



CITY OF HERCULES HOUSING ELEMENT

Community Workshop #2
April 25, 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, Senior Associate, MIG, Inc.
- Isabelle Loh, Project Associate, MIG, Inc.
- Samie Malakamin, Project Associate, MIG, Inc.



Workshop Agenda

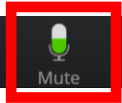
- Welcome and Workshop Overview
- Housing Element Overview
- Housing Needs and Housing Resources
- Policies and Programs
- Opportunities for Input
- Public Comment
- Next Steps and Closing Comments

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

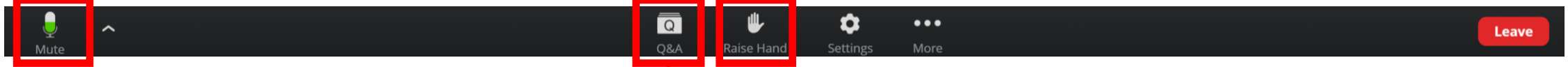
2. AUDIO:
Host will unmute you



1. RAISE HAND:
Request to speak



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 housing in Hercules?
- Submit your answer using the chat

HOUSING ELEMENT OVERVIEW

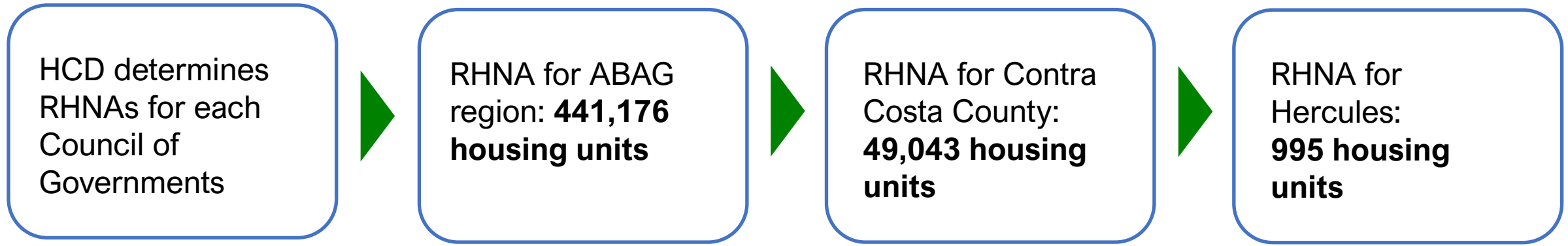


Housing Element Requirements

- 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?

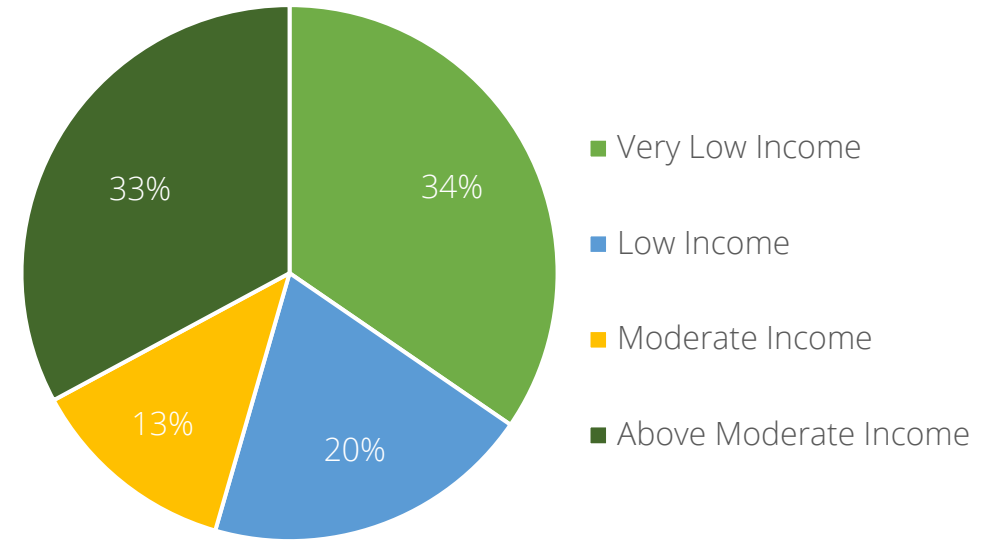


- Regional Housing Needs Allocation (RHNA): **identifies the housing need** in every California jurisdiction
- 5th Cycle RHNA was 682
- Every jurisdiction is required to plan and zone lands for its RHNA
- The RHNA is NOT a construction obligation

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



Components of the Housing Element

Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Previous Accomplishments

- Progress toward Implementing Previous Housing Element

Constraints to Housing Development

- Governmental
- Market
- Environmental
- Infrastructure

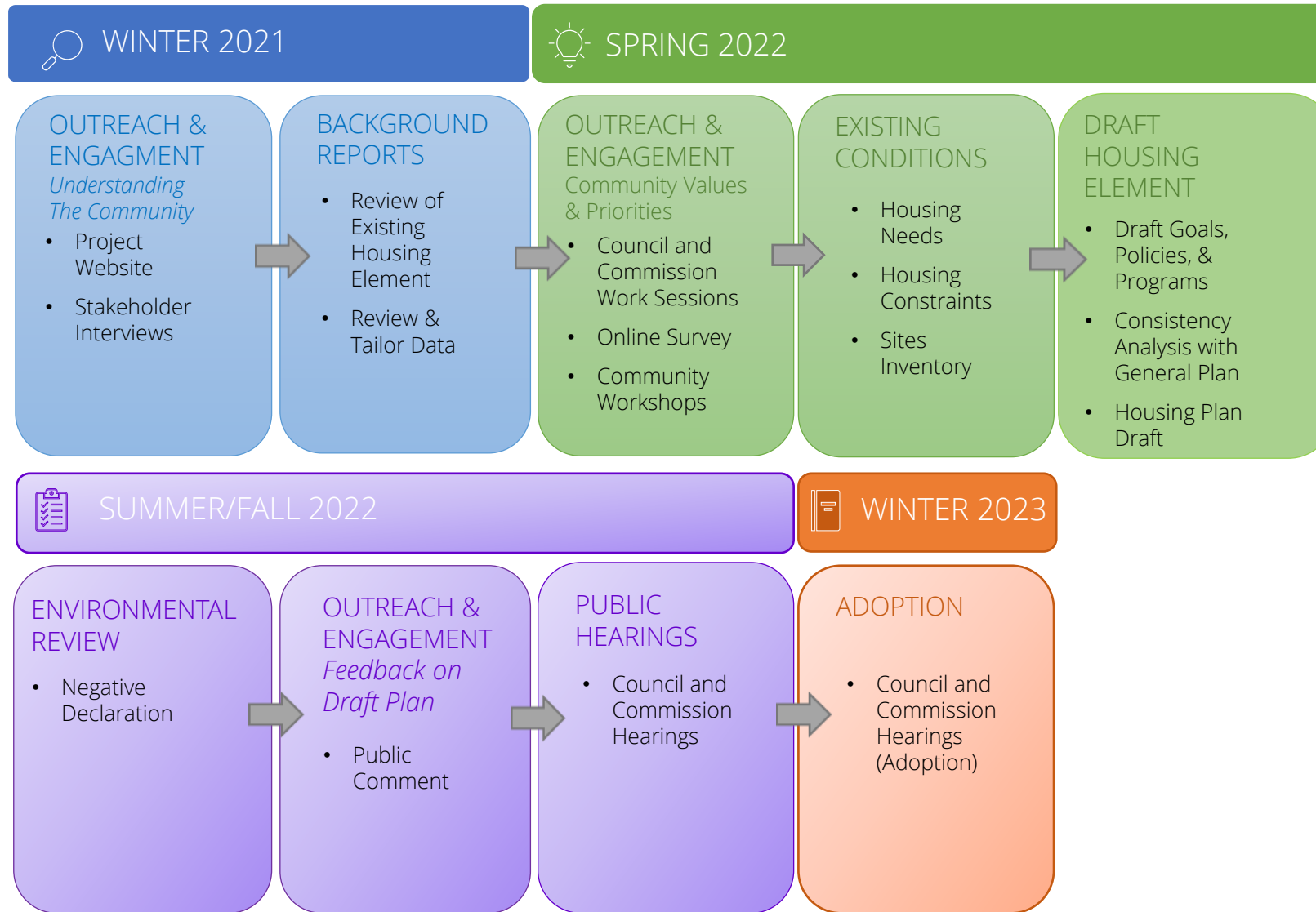
Resources and Sites Inventory

- Sites for all Income Levels
- Public / Private Partnerships
- Financial Resources

Affirmatively Furthering Fair Housing

- Five Categories of Analysis
- Existing Condition and **Distribution of RHNA Sites**
- Meaningful Actions

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



Needs Assessment

- Housing Options – 65% single-family homes
 - More Variety Suggested
- Aging population – 16% residents 65+ and growing
 - Increased from 8% in 2010
- Limited vacancy for rent or for sale
 - 3.1% Vacancy rate
- 32% of households cost-burdened; 41% Renters, 30% Owners
- 60% of cost-burdened households are severely cost-burdened (>50% of income allocated to housing costs)

On-Line Housing Survey Results

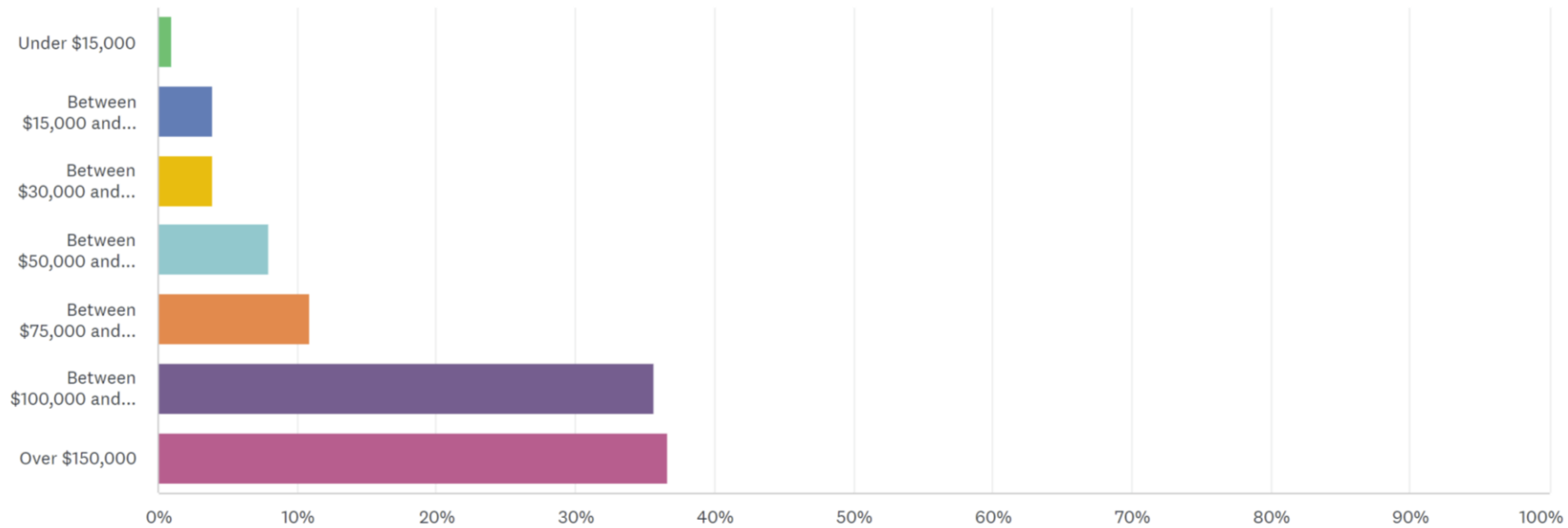
103 Residents responded to an online survey

- 88% home-owner; 10% renter
- 76% 35-64 years old
- 60% female; 40% male

Findings from Survey: Income

What best describes your annual household income?

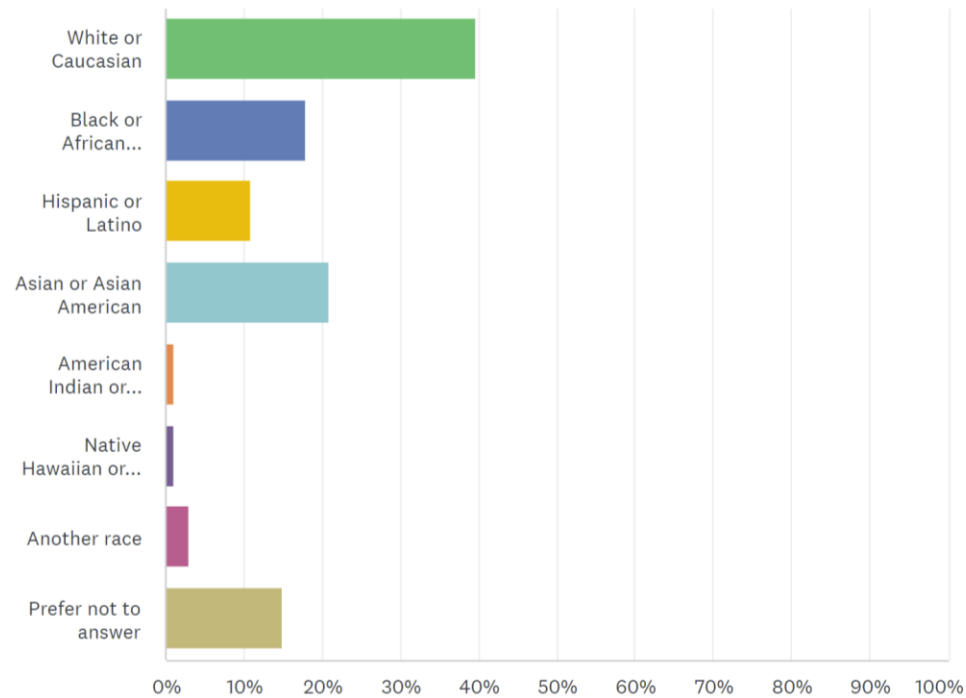
Answered: 101 Skipped: 10



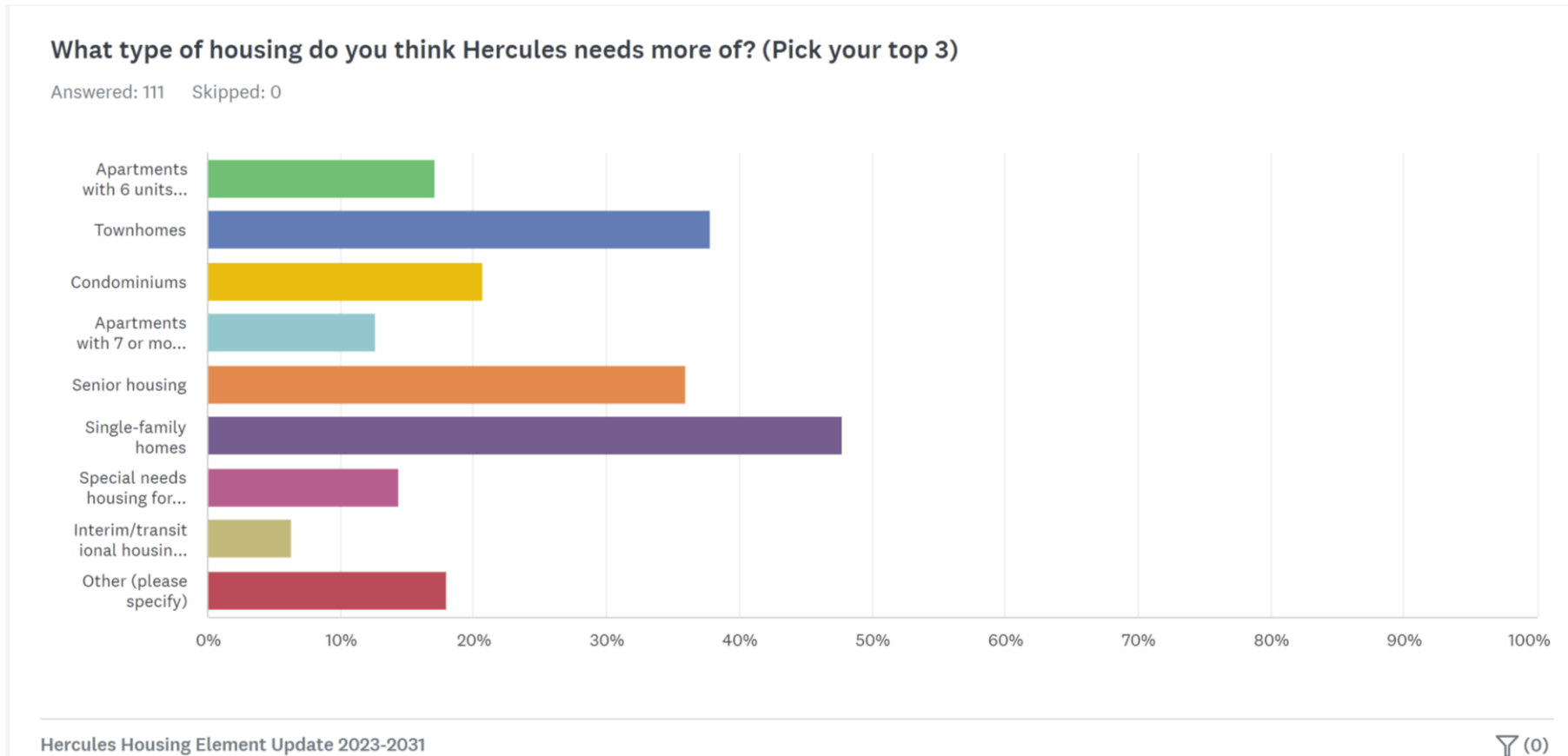
Findings from Survey: Ethnicity

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

Answered: 101 Skipped: 10



Findings from Survey: Housing Variety



What we heard...

- Housing Variety
- Affordable Housing
- Single-Family Housing
- Senior Housing
- Multi-Family Housing
- Starter Homes

What we also heard...

- No more housing
- Traffic is a concern
- Need more commercial development
- Preserve character of Hercules
- Protect the environment

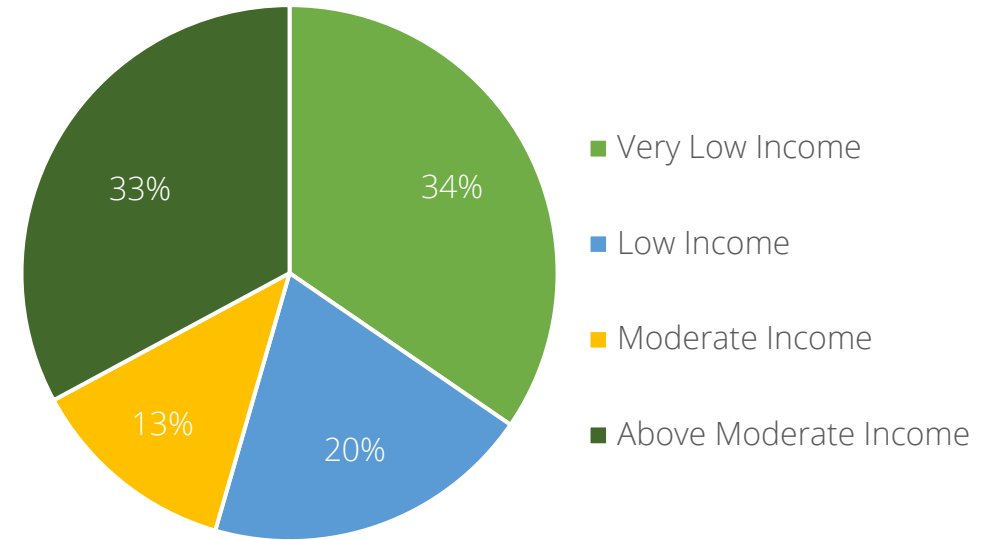
HOUSING RESOURCES



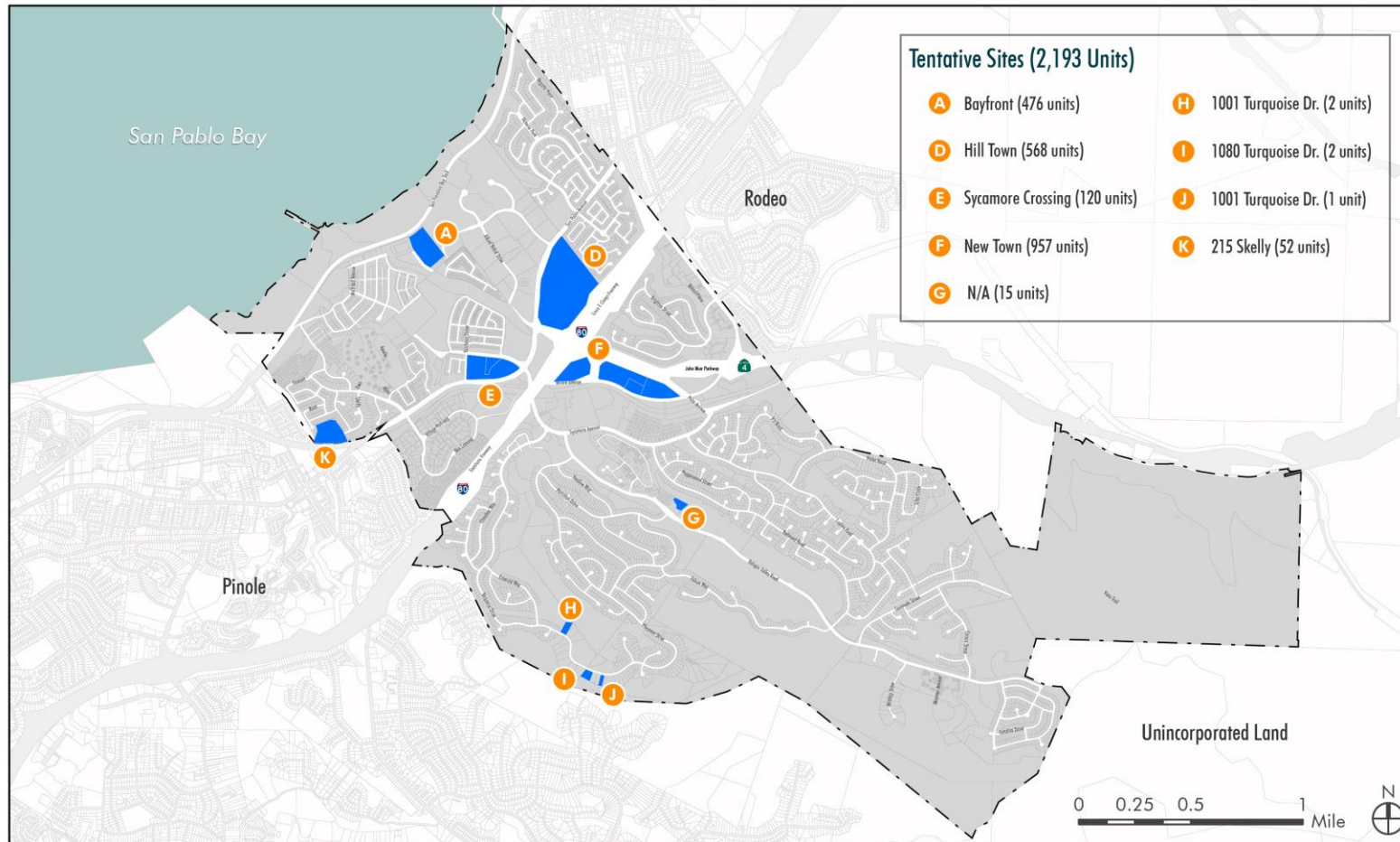
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Housing Resources



City of Hercules Housing Element Sites - April 2022



Questions?

Please type in your questions.

POLICIES AND PROGRAMS



Policies and Programs

- Provide opportunities for a variety of housing choices to meet the diverse needs of the County
- Facilitate the development of affordable housing, particularly for those with lower income
- Remove barriers to creating housing
- Improve the condition of existing housing
- Preserve existing affordable housing
- Promote fair housing

Previous Example of Housing Goal

Goal 1: Assist in the provision of housing that meets the needs of all socioeconomic segments of the community







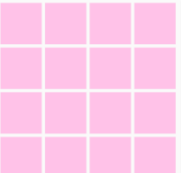
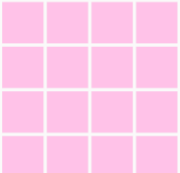
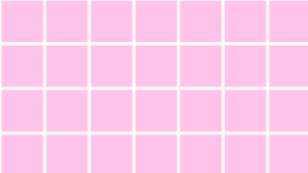
- Policy 1.1** Facilitate homeownership opportunities for low-and moderate-income households
- Policy 1.2** Seek all available resources, including tax-increment revenue, in-lieu fees, and State and Federal monies for the creation of housing opportunities affordable to low- and very low-income households when projects are presented
- Policy 1.3** Actively support and work with non-profit housing, development corporations and other housing providers to promote the development of housing that is affordable to moderate-, low-, and very low-income households
- Policy 1.4** Strive to ensure that units receiving City assistance preserve their affordability for a period of at least 30 years and no less than 15 years
- Policy 1.5** Encourage development of new special needs housing for seniors, single parents, families, large families, the disabled, including those with developmental disabilities, and extremely low-income households
- Policy 1.6** Use density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low-income households in conformity with State law

Input on the Proposed Policies & Programs

Seven proposed policy topics:

- Respond to the polling question:
 - Love it!
 - Like it!
 - Leave it!
 - No opinion.
- Tell us why you selected your response in the chat...

Hercules Community Meeting #2 - Housing Element April 25, 2022

<p>Special Needs Housing</p>  <p>Zoom Polling Results</p>	<p>Housing Stabilization</p>  <p>Zoom Polling Results</p>	<p>Housing Variety</p>  <p>Zoom Polling Results</p>
<p>Affordable Housing</p>  <p>Zoom Polling Results</p>	<p>Funding</p>  <p>Zoom Polling Results</p>	<p>Preservation</p>  <p>Zoom Polling Results</p>
<p>AFFH</p>  <p>Zoom Polling Results</p>	<p>Energy Efficiency</p>  <p>Zoom Polling Results</p>	<p>Q&A</p>  <p>Zoom Polling Results</p>

Housing Plan: Special Needs Housing

Policies to promote housing for special needs groups such as seniors and individuals with special needs:

- locating senior housing such as housing near public transportation
- promoting home modification programs
- accessibility improvements
- promoting Accessory Dwelling Units (ADUs) via fee reductions and waivers

Housing Plan: Housing Stabilization

Policies to support stable housing:

- emergency shelter compliance
- anti-displacement
- eviction protections
- rent stabilization
- education for homeowners and tenants

Housing Plan: Housing Variety

Policies for young adults focused on:

- promoting and service support for independent living
- social housing
- and homeowner education

Housing Plan: Affordable Housing

Policies to encourage, enhance, and support affordable housing:

- incentive zoning
- density bonuses
- inclusionary housing/affordable housing ordinances

Housing Plan: Funding

Policies to examine the generation and use of funds for housing via:

- commercial linkage fees
- housing impact fees
- other funding sources established by the state

Housing Plan: Preservation

Policies to promote neighborhood preservation and housing rehabilitation through

- code enforcement
- historic or architectural designations
- CDBG or other state funds
- housing conditions surveys

Housing Plan: AFFH

Policies that ensure equal housing opportunities for all such as:

- fair housing choice
- enforcement of fair housing laws
- promoting a balance of housing types

Housing Plan: Energy Efficiency

Policies that protect the environment and promote energy conservation in residential developments:

- electrification
- renewable energy
- promotion of LEED certification

Questions?

Please type in your questions.

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

- Community Council Meeting: June
- Administrative Draft Comment Period: June-July
- Planning Commission Meeting: July

For more information, please visit: www.ci.hercules.ca.us/HousingElement

To submit your questions or comments, please email:
HousingElement@ci.Hercules.ca.us

Opportunities for Public Input

- Public Draft Early June (30 days)
- Submission to HCD (up to 90 days)
- Public Draft Edits Early September
- Final Draft Public Hearings at Planning Commission and City Council in October-November

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