 tax assessments that belonged to their grandparents.

39	Housing needs to be coordinated with affordable transportation so that residents are not required to own a car to take care of basic needs.	4/26/2022 6:48 PM
40	Focus on opportunities to support lower income and low/middle income renters and buyers more than established homeowners. Require new developers to quietly set aside a percentage of units for section 8 or other lower rent programs. Or first time homeowner programs like NACA. Just mixed in with everyone else. I am impressed with the programs that work with people long before they purchase ~ to build a nest egg and credit before going into the market. It helped my daughter to be prepared and successful. While I have not experienced housing racial discrimination in the past 10 years it was rampant when my family first tried to move into the El Cerrito hills in the 1960's. Sellers slammed their doors when they saw we were not White. It seems like long ago but there are still so few Black and Latina families except in the flatlands. I suspect it affects renters more than buyers now? In my neighborhood as elderly homeowners pass away their children are holding onto and renting out their parent's houses. El Cerrito may become more of a single family home rental market.	4/26/2022 11:49 AM
41	We have a large amount of abandoned buildings along San Pablo Ave. Hopefully we can use these spaces to build modest apartments to relieve the intense housing shortage in El Cerrito.	4/26/2022 10:55 AM
42	Compared with other cities, El Cerrito has done well meeting housing targets, but I have been harping on the need for units that more than one person can occupy. Developers say the market is stronger for single-person units, but I suspect that the bigger motivation is that profit margins are bigger for single-person housing.	4/26/2022 10:51 AM
43	El Cerrito is a pioneer in environmental policy. We must also become a pioneer in equitable housing opportunities. We must create a pilot program to bring back economically displaced households and those who went to El Cerrito schools and grew up both in El Cerrito and Richmond. We must find a climate rationale to prioritize rental and ownership housing that is affordable, particularly for people who need to, for economic and social reasons, be closer to relatives, and community networks. This will result in greater community health, sustainability and prosperity. Building more homes with less parking and along major transit corridors and transbay bus hubs is critical. Thank you!	4/26/2022 10:51 AM
44	Transit oriented development is a must, we need to rapidly speed up development of the San Pablo corridor near Plaza and Del Norte BART. Deployment of ADUs and Manufactured housing can certainly be part of the solution but should be prioritized near the public transit corridors and should be all-electric.	4/26/2022 10:41 AM
45	More low cost apartments for families.	4/26/2022 10:33 AM
46	More support for first-time homebuyers. The high real estate bidding makes it harder for low to moderate-income families to obtain a single-family home. More partnerships with local non-profit agencies like example RNHS to support low to moderate families be homeowners. Example, when you think you are finally obtaining for a down payment the cost of living increases and other factors in society.	4/26/2022 10:09 AM
47	I hope that the city continues to prioritize permitting market-rate housing, especially on/around transit centers. Also, permitting processes for home improvements have been painful in my experience (it took us 6 months to get a solar permit), and I hope the city makes investments in streamlining permitting to help reduce the cost of building and maintaining housing.	4/26/2022 9:58 AM
48	Affordable housing, maintained in good condition, is the #1 priority throughout the Bay Area. Rents are too high, and the high cost to purchase a home only reinforces that. Homebuying assistance, as a secondary priority, will help to support affordable rentals; reasonable rules for landlords will help to prevent investors from snapping up all of the inventory and preventing families from making their homes here.	4/26/2022 9:56 AM
49	Make san pablo better	4/26/2022 9:51 AM
50	I'd prefer for EC to focus on their current financial issues rather than housing. There is more than enough housing in EC.	4/25/2022 3:37 PM

El Cerrito Housing Element Update

51	Incentives for landlords with single family homes to join affordable housing programs to keep rents lower for couples whose total household income is \$150,000 or less. So my husband and I can live/rent where we work.	4/23/2022 1:37 PM
52	I really hope El Cerrito continues to build more housing. I also hope they stay away from rent control. The way to solve our housing crisis is to build more housing.	4/21/2022 7:06 PM
53	This is anecdotal info. Nice, but not based on actual research.	4/21/2022 5:13 PM
54	The questions about discrimination in the last ten years are flawed. It's been more than ten years since I sought housing, so I answered no—but that gives zero information about whether I count as someone who hasn't experienced discrimination, just that I didn't expose myself to the possibility.	4/21/2022 9:36 AM
55	Insist on attractive architecture and design for new buildings. They are all ugly, especially that new monstrosity near Del Norte BART. Beautiful architecture enhances a city and increases its desirability as a place to live or visit. Enough with the bad building designs.	4/21/2022 12:06 AM
56	There is not enough water for new housing	4/20/2022 11:20 PM
57	El Cerrito needs to balance the overgrowth of large ugly housing complexes with the importance of maintaining a small city feel. El Cerrito is losing some of it's quaintness which should be just as important as providing housing. The City is becoming less attractive due to it's overcrowding, increase traffic on city's streets, etc.	4/20/2022 10:39 PM
58	need to solve water problems before add more people to megadrought California.	4/20/2022 10:03 PM
59	Affordable housing is not the same as low-income housing, and is too often out of reach for working class people. We who work low income jobs deserve to live here too! And the pandemic has show that we have the capacity to house the 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

El Cerrito Housing Element Update

68	I want to see more density in El Cerrito! We need more homes to keep housing prices affordable to retain the culture and character of our diverse city, plus more density will make me feel safer as a young woman walking around at night.	4/19/2022 9:10 AM
69	In order to reduce greenhouse gas emissions, all new housing in El Cerrito should be all-electric and not use any methane.	4/19/2022 8:22 AM
70	Eliminate covered parking requirements for SF	4/18/2022 8:59 PM
71	Rent control is not the solution to any housing crisis. More housing is the solution to any housing crisis. They city should evaluate red tape holding up development and promote the sale of underutilized or vacant retail on San Pablo.	4/18/2022 4:38 PM
72	I am concerned about the corporate landlords who are buying up property. We need to know the data for our area. How many single homes are turning to rental or air b and b	4/18/2022 1:53 PM
73	We shot ourselves in the foot by voting for Prop 19, I didn't vote for 13. Something had to be corrected but 19 is a realtors dream. The whole area will all be upper class housing market very soon. The "Help" if they can work will be living on the street.	4/18/2022 1:53 PM
74	Housing density should be located along transit corridor, while not impacting quality of life for other residents such as view, sunlight, on street parking. Better to have more building of smaller height. More emphasis should be given to architecture/design to improve aesthetic quality of buildings (and the image of EC). Provide open space/green space/community gardens with developments.	4/18/2022 1:20 PM
75	Electric vehicles are another city priority to help combat climate change and yet we have far too few supports for EV owners when many homes lack garages for chargers and there ia no guideline to approve a curbside private charger by the driveway apron. I have witnessed multiple owners simply dragging extension cords across sidewalks (which is a hazard) but when trying to pursue a legitimate solution I have been unable to secure guidance- so instead jockey for position at the (only one!!) charger at City Hall or the slow chargers at the recycling center (in contrast Tesla chargers are abundant at the Plaza but not even on charger doe non Teslas is at the Plaza, community center, etc.	4/18/2022 11:33 AM
76	I support building more apartment buildings on San Pablo Ave. and at the EC Plaza Bart parking lot.	4/18/2022 11:21 AM
77	With houses going for sometimes close to \$1M over asking price, I'm not sure who exactly can afford to move here these days. I'm grateful I got in when I did, even with my small 2br/1ba, but we'll probably need to move out of EC if we ever want to upgrade to something bigger.	4/18/2022 10:16 AM
78	Eliminate in lieu fees and demand that developers build affordable housing onsite Build the "missing middle housing" that is critically needed Leverage all city muscle to develop land trusts and permanent affordable housing and housing for unsheltered community members Delineate clear goals and accountability measures for affordable and fair housing, as per the state's new mandates	4/17/2022 5:36 PM
79	I answered two question "no" as to whether I was discriminated against or something else in the last 10 years. Although accurate, I feel the answer is N/A as I have been a home owner for more than 10 years. Although it is difficult to afford the repairs to the yellow tagged home we bought, I feel I still am in a position of privilege, I can refinance (and owe more of course, but still). I think priority should be given that benefits the bottom (those who have unstable housing condition, or are looking for an affordable place to live), not those of us who already have the luxury to own; we have the option to refinance. And finally, I want to ensure that protections are in place for the ELIMINATION of any housing unit, not just the demolition thereof in cases where a new housing development is being proposed. We should ensure that we do not lose housing units to construct non residential project or to combine more than one unit into one.	4/14/2022 7:12 PM
80	Every month city should list housing	4/14/2022 10:01 AM
81	I have no idea how people afford to live in El Cerrito; I certainly could not afford my house now. We also have a large number of vacant buildings on San Pablo Ave, yet people are still sleeping in the streets. That makes no sense.	4/13/2022 9:18 PM
82	I think having more dense, affordable housing for young people will help build up a more thriving and interesting restaurant and retail scene in El Cerrito	4/13/2022 11:54 AM
83	I support dense housing near BART stations	4/13/2022 10:26 AM

El Cerrito Housing Element Update

84	I bought a house in El Cerrito because it was a diverse community that included working class and wage worker neighbors. I am deeply disturbed to see so much of our new housing projects only cater to higher income households. And "affordable housing" standards are bullshit and don't actually include people who work for minimum wage, so don't cite the few, performative units that are included in some of the recent developments. Until our new housing actually houses people who are currently unhoused, we are failing.	4/13/2022 10:02 AM
85	Houses are overpriced for the quality. We could technically put all of our money towards buying a house instead of renting, but then we couldn't afford the repair needed to update and fix issues. I don't want to pay a million dollars for a mediocre home that might become a money pit (as that's happened to friends in the area).	4/13/2022 9:02 AM
86	There are empty lots that are perfect for tiny home communities	4/13/2022 8:39 AM
87	Your survey should have an Not Applicable choice where appropriate	4/12/2022 8:35 PM
88	The city should help folks such as teachers, childcare workers, small businesses owners who make \$80 to \$120k and will never qualify for affordable housing get housing here. Consider direct grants, as well as multiagency funding for housing for middle income households.	4/12/2022 7:40 PM
89	Let the markets handle themselves. Stop meddling.	4/12/2022 5:35 PM
90	New housing needs to pay its way for school facilities, park facilities, and road and sidewalk improvements.	4/12/2022 4:46 PM
91	let the market work the city needs to keep their own "feel good issues" out of policy decisions. just look at the housing project at the Del Norte bart station. Hideous i guess they will do this again at the other Bart station. why deface our community with these type of policies. let the market work	4/12/2022 4:13 PM
92	I would encourage those making decisions about housing to consider *modernizing* the current state of housing. We are no longer a majority working class neighborhood in need of single family homes. We need more housing for a diverse community and more housing options to support the most vulnerable of our residents.	4/12/2022 4:11 PM
93	I hope we can update our land use to allow for more housing opportunities (e.g. duplexes allowed everywhere, eliminating covered parking requirements, higher density near transit), as well as better road designs (protected bike lanes, traffic calming, wide sidewalks, access to transit).	4/12/2022 3:46 PM
94	I support high density in-fill housing at a variety of price points so long as there are concurrent infrastructure improvements (parking, roads, schools).	4/12/2022 3:45 PM
95	Mental health programs for the homeless	4/12/2022 3:43 PM
96	We know of a handful of single-family homes in our area that remain empty and feel it's an extremely tragic that the homeowners are allowed to keep it empty instead of being fined and/or renting it out.	4/12/2022 3:38 PM

Polling Results from Community Workshop

El Cerrito Housing Element Community Workshop

26 Apr - 03 May 2022

Poll results

slido

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- Which statement(s) best describes you?
- What is your housing situation?
- What is your age?
- How long have you lived in El Cerrito?
- What do you like about living or working in El Cerrito?
- Which statement best describes your experience finding and securing housing in the City?
- What do you think are the greatest fair housing issues in El Cerrito?
- What do you think are the greatest challenges in El Cerrito?
- What ideas do you have for addressing housing challenges in El Cerrito?

Which statement(s) best describes you?

0 2 4

I am a resident of El Cerrito



I work in El Cerrito



I am a developer in the area



I represent a non-profit or advocacy group



What is your housing situation?

0 2 2

I own my home



I rent my home



I live with family/friends (i.e., do not pay rent)



I have roommates (i.e., live with others and pay rent)

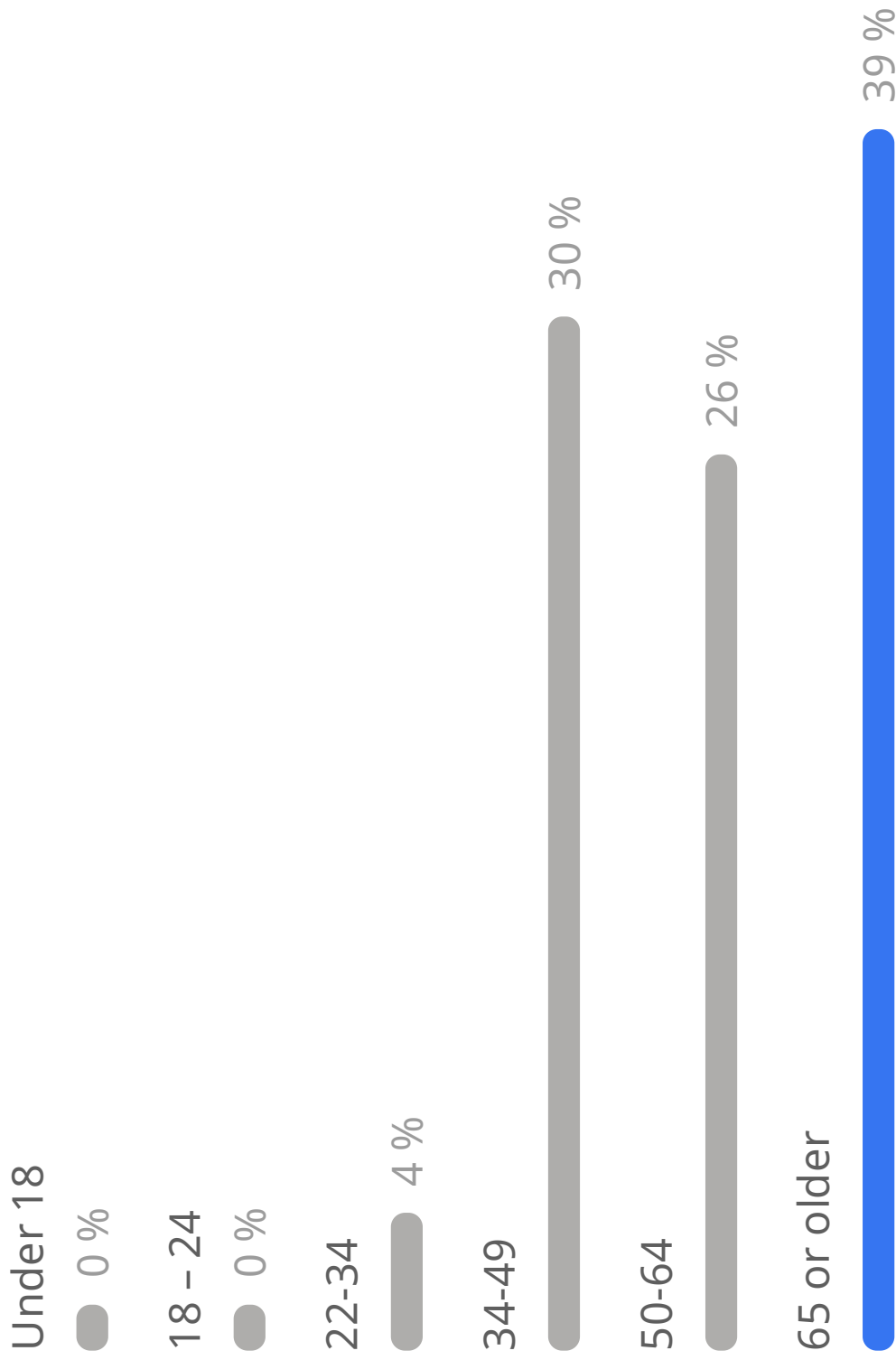


Do not currently have a permanent home



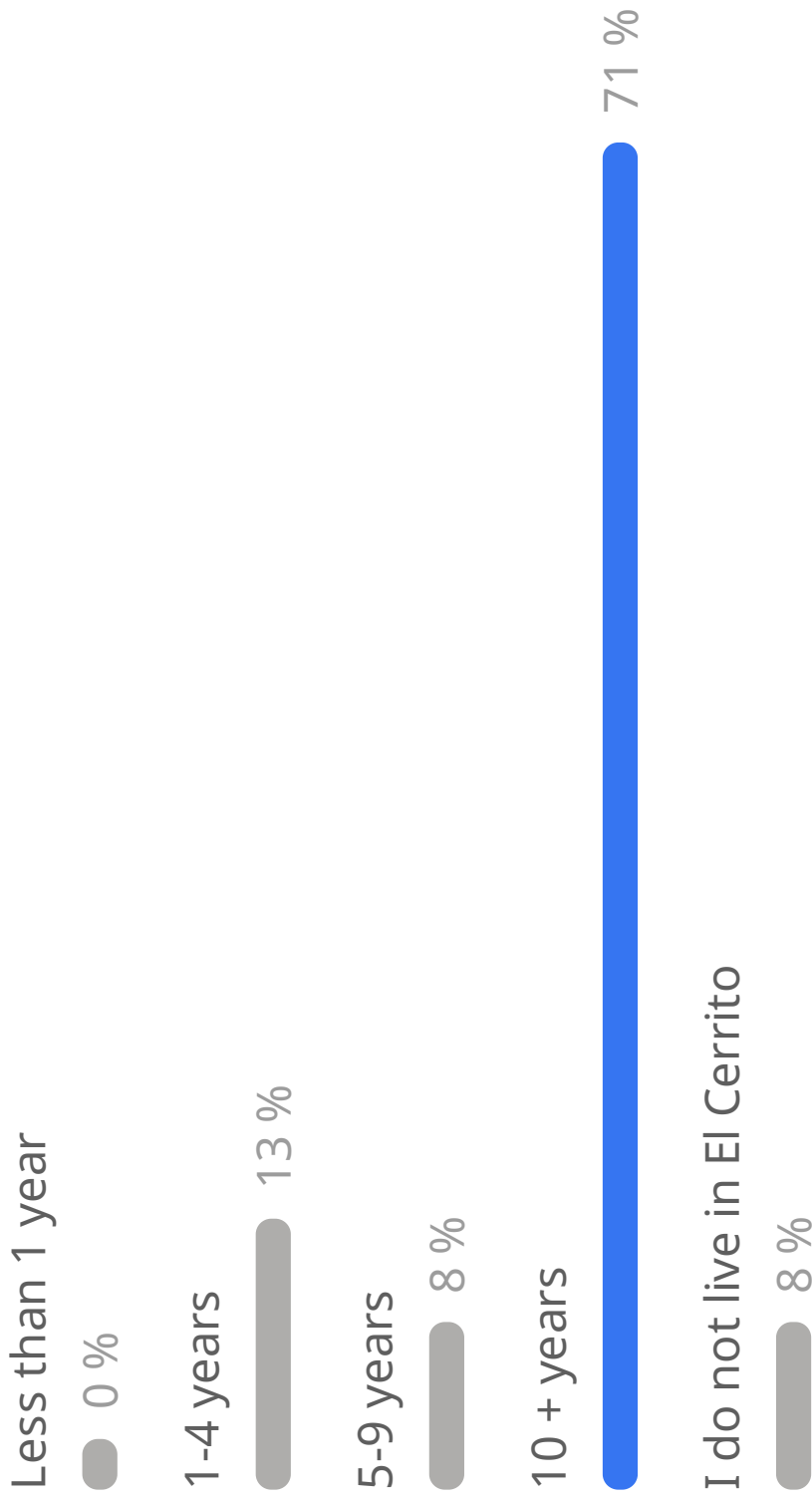
What is your age?

0 2 3



How long have you lived in El Cerrito?

0 2 4



Wordcloud poll

What do you like about living or working in El Cerrito?

420



Which statement best describes your experience finding and securing housing in the City?

0 2 3

I had no trouble finding housing



It was and is still hard to find an affordable place to live, based on my household income.



I had to leave my preferred neighborhood to move to a less convenient location to find an affordable place to live.



Not applicable



What do you think are the greatest fair housing issues in El Cerrito?

(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)

0 2 5

- 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)

0 2 5

- 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
 - Equality
 - affordability
- 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

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

(1/3)

0 2 7

- 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. Disproportionate

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 | with the need for more housing. |
| ● Expensive housing pushing out existing residents and creating a wealthy monoculture | ● affordability |
| ● Housing affordability | ● unaffordable housing, cost of development, unsustainability |
| ● Parking take aways | ● Lack of housing density near the plaza station |
| ● Need housing for homeless | ● Limited build opportunities in hills and large minimum lot sizes |
| ● Public transportation other than bart | Missing middle |
| ● Inequality | ● Feasibility/financing gap |
| ● No help for homeless folks. | ● I was told affordable housing for impoverished people coming out of transitional housing |
| ● Reconciling the desire of a small-town environment | ● Affordable Housing for low - very low income |

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

(3/3)

0 2 7

- 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 in itself instead of speculative
- Develop tiny homes for unhoused developers with high profit motive
- EL Cerrito publicly support public banks
 - Addressing blight to attract more businesses and residents.
- More social housing and community land trusts
 - Work WITH landlords, not against them. Have free mediation available for both tenants and landlords to reduce dependency on courts. Be sure we have 100% of rentals participating in the Rent Registry! Do we?
- Ensure that the affordable housing units aren't only built at the very end of a new housing development.
- public banking/financing for affordable housing to allow the community to invest
 - 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.) | but will allow for both housing and jobs simultaneously; addressing the needs of affordable housing and jobs for homeless individuals and families. |
| <ul style="list-style-type: none">• 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 | <ul style="list-style-type: none">• 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



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](#)

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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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,

A l i s o n M c K e e

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.

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.

Programs and Policies

- 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.

Site Inventory

- 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 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

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 there 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).

Additional recommendations for remainder of Housing Element Process

In furtherance of transparency and public participation, we offer the following suggestions for next steps in the development of the Housing Element:

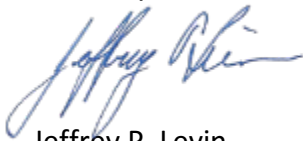
- Prepare and post a summary of changes made to the draft before submitting it to the State, along with a redlined copy showing those changes. This will allow the public to

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,

A handwritten signature in blue ink, appearing to read "Jeffrey P. Levin".

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 disabled 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,

A handwritten signature in black ink, appearing to read 'Howdy Goudey', written over a faint dotted line.

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
(510) 464-6000

2022

March 7, 2022

Rebecca Saltzman
PRESIDENT

Janice Li
VICE PRESIDENT

Robert Powers
GENERAL MANAGER

DIRECTORS

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4TH DISTRICT

John McPartland
5TH DISTRICT

Elizabeth Ames
6TH DISTRICT

Lateefah Simon
7TH DISTRICT

Janice Li
8TH DISTRICT

Bevan Dufty
9TH DISTRICT

Hello,

BART is aware that all Bay Area jurisdictions are actively working on updating their Housing Elements to meet their Regional Housing Needs Assessment (RHNA) numbers, as required by the State of California. As part of the process, local governments are required to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. As such, cities and counties with BART stations may be considering BART land in their inventories. Building on our recent conversations about the development potential and timing of implementing transit-oriented development (TOD) projects on BART land, we wanted to reach out and confirm your community's goals with respect to development at the station(s) in your community.

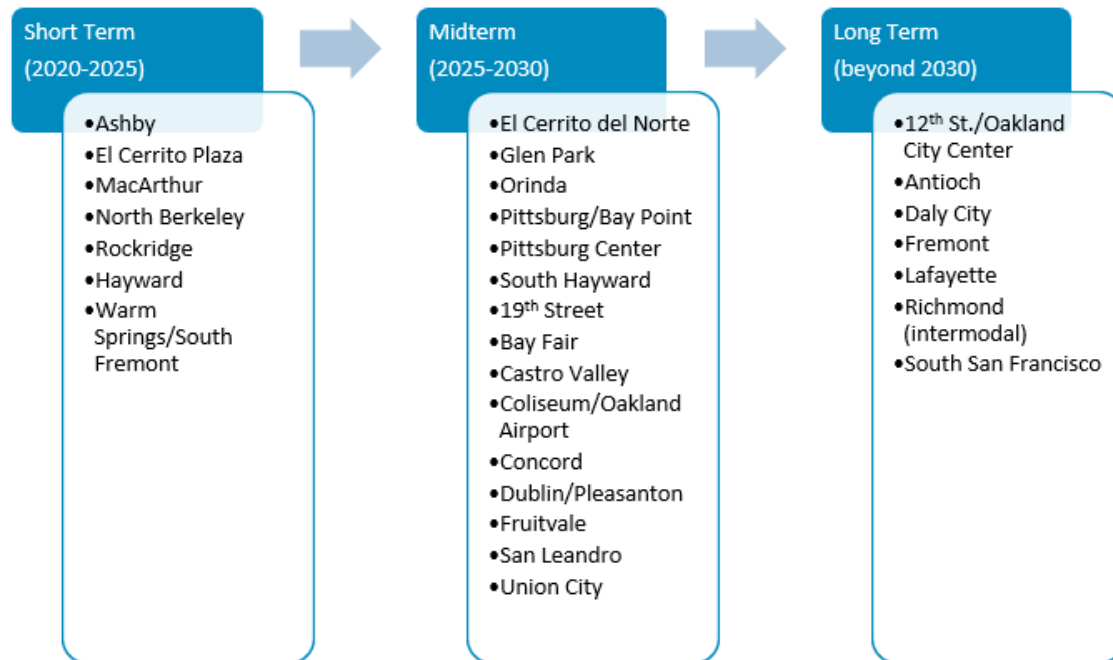
BART acknowledges that public land, including ours, can play an important role in addressing the region's housing crisis. However, given BART's limited staffing resources and very limited funding sources for structured parking that is often required to open up BART's land for development, it would be challenging for BART's TOD program to support the development of all the land that might be included in various jurisdiction's housing elements during the planning period of 2023-2031. Understanding that including our land in a housing element does provide a good opportunity to initiate housing development with the support of the community, we would like to ensure that local jurisdictions are prepared to partner with us on addressing the barriers that may exist at a particular station.

In an effort to support our local jurisdiction partners as they go through the process of updating their Housing Elements, we encourage you to review [*BART's Transit-Oriented Development Program Work Plan*](#) (TOD Work Plan, 2020) before considering BART's land for your 2023-2031 Housing Element as it identifies BART's prioritized sites for TOD implementation. The *TOD Work Plan* incorporated input from many local agency staff on preferred timing for project initiation and the types of projects they wanted to see in BART's station areas.

The first step in creating the *TOD Work Plan* was to determine how BART was tracking towards meeting the TOD program performance targets that were adopted by BART's Board of Directors in 2016. The next step was to prioritize station areas based on three criteria:

1. Market readiness for TOD
2. Local support for TOD
3. Infrastructure needs

Taking into consideration BART staff and resources, the final step was to categorize undeveloped station areas by the following timeframes for initiating development:



For station areas categorized as **Near-term** in BART's TOD Work Plan, we support including the stations in your Housing Element, if that is your goal.

For station areas categorized as **Mid-term** in BART's TOD Work Plan, we would like to have further discussions with you about the timing of development before it is included in Housing Element. BART will most likely not be able to initiate development at all the station areas in the Mid-term category within the 2023-2031 Housing Element planning period, so further discussions with you are necessary to better understand what would need to occur to realistically develop the site. We understand that there are new rules regarding how often a site can be included in a housing element and we want to ensure that we are coordinating on the timing of development to meet both BART's goals and those of the local jurisdiction.

For station areas categorized as **Long-term** in BART's TOD Work Plan, we do not intend to develop the station area within the current Housing Element planning period of 2023-2031. BART does not recommend including our station area in your Housing Element at this time. However, the TOD Work Plan will be updated on a regular basis, and we are happy to coordinate with you if the intention is to include this site in a future Housing Element. If you still plan to include our land in the current Housing Element cycle, please let us know so that we can have further conversations about what would need to happen to initiate development.

The timing of initiating development at a particular station area may be affected by many factors, including BART's transit operational needs and funding availability to complete the project in a timely

manner. Over the next several years, BART will consider **availability of local funding** to support development, especially affordable housing, as a key factor in advancing projects.

Additionally, BART will be seeking projects that can be rapidly delivered through seamless coordination with local jurisdiction staff as a key factor in advancing sites to development. One example will be cooperation on finding BART parking and access solutions that **maximize development** on highly desirable land near station entrances by **minimizing the number of structured parking stalls**. In this example, creative solutions could include options such as shared, on-street parking, and district parking as well as significant investment in access infrastructure and programs to reduce overall parking demand. In the event a high level of BART parking is necessary, outside funding sources will need to be identified.

Delivering TOD projects is complex and requires productive partnerships between BART and local jurisdictions and we look forward to working with you to realize our shared goal of increasing the amount of housing near transit.

Sincerely,

A handwritten signature in black ink that reads "Val Menotti". The signature is written in a cursive, flowing style.

Val Joseph Menotti
Chief Planning and Development Officer



2023–2031 HOUSING ELEMENT UPDATE

ERRATA SHEET FOR THE REVISED HCD REVIEW DRAFT

July 19, 2023

This document includes extracted pages from the Revised HCD Review Draft Housing Element which contain revisions. The teal highlighted text was added in response to comments received from the Department of Housing and Community Development (HCD) during a phone conversation on July 14, 2023, during their preliminary review.

Earlier revisions are shown in tracked changes and with yellow highlighted text.



CHAPTER 5

CONSTRAINTS ANALYSIS

Multiple-family dwellings are permitted by right in the RM, TOM, CC, CN, and San Pablo Avenue TOHIMU and TOMIMU transect zones. Multiple-family structures that contain more than 25 units require a conditional use permit in the CC zone. However, as described earlier, the TOHIMU and TOMIMU transect zones of the San Pablo Avenue Specific Plan replaced most of the CC and TOM zoned sites in the city. Table 5-5 describes multiple-family development standards in commercial areas and the San Pablo Avenue Specific Plan TOHIMU and TOMIMU transect zones. [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
Studio (446 sf)	10 units
1 bdrm (632 sf)	48 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 5-5 Multiple-family Residential Development Standards in Commercial Zones - El Cerrito (2022)

	CN	CC	TOM	TOHIMU (San Pablo Avenue Specific Plan)	TOMIMU (San Pablo Avenue Specific Plan)
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)



CHAPTER 7

HOUSING PLAN



***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 25170 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



Program H-2.D. Assist in Affordable Housing Development

The City shall assist and support ~~in~~ the development of extremely low-, very low-, and low-income housing units, including supportive housing for seniors and persons with physical and developmental disabilities, by supporting applications for 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 through 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 to, demonstrating sufficient capacity at other sites, or taking other actions 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

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 ~~requirements~~.

- 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



***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

ATTACHMENT 3

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

Prepared for:

City of El Cerrito
10890 San Pablo Avenue
El Cerrito, CA 94530

Contact:

Sean Moss
Planning Manager

Prepared by:



Ascent Environmental
455 Capitol Mall, Suite 300
Sacramento, CA 95814

Contact:

Matt Gelbman, AICP
Project Manager

July 2023

20220004.01

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 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 its 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 Existing Housing and Prevent 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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ATTACHMENT 4

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 FURTHER RESOLVED, that the Planning Commission of the City of El Cerrito hereby recommends the City Council adopt a resolution approving the 2023-2031 Housing Element and repealing the 2015-2023 Housing Element in its entirety; 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 _____, second by Commissioner _____.

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Moss, AICP
Planning Manager