



MEMO

To: ABAG Executive Board  
 From: Paul Fassinger, Research Director  
 Date: May 3, 2007  
 Subject: San Mateo County Subregion Regional Housing Need Allocation Assignment

**Overview**

For the 4<sup>th</sup> Regional Housing Needs Allocation (RHNA) cycle, state legislation allowed for the formation of subregion’s within each metropolitan region, as represented by a Council of Governments. In the Bay Area, one subregion formed between the County of San Mateo and its twenty cities. The San Mateo Subregion is represented by the City/County Association of Governments of San Mateo County (C/CAG). Since its formation, the San Mateo Subregion has been responsible for developing its own housing need allocation methodology, independent of the region-wide method, for use in allocating its share of the region’s total housing need. The San Mateo Subregion adopted an allocation methodology on March 22, 2007.

Upon the state’s determination of the total regional housing need, by income category, ABAG is responsible for assigning to the San Mateo Subregion its regional share of the total housing need, by income category. The subregional share is based on household growth during the 2007-2014 RHNA period. Income shares are determined by the regional average distribution of income. After a 30-day comment period, the subregion is to then allocate its total subregional need, by income category, to individual jurisdictions in the subregion. The allocation is to be done using the subregion’s adopted methodology.

**Subregion Assignment of Regional Need**

On April 6, 2007, HCD determined a range for the Bay Area’s total regional housing need, including the need for income-based units. This range was 214,500 – 227,500 units. Therefore, at a minimum, the region must plan for 214,500 units in the 2007-2014 period.

San Mateo County’s household growth during the RHNA period, 2007-2014, is estimated to be 12,184 households. Household growth in the region over the same period is estimated at 166,060. Therefore, San Mateo County’s regional share of household growth is 7.3 percent. Applying this percent to the total regional housing need, gives San Mateo County a minimum subregional housing need assignment of 15,738 units, or 7.3 percent of the total regional need of 214,500 units. The regional average income distribution, and therefore, San Mateo Subregional allocation by income category is:

<b>Minimum Regional Need</b>		<b>214,500 units</b>
<b>Minimum Subregional Need</b>		<b>15,738 units</b>
Very Low	22.8 Percent	3,588
Low	16.4	2,581
Moderate	19.3	3,038
Above Moderate	41.5	6,531

**Administrative Committee Action**

On April 16, ABAG's Administrative Committee approved the draft Subregional housing needs allocation of 15,738 units. It also began a 30-day public comment period on that action.

**Public Hearing and Executive Board Action**

Staff is asking the Executive Board to complete the 30 day public comment period with a public hearing as part of the May 17 meeting. Staff will provide written summaries and copies of any comments that it receives. Members of the public may make oral comments as part of the hearing.

If the Executive Board is satisfied that the draft Subregional allocation is appropriate, it would approve the San Mateo Subregion housing needs allocation. The San Mateo Subregion, as represented by C/CAG, would allocate the total subregional need to the individual jurisdictions within the San Mateo Subregion.