



# CITY OF HERCULES HOUSING ELEMENT

Community Workshop  
March 21, 2022



# Welcome & Introductions

- **Robert Reber**, Community Development Director
- **Joan Chaplick**, Principal, MIG, Inc.
- **Scott Davidson**, Principal, MIG, Inc.
- **Edward Samson**, Project Manager, MIG, Inc.
- **Phoenix Alfaro**, Project Associate, MIG, Inc.
- **Isabelle Loh**, Project Associate, MIG, Inc.
- **Samie Malakamin**, Project Associate, MIG, Inc.



# Workshop Agenda

- Welcome and Workshop Overview
- Housing Element Overview
- Local Housing Needs Discussion
- Opportunities for Input
- Public Comment
- Next Steps and Closing Comments

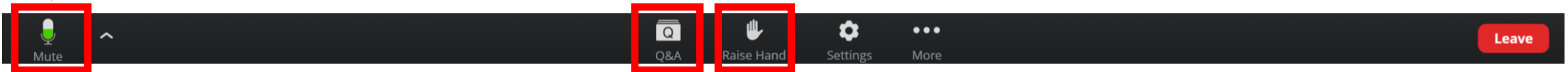
# How to Participate in Tonight's Workshop

- Respond to polling questions
- Submit your comments and questions using the chat
- **Speak to the group** during the public comment period at the end of the meeting

# Zoom Instructions

1. RAISE HAND:  
Request to speak

2. AUDIO:  
Host will unmute you



or Q&A: Type in questions

# Polling Question #1

How long have you lived in Hercules?

- less than 1 year
- 1-5 years
- 5-10 years
- 10+ years
- I do not live in Hercules

# Polling Question #2

Do you work in Hercules?

- Yes
- No
- Does not apply (retired, student, etc.)

# Polling Question #3

What is your housing situation?

- Own my home
- Rent my home
- Live with family/friends, do not pay rent
- Do not currently have a permanent home



# Polling Question #4

What is your age?

- Under 18
- 18-29
- 30-49
- 50-64
- 65+

# Polling Question #5

How do you identify your race and ethnicity? Select all that apply.

- White non-Hispanic
- Hispanic or Latino
- African American or Black
- Asian or Asian American
- Native Hawaiian or Pacific Islander
- Native American
- Two or more races
- I prefer not to say

# Let's test the chat!

- What's one word that describes what you like about living in Hercules?
- Submit your answer using the chat

# HOUSING ELEMENT OVERVIEW

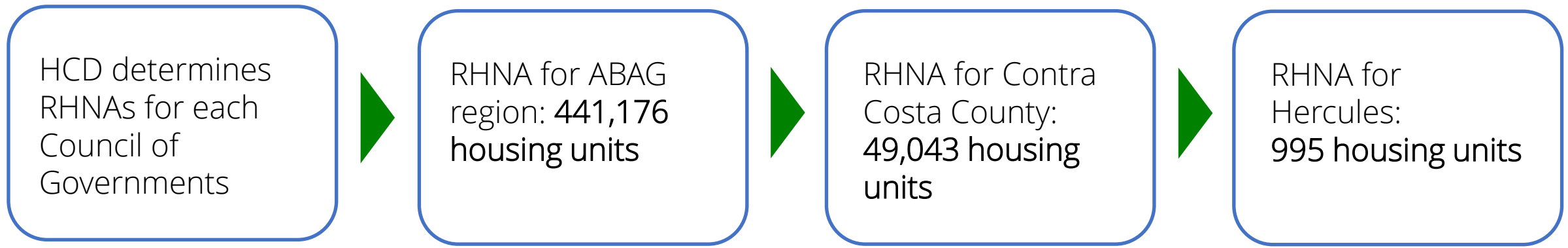


# Housing Element Requirements

- Must be updated every **8 years**
- **Identifies required number of units (RHNA)**
- Identifies **locations** for new housing
- State review **required by California Housing and Community Development Department (HCD)**
- Adoption deadline: January 2023
- **Non-compliance** has consequences



# What is a Regional Housing Needs Allocation?

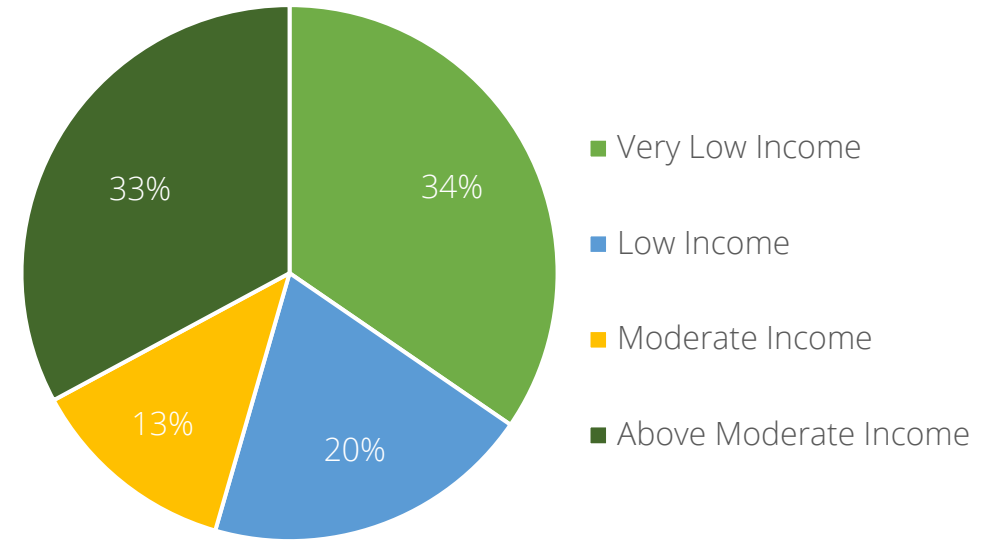


- Regional Housing Needs Allocation (RHNA): **identifies the housing need** in every California jurisdiction
- 5<sup>th</sup> Cycle RHNA was 682
- Every jurisdiction is **required to plan and zone lands** for its RHNA
- The RHNA is **NOT** a construction obligation

# Hercules 2023 – 2031 RHNA

## 995 units Allocated by income categories:

- 344 Very Low – Up to 50% of Area Median Income (AMI)
- 198 Low – 51 to 80% of AMI
- 126 Moderate – 81 to 120% of AMI
- 327 Above Moderate – 120%+ of AMI

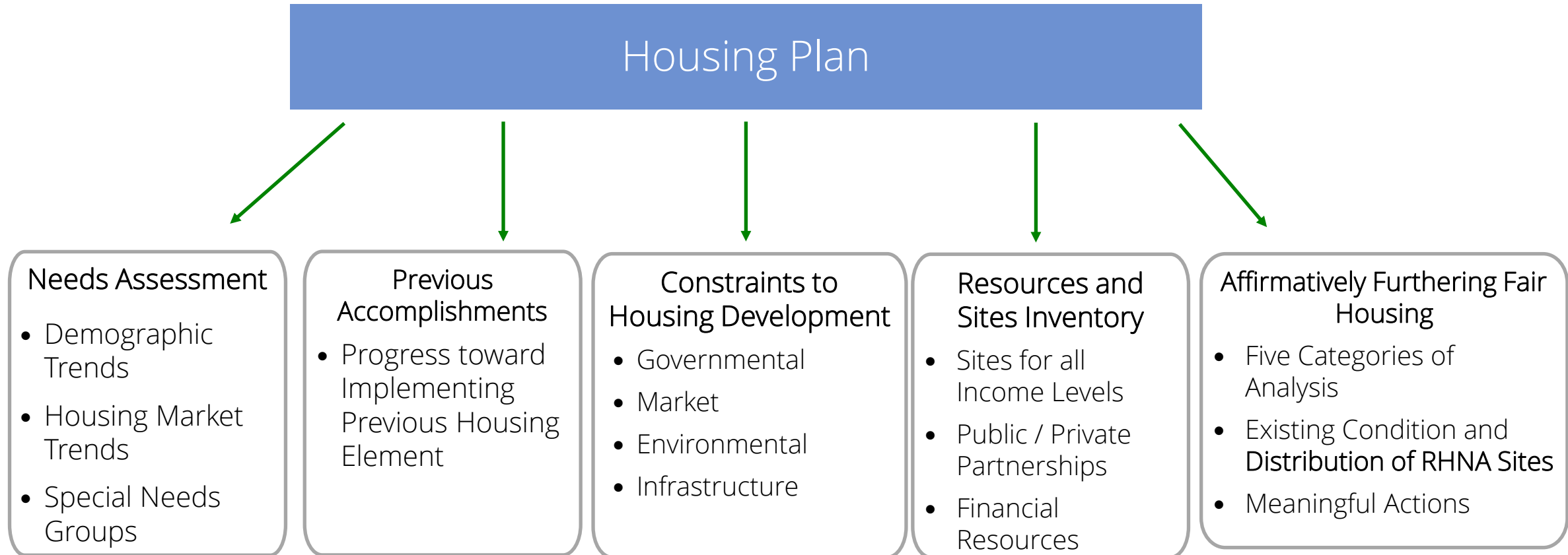


# Contra Costa County AMI Thresholds

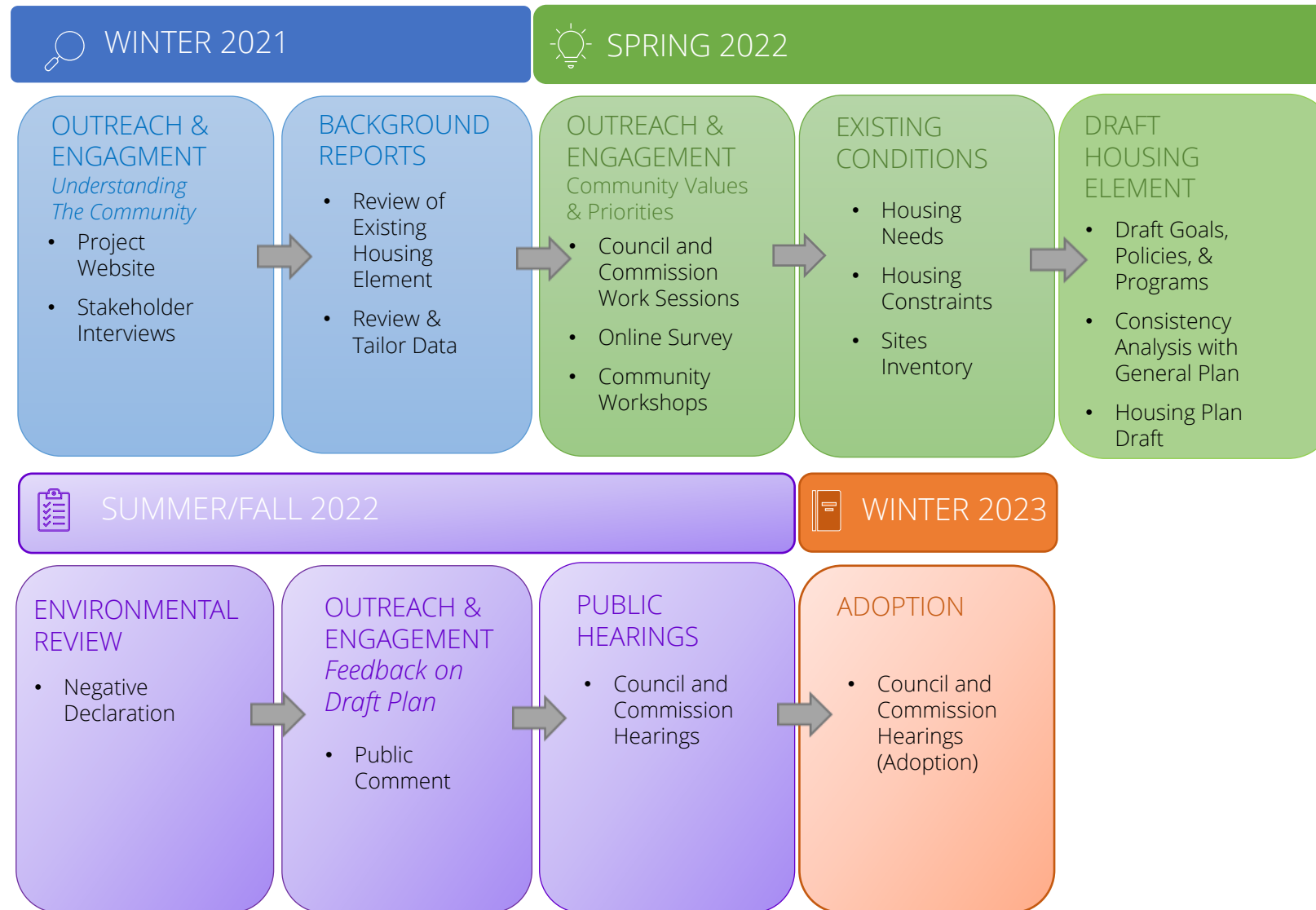
Number of Persons in Household:		1	2	3	4	5	6	7	8
Contra Costa County Area Median Income: \$125,600	Acutely Low	13200	15100	16950	18850	20350	21850	23350	24900
	Extremely Low	28800	32900	37000	41100	44400	47700	51000	54300
	Very Low Income	47950	54800	61650	68500	74000	79500	84950	90450
	Low Income	76750	87700	98650	109600	118400	127150	135950	144700
	<b>Median Income</b>	87900	100500	113050	<b>125600</b>	135650	145700	155750	165800
	Moderate Income	105500	120550	135650	150700	162750	174800	186850	198900



# Components of the Housing Element



# Housing Element Process



# OUR HOUSING NEEDS



# Who lives in Hercules?

- 25,075 residents
- Seniors ages 65+: 16% (increased from 8% in 2010, 171% increase in real number)
- Singles living alone: 19% of residents
- Families: 34% of households (2,831)
- Large households (over 5 people):
  - 12% homeowners and 3% renters
- People with disabilities: 9% of residents

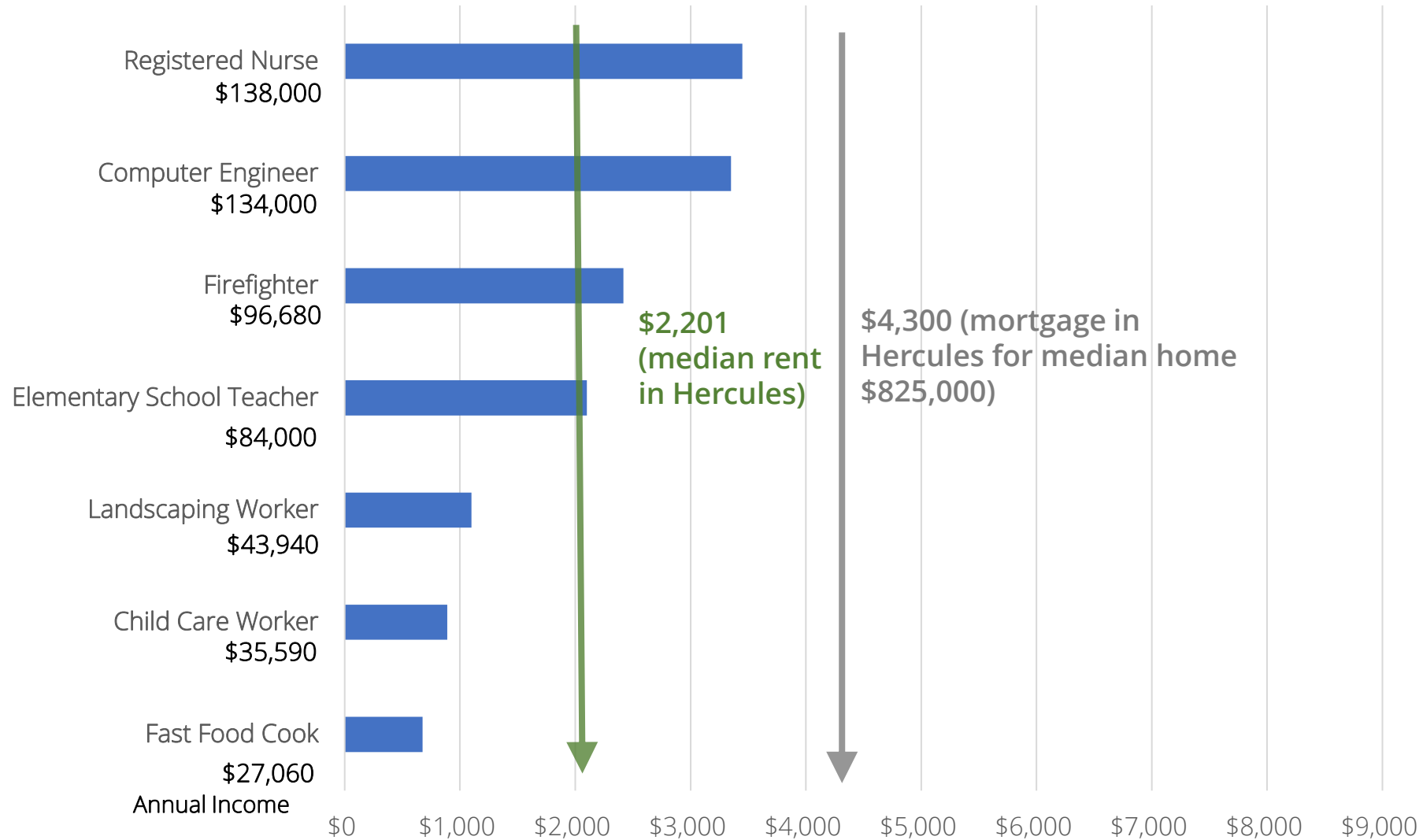


# What is our housing like?

- Tenure:
  - 79% Owner Occupied
  - 18% Rental
- Housing Stock:
  - 65% Single-Family
  - 35% Multi-Family



# Affordable Housing Cost by Job



# Questions?

Please type in your questions.

# DISCUSSION





# Tell us Your Comments, Concerns & Ideas

As we plan to accommodate 995 housing units over then next 8 years, we would like to hear from you.

In the chat, please share:



Issues & concerns related to housing



Ideas and strategies for meeting these needs



# Public Comment

- To make a comment, please use the raise hands feature
- Facilitator will call on you and you will be unmuted and able to speak to the group
- Please keep your comments to two minutes or less

# Next Steps



# Opportunities for Public Input

- Take our survey! Open through March 31, 2022
- Next Workshop: April 25, 2022



**For more information, please visit:**  
**[www.ci.hercules.ca.us/HousingElement](http://www.ci.hercules.ca.us/HousingElement)**

**To submit your questions or comments, please email:**  
**[HousingElement@ci.Hercules.ca.us](mailto:HousingElement@ci.Hercules.ca.us)**



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