



NS & E AGENDA: 08/09/07
ITEM: 1

Memorandum

TO: NEIGHBORHOOD SERVICES AND
EDUCATION COMMITTEE

FROM: Joseph Horwedel

SUBJECT: ABAG'S REGIONAL HOUSING
NEEDS PROGRAM

DATE: July 25, 2007

Approved

Date

July 27, 2007

COUNCIL DISTRICT: Citywide
SNI: All

RECOMMENDATION

Accept the status report on the Association of Bay Area Governments' (ABAG) Regional Housing Needs Program.

BACKGROUND

City Staff provided a detailed report on the Regional Housing Needs program to the Neighborhood Services and Education Committee at their April 12, 2007 meeting. At the August 9, 2007, Housing and Planning staff will make a brief verbal update.

In preparation for this discussion, attached is the most recent ABAG report. On July 19, 2007, the ABAG Executive Board adopted the regional housing need numbers. This action begins a 60-day comment period during which cities may ask for a revision to their number. The fair share regional housing allocation for San Jose is 34,717 units for the 2007 to 2014 planning period.

COORDINATION

This report was coordinated with the Department of Housing.

JOSEPH HORWEDEL

Department of Planning, Building and Code Enforcement

For more information, please call Laurel Prevetti or Stan Ketchum at 535-7800.

Attachment:



MEMO

To: ABAG Executive Board
From: Paul Fassinger, ABAG Research Director
Date: June 29, 2007
**Subject: Release of Draft Regional Housing Need Allocation
 and Start of Public Comment Period**

Overview

The State Department of Housing and Community Development, HCD, has determined that the Bay Area needs to plan for 214,500 – 227,500 housing units during the 2007 – 2014 planning period. HCD has also determined how many of these units are needed across four income categories, very low, low, moderate and above moderate. With this assignment of the regional need by the state, ABAG is responsible for allocating the total regional need to all jurisdictions in the Bay Area. This is to be done using the allocation method adopted by the Executive Board at their January 18, 2007 meeting.

The purpose of this memo is to allocate to all the jurisdictions in the Bay Area (excluding the San Mateo County Subregion) their housing needs, by income category, for the 2007 – 2014 period.

Total Regional Need

The regional housing need is divided into two parts—the existing need and the projected need. In determining the total regional need for the 2007 – 2014 period existing need is based on state estimates of total households in 2005, plus growth during 2006. Projected need is determined by household growth in the region. Household growth is determined by the components of population growth: 1) births or natural increase; 2) migration and 3) household formation rates. Using these factors, projected regional need of 212,500 housing units was determined. Adding in existing need, the total housing need for the region is 214,500 housing units.

In addition to the total need, HCD’s determination of housing need is given to the region by income category. The income categories are very low, low, moderate and above moderate. The percent of total units in each income category is based on the regional average distribution of households across the various income categories. Using the lowest end of the range, the regional need assignment, by income category is:

<u>Income Category</u>	<u>Percent</u>	<u>Units</u>
Very-Low	22.8%	48,840
Low	16.4%	35,102
Moderate	19.3%	41,316
<u>Above Moderate</u>	<u>41.5%</u>	<u>89,242</u>
Total	100%	214,500

ABAG staff recommends that the Executive Board adopt the minimum number of units, 214,500 housing units, by income category, for the 2007 - 2014 planning period.

Regional Allocations to Jurisdictions

Staff originally provided an example allocation based on the total need (230,743 housing units) from the last round of the RHNA cycle and the method adopted by the Board at its January 18, 2007 meeting. At its May 17, 2007 meeting, the board was presented with an allocation using the actual regional need determined by HCD (214,500 housing units) and the adopted method. Consistent with this method the staff made some adjustments to the calculations. These adjustments were necessary to correctly account for recent jurisdiction boundary changes, the complete number of transit areas, overlapping station areas and some changes to the estimates of jobs and housing in those areas.

Unfortunately the calculations were not complete at the time of the May meeting and the Executive Board directed the staff to return to the July meeting with corrected calculations.

The attached table reflects those corrections. Since the overall regional allocation is lower than we assumed in January, all jurisdictions with the exceptions of Fairfax and Campbell have lower allocations than in the January example. For Fairfax a boundary change has been made. For Campbell transit factors have been corrected. The percentage decreases from the January example vary due to the adjustments we have described. Notably, the decrease to San Francisco was larger than average and the decrease to San Jose was smaller.

Staff recommends that the Executive Board release the draft allocation of housing units to jurisdictions, as depicted in Attachment 1.

Recommendations & Next Steps

Staff respectfully recommends that the Executive Board:

- 1) Accept the State Department of Housing and Community Development determination of the regional housing need. Adopt the total regional need of 214,500 housing units, by income category.
- 2) Using the allocation method adopted at the January 18, 2007 Executive Board meeting, approve the allocation of the regional housing need to jurisdictions outside the San Mateo County Subregion.
- 3) Begin the 60 day public comment period. Jurisdictions will have until September 18, 2007 to request revisions to their allocations.
- 4) ABAG will have 60-days to respond to requests for revisions. After any revisions, local governments will have an additional 60 days to appeal the Revised RHNA numbers. In early 2008, ABAG will hold a public hearing on appeals. Final RHNA allocations will be made prior to April 2008. Prior to June 2008, final RHNA will need to be released by ABAG.

Conclusion

The draft allocation is the next step in implementing the methodology the Executive Board adopted in January of this year. Throughout this process we have consulted with local jurisdictions and provided information about the method and its likely results. We believe that the attached allocation fairly and accurately implants that methodology.

Draft Regional Housing Needs Allocation

July 2007

	Very Low <50%	Low <80%	Mod <120%	Above Mod	Total
ALAMEDA	482	329	392	843	2,046
ALBANY	64	43	52	117	276
BERKELEY	328	424	549	1,130	2,431
DUBLIN	1,092	661	653	924	3,330
EMERYVILLE	186	174	219	558	1,137
FREMONT	1,348	887	876	1,269	4,380
HAYWARD	768	483	569	1,573	3,393
LIVERMORE	1,038	660	683	1,013	3,394
NEWARK	257	160	155	291	863
OAKLAND	1,900	2,098	3,142	7,489	14,629
PIEDMONT	13	10	11	6	40
PLEASANTON	1,076	728	720	753	3,277
SAN LEANDRO	368	228	277	757	1,630
UNION CITY	561	391	380	612	1,944
UNINCORPORATED	536	340	400	891	2,167
ALAMEDA COUNTY	10,017	7,616	9,078	18,226	44,937
ANTIOCH	516	339	381	1,046	2,282
BRENTWOOD	717	435	480	1,073	2,705
CLAYTON	49	35	33	34	151
CONCORD	639	426	498	1,480	3,043
DANVILLE	196	130	146	111	583
EL CERRITO	93	59	80	199	431
HERCULES	143	74	73	163	453
LAFAYETTE	113	77	80	91	361
MARTINEZ	261	166	179	454	1,060
MORAGA	73	47	52	62	234
OAKLEY	219	120	88	348	775
ORINDA	70	48	55	45	218
PINOLE	83	49	48	143	323
PITTSBURG	322	223	296	931	1,772
PLEASANT HILL	160	105	106	257	628
RICHMOND	391	339	540	1,556	2,826
SAN PABLO	22	38	60	178	298
SAN RAMON	1,174	715	740	834	3,463
WALNUT CREEK	456	302	374	826	1,958
UNINCORPORATED	815	598	687	1,408	3,508
CONTRA COSTA COUNTY	6,512	4,325	4,996	11,239	27,072
BELVEDERE	7	6	6	6	25
CORTE MADERA	68	38	46	92	244
FAIRFAX	23	12	19	54	108
LARKSPUR	90	55	75	162	382
MILL VALLEY	74	54	68	96	292
NOVATO	275	171	221	574	1,241
ROSS	8	6	5	8	27
SAN ANSELMO	26	19	21	47	113

SAN RAFAEL	262	207	288	646	1,403
SAUSALITO	45	30	34	56	165
TIBURON	36	21	27	33	117
unincorporated	183	137	169	284	773
MARIN COUNTY	1,097	756	979	2,058	4,890
AMERICAN CANYON	169	116	143	300	728
CALISTOGA	17	11	18	48	94
NAPA	466	295	381	882	2,024
ST HELENA	30	21	25	45	121
YOUNTVILLE	16	15	16	40	87
unincorporated	181	116	130	224	651
NAPA COUNTY	879	574	713	1,539	3,705
SAN FRANCISCO COUNTY	6,588	5,534	6,753	12,314	31,189
SAN MATEO COUNTY	3,588	2,581	3,038	6,531	15,738
CAMPBELL	199	122	158	413	892
CUPERTINO	341	229	243	357	1,170
GILROY	319	217	271	808	1,615
LOS ALTOS	98	66	79	74	317
LOS ALTOS HILLS	27	19	22	13	81
LOS GATOS	154	100	122	186	562
MILPITAS	689	421	441	936	2,487
MONTE SERENO	13	9	11	8	41
MORGAN HILL	317	249	246	500	1,312
MOUNTAIN VIEW	633	430	541	1,275	2,879
PALO ALTO	846	666	786	1,207	3,505
SAN JOSE	7,750	5,321	6,197	15,449	34,717
SANTA CLARA	1,293	914	1,002	2,664	5,873
SARATOGA	90	68	77	57	292
SUNNYVALE	1,073	708	776	1,869	4,426
unincorporated	35	27	34	69	165
SANTA CLARA COUNTY	13,877	9,566	11,006	25,885	60,334
BENICIA	147	99	108	178	532
DIXON	197	98	123	310	728
FAIRFIELD	873	562	675	1,686	3,796
RIO VISTA	213	176	207	623	1,219
SUISUN CITY	173	109	94	234	610
VACAVILLE	754	468	515	1,164	2,901
VALLEJO	655	468	568	1,409	3,100
unincorporated	26	16	18	39	99
SOLANO COUNTY	3,038	1,996	2,308	5,643	12,985
CLOVERDALE	71	61	81	204	417
COTATI	67	36	45	109	257
HEALDSBURG	71	48	55	157	331
PETALUMA	522	352	370	701	1,945
ROHNERT PARK	371	231	273	679	1,554
SANTA ROSA	1,520	996	1,122	2,896	6,534

SEBASTOPOL	32	28	29	87	176
SONOMA	73	55	69	156	353
WINDSOR	198	130	137	254	719
unincorporated	319	217	264	564	1,364
SONOMA COUNTY	3,244	2,154	2,445	5,807	13,650
REGION	48,840	35,102	41,316	89,242	214,500