

**REGIONAL HOUSING NEEDS ALLOCATION**

Association of Bay Area Governments

**2023-2031 Regional Housing Needs Assessment (RHNA) Appeal Request***Submit appeal requests and supporting documentation via DocuSign by 5:00 pm PST on July 9, 2021.****Late submissions will not be accepted.*** Send questions to [rhna@bayareametro.gov](mailto:rhna@bayareametro.gov)Jurisdiction Whose Allocation is Being Appealed: City of BelvedereFiling Party:  HCD  Jurisdiction: City of BelvedereContact Name: Irene Borba Title: Director of Planning & BuildingPhone: 415-435-8907 Email: iborba@cityofbelvedere.org**APPEAL AUTHORIZED BY:**Name: James CampbellSignature: Date: 7/8/2021**PLEASE SELECT BELOW:**

- Mayor
- Chair, County Board of Supervisors
- City Manager
- Chief Administrative Officer
- Other: \_\_\_\_\_

**IDENTIFY ONE OR MORE BASES FOR APPEAL [Government Code Section 65584.5(b)]**

- ABAG failed to adequately consider information submitted in the Local Jurisdiction Survey regarding RHNA Factors (Government Code Section 65584.04(e)) and Affirmatively Furthering Fair Housing (See Government Code Section 65584.04(b)(2) and 65584(d)(5)):
- Existing and projected jobs and housing relationship.
  - Sewer or water infrastructure constraints for additional development due to laws, regulatory actions, or decisions made by a provider other than the local jurisdiction.
  - Availability of land suitable for urban development or for conversion to residential use.
  - Lands protected from urban development under existing federal or state programs.
  - County policies to preserve prime agricultural land.
  - Distribution of household growth assumed for Plan Bay Area 2050.
  - County-city agreements to direct growth toward incorporated areas of county.
  - Loss of units contained in assisted housing developments.
  - Households paying more than 30% or 50% of their income in rent.
  - The rate of overcrowding.
  - Housing needs of farmworkers.
  - Housing needs generated by the presence of a university campus within a jurisdiction.
  - Housing needs of individuals and families experiencing homelessness.
  - Loss of units during a declared state of emergency from January 31, 2015 to February 5, 2020.
  - The region's greenhouse gas emissions targets to be met by Plan Bay Area 2050.
  - Affirmatively furthering fair housing.
- ABAG failed to determine the jurisdiction's Draft RHNA Allocation in accordance with the Final RHNA Methodology and in a manner that furthers, and does not undermine the RHNA Objectives (see Government Code Section 65584(d) for the RHNA Objectives).
- A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits a revision of the information submitted in the Local Jurisdiction Survey (*appeals based on change of circumstance can only be made by the jurisdiction or jurisdictions where the change occurred*).

Pursuant to Government Code Section 65584.05, appeals shall be based upon comparable data available for all affected jurisdictions and accepted planning methodology, and supported by adequate documentation, and shall include a statement as to why the revision is necessary to further the intent of the objectives listed in Government Code Section 65584(d). An appeal shall be consistent with, and not to the detriment of, [the development pattern in the sustainable communities strategy \(Plan Bay Area 2050 Final Blueprint\)](#). (Click here)

**Number of units requested to be reduced or added to jurisdiction’s Draft RHNA Allocation:**

Decrease Number of Units: 30                       Increase Number of Units: \_\_\_\_\_

**Brief description of appeal request and statement on why this revision is necessary to further the intent of the objectives listed in Government Code Section 65584(d) and how the revision is consistent with, and not to the detriment, of the development pattern in Plan Bay Area 2050.** Please include supporting documentation for evidence as needed, and attach additional pages if you need more room.

Grounds for Appeal  
ABAG has mischaracterized the statutory grounds for appeal in the second bases of appeal described above. Government Code Section 95584.05(b)(2) states that an appeal may be made based on the circumstance whereby “The council of governments or delegate subregion, as applicable, failed to determine the share of the regional housing need in accordance with the information described in, and the methodology established pursuant to, Section 65584.04, and in a manner that furthers, and does not undermine, the intent of the objectives listed in subdivision (d) of Section 65584.  
Subsection (e) of Section 65584.04 states:  
(e) To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources [emphasis added], each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:  
  
Thus, it is established that the local government has the right to appeal based on ABAG’s failure to include information identified in Section 65584.04. In other words, the local government’s appeal is not limited to only the information it provided in the local government survey.  
  
Subsection (e) goes on to identify the factors that ABAG must include as it develops its RHNA methodology. Section 65584.04(e)(2) states that the council of governments must consider certain constraints to development of additional housing in each member jurisdiction, including the following factors:  
(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.  
SEE ATTACHMENT 1 - DESCRIPTION OF APPEAL REQUEST - ADDITIONAL PAGES

**List of supporting documentation, by title and number of pages**

1. Attachment 1 - Description of Appeal Request - Additional Pages (7 pages)
2. Attachment 2 - juris\_baselines\_xlsx (1 page)
3. Attachment 3 - Belvedere RHNA Calculations.xlsx (3 pages)



Click here to attach files

The maximum file size is 25MB. To submit larger files, please contact [rhna@bayareametro.gov](mailto:rhna@bayareametro.gov).

## Attachment 1: Description of Appeal Request – Additional Pages

(B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

Thus, the appeal is based on the following three grounds:

1. ABAG failed to determine Belvedere’s draft RHNA Allocation in accordance with the Final RHNA Methodology; and
2. ABAG failed to consider the availability of land suitable for urban development in Belvedere or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.
3. ABAG failed to consider the capacity of water service due to supply and distribution decisions made by a water service provider.

### Appeal 1: ABAG Failed to Determine Belvedere’s Draft RHNA Allocation in Accordance with the Final RHNA Methodology

The final RHNA methodology is described in the [Association of Bay Area Governments’ Draft Regional Housing Needs Allocation \(RHNA\) Plan: San Francisco Bay Area, 2023-2031 \(May 2021\)](#), which was approved by the ABAG Executive Board on May 20, 2021 (“RHNA Plan”).

According to the RHNA Plan, “[t]he baseline allocation is used to assign each jurisdiction a beginning share of the RHND. The baseline allocation is based on each jurisdiction’s share of the region’s total households in the year 2050 from the Plan Bay Area 2050 Final Blueprint.” (RHNA Plan, p. 15).

The baseline allocation and factors which are used to adjust the baseline allocation are shown in Appendix 4 of the RHNA Plan. Unfortunately, these numbers are rounded and cannot be used in this format to recreate the RHNA calculation. For Belvedere’s actual baseline allocation, we refer to column E in ABAG’s juris\_baselines.xlsx file (Attachment 2), which shows a baseline allocation for Belvedere of 0.000323, or .0323% (these figures are rounded here but not in the Excel files).

The factors shown in Appendix 4 of the RHNA plan are 1.5 for the Access to High

Opportunity Areas (AHOA) factor, 0.6 for the Jobs Proximity – Auto (JPA) factor, and 0.5 for the Jobs Proximity – Transit (JPT) factor. These factors may be rounded, but there is no documentation to conclude that they should not be taken at their face value. In any event, we are assuming the highest range of the AHOA factor, which is given the greatest weight in the calculation.

As shown in Attachment 3 (see worksheet “Recalculated RHNA”), the recalculated RHNA is 151 units, which is 6% lower than Belvedere’s RHNA allocation of 160 units. Even the AHOA factor allocation, which assumes the highest possible value in the 0.5 – 1.5 range, produces an allocation that is 4 units fewer than the corresponding RHNA allocation.

As shown in Attachment 3 (see worksheet “Implied Growth”), a baseline allocation of 0.034% is necessary to result in a RHNA allocation of 160 units for Belvedere. This means that Belvedere is projected to have 0.034% of the region’s 4,043,000 households in 2050 identified in the Plan Bay Area Final Blueprint Growth Pattern (“Final Blueprint”) (Attachment 4), or 1,373 housing units. This is a **48.0% increase** over the 2015 level.

The Final Blueprint identifies 2015-2050 growth for the region’s counties and sub-county areas or “superdistricts.” Marin County’s growth for the 2015-2050 period is 34% and the South Marin superdistrict, of which Belvedere is a part, is 21%. Both of these growth rates are significantly lower than the one assigned to Belvedere. In fact, Belvedere’s growth rate is more than double the South Marin District growth rate of 21%. Table 1 below shows the growth rates for the South Marin District jurisdictions as calculated from the draft RHNA allocations. There is a wide range of growth rates, with no explanation for the disparity.

**Table 1: Implied Growth Rates for South Marin Jurisdictions**

	Implied Growth Rate 2015 - 2050	South Marin Superdistrict Growth Rate 2015-2050	Difference
Belvedere	48.00%	21.00%	27.00%
Corte Madera	57.30%	21.00%	36.30%
Larkspur	35.60%	21.00%	14.60%
Mill Valley	14.00%	21.00%	-7.00%
Sausalito	25.70%	21.00%	4.70%
Tiburon	46.50%	21.00%	25.50%

Furthermore, the calculated growth rate for the South Marin superdistrict, when combining the incorporated cities and towns and after factoring in the unincorporated areas, exceeds the 21% growth rate for the South Marin district as identified in the Final Blueprint.

There is no publicly available methodology to demonstrate how the individual jurisdictions’ baselines were calculated. The RHNA Plan simply states, “The final RHNA methodology incorporates the Plan Bay Area 2050 Final Blueprint as the data source for the baseline allocation used to assign each jurisdiction a beginning share of the RHND, using each

jurisdiction's share of the region's households in the year 2050." (RHNA Plan, p. 30).

The RHNA Plan further states, "... the Final Blueprint prioritizes housing growth in three types of growth geographies, Priority Development Areas nominated by local jurisdictions, Transit-Rich Areas with lower greenhouse gas emissions potential, and High-Resource Areas with excellent access to jobs, schools, and more." (RHNA Plan, p. 31). A portion of Belvedere is identified as a Transit Rich Area within a High Resource Area in the Final Blueprint Growth Geographies (Attachment 5). Presumably, it is the presence of this Transit Rich Area within a High Resource Area – which encompasses a small portion of Belvedere's land area – that accounts for the 48% growth rate assigned to Belvedere. This would mean that ABAG's RHNA methodology double counts the High Resource Area impact on Belvedere's RHNA allocation, once in the manipulation of the baseline allocation and another in the application of the AHOA factor. It also directs additional growth to a "Transit Rich" area after concluding, in the development of the Jobs Proximity – Transit factor, that Belvedere's JPT factor is at the lowest end of the scale at 0.5.

ABAG has failed to determine Belvedere's RHNA allocation using a methodology that is documented in the RHNA Plan and that is consistent with the South Marin's 21% growth rate as identified in the Final Blueprint.

Appeal 2: ABAG failed to consider the availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.

The RHNA Plan states that the Final Blueprint Growth Geographies are derived from the UrbanSim 2.0 land use model, which is in turn used to develop the baseline allocations for the individual jurisdictions. ABAG has not made this data publicly available. Instead, the City analyzed ABAG's land use data available in the ABAG/MTC Housing Element Site Selection Tool ("HESS Tool").

The HESS Tool identifies housing sites within each jurisdiction according to three color-coded categories.

- Green sites are Adequate Sites that can accommodate RHNA at any income category
- Yellow sites are Potential Sites that may accommodate RHNA with further analysis or rezoning
- Red sites are Highly Constrained sites where development is inhibited

The Hess Tool identifies sites for Belvedere as follows:

- No Adequate Sites
- 413 Potential Sites
- 604 Highly Constrained sites

These are shown in Figure 1 in Attachment 6.

Of the 413 Potential Sites, 98.1% are developed according to the HESS Tool. The City analyzed a random 25% sample of these Potential Sites, shown in blue in Figure 2 in Attachment 6.

ABAG calculates the total acreage of the Potential Sites sample at 39.42 acres. The Marin County Assessor shows these parcels totaling 25.58 acres, meaning that ABAG has overcounted the acreage by 54% (Attachment 7). Moreover, the median size of these parcels is 0.21 acres, and the vast majority are developed with a single family or multifamily dwelling. Given the City's experience with residential redevelopment, it is unlikely that these parcels would be redeveloped even if the density were increased.

ABAG identifies 8 Potential Sites as vacant, totaling 4.43 acres. Sites over 0.5 acres, which are considered adequate by HCD to accommodate multifamily housing affordable to lower-income households, total 4.16 acres according to ABAG. An analysis of Marin County Assessor data shows that ABAG has overcounted the acreage associated with these sites. ABAG overcounted total acreage by 57% and the acreage of Potential Sites over 0.5 acres by 247%.

**Table 2: ABAG and Marin County Assessor Data for Potential Sites**

Source	Total Acreage	Acreage of Potential Sites over 0.5 Acres
<b>ABAG Potential Sites Acreage Data</b>		
ABAG's HESS Tool	4.43	4.16
<b>Belvedere's Independent Review of Parcel Size (Acres) Based on Readily Available Data</b>		
Marin County Assessor Data	2.83	1.20
<b>ABAG Acreage Error</b>	<b>1.60 (ABAG 57% overcount)</b>	<b>2.96 acres (ABAG 247% overcount)</b>

Of the eight Potential Sites identified by ABAG as vacant, six are actually vacant. Of these, only two parcels are over 0.5 acres, and both are in hillside areas limiting potential development (see Figures 3 and 4 in Attachment 6) with highly constrained evacuation and emergency route access. Only one of these parcels is in the ABAG/MTC-defined Transit Rich Area, and this parcel has a steep slope, rendering approximately 40% of the parcel undevelopable. At Belvedere's default density of 20 units per acre, this parcel has a realistic capacity of 8 units, far less than the 77 lower income units allocated to Belvedere.

As discussed above, the baseline allocation assigned to Belvedere appears to be inflated by the presence of a "Transit Rich Area within a High Resource Area" shared with downtown Tiburon, where there is limited commuter ferry service (one AM and one PM trip to San Francisco and two PM trips from San Francisco to Tiburon) connected to one bus route. Commuter ferry service is provided by the Golden Gate Bridge, Highway and Transportation

District, which must lease use of the privately-owned ferry dock. The annual ferry ridership is approximately 195,000 (FY 2019), or about 560 riders per day, and is less than 1 percent of the total Golden Gate District ridership (source: <https://www.goldengate.org/ferry/history-research/statistics-ridership/>). According to the California Public Resources Code, the ferry dock does not qualify as a major transit stop (PRC §21064.3). Therefore, housing projects in this area are not eligible for environmental review screening under SB 743 and density bonuses associated with transit-oriented development under Government Code §65915-65918.

Moreover, directing growth to the “Transit Rich Area” fails to take into account that there is only one vacant parcel and extremely limited, if any, underutilized land within the area in Belvedere, as evidenced by the City’s evaluation of ABAG’s own housing element sites tool. In addition, a significant amount of this land area is in a FEMA 100-year flood zone (Attachment 8), is vulnerable to sea level rise (Attachment 9) and is highly vulnerable to liquefaction (Attachment 10).

The HESS tool significantly overstates the amount of vacant and underutilized land that is potentially available for additional housing, including land in the Transit Rich area identified in the Final Blueprint Growth Geographies. The City concludes that ABAG has not considered the actual availability of land suitable for urban development or for conversion to residential use. Suitable land in Belvedere would accommodate far less than the 160 units assigned to the City.

Appeal 3: ABAG failed to consider the capacity of water service due to supply and distribution decisions made by a water service provider.

The Marin Municipal Water District (MMWD) provides water to the City of Belvedere as well as the incorporated cities and towns of San Rafael, Mill Valley, Fairfax, San Anselmo, Ross, Larkspur, Corte Madera, Tiburon and Sausalito and an estimated 76% percent of the population living in unincorporated areas of Marin County. MMWD’s primary water supply is local surface water obtained solely from rainfall collected from a watershed with six reservoirs. The District receives a supplemental water supply from the Sonoma County Water Agency.

On June 15, the MMWD Board of directors adopted the [2020 Urban Water Management Plan](#) (UWMP). The UWMP determined that there is adequate supply to meet demand for a projected service population of 211,961 in 2045, an increase of 20,692 people from the 2020 level. ABAG’s RHNA allocation, however, anticipates much greater population growth for MMWD’s service area. Table 3 shows the RHNA allocated to each jurisdiction in the MMWD service area and the corresponding population growth assuming the current 2.38 persons per household rate (Department of Finance, E-5 Report, 2021). The population growth associated with ABAG’s RHNA allocation exceeds the growth analyzed in the UWMP by 6,578 people, or 32%. Table 3 also shows a RHNA allocation that would be consistent with the growth projected in the UWMP. Belvedere’s RHNA allocation should not exceed 121

units in order to ensure adequate water supplies for the projected population growth.

**Table 3: RHNA and Population Growth in the MMWD Service Area**

Jurisdiction	ABAG's RHNA Allocation		Revised RHNA Allocation Consistent with the UWMP	
	Units	Population Growth	Units	Population Growth
Belvedere	160	381	121	289
Corte Madera	725	1,726	550	1,309
Fairfax	490	1,166	372	885
Larkspur	979	2,330	743	1,768
Mill Valley	865	2,059	656	1,562
Ross	111	264	84	200
San Anselmo	833	1,983	632	1,504
San Rafael	3,220	7,664	2,443	5,815
Sausalito	724	1,723	549	1,307
Tiburon	639	1,521	485	1,154
Unincorporated Marin (76% of 3,569)	2,712	6,455	2,058	4,898
<b>Total</b>	<b>11,458</b>	<b>27,270</b>	<b>8,694</b>	<b>20,692</b>

The City concludes that ABAG has not adequately considered water availability and infrastructure in the RHNA allocation.

#### Number of Units Requested to Be Reduced

We have recalculated the number of units, by income category, that should be allocated to Belvedere based on the superdistrict growth rate of 21%, as shown in Table 4. The calculations are documented in Attachment 2 (worksheet "Requested RHNA"). This a reduction of 30 units.

**Table 4: Revised RHNA Allocation for Belvedere**

Revised RHNA Allocation				
Very Low	Low	Moderate	Above Moderate	Total
38	23	19	50	130

Statement on why this revision is necessary to further the intent of the objectives listed in Government Code Section 65584(d) and how the revision is consistent with, and not to the detriment, of the development pattern in Plan Bay Area 2050.



The requested revision furthers the intent of Government Code Section 65584(d) objectives as follows:

*(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.*

The revision results in an allocation of 38 units for very low income households and 23 units for low income households.

*(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.*

The revision will result in infill development, the promotion of socioeconomic equity, the encouragement of efficient development patterns, and the protection of environmental resources through the development of multifamily housing in Belvedere.

*(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.*

The revision will result in the allocation of 61 units affordable to lower-income households, thereby improving the balance between low-wage jobs and housing.

*(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.*

The revision allocates a higher share of very low and low income units, the same share of moderate income units, and a lower share of above moderate income units, meeting the requirements of this objective.

*(5) Affirmatively furthering fair housing.*

The revision affirmatively furthers fair housing by continuing to adjust the baseline allocation by the AHOA factor of 1.5.

<b>juris</b>	<b>hh19</b>	<b>jobs17</b>	<b>bp_hh50_dr</b>	<b>bp_hh50_fnl</b>
<b>Alameda</b>	0.011287474	0.00732677	0.009935667	0.011000635
<b>Albany</b>	0.002405684	0.001111116	0.002110893	0.002064397
<b>Berkeley</b>	0.017478658	0.01742592	0.014520274	0.017012291
<b>Dublin</b>	0.007894843	0.00513426	0.006867885	0.007049914
<b>Emeryville</b>	0.002342898	0.00609637	0.003986583	0.004927149
<b>Fremont</b>	0.026899818	0.03007452	0.026938807	0.02433599
<b>Hayward</b>	0.017452222	0.01853867	0.013934616	0.015714592
<b>Livermore</b>	0.011427732	0.01278367	0.011298163	0.012686629
<b>Newark</b>	0.005176332	0.00477574	0.00577942	0.006088573
<b>Oakland</b>	0.059571515	0.05360577	0.065027878	0.063382692
<b>Piedmont</b>	0.001418369	0.00043054	0.000993492	0.000975438
<b>Pleasanton</b>	0.010072516	0.01728161	0.009091062	0.01135208
<b>San Leandro</b>	0.011327495	0.01282957	0.009130634	0.011371865
<b>Unincorporated Alameda</b>	0.017921463	0.00664061	0.013473608	0.014194551
<b>Union City</b>	0.00768005	0.00860836	0.007021472	0.00726632
<b>Antioch</b>	0.012437811	0.00571147	0.010323962	0.012700974
<b>Brentwood</b>	0.007068715	0.00315938	0.006182308	0.006467718
<b>Clayton</b>	0.001483725	0.00039545	0.001148563	0.00111097
<b>Concord</b>	0.016290136	0.0150738	0.01306058	0.017253183
<b>Danville</b>	0.00575352	0.0032066	0.004100351	0.00423811
<b>El Cerrito</b>	0.003798719	0.00140584	0.00339301	0.004051876
<b>Hercules</b>	0.00306475	0.0011969	0.002403722	0.002642883
<b>Lafayette</b>	0.003521507	0.00268241	0.002971821	0.003816426
<b>Martinez</b>	0.005332012	0.00537511	0.003806286	0.003833738
<b>Moraga</b>	0.002053937	0.00114625	0.001933069	0.002040159
<b>Oakley</b>	0.00438068	0.00101224	0.003950227	0.004500024
<b>Orinda</b>	0.002506655	0.00102965	0.001968188	0.002347828
<b>Pinole</b>	0.002488664	0.00136574	0.00208814	0.001825731
<b>Pittsburg</b>	0.00776046	0.00378672	0.006304485	0.007865334
<b>Pleasant Hill</b>	0.005024692	0.00441406	0.004234895	0.003677678
<b>Richmond</b>	0.013347286	0.00821027	0.014025383	0.012274838
<b>San Pablo</b>	0.003317729	0.00155516	0.002607763	0.002481876
<b>San Ramon</b>	0.010192947	0.01117311	0.008975315	0.009746465
<b>Unincorporated Contra Costa</b>	0.021702924	0.00987517	0.016580467	0.022027486
<b>Walnut Creek</b>	0.011537883	0.01496537	0.011176481	0.011477472
<b>Belvedere</b>	0.000341833	0.00011133	0.000326218	0.00032325
<b>Corte Madera</b>	0.001460594	0.0017232	0.001348647	0.00138253
<b>Fairfax</b>	0.00124323	0.00044689	0.001041968	0.0009836
<b>Larkspur</b>	0.00221035	0.00174457	0.001967199	0.001893497
<b>Mill Valley</b>	0.002276808	0.00137603	0.001614271	0.00164296
<b>Novato</b>	0.007506747	0.00593993	0.00668635	0.006720975
<b>Ross</b>	0.000296304	0.00012874	0.000233719	0.000216159
<b>San Anselmo</b>	0.001943419	0.00082942	0.001490362	0.001669671
<b>San Rafael</b>	0.008399332	0.01032628	0.008948852	0.010484969
<b>Sausalito</b>	0.00153109	0.00144462	0.001252933	0.001249223
<b>Tiburon</b>	0.001380918	0.00052366	0.001227459	0.001263815

<b>Unincorporated Marin</b>	0.009700942	0.00490712	0.008929066	0.008217521
<b>American Canyon</b>	0.002160416	0.00103862	0.001899433	0.001764148
<b>Calistoga</b>	0.000771052	0.00055163	0.000897779	0.000520613
<b>Napa</b>	0.010507977	0.00867352	0.008148518	0.007692456
<b>St. Helena</b>	0.000914982	0.00141138	0.000726632	0.000675436
<b>Unincorporated Napa</b>	0.003441464	0.00698646	0.002882538	0.002790039
<b>Yountville</b>	0.000408658	0.00074447	0.000311873	0.000291593
<b>San Francisco</b>	0.134088598	0.1866139	0.123944924	0.143035462
<b>Atherton</b>	0.000838611	0.00061626	0.000650457	0.000718965
<b>Belmont</b>	0.003913275	0.00185537	0.00302178	0.003048244
<b>Brisbane</b>	0.000702392	0.00171159	0.007417434	0.004225991
<b>Burlingame</b>	0.004576747	0.01056398	0.005716601	0.005464827
<b>Colma</b>	0.000159718	0.00114942	0.000470159	0.000524817
<b>Daly City</b>	0.011804814	0.00492848	0.010401621	0.009450915
<b>East Palo Alto</b>	0.002644343	0.00109718	0.002186079	0.002060687
<b>Foster City</b>	0.004661563	0.00533739	0.003491197	0.003272317
<b>Half Moon Bay</b>	0.001628022	0.00138658	0.001472555	0.0014869
<b>Hillsborough</b>	0.001411026	0.00051839	0.001068926	0.000973954
<b>Menlo Park</b>	0.004874888	0.01038248	0.005003324	0.004805714
<b>Millbrae</b>	0.00302583	0.00148366	0.003751133	0.003504058
<b>Pacifica</b>	0.00510143	0.00124993	0.003592105	0.003559953
<b>Portola Valley</b>	0.000656863	0.00029863	0.000449879	0.000446911
<b>Redwood City</b>	0.010957023	0.01620184	0.011023389	0.009844157
<b>San Bruno</b>	0.005691836	0.00419984	0.00486235	0.007304903
<b>San Carlos</b>	0.004255475	0.00422754	0.003976196	0.004552456
<b>San Mateo</b>	0.014476694	0.01510176	0.013384572	0.014191089
<b>South San Francisco</b>	0.007764499	0.01422143	0.009234261	0.009293619
<b>Unincorporated San Mateo</b>	0.0078629	0.00607447	0.008273663	0.008092376
<b>Woodside</b>	0.000738375	0.00055796	0.000568099	0.000575024
<b>Campbell</b>	0.006306842	0.00732809	0.007411251	0.0056335
<b>Cupertino</b>	0.007356208	0.01191758	0.009796177	0.007238373
<b>Gilroy</b>	0.005773714	0.00455941	0.005229871	0.004607114
<b>Los Altos</b>	0.004105304	0.00303011	0.003475121	0.003006446
<b>Los Altos Hills</b>	0.001113987	0.00056587	0.000842131	0.000759031
<b>Los Gatos</b>	0.00462044	0.00482217	0.003258715	0.003354676
<b>Milpitas</b>	0.007815168	0.01311343	0.012281268	0.012569399
<b>Monte Sereno</b>	0.000486865	0.00010737	0.000318798	0.000318056
<b>Morgan Hill</b>	0.005290522	0.00392917	0.004436957	0.004103567
<b>Mountain View</b>	0.012555305	0.02226022	0.017716417	0.017537603
<b>Palo Alto</b>	0.010144481	0.02843732	0.015412118	0.00934704
<b>San Jose</b>	0.118065025	0.11010817	0.152421332	0.144256985
<b>Santa Clara</b>	0.016915423	0.02999485	0.021844221	0.021350071
<b>Saratoga</b>	0.003997356	0.00182319	0.003431593	0.002802406
<b>Sunnyvale</b>	0.021048631	0.0241578	0.022616607	0.020876697
<b>Unincorporated Santa Clara</b>	0.009766298	0.00570276	0.010648943	0.008146539
<b>Benicia</b>	0.003916212	0.00336568	0.002861516	0.002707681
<b>Dixon</b>	0.002266894	0.001342	0.001588055	0.001456232

<b>Fairfield</b>	0.013711516	0.01040332	0.014378312	0.012257526
<b>Rio Vista</b>	0.001585798	0.00038173	0.0009836	0.002071569
<b>Suisun City</b>	0.003346368	0.00075423	0.002420788	0.002457391
<b>Unincorporated Solano</b>	0.002504085	0.00529887	0.00420299	0.00380678
<b>Vacaville</b>	0.012166474	0.00868539	0.008284545	0.007749587
<b>Vallejo</b>	0.014954012	0.00819312	0.011903608	0.01117104
<b>Cloverdale</b>	0.00119403	0.00051944	0.001260353	0.001202232
<b>Cotati</b>	0.001127572	0.00094602	0.001049882	0.000923995
<b>Healdsburg</b>	0.001690074	0.00167255	0.001448318	0.001212372
<b>Petaluma</b>	0.008268253	0.007546	0.007811171	0.007164918
<b>Rohnert Park</b>	0.006005397	0.003281	0.004916514	0.00624958
<b>Santa Rosa</b>	0.023857465	0.01906233	0.024043408	0.017453266
<b>Sebastopol</b>	0.001224138	0.00124228	0.001627626	0.000858207
<b>Sonoma</b>	0.001880634	0.00197593	0.00143051	0.001334797
<b>Unincorporated Sonoma</b>	0.019841016	0.01354001	0.020576448	0.015397278
<b>Windsor</b>	0.003345633	0.00184244	0.002830848	0.002598365

## Worksheet: Recalculated RHNA

### Bay Area RHNA Allocation

	VL	Low	Moderate	Above Moderate	Total
Bay Area	114,442	65,892	72,712	188,131	441,177

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Table 1

### Belvedere Baseline Allocation and Factors

	Baseline Allocation <sup>1</sup>	AHOA Raw Score <sup>2</sup>	AHOA Factor <sup>2</sup>	JPA Factor <sup>2</sup>	JPT Factor <sup>2</sup>
Belvedere	0.00032325	100%	1.5	0.6	0.5

<sup>1</sup> Source: ABAG, [https://github.com/BayAreaMetro/regional-housing-needs-assessment/blob/master/RHNA/data/juris\\_baselines.xlsx](https://github.com/BayAreaMetro/regional-housing-needs-assessment/blob/master/RHNA/data/juris_baselines.xlsx)

<sup>2</sup> Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Appendix 4, "Jurisdiction Share of 2050 Households Final Blueprint"

### Recalculated RHNA Allocation

	AHOA	JPA	JPT	Total
Very Low	70%	15%	15%	
	39	3	3	45
Low	70%	15%	15%	
	22	2	2	26
Mod	40%	60%		
	14	8		22
Above Mod	40%	60%		
	36	22		58
Total	111	35	5	151

### RHNA Allocation for Belvedere, with Factor Components

	AHOA	JPA	JPT	Total
Very Low	70%	15%	15%	
	42	3	4	49
Low	70%	15%	15%	
	24	2	2	28
Mod	40%	60%		
	15	8		23
Above Mod	40%	60%		
	39	21		60
Total				160

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Appendix 5

**RHNA Allocation vs. Recalculated RHNA**

	Draft RHNA Allocation	Recalculated RHNA Allocation	% change
Belvedere	160	151	-6%

## Worksheet: Implied Growth

### RHNA Allocation

	VL	Low	Moderate	Above Mod	Total
Bay Area	114,442	65,892	72,712	188,131	441,177
Belvedere	49	28	23	60	160

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Table 1 and Table 4

### Factor Scores for Belvedere

	Raw Score	Factor
AHOA	100%	1.50
JPA	3.21	0.60
JPT	0	0.50

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Appendix 4

### RHNA Allocation for Belvedere Using Implied Growth Rate

Implied growth, 2015-2050	48.00% (A)
Belvedere households (occupied housing units), 2015 <sup>1</sup>	928 (B)
Belvedere households, 2050	1,373 (C) Calculation: B*(1+A)
Regional households, 2050 <sup>2</sup>	4,043,000
Belvedere share of regional households, 2050	0.034% Calculation: C/D

<sup>1</sup> Source: CA Dept. of Finance, Report E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2019, with 2010 Benchmark

<sup>2</sup> Source: Plan Bay Area 2050 Final Blueprint Growth Pattern, updated January 21, 2021, [https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease\\_December2020\\_GrowthPattern\\_Jan2021Update.pdf](https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease_December2020_GrowthPattern_Jan2021Update.pdf)

### RHNA Allocation for Belvedere Using Implied Growth Rate

	AHOA	JPA	JPT	Total
Very Low	70%	15%	15%	
	41	3	3	47
Low	70%	15%	15%	
	24	2	2	28
Mod	40%	60%		
	15	9		24
Above Mod	40%	60%		
	38	23		61
Total				160

## Worksheet: Requested RHNA

### RHNA Allocation

	VL	Low	Moderate	Above Mod	Total
Bay Area	114,442	65,892	72,712	188,131	441,177
Belvedere	49	28	23	60	160

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Table 1 and Table 4

### Factor Scores for Belvedere

	Raw Score	Factor
AHOA	100%	1.50
JPA	3.21	0.60
JPT	0	0.50

Source: Association of Bay Area Governments, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021), Appendix 4

### RHNA Methodology Applied to Belvedere, Using Published Data

Belvedere households (occupied housing units), 2015 <sup>1</sup>	928 (A)	
Growth Rate, South Marin District <sup>2</sup>	21% (B)	
Belvedere households (occupied housing units), 2020 <sup>3</sup>	919 (C)	
Belvedere households, 2050	1,123 (D)	Calculation: A*(1+B)
Regional households, 2015 <sup>2</sup>	2,677,000	
Regional households (occupied housing units), 2020 <sup>3</sup>	2,752,510 (E)	
Regional households, 2050 <sup>2</sup>	4,043,000 (F)	
Belvedere share of regional households, 2050	0.028%	Calculation: D/F
Equity adjustment	0.033%	Calculation: C/E

<sup>1</sup> Source: CA Dept. of Finance, Report E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2019, with 2010 Benchmark

<sup>2</sup> Source: Plan Bay Area 2050 Final Blueprint Growth Pattern, updated January 21, 2021, [https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease\\_December2020\\_GrowthPattern\\_Jan2021Update.pdf](https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease_December2020_GrowthPattern_Jan2021Update.pdf)

<sup>3</sup> Source: CA Dept. of Finance, Report E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2021, with 2010 Benchmark

### Requested RHNA for Belvedere

	AHOA	JPA	JPT	Total	With Equity Adjustment
Very Low	70%	15%	15%		
	33	3	0	36	38
Low	70%	15%	15%		
	19	2	2	23	23
Mod	40%	60%			
	12	7		19	19
Above Mod	40%	60%			
	31	19		50	50
Total				128	130





Data tables below summarize the regional, county, and sub-county growth pattern for households and jobs in the Plan Bay Area 2050 Final Blueprint. Jurisdiction-level growth projections are developed solely for the 2023-2031 Regional Housing Needs Allocation (RHNA) process – for more information on RHNA, go to [abag.ca.gov](http://abag.ca.gov).

## PROJECTED HOUSEHOLD AND JOB GROWTH, BY COUNTY

COUNTY	HOUSEHOLDS					JOBS				
	2015	2050	GROWTH	PERCENT GROWTH	SHARE OF REGIONAL GROWTH	2015	2050	GROWTH	PERCENT GROWTH	SHARE OF REGIONAL GROWTH
San Francisco	366,000	578,000	213,000	+58%	16%	682,000	918,000	236,000	+35%	17%
San Mateo	265,000	394,000	129,000	+48%	9%	393,000	507,000	114,000	+29%	8%
Santa Clara	623,000	1,075,000	453,000	+73%	33%	1,099,000	1,610,000	511,000	+46%	36%
Alameda	552,000	847,000	295,000	+54%	22%	867,000	1,182,000	315,000	+36%	22%
Contra Costa	383,000	551,000	169,000	+44%	12%	404,000	534,000	130,000	+32%	9%
Solano	142,000	177,000	35,000	+24%	3%	132,000	201,000	69,000	+53%	5%
Napa	50,000	56,000	5,000	+10%	0%	72,000	87,000	15,000	+21%	1%
Sonoma	188,000	220,000	32,000	+17%	2%	221,000	251,000	30,000	+14%	2%
Marin	109,000	146,000	37,000	+34%	3%	135,000	116,000	-19,000	-14%	-1%
<b>REGION</b>	<b>2,677,000</b>	<b>4,043,000</b>	<b>1,367,000</b>	<b>+51%</b>	<b>100%</b>	<b>4,005,000</b>	<b>5,408,000</b>	<b>1,403,000</b>	<b>+35%</b>	<b>100%</b>

Numbers may not always sum to 100% due to rounding.

## Housing Growth between 2015-2050 (as a Share of Region's Growth)

## Job Growth between 2015-2050 (as a Share of Region's Growth)

Total Growth  
2015 to 2050  
+1.4M Households

Total Growth  
2015 to 2050  
+1.4M Jobs

## Jobs/Housing Ratio 2015 (Region-Wide Average: 1.5)

## Jobs/Housing Ratio 2050 (Region-Wide Average: 1.3)

- Far below average (<0.9)
- Below regional average (0.9-1.3)
- About regional average (1.3-1.7)
- Above regional average (1.7-2.1)
- Far above average (>2.1)

- Far below average (<0.7)
- Below regional average (0.7-1.1)
- About regional average (1.1-1.5)
- Above regional average (1.5-1.9)
- Far above average (>1.9)

The nine-county Bay Area is divided into 34 subcounty areas, called "superdistricts." Superdistricts are combinations of cities, towns and unincorporated areas that allow the public to see the more localized growth pattern in Plan Bay Area 2050. More information on the superdistricts can be found in the [layer documentation](#).



# GROWTH PATTERN

## PROJECTED HOUSEHOLD AND JOB GROWTH, BY SUPERDISTRICT

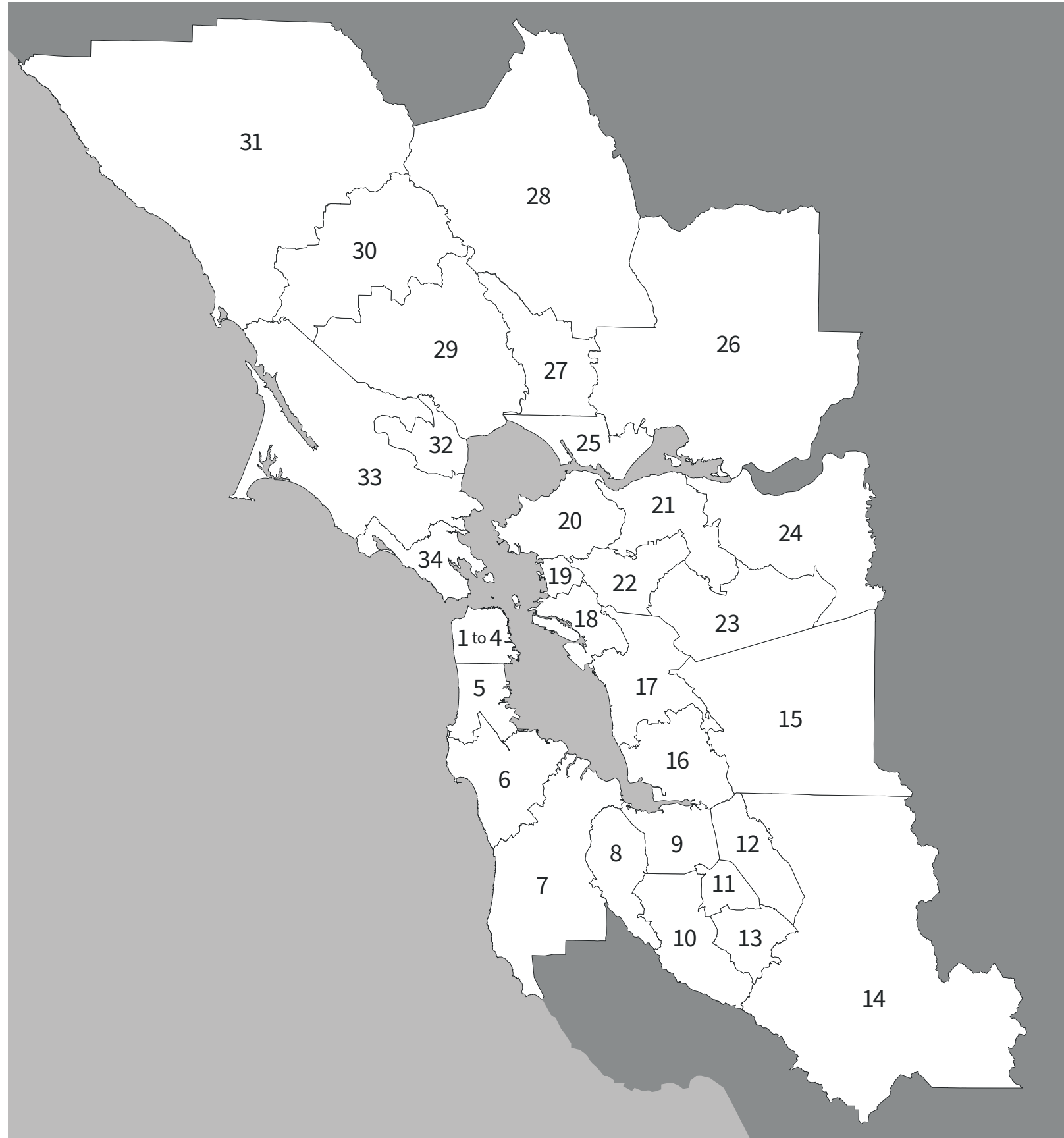
COUNTY	SUPER-DISTRICT	SUPERDISTRICT NAME	HOUSEHOLDS					JOBS				
			2015	2050	GROWTH	PERCENT GROWTH	SHARE OF REGIONAL GROWTH	2015	2050	GROWTH	PERCENT GROWTH	SHARE OF REGIONAL GROWTH
San Francisco	1 to 4	San Francisco County (Combined)	366,000	578,000	213,000	+58%	16%	682,000	918,000	236,000	+35%	17%
San Mateo	5	North San Mateo County	98,000	166,000	69,000	+70%	5%	130,000	188,000	58,000	+44%	4%
	6	Central San Mateo County	87,000	121,000	34,000	+39%	2%	110,000	123,000	13,000	+12%	1%
	7	South San Mateo County	80,000	106,000	26,000	+32%	2%	152,000	196,000	44,000	+29%	3%
Santa Clara	8	Northwest Santa Clara County	74,000	102,000	28,000	+38%	2%	180,000	207,000	27,000	+15%	2%
	9	North Santa Clara County	107,000	320,000	212,000	+199%	16%	370,000	629,000	259,000	+70%	18%
	10	West Santa Clara County	121,000	172,000	51,000	+42%	4%	145,000	197,000	52,000	+36%	4%
	11	Central Santa Clara County	105,000	168,000	63,000	+60%	5%	178,000	263,000	86,000	+48%	6%
	12	East Santa Clara County	108,000	180,000	72,000	+67%	5%	121,000	170,000	49,000	+40%	3%
	13	Central South Santa Clara County	73,000	91,000	18,000	+25%	1%	57,000	77,000	21,000	+36%	1%
	14	South Santa Clara County	35,000	43,000	8,000	+24%	1%	49,000	68,000	18,000	+37%	1%
Alameda	15	East Alameda County	72,000	132,000	60,000	+82%	4%	138,000	156,000	18,000	+13%	1%
	16	South Alameda County	105,000	152,000	47,000	+45%	3%	142,000	221,000	79,000	+56%	6%
	17	Central Alameda County	120,000	160,000	40,000	+33%	3%	157,000	285,000	128,000	+82%	9%
	18	North Alameda County	181,000	287,000	107,000	+59%	8%	275,000	358,000	83,000	+30%	6%
	19	Northwest Alameda County	73,000	115,000	42,000	+57%	3%	155,000	162,000	7,000	+5%	0%
Contra Costa	20	West Contra Costa County	89,000	123,000	34,000	+38%	2%	79,000	132,000	52,000	+66%	4%
	21	North Contra Costa County	85,000	134,000	49,000	+58%	4%	121,000	184,000	63,000	+52%	4%
	22	Central Contra Costa County	60,000	89,000	28,000	+47%	2%	81,000	74,000	-7,000	-9%	-1%
	23	South Contra Costa County	55,000	70,000	15,000	+28%	1%	66,000	60,000	-6,000	-9%	0%
	24	East Contra Costa County	94,000	136,000	42,000	+45%	3%	56,000	84,000	28,000	+51%	2%
Solano	25	South Solano County	53,000	57,000	5,000	+9%	0%	45,000	62,000	17,000	+37%	1%
	26	North Solano County	89,000	119,000	30,000	+34%	2%	87,000	139,000	53,000	+61%	4%
Napa	27	South Napa County	34,000	40,000	5,000	+15%	0%	48,000	66,000	19,000	+39%	1%
	28	North Napa County	16,000	16,000	0	+1%	0%	24,000	20,000	-3,000	-14%	0%
Sonoma	29	South Sonoma County	64,000	83,000	19,000	+30%	1%	72,000	80,000	8,000	+11%	1%
	30	Central Sonoma County	88,000	98,000	10,000	+11%	1%	118,000	131,000	14,000	+12%	1%
	31	North Sonoma County	36,000	39,000	3,000	+9%	0%	31,000	40,000	9,000	+28%	1%
Marin	32	North Marin County	23,000	30,000	7,000	+28%	0%	29,000	29,000	0	+0%	0%
	33	Central Marin County	44,000	66,000	22,000	+50%	2%	63,000	49,000	-14,000	-23%	-1%
	34	South Marin County	41,000	50,000	9,000	+21%	1%	44,000	40,000	-4,000	-10%	0%
<b>REGION</b>			<b>2,677,000</b>	<b>4,043,000</b>	<b>1,367,000</b>	<b>+51%</b>	<b>100%</b>	<b>4,005,000</b>	<b>5,408,000</b>	<b>1,403,000</b>	<b>+35%</b>	<b>100%</b>

Numbers may not always sum to 100% due to rounding.



# GROWTH PATTERN

## REGIONAL MAP – SUPERDISTRICTS



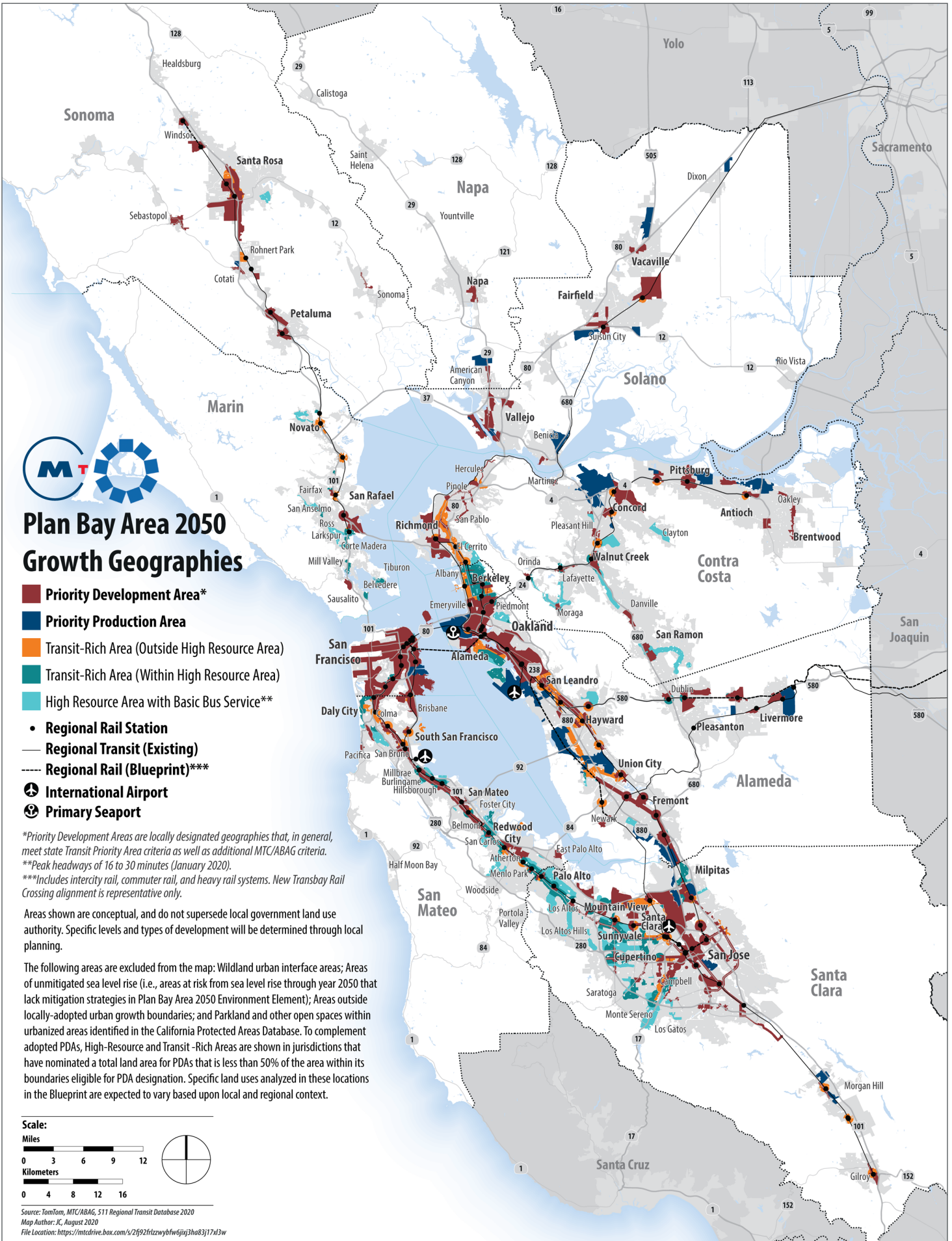
SUPER-DISTRICT	COUNTY	SUPERDISTRICT NAME	PRIMARY JURISDICTIONS INCLUDED IN SUPERDISTRICT
1 to 4	San Francisco	San Francisco County (Combined)	San Francisco
5	San Mateo	North San Mateo County	Brisbane, Colma, Daly City, Pacifica, South San Francisco, Millbrae, San Bruno, Burlingame (partial)
6	San Mateo	Central San Mateo County	Half Moon Bay, Hillsborough, San Mateo, Foster City, Belmont, Burlingame (partial)
7	San Mateo	South San Mateo County	Atherton, Menlo Park, Redwood City, Woodside, East Palo Alto, Portola Valley, San Carlos
8	Santa Clara	Northwest Santa Clara County	Los Altos Hills, Los Altos, Palo Alto (partial), Mountain View (partial)
9	Santa Clara	North Santa Clara County	Sunnyvale, Santa Clara (partial), Mountain View (partial), Milpitas (partial), San Jose (partial), Palo Alto (partial)
10	Santa Clara	West Santa Clara County	Los Gatos, Monte Sereno, Saratoga, Cupertino, Campbell (partial), Santa Clara (partial)
11	Santa Clara	Central Santa Clara County	Campbell (partial), San Jose (partial)
12	Santa Clara	East Santa Clara County	Milpitas (partial), San Jose (partial)
13	Santa Clara	Central South Santa Clara County	San Jose (partial)
14	Santa Clara	South Santa Clara County	Gilroy, Morgan Hill, San Jose (partial)
15	Alameda	East Alameda County	Dublin, Livermore, Pleasanton
16	Alameda	South Alameda County	Newark, Fremont, Union City
17	Alameda	Central Alameda County	San Leandro, Hayward
18	Alameda	North Alameda County	Alameda, Piedmont, Oakland
19	Alameda	Northwest Alameda County	Albany, Berkeley, Emeryville
20	Contra Costa	West Contra Costa County	El Cerrito, Hercules, Pinole, Richmond, San Pablo
21	Contra Costa	North Contra Costa County	Clayton, Pleasant Hill, Concord, Martinez, Lafayette (partial), Pittsburg (partial)
22	Contra Costa	Central Contra Costa County	Moraga, Orinda, Walnut Creek (partial), Lafayette (partial)
23	Contra Costa	South Contra Costa County	Danville, San Ramon, Walnut Creek (partial)
24	Contra Costa	East Contra Costa County	Antioch, Brentwood, Oakley, Pittsburg (partial)
25	Solano	South Solano County	Benicia, Vallejo
26	Solano	North Solano County	Dixon, Fairfield, Rio Vista, Suisun City, Vacaville
27	Napa	South Napa County	American Canyon, Napa
28	Napa	North Napa County	Calistoga, St. Helena, Yountville
29	Sonoma	South Sonoma County	Cotati, Petaluma, Sonoma, Rohnert Park
30	Sonoma	Central Sonoma County	Santa Rosa, Sebastopol
31	Sonoma	North Sonoma County	Cloverdale, Healdsburg, Windsor
32	Marin	North Marin County	Novato
33	Marin	Central Marin County	Fairfax, San Anselmo, San Rafael, Ross
34	Marin	South Marin County	Belvedere, Corte Madera, Mill Valley, Sausalito, Tiburon, Larkspur

Unincorporated areas included in most superdistricts outside San Francisco. Small overlap zones, less than 10 percent of city size, are not shown for clarity.



# GROWTH GEOGRAPHIES

PLAN BAY AREA 2050



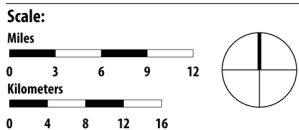
## Plan Bay Area 2050 Growth Geographies

- Priority Development Area\*
- Priority Production Area
- Transit-Rich Area (Outside High Resource Area)
- Transit-Rich Area (Within High Resource Area)
- High Resource Area with Basic Bus Service\*\*
- Regional Rail Station
- Regional Transit (Existing)
- Regional Rail (Blueprint)\*\*\*
- International Airport
- Primary Seaport

\*Priority Development Areas are locally designated geographies that, in general, meet state Transit Priority Area criteria as well as additional MTC/ABAG criteria.  
 \*\*Peak headways of 16 to 30 minutes (January 2020).  
 \*\*\*Includes intercity rail, commuter rail, and heavy rail systems. New Transbay Rail Crossing alignment is representative only.

Areas shown are conceptual, and do not supersede local government land use authority. Specific levels and types of development will be determined through local planning.

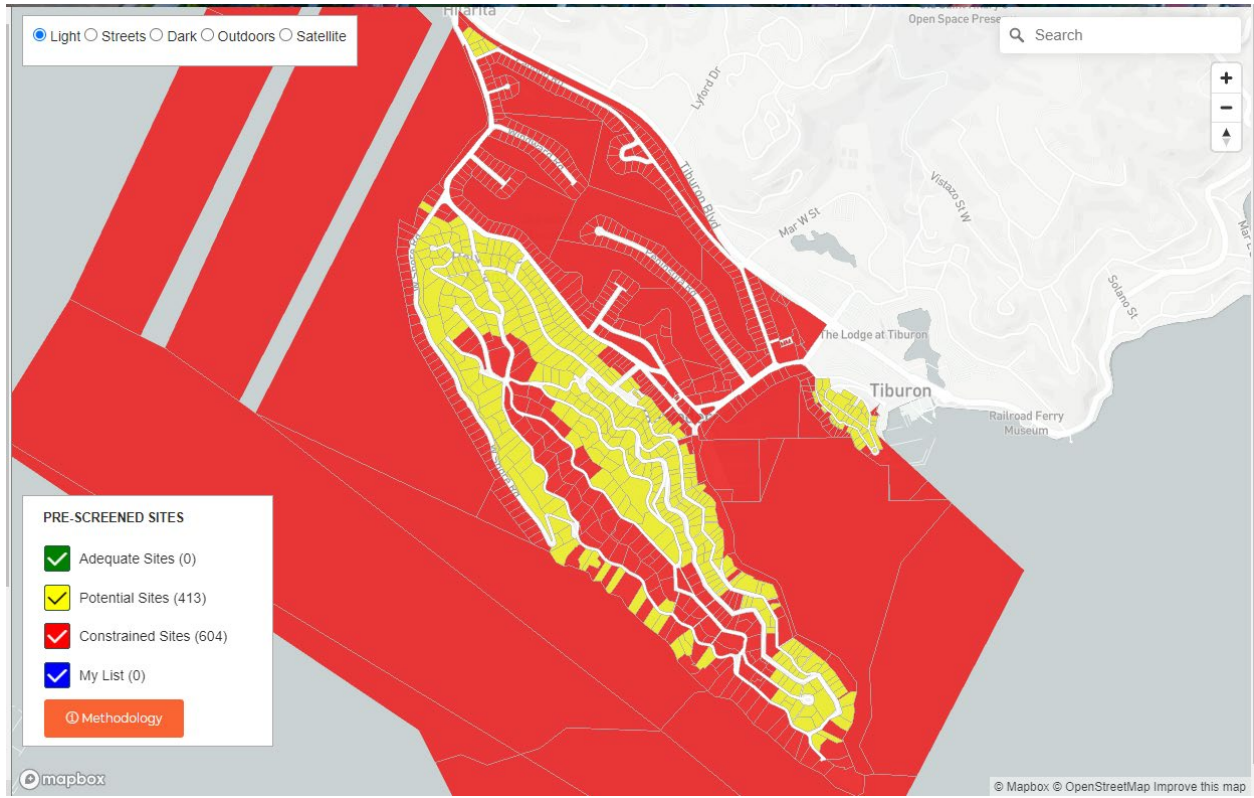
The following areas are excluded from the map: Wildland urban interface areas; Areas of unmitigated sea level rise (i.e., areas at risk from sea level rise through year 2050 that lack mitigation strategies in Plan Bay Area 2050 Environment Element); Areas outside locally-adopted urban growth boundaries; and Parkland and other open spaces within urbanized areas identified in the California Protected Areas Database. To complement adopted PDAs, High-Resource and Transit-Rich Areas are shown in jurisdictions that have nominated a total land area for PDAs that is less than 50% of the area within its boundaries eligible for PDA designation. Specific land uses analyzed in these locations in the Blueprint are expected to vary based upon local and regional context.



Source: TomTom, MTC/ABAG, S11 Regional Transit Database 2020  
 Map Author: J.C. August 2020  
 File Location: <https://mtcdrive.box.com/s/2f92frzwybfw6jaj3ha83j17d3w>

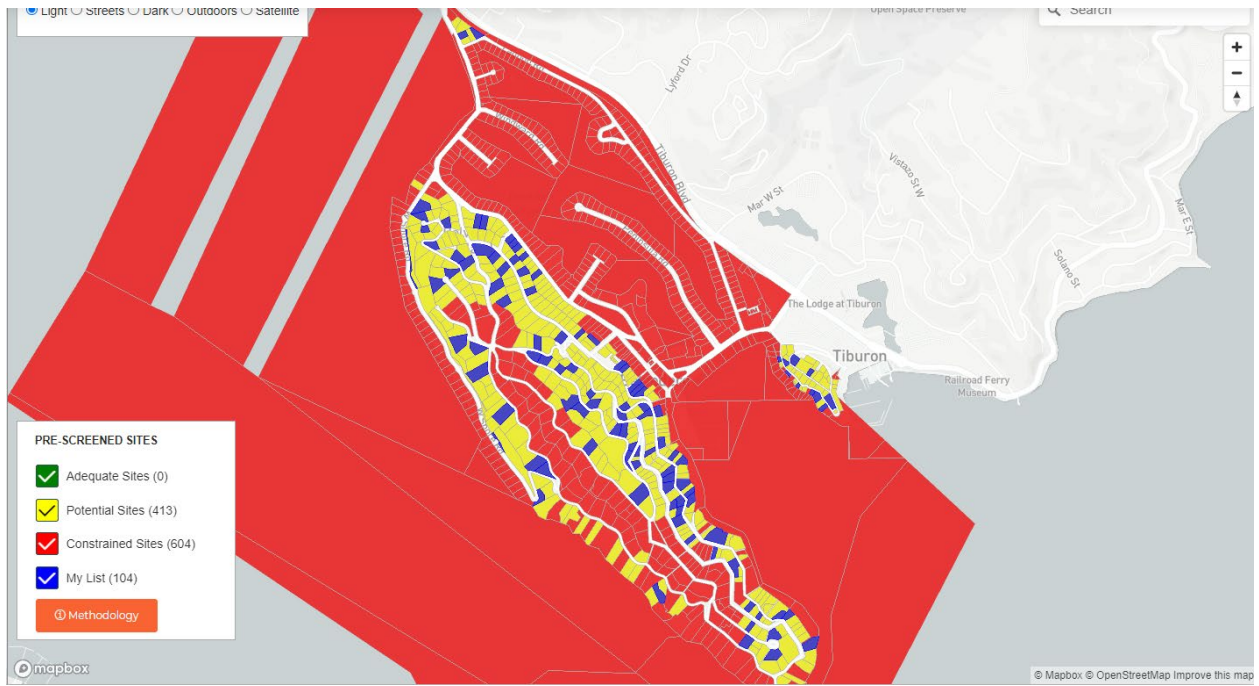
## Attachment 6: HESS Tool Output

Figure 1: HESS Screened Sites for Belvedere

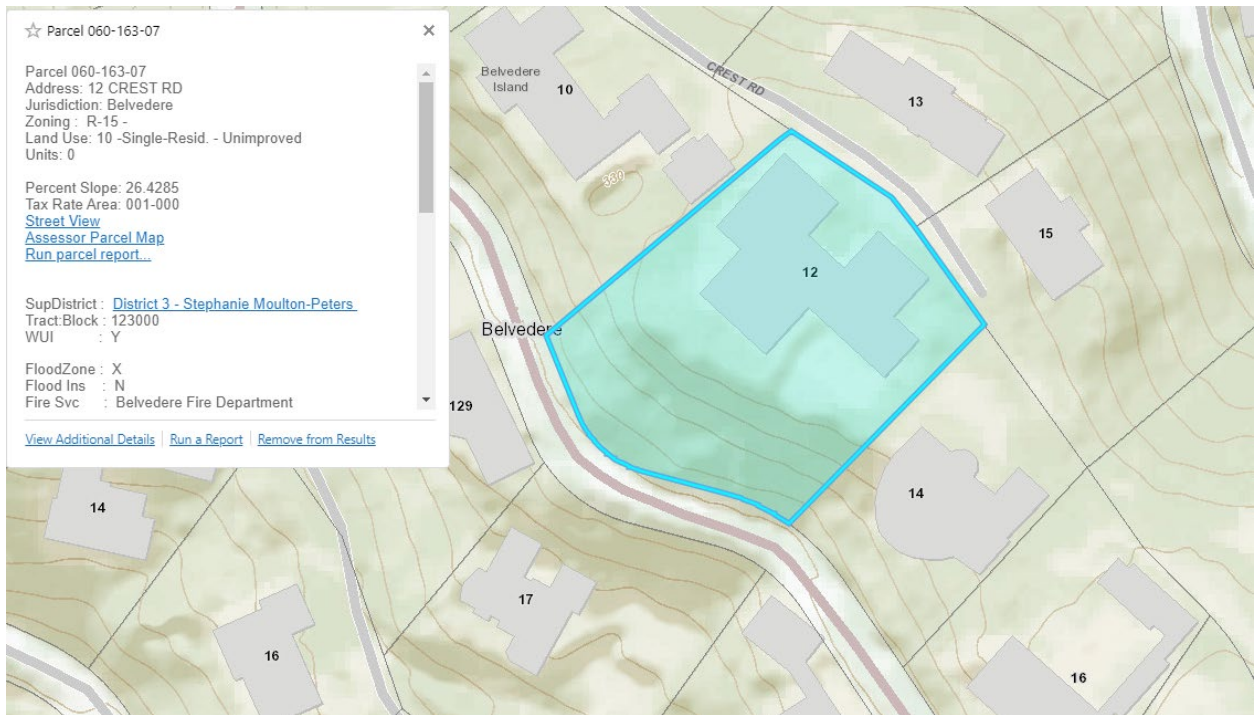


## Attachment 6: HESS Tool Output

### Figure 2: Sample Sites for City's Analysis

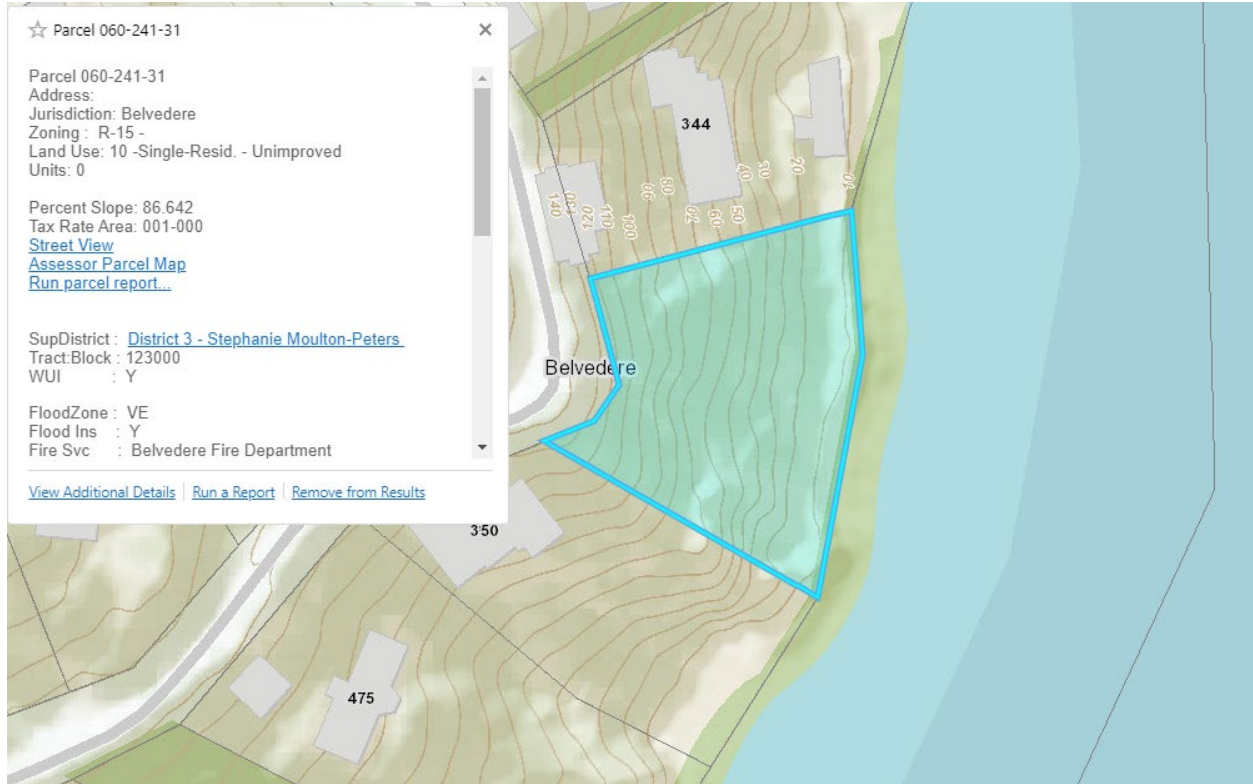


### Figure 3: Vacant Potential Site APN 060-163-07



## Attachment 6: HESS Tool Output

Figure 4: Vacant Potential Site APN 060-241-31





## Sample Potential Sites

Site Address	Assessor Parcel Number	Zoning Designation	Parcel Size (Gross Acres)	Parcel Size - Marin Assessor	Existing Use/ Vacancy	Use Code - Marin Assessor	Number of Existing Residential Units	Existing Units - Marin Assessor
18 SAN RAFAEL AVE, Belvec	CA041 055-263-02	R-1L	0.24	0.16	1001	11	1	1
3 LAGOON RD, Belvedere C.	CA041 055-263-07	R-1L	0.31	0.22	1001	11	1	1
11 ALCATRAZ AVE, Belvede	CA041 060-102-12	R-1C	0.12	0.08	1001	11	1	1
74 BELLEVUE AVE, Belveder	CA041 060-102-48	R-1C	0.38	0.26	1001	11	1	1
12 ALCATRAZ AVE, Belvede	CA041 060-103-56	R-1C	0.31	0.16	1001	11	1	1
50 ALCATRAZ AVE, Belvede	CA041 060-103-57	R-1C	0.15	0.09	1001	11	1	1
	CA041 060-105-18	R-1C	0.07	0.1	9000	11	0	1
	CA041 060-105-29		0	0		80	0	0
	CA041 060-105-31	R-1C	0.07	0.05		11	0	1
89 BELLEVUE AVE, Belveder	CA041 060-105-50	R-1C	0.18	0.11	1001	11	1	1
	CA041 060-105-71	R-1C	0.07	0.05	9000	11	0	1
71 BELLEVUE AVE, Belveder	CA041 060-105-82	R-1C	0.09	0.06	1001	11	0	1
79 BELLEVUE AVE, Belveder	CA041 060-105-83	R-1C	0.28	0.2	1001	11	0	1
6 N POINT CIR, Belvedere C	CA041 060-111-04	R-15	0.23	0.15	1001	11	1	1
9 N POINT CIR, Belvedere C	CA041 060-111-10	R-15	0.4	0.33	1001	11	1	1
1 N POINT CIR, Belvedere C	CA041 060-111-14	R-15	0.33	0.21	1001	11	1	1
12 BRITTON AVE, Belvedere	CA041 060-111-24	R-15	0.64	0.49	1001	11	1	1
15 BRITTON AVE, Belvedere	CA041 060-111-28	R-15	0.43	0.35	1001	11	1	1
10 TAMALPAIS AVE, Belved	CA041 060-112-03	R-15	0.34	0.26	1001	11	1	1
14 TAMALPAIS AVE, Belved	CA041 060-112-12	R-15	0.45	0.26	1001	11	1	1
16 TAMALPAIS AVE, Belved	CA041 060-112-13	R-15	0.56	0.36	1001	11	1	1
209 SAN RAFAEL AVE, Belve	CA041 060-113-03	R-15	0.4	0.25	1001	11	1	1
211 SAN RAFAEL AVE, Belve	CA041 060-113-04	R-15	0.39	0.25	1001	11	1	1
11 BAYVIEW AVE, Belveder	CA041 060-114-04	R-15	0.37	0.23	1001	11	1	1
19 BAYVIEW AVE, Belveder	CA041 060-114-06	R-15	0.43	0.27	1001	11	1	1
3 BAYVIEW AVE, Belvedere	CA041 060-114-11	R-15	0.91	0.42	9000	61	0	0
301 SAN RAFAEL AVE, Belve	CA041 060-115-01	R-15	0.24	0.13	1001	11	1	1
303 SAN RAFAEL AVE, Belve	CA041 060-115-02	R-15	0.22	0.14	1001	11	1	1
305 SAN RAFAEL AVE, Belve	CA041 060-115-03	R-15	0.23	0.14	1001	11	1	1

309 SAN RAFAEL AVE, Belve	CA041 060-115-05	R-15	0.22	0.14	1001	11	1	1
24 BAYVIEW AVE, Belveder	CA041 060-115-09	R-15	0.36	0.2	1001	11	1	1
16 BAYVIEW AVE, Belveder	CA041 060-115-11	R-15	0.27	0.16	1001	11	1	1
6 PELICAN POINT RD, Belve	CA041 060-121-05	R-15	0.93	0.62	1001	11	1	1
1 PELICAN POINT RD, Belve	CA041 060-121-20	R-15	0.57	0.41	1001	11	1	1
13 OAK AVE, Belvedere CA	' CA041 060-131-11	R-15	0.45	0.29	1101	21	2	2
2 BUCKEYE RD, Belvedere C	CA041 060-131-18	R-15	0.62	0.42	1001	11	1	1
6 BUCKEYE RD, Belvedere C	CA041 060-131-26	R-15	0.48	0.34	1001	11	1	1
317 SAN RAFAEL AVE, Belve	CA041 060-132-02	R-15	0.28	0.18	1001	11	1	1
36 BAYVIEW AVE, Belveder	CA041 060-132-15	R-15	0.31	0.19	1001	11	1	1
11 BELVEDERE AVE, Belved	CA041 060-141-12	R-15	1.05	0.71	1001	11	1	1
35 BELVEDERE AVE, Belved	CA041 060-141-16	R-15	1.09	0.68	1001	11	1	1
9 CREST RD, Belvedere CA	9 CA041 060-143-28	R-15	0.71	0.73	1001	11	1	1
1 OAK AVE, Belvedere CA	9 CA041 060-151-03	R-15	0.41	0.24	1001	11	1	1
9 LAUREL AVE, Belvedere C.	CA041 060-152-10	R-15	0.27	0.17	1001	11	1	1
80 BAYVIEW AVE, Belveder	CA041 060-152-13	R-15	0.22	0.14	1001	11	1	1
15 OAK PL, Belvedere CA	94 CA041 060-153-03	R-15	0.3	0.2	1001	11	1	1
30 MADRONA AVE, Belvede	CA041 060-153-09	R-15	0.29	0.19	1001	11	1	1
10 MADRONA AVE, Belvede	CA041 060-153-11	R-15	0.42	0.26	1001	11	1	1
2 MADRONA AVE, Belveder	CA041 060-153-12	R-15	0.45	0.27	1001	11	1	1
120 BAYVIEW AVE, Belvede	CA041 060-155-14	R-15	0.21	0.13	1001	11	1	1
118 BAYVIEW AVE, Belvede	CA041 060-155-23	R-15	0.27	0.17	1001	11	1	1
77 BELVEDERE AVE, Belved	CA041 060-161-16	R-15	0.82	0.53	1001	11	1	1
81 BELVEDERE AVE, Belved	CA041 060-161-21	R-15	0.59	0.42	1001	11	1	1
14 CREST RD, Belvedere CA	CA041 060-163-06	R-15	0.56	0.37	1001	11	1	1
	CA041 060-163-19	R-15	0.54	0.34		10	0	0
39 BELLA VISTA AVE, Belvec	CA041 060-171-02	R-15	0.21	0.15	1001	11	1	1
120 MADRONA AVE, Belvec	CA041 060-171-13	R-15	0.44	0.27	1001	11	1	1
146 MADRONA AVE, Belvec	CA041 060-171-27	R-15	0.39	0.25	1001	11	1	1
150 MADRONA AVE, Belvec	CA041 060-171-30	R-15	0.4	0.25	1001	11	1	1
11 TOYON AVE, Belvedere C	CA041 060-172-04	R-15	0.26	0.15	1001	11	1	1
240 BAYVIEW AVE, Belvede	CA041 060-173-14	R-15	0.31	0.16	1001	11	1	1
148 BAYVIEW AVE, Belvede	CA041 060-173-16	R-15	0.33	0.2	1001	11	1	1
144 BAYVIEW AVE, Belvede	CA041 060-173-17	R-15	0.31	0.2	1001	11	1	1

152 BAYVIEW AVE, Belvede CA041 060-173-29	R-15	0.26	0.19	1001	11	1	1
CA041 060-173-33	R-15	0.32	0.19	9000	11	0	1
104 BELLA VISTA AVE, Belve CA041 060-174-01	R-15	0.29	0.24	1001	11	1	1
201 BAYVIEW AVE, Belvede CA041 060-174-04	R-15	0.27	0.17	1001	11	1	1
118 BELLA VISTA AVE, Belve CA041 060-174-05	R-15	0.33	0.22	1001	11	1	1
142 BELLA VISTA AVE, Belve CA041 060-174-13	R-15	0.23	0.15	1001	11	2	2
245 MADRONA AVE, Belvec CA041 060-191-11	R-15	1.07	0.63	1001	11	1	1
176 MADRONA AVE, Belvec CA041 060-192-01	R-15	0.2	0.19	1001	11	1	1
180 MADRONA AVE, Belvec CA041 060-192-02	R-15	0.29	0.24	1001	11	1	1
2 FERN AVE, Belvedere CA CA041 060-193-01	R-15	0.13	0.09	1001	11	1	1
7 FERN AVE, Belvedere CA CA041 060-193-15	R-15	0.24	0.17	1101	21	2	2
160 BELLA VISTA AVE, Belve CA041 060-194-05	R-15	0.37	0.23	1001	11	1	1
166 BELLA VISTA AVE, Belve CA041 060-194-06	R-15	0.38	0.25	1001	11	2	2
283 BAYVIEW AVE, Belvede CA041 060-194-11	R-15	0.32	0.18	1001	11	1	1
236 BELLA VISTA AVE, Belve CA041 060-194-14	R-15	0.46	0.28	1101	21	3	3
210 BELLA VISTA AVE, Belve CA041 060-194-15	R-15	0.26	0.14	1001	11	1	1
285 BAYVIEW AVE, Belvede CA041 060-194-18	R-15	0.21	0.14	1001	11	2	2
172 BELLA VISTA AVE, Belve CA041 060-194-19	R-15	0.44	0.42	1101	21	3	3
250 BAYVIEW AVE, Belvede CA041 060-195-04	R-15	0.24	0.14	1001	11	1	1
270 BAYVIEW AVE, Belvede CA041 060-195-08	R-15	0.49	0.28	1001	11	1	1
278 BAYVIEW AVE, Belvede CA041 060-195-10	R-15	0.22	0.15	1001	11	2	2
280 BAYVIEW AVE, Belvede CA041 060-195-11	R-15	0.35	0.24	1001	38	1	1
258 BAYVIEW AVE, Belvede CA041 060-195-17	R-15	0.31	0.2	1001	11	1	1
300 BELLA VISTA AVE, Belve CA041 060-212-04	R-15	0.23	0.13	1101	21	2	2
211 BEACH RD, Belvedere C CA041 060-212-31	R-15	0.21	0.23	1001	11	1	1
350 BELLA VISTA AVE, Belve CA041 060-212-34	R-15	0.52	0.34	1001	11	2	2
CA041 060-213-17	R-15	1.08	0.63	9000	11	0	2
30 CLIFF RD, Belvedere CA CA041 060-221-44	R-15	0.56	0.35	1001	11	1	1
425 GOLDEN GATE AVE, Bel CA041 060-222-04	R-15	0.54	0.3	1001	11	1	1
420 GOLDEN GATE AVE, Bel CA041 060-223-06	R-15	0.22	0.19	1001	11	1	1
CA041 060-224-04	R-15	0.14	0.09		11	0	1
430 BELLA VISTA AVE, Belve CA041 060-224-10	R-15	0.28	0.17	1001	11	1	1
300 BEACH RD, Belvedere C CA041 060-225-18	R-15	0.29	0.22	1001	11	1	1
432 GOLDEN GATE AVE, Bel CA041 060-232-01	R-15	0.47	0.31	1001	11	1	1

433 GOLDEN GATE AVE, Bel	CA041 060-232-06	R-15	0.6	0.36	1001	11	1	1
310 BEACH RD, Belvedere C	CA041 060-233-07	R-15	0.31	0.18	1001	11	1	1
344 BEACH RD, Belvedere C	CA041 060-241-32	R-15	0.69	0.38	1001	11	1	1
8 W SHORE RD, Belvedere C	CA041 060-272-04	R-15	0.72	0.43	1001	11	1	1
	CA041 060-282-01	R-15	0.2	0		80	0	0
	CA041 060-302-01	R-15	0.13	0.06		10	0	0
	CA041 060-303-19	R-15	0.37	0.17		10	0	0
Total acreage			39.42	25.58				
ABAG overcount (acres)			13.84					
ABAG overcount (%)			54%					
Median Parcel Size				0.205				

Indicates information from Marin County Assessor; all other information from HESS.

### Vacant Potential Sites

Site Address	Assessor Parcel Number	Zoning Designation	Parcel Size (Gross Acres)	Parcel Size - Marin Assessor	Existing Use/ Vacancy	Use Code Marin Assessor	Number of Existing Residential Units	Existing Units - Marin Assessor
57 BELLEVUE AVE, Belvedere CA 9	CA041 060-105-38	R-1C	0.06	0.04	8001	11	0	1
	CA041 060-113-17	R-15	0.56	0.34	8006	60	0	0
18 CREST RD, Belvedere CA 94920	CA041 060-163-04	R-15	0.57	0.38	8001	10	0	0
12 CREST RD, Belvedere CA 94920	CA041 060-163-07	R-15	1.16	0.68	8001	10	0	0
218 BAYVIEW AVE, Belvedere CA 94920	CA041 060-173-43	R-15	0.21	0.14	8001	10	0	0
117 BELVEDERE AVE, Belvedere CA 94920	CA041 060-181-35	R-15	0.55	0.35	8001	10	0	0
46 CLIFF RD, Belvedere CA 94920	CA041 060-201-11	R-15	0.63	0.38	8001	10	0	1
	CA041 060-241-31	R-15	0.69	0.52	8001	10	0	0
Total acreage			4.43	2.83				
ABAG overcount (acres)			1.60					
ABAG overcount (%)			57%					
Sites over 0.5 acres (acres)			4.16	1.20				
ABAG overcount (acres)			2.96					
ABAG overcount (%)			247%					

Indicates information from Marin County Assessor; all other information from HESS.

### FEMA 100 Year Flood Zone

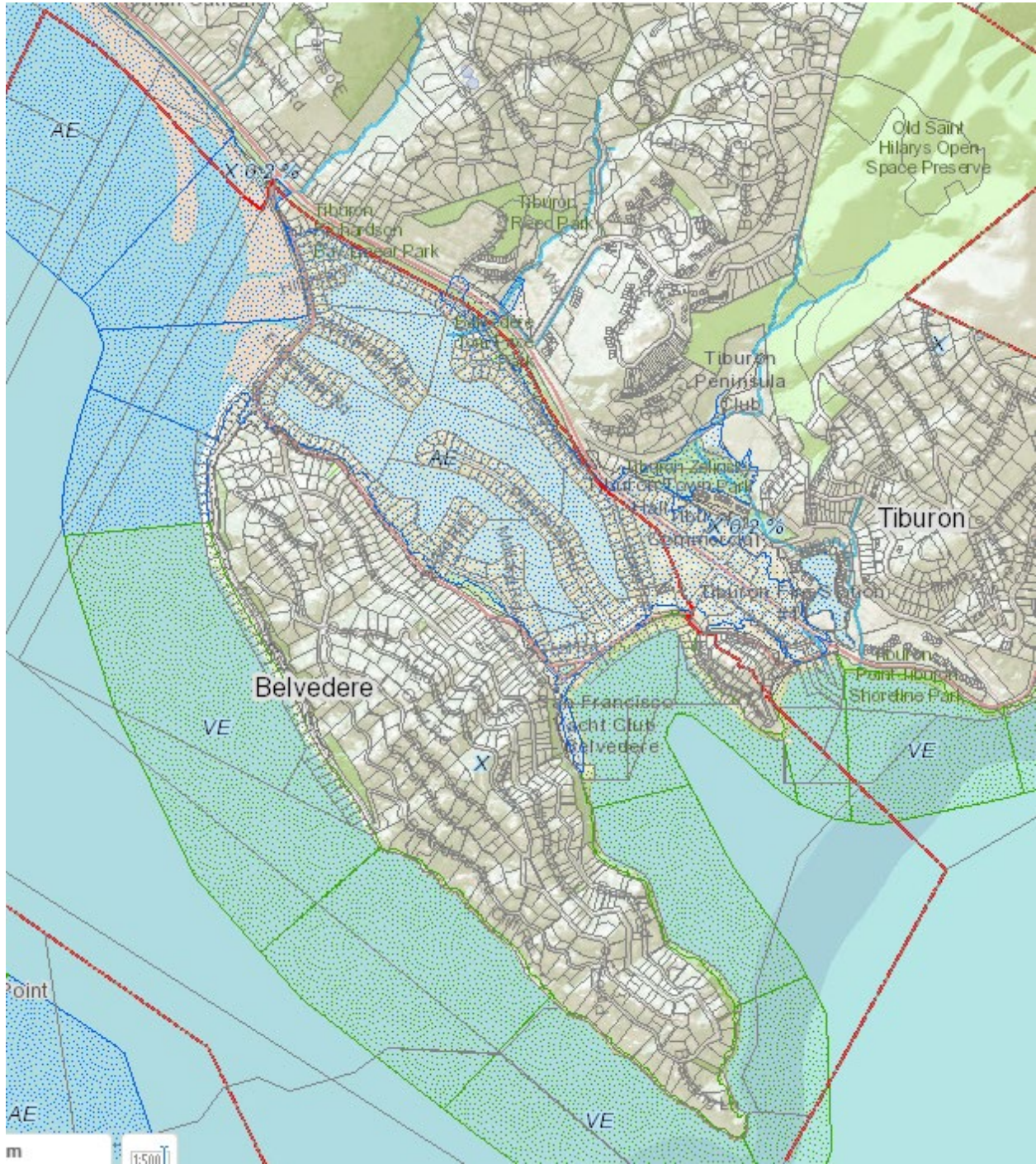


Figure 1: Sea Level Rise at 30 Inches



Source: *Our Coast, Our Future*

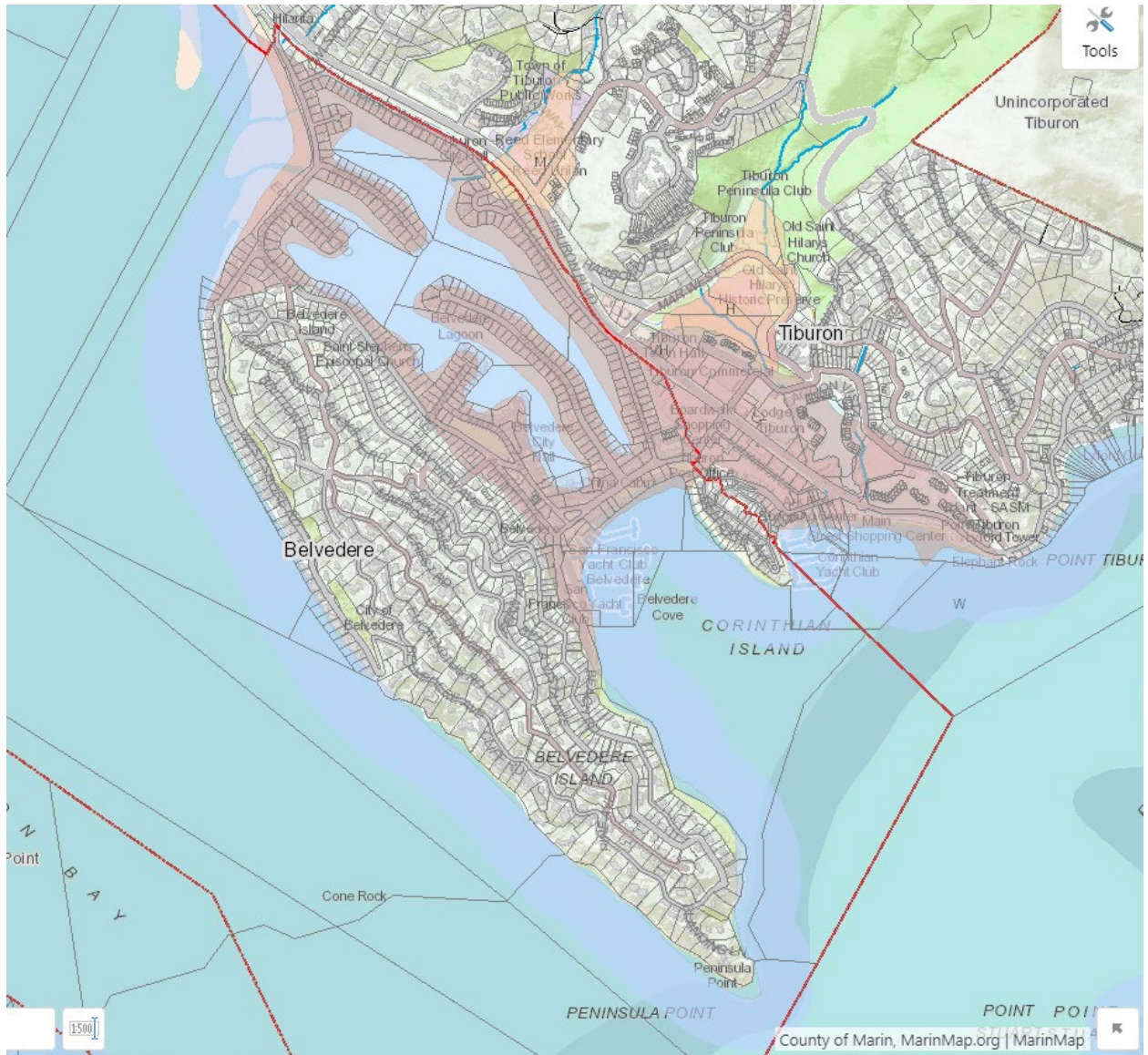
Figure 2: Sea Level Rise at 39 Inches



Source: *Our Coast, Our Future*



**Figure 1: Areas Vulnerable to Liquefaction**



Source: MarinMap