

Regional Housing Needs Assessment (RHNA)

As of May 13, 2020

	Very Low (0-50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate	Total
2015 - 2022 RHNA	100	63	69	166	398
Permitted and/or Built Units	62	6	13	462	543
Percent of Need Achieved	62%	10%	19%	278%	136%
Current Remaining Need	38	57	56	-296	-145
*Proposed	0	4	4	72	80
*Entitled	47	39	10	846	942
Projected Remaining Need	-9	14	42	-1214	-1167
<i>*Proposed and entitled figures are estimates pending the issuance of building permits.</i>					

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Affordable Housing Strategy

(adopted August 2017)



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



In August 2017, the City Council adopted the City's first **Affordable Housing Strategy**. The Strategy identified a set of **program and policies** to be advanced in the near and medium-term to proactively address the city's housing needs. Below is a summary of the major policies and programs identified in the Strategy to produce, protect and preserve affordable housing.

Policy Pillars & Strategies

Pillar A. Leverage Private Development to Address Affordable Housing Needs



Metro 510, El Cerrito Plaza
Completed; 2018

1. Establish a new inclusionary zoning policy for affordable housing
2. Monitor the effectiveness of the City's existing incentive programs in delivering affordable housing units

Pillar B. Reduce the Risk of Displacement and Help Stabilize At-Risk Populations



3. Partner with local affordable housing developers to preserve existing deed restrictions
4. Implement policies to preserve the low-cost housing stock
5. Consider implementing new short-term rental restrictions
6. Explore tenant protection policies
7. Consider strategies to encourage landlords to rent to Section 8 voucher holders
8. Partner with Contra Costa Homeless Services

Pillar C. Encourage Development of "Missing Middle" Housing Types



9. Encourage the development of accessory dwelling units (ADUs)
10. Review the General Plan to identify and remove barriers to missing middle housing types
11. Partner with private groups interested in creating co-housing communities

Pillar D. Increase Local Funding to Continue to Support of Low Income & Special Needs Housing



Hana Gardens Senior Apts.
Completed; 2018

12. Work with BART to develop affordable & mixed-income housing projects on BART property
13. Coordinate transportation projects with affordable housing proposals to attract state funding through AHSC
14. Provide land use incentives to developers that build a higher share of accessible units then required
15. Explore new local taxes or fees to fund affordable housing
16. Work with other jurisdictions in Contra Costa County to place a countywide affordable housing bond on the ballot
17. Monitor proposed state legislation that would create new funding sources for affordable housing
18. Defer or waive City fees affordable housing development