



MEMO

To: ABAG Executive Board

From: Alex Amoroso, Senior Planner
Paul Fassinger, Research Director

Date: 11/18/99

Subject: Final Methodology Review and Release of Preliminary Regional Housing Needs Distribution Numbers

Summary

At this meeting, staff will do the following:

- Review the revised schedule for the Regional Housing Needs Determination (RHND) process.
- Review the regional total housing need number that has been finalized with the State Department of Housing and Community Development (HCD).
- Review the methodology for assigning housing need to local jurisdictions, showing potential modifications.

The Executive Board will be asked to take the following actions:

- **Adopt** a final methodology for distribution of numbers to Bay Area jurisdictions.
- **Release** preliminary numbers to the jurisdictions, and initiate the State mandated review schedule.

Discussion

The Schedule

The revised schedule for the RHND process (attachment 1) shows a new timeline which initiates the review process in early December and ends with adoption of final numbers at the May Executive Board meeting. The appeals period (identified in State Housing Element Law) has been accommodated beginning in June, after adoption of the final numbers. While this timing will place the appeals period outside of the one-year ABAG process, HCD has assured ABAG staff that this is acceptable under State law. The one year period for jurisdictions to update their housing elements will begin on July 1, 2000.



The Regional Total Housing Need Number

ABAG staff has negotiated with HCD and agreed to a regional housing need number that will be distributed to Bay Area jurisdictions for the RHND allocation period of 1999 to 2006. A spreadsheet is attached to this packet which shows the original numbers suggested by HCD, for housing units anticipated in ABAG's Projections 2000, and the agreed upon regional need numbers from HCD (attachment 2).

The regional numbers supplied by the HCD are “goal numbers” and are not meant to match, and often exceed, anticipated growth in housing units. ABAG's Projections 2000 numbers, which were reviewed in the previous agenda item, are a projection of anticipated growth in the Bay Area.

ABAG's growth forecast estimates likely long-range household and employment changes. It is based on the following:

- A local policy survey of Bay Area city and county planning departments focusing on what projects are “on-the-boards”.
- ABAG's economic and demographic forecasts.
- State Department of Finance (DOF) estimates of growth.

ABAG's housing growth forecast does not try to identify the best location for future housing and employment, but rather when it is most likely to occur.

The State's RHND, on the other hand, identifies the supply and affordability of housing that would, if met, make housing more accessible to existing and future Bay Area residents. It is based largely on the following:

- State identified housing needs for the Bay area region, through a methodology that accounts for demolition, existing need, overcrowding, demographics and other factors.
- State Department of Finance (DOF) estimates of growth.

The housing needs process focuses attention on one of the most significant problems facing our region, and calls upon each local community to address its fair share of the responsibility. The numbers adopted by ABAG are to be included in each locality's general plan. Cities and counties are then, under State Housing Element Law, mandated to develop a housing strategy aimed at meeting their housing need.

The Methodology

At the July 15 meeting, the Board adopted certain portions of the methodology and requested that staff revise others. In addition, the Board requested that staff collect data on housing production in the Bay Area since the last RHND process.

Each jurisdiction will receive numbers derived from the methodology process as it is finally approved. An overall number will be provided to each jurisdiction, which will represent that jurisdiction's portion of the regional share. The overall number will then be distributed by very-low, low, moderate and above-moderate income categories.

The Board has already adopted the distribution of numbers using a methodology weighted 90% by a household growth factor, and 10% by a jobs production factor. The Board also adopted a modification to the income category distribution in concept, but requested further information.

The Board stated that they wanted to allow for an adjustment of the distribution of housing numbers by income category. Staff was requested to produce a distribution that showed numbers distributed through categories that moved each jurisdiction either 50% towards the regional average distribution, or 100% to the regional average distribution. The purpose of this adjustment was to ensure that jurisdictions producing affordable housing would not be overburdened by being assigned a disproportionate number of low and very low-income units based on the specific jurisdiction's existing distribution (as of 1990). Board members will be asked to choose between the distribution of units at jurisdiction either 50% towards the regional average distribution, or 100% to the regional average distribution.

The Board further requested that staff collect information regarding housing production in the Bay Area from 1988 through 1998. Staff, with the assistance of a housing consultant has contacted each jurisdiction on a number of occasions. Approximately 65 of 110 jurisdictions have provided information. We were able to collect data from the jurisdictions on a self-reporting basis, and this limits its consistency. The results of the study are being reviewed by staff and will be available at the Board meeting.

The Board will be asked to choose either a 50% or 100% shift towards the regional average for the process of income category distribution.

Note: At a recent Housing Methodology Committee meeting, several members of the committee voiced differing opinions about whether the Board should consider a greater jobs housing balance adjustment. The HMC members did feel however, that a 50% move towards the regional average for distribution of numbers by income categories would be appropriate.

Release of the Preliminary Numbers

The RHND process requires that a set of preliminary needs numbers be released to all jurisdictions in the region. A letter will be sent to all jurisdictions, notifying them of their proposed needs, and this release of numbers will initiate the 90-day review and comment period for jurisdictions. A 60-day response period for ABAG will follow. **RHND needs numbers for each Bay Area jurisdiction, shown at the 50% and 100% of regional average income distribution, are attached to this report (attachment 3).**

Requested Actions

Staff requests that the Executive Board take the following actions:

- **Adopt** a final methodology for distribution of numbers to Bay Area jurisdictions, including a distribution threshold for income categories, with or without the additional adjustment procedure.
- **Release** preliminary numbers to the jurisdictions, and initiate the State mandated review schedule.

REGIONAL HOUSING NEEDS DETERMINATIONS

1999-2006 Housing Element Period

ASSOCIATION OF
BAY AREA
GOVERNMENTS

EXECUTIVE BOARD
MEETING

November 18, 1999

SAN FRANCISCO
BAY AREA

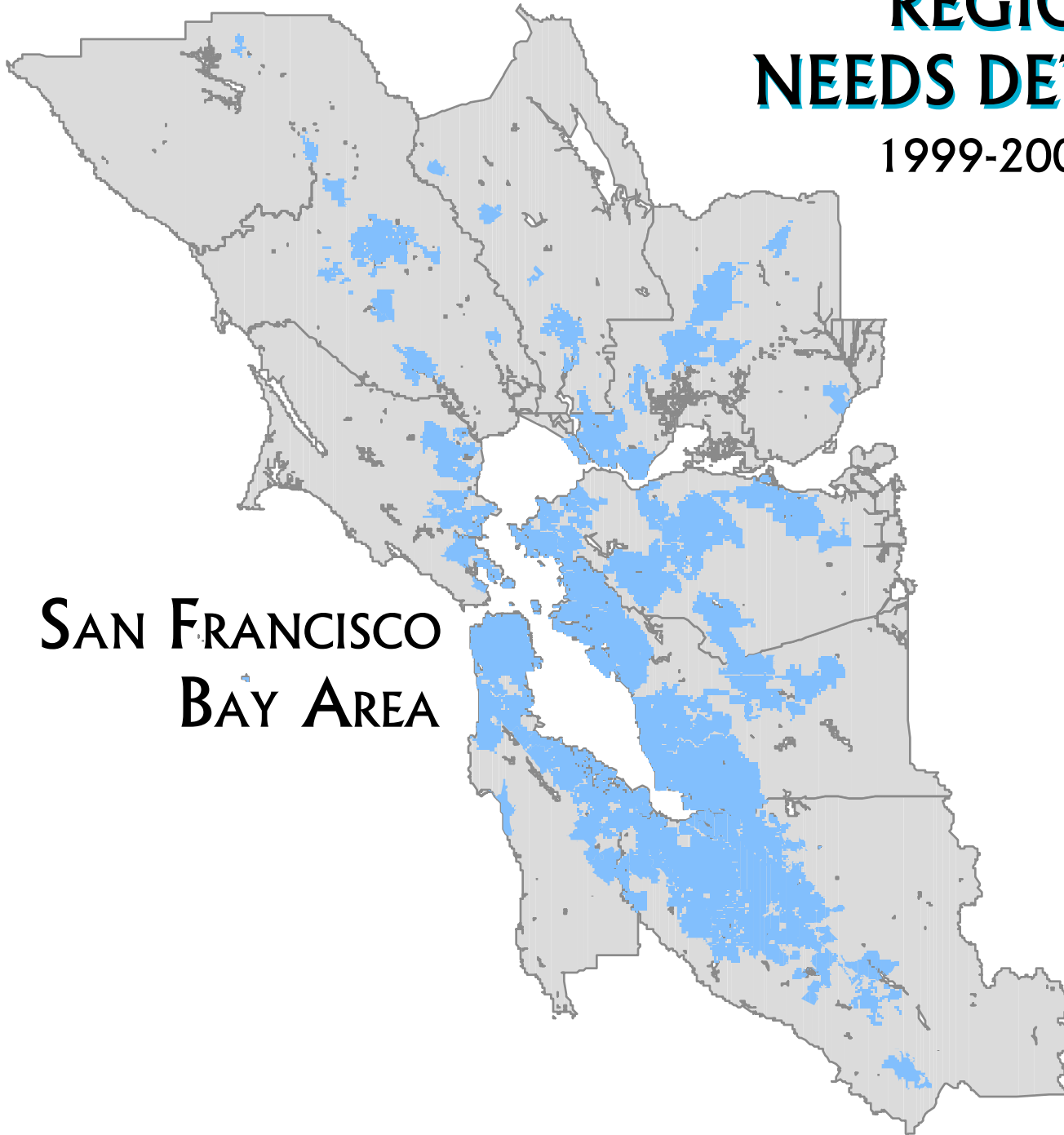


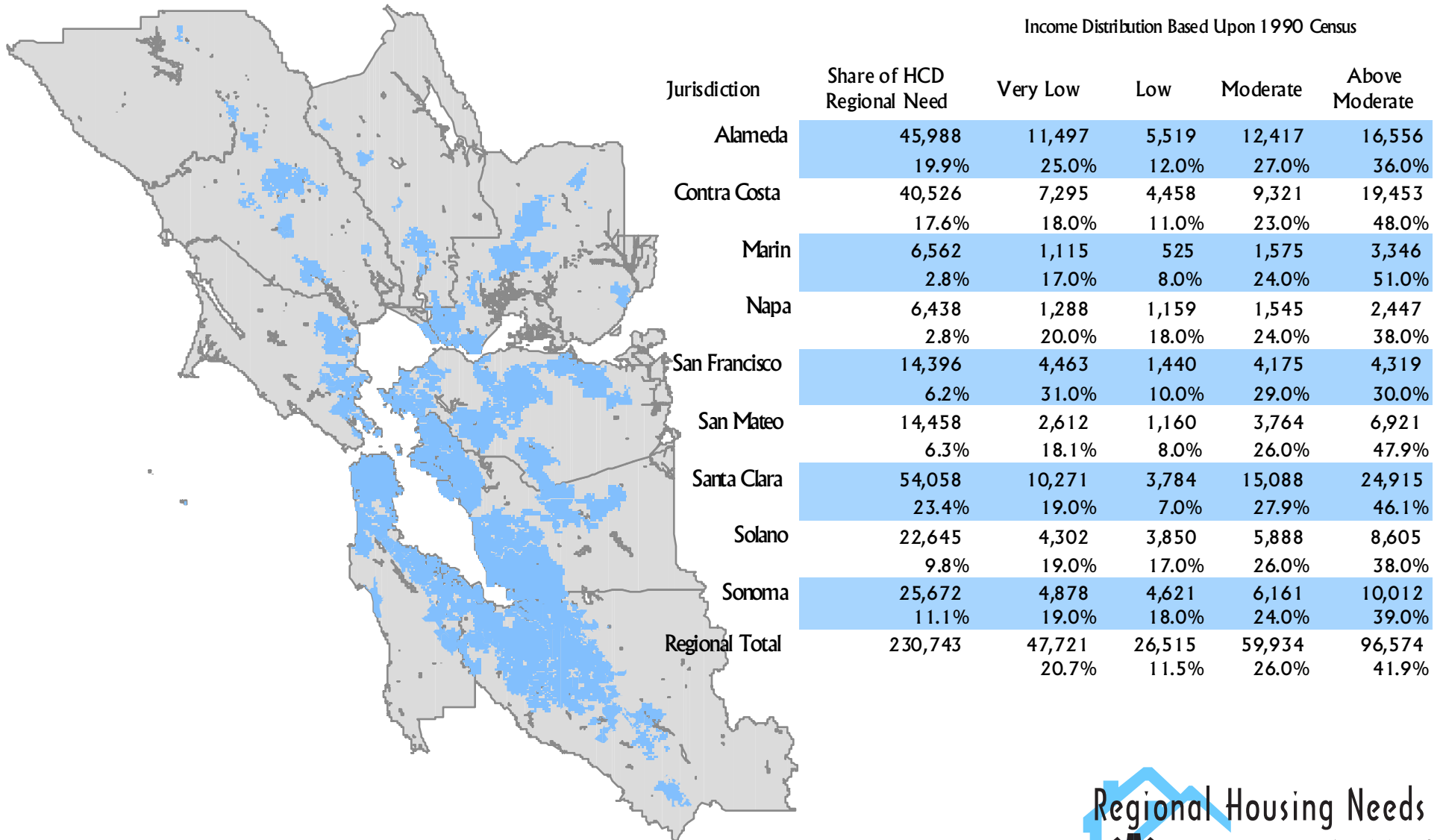
Table 1.
ABAG REGIONAL HOUSING DISTRIBUTION MODEL
 BASED UPON DRAFT ABAG PROJECTIONS 2000

	COUNTY HOUSEHOLDS 2006		COUNTY HOUSEHOLDS 1999		COUNTY HOUSEHOLD GROWTH	COUNTY-WIDE SHARE OF REGIONAL HOUSEHOLD GROWTH		LOCAL JOBS 2006		LOCAL JOBS 1999		COUNTY JOB GROWTH	COUNTY-WIDE SHARE OF REGIONAL JOB GROWTH	
	Projections 2000	minus	(DOF E-5 Report)	equals				Projections 2000	minus	Projections 2000	equals			
HOUSEHOLD GROWTH FORECASTS	Alameda		539,570		504,384		19.8%	797,228		709,658		87,570	20.7%	
	Contra Costa		364,372		332,111		18.2%	399,964		349,702		50,262	11.9%	
	Marin		103,276		98,225		2.8%	133,104		121,266		11,838	2.8%	
	Napa		50,058		45,231		2.7%	72,950		58,568		14,382	3.4%	
	San Francisco		322,594		312,679		5.6%	665,958		614,948		51,010	12.1%	
	San Mateo		261,818		251,063		6.1%	404,824		370,716		34,108	8.1%	
	Santa Clara		599,952		559,166		23.0%	1,158,916		1,043,662		115,254	27.3%	
	Solano		145,292		127,129		10.2%	153,488		128,338		25,150	5.9%	
	Sonoma		187,542		167,168		11.5%	232,672		199,492		33,180	7.8%	
REGIONAL NUMBERS	2,574,474		2,397,156		177,318	100.0%	4,019,104		3,586,350		422,754	100.0%		
METHODOLOGY CALCULATION		Share of Regional Job Growth	x	Weight Factor:	10% Jobs 90% Housing	plus	0.9	x	Share of Regional Household Growth	Total Housing Construction Need	=	Allocation of Construction Need	Construction Need Per Year	Percentage Share of Allocation
	Alameda	20.7%	x	0.1	plus	0.9	x	19.8%	x	230,743	=	45,988	6,132	19.9%
	Contra Costa	11.9%	x	0.1	plus	0.9	x	18.2%	x	230,743	=	40,526	5,404	17.6%
	Marin	2.8%	x	0.1	plus	0.9	x	2.8%	x	230,743	=	6,562	875	2.8%
	Napa	3.4%	x	0.1	plus	0.9	x	2.7%	x	230,743	=	6,438	858	2.8%
	San Francisco	12.1%	x	0.1	plus	0.9	x	5.6%	x	230,743	=	14,396	1,920	6.2%
	San Mateo	8.1%	x	0.1	plus	0.9	x	6.1%	x	230,743	=	14,458	1,928	6.3%
	Santa Clara	27.3%	x	0.1	plus	0.9	x	23.0%	x	230,743	=	54,058	7,208	23.4%
	Solano	5.9%	x	0.1	plus	0.9	x	10.2%	x	230,743	=	22,645	3,019	9.8%
Sonoma	7.8%	x	0.1	plus	0.9	x	11.5%	x	230,743	=	25,672	3,423	11.1%	
									Total Construction Need		230,743	30,766	100.0%	

ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 2: 1990 County and Region
 Income Distribution



Income Distribution Based Upon 1990 Census

Jurisdiction	Share of HCD Regional Need	Very Low	Low	Moderate	Above Moderate
Alameda	45,988 19.9%	11,497 25.0%	5,519 12.0%	12,417 27.0%	16,556 36.0%
Contra Costa	40,526 17.6%	7,295 18.0%	4,458 11.0%	9,321 23.0%	19,453 48.0%
Marin	6,562 2.8%	1,115 17.0%	525 8.0%	1,575 24.0%	3,346 51.0%
Napa	6,438 2.8%	1,288 20.0%	1,159 18.0%	1,545 24.0%	2,447 38.0%
San Francisco	14,396 6.2%	4,463 31.0%	1,440 10.0%	4,175 29.0%	4,319 30.0%
San Mateo	14,458 6.3%	2,612 18.1%	1,160 8.0%	3,764 26.0%	6,921 47.9%
Santa Clara	54,058 23.4%	10,271 19.0%	3,784 7.0%	15,088 27.9%	24,915 46.1%
Solano	22,645 9.8%	4,302 19.0%	3,850 17.0%	5,888 26.0%	8,605 38.0%
Sonoma	25,672 11.1%	4,878 19.0%	4,621 18.0%	6,161 24.0%	10,012 39.0%
Regional Total	230,743	47,721 20.7%	26,515 11.5%	59,934 26.0%	96,574 41.9%

ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
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Table 3: Income Distribution Alternatives

Jurisdiction	Share of HCD Regional Need	Alternative 1 50% Move Towards the Regional Average				Alternative 2 100% Move Towards the Regional Average				Average Yearly Need
		Very Low	Low	Moderate	Above Moderate	Very Low	Low	Moderate	Above Moderate	
Alameda	45,988 19.9%	10,403 22.6%	5,394 11.7%	12,164 26.4%	18,028 39.2%	9,470 20.6%	5,319 11.6%	11,921 25.9%	19,278 41.9%	6,132
Contra Costa	40,526 17.6%	7,823 19.3%	4,570 11.3%	9,919 24.5%	18,213 44.9%	8,346 20.6%	4,687 11.6%	10,505 25.9%	16,989 41.9%	5,404
Marin	6,562 2.8%	1,236 18.8%	643 9.8%	1,651 25.2%	3,032 46.2%	1,351 20.6%	759 11.6%	1,701 25.9%	2,751 41.9%	875
Napa	6,438 2.8%	1,308 20.3%	952 14.8%	1,606 24.9%	2,573 40.0%	1,326 20.6%	745 11.6%	1,669 25.9%	2,699 41.9%	858
San Francisco	14,396 6.2%	3,714 25.8%	1,552 10.8%	3,953 27.5%	5,177 36.0%	2,965 20.6%	1,665 11.6%	3,732 25.9%	6,035 41.9%	1,920
San Mateo	14,458 6.3%	2,805 19.4%	1,421 9.8%	3,763 26.0%	6,469 44.7%	2,977 20.6%	1,672 11.6%	3,748 25.9%	6,061 41.9%	1,928
Santa Clara	54,058 23.4%	10,702 19.8%	5,020 9.3%	14,569 27.0%	23,767 44.0%	11,132 20.6%	6,252 11.6%	14,012 25.9%	22,661 41.9%	7,208
Solano	22,645 9.8%	4,480 19.8%	3,237 14.3%	5,864 25.9%	9,063 40.0%	4,663 20.6%	2,619 11.6%	5,870 25.9%	9,493 41.9%	3,019
Sonoma	25,672 11.1%	5,082 19.8%	3,767 14.7%	6,446 25.1%	10,377 40.4%	5,287 20.6%	2,969 11.6%	6,654 25.9%	10,762 41.9%	3,423
Regional Total	230,743	47,553 20.6%	26,555 11.5%	59,935 26.0%	96,699 41.9%	47,517 20.6%	26,687 11.6%	59,810 25.9%	96,728 41.9%	30,766

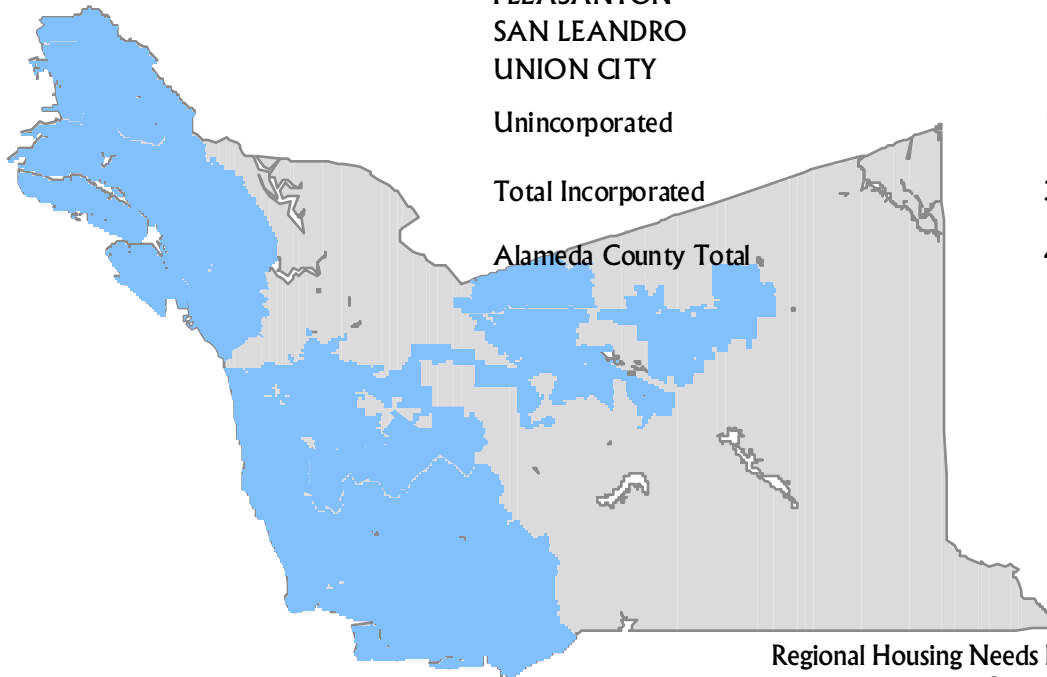
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 4: Alameda County

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
ALAMEDA	1,559	321	180	404	653	208
ALBANY	132	27	15	34	56	18
BERKELEY	721	149	83	187	302	96
DUBLIN	4,891	1,007	566	1,268	2,050	652
EMERYVILLE	677	139	78	175	284	90
FREMONT	6,612	1,362	765	1,714	2,772	882
HAYWARD	1,861	383	215	482	780	248
LIVERMORE	3,888	801	450	1,008	1,630	518
NEWARK	990	204	115	257	415	132
OAKLAND	4,677	963	541	1,212	1,961	624
PIEDMONT	30	6	3	8	12	4
PLEASANTON	4,537	934	525	1,176	1,902	605
SAN LEANDRO	1,024	211	118	265	429	136
UNION CITY	2,626	541	304	681	1,101	350
Unincorporated	11,763	2,422	1,360	3,049	4,931	1,568
Total Incorporated	34,225	7,048	3,958	8,871	14,347	4,563
Alameda County Total	45,988	9,470	5,319	11,921	19,278	6,132



ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 5: Alameda County

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
ALAMEDA	1,559	321	196	437	605	208
		20.6%	12.6%	28.0%	38.8%	
ALBANY	132	31	16	36	49	18
		23.2%	12.2%	27.6%	37.0%	
BERKELEY	721	201	88	175	257	96
		27.9%	12.2%	24.2%	35.6%	
DUBLIN	4,891	720	495	1,285	2,391	652
		14.7%	10.1%	26.3%	48.9%	
EMERYVILLE	677	156	85	195	241	90
		23.0%	12.5%	28.8%	35.6%	
FREMONT	6,612	1,067	649	1,774	3,122	882
		16.1%	9.8%	26.8%	47.2%	
HAYWARD	1,861	411	232	544	674	248
		22.1%	12.5%	29.2%	36.2%	
LIVERMORE	3,888	669	381	1,059	1,780	518
		17.2%	9.8%	27.2%	45.8%	
NEWARK	990	163	91	272	463	132
		16.5%	9.2%	27.5%	46.8%	
OAKLAND	4,677	1,356	602	1,175	1,544	624
		29.0%	12.9%	25.1%	33.0%	



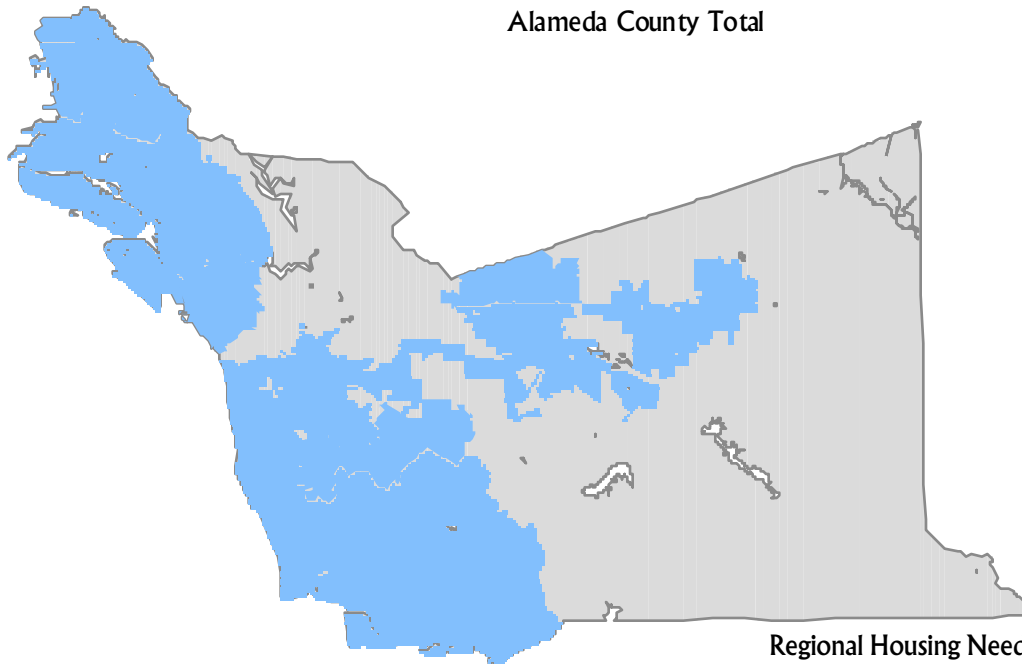
Regional Housing Needs Determinations

ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period
 Table 5: Alameda County (Continued)

HCD Regional Housing Need
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50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
PIEDMONT	30	4 13.6%	2 8.1%	6 19.8%	17 58.4%	4
PLEASANTON	4,537	656 14.5%	424 9.3%	1,101 24.3%	2,356 51.9%	605
SAN LEANDRO	1,024	230 22.5%	129 12.6%	293 28.6%	371 36.2%	136
UNION CITY	2,626	457 17.4%	263 10.0%	747 28.5%	1,159 44.1%	350
Unincorporated	11,763	3,962 33.7%	1,739 14.8%	3,064 26.0%	2,998 25.5%	1,568
Total Incorporated	34,225	6,441	3,654	9,100	15,030	4,563
Alameda County Total	45,988	10,403	5,394	12,164	18,028	6,132



Regional Housing Needs Determinations

ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 6: Contra Costa County

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	100% MOVE TOWARDS THE REGIONAL AVERAGE				Average Yearly Need
		20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	
ANTIOCH	5,699	1,174	659	1,477	2,389	760
BRENTWOOD	6,100	1,256	706	1,581	2,557	813
CLAYTON	768	158	89	199	322	102
CONCORD	1,609	331	186	417	674	214
DANVILLE	1,433	295	166	371	601	191
EL CERRITO	222	46	26	58	93	30
HERCULES	1,035	213	120	268	434	138
LAFAYETTE	244	50	28	63	102	33
MARTINEZ	982	202	114	255	412	131
MORAGA	246	51	28	64	103	33
OAKLEY	875	180	101	227	367	117
ORINDA	322	66	37	83	135	43
PINOLE	327	67	38	85	137	44
PITTSBURG	2,634	542	305	683	1,104	351
PLEASANT HILL	573	118	66	148	240	76
RICHMOND	1,599	329	185	415	670	213
SAN PABLO	266	55	31	69	112	36
SAN RAMON	4,252	876	492	1,102	1,783	567
WALNUT CREEK	1,256	259	145	326	527	167
Unincorporated	10,083	2,076	1,166	2,614	4,227	1,344
Total Incorporated	30,443	6,269	3,521	7,891	12,762	4,059
Contra Costa County Total	40,526	8,346	4,687	10,505	16,989	5,404

Regional Housing Needs Determinations



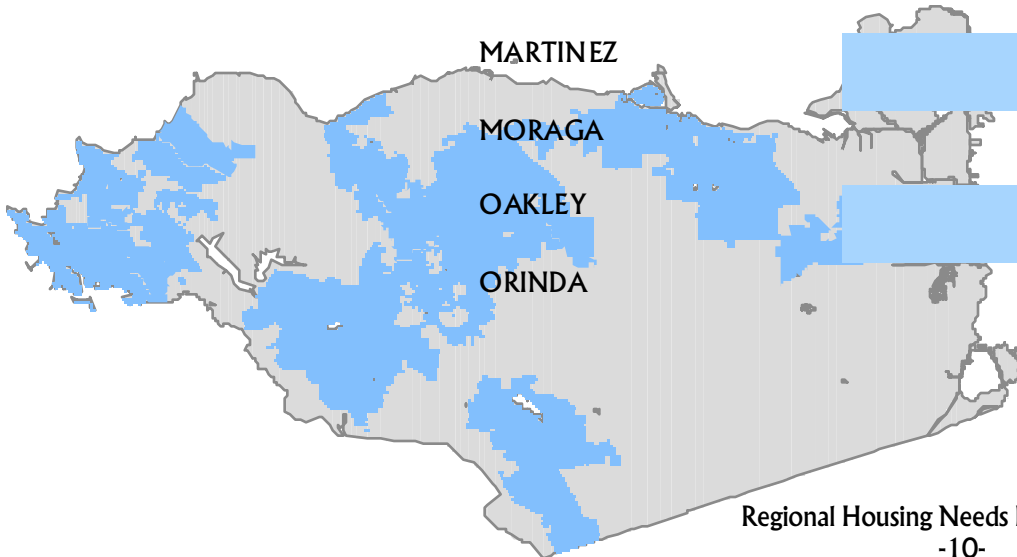
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 7: Contra Costa County

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
ANTIOCH	5,699	1,180 20.7%	670 11.8%	1,465 25.7%	2,383 41.8%	760
BRENTWOOD	6,100	1,362 22.3%	734 12.0%	1,421 23.3%	2,583 42.4%	813
CLAYTON	768	95 12.4%	60 7.8%	143 18.6%	470 61.2%	102
CONCORD	1,609	315 19.6%	195 12.1%	417 25.9%	681 42.4%	214
DANVILLE	1,433	182 12.7%	118 8.2%	276 19.2%	857 59.8%	191
EL CERRITO	222	45 20.1%	28 12.7%	57 25.8%	92 41.4%	30
HERCULES	1,035	132 12.8%	85 8.2%	253 24.4%	565 54.6%	138
LAFAYETTE	244	38 15.6%	22 9.1%	52 21.4%	131 53.8%	33
MARTINEZ	982	182 18.5%	105 10.7%	248 25.3%	447 45.5%	131
MORAGA	246	36 14.8%	20 8.3%	52 21.0%	137 55.9%	33
OAKLEY	875	152 17.4%	93 10.7%	230 26.3%	399 45.6%	117
ORINDA	322	46 14.2%	27 8.3%	62 19.2%	188 58.3%	43



Regional Housing Needs Determinations

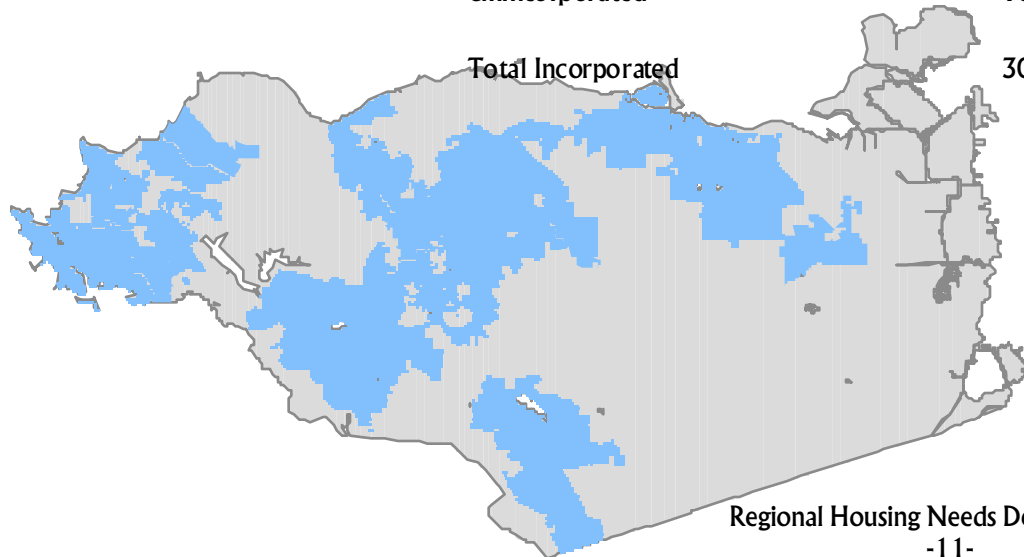
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 7: Contra Costa County (Continued)

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	50% MOVE TOWARDS THE REGIONAL AVERAGE				Average Yearly Need
		20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	
PINOLE	327	55 16.7%	41 12.6%	83 25.4%	148 45.3%	44
PITTSBURG	2,634	561 21.3%	319 12.1%	724 27.5%	1,030 39.1%	351
PLEASANT HILL	573	104 18.1%	65 11.4%	139 24.3%	264 46.1%	76
RICHMOND	1,599	415 25.9%	198 12.4%	408 25.5%	578 36.2%	213
SAN PABLO	266	79 29.8%	38 14.4%	66 24.6%	83 31.3%	36
SAN RAMON	4,252	576 13.5%	371 8.7%	932 21.9%	2,375 55.8%	567
WALNUT CREEK	1,256	220 17.5%	152 12.1%	315 25.1%	569 45.3%	167
Unincorporated	10,083	2,048 20.3%	1,226 12.2%	2,577 25.6%	4,232 42.0%	1,344
Total Incorporated	30,443	5,776 20.3%	3,344 12.2%	7,343 25.6%	13,981 42.0%	4,059



Regional Housing Needs Determinations

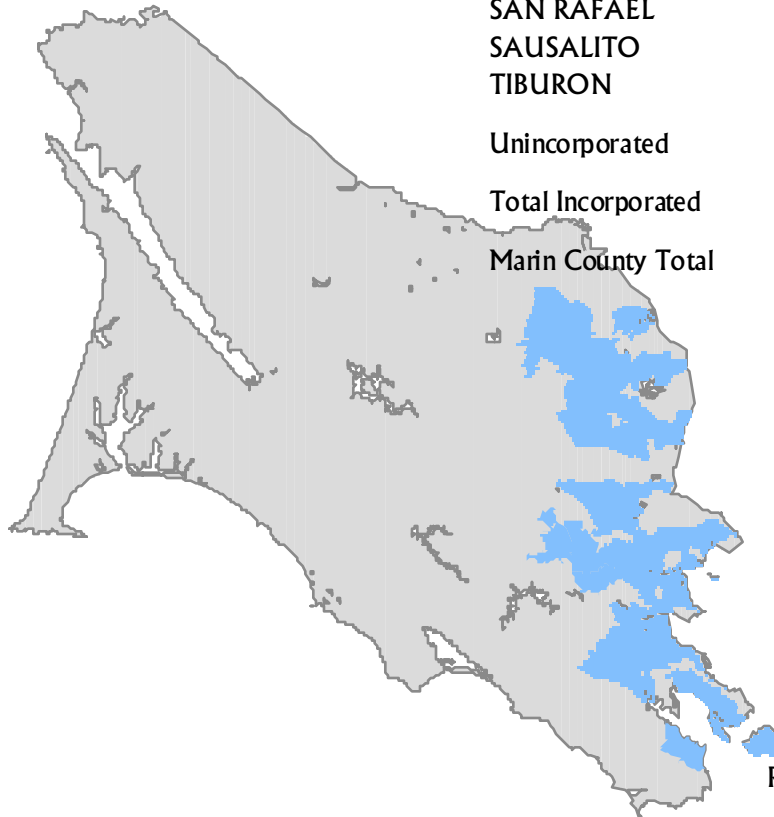
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 8: Marin County

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
BELVEDERE	18	4	2	5	7	2
CORTE MADERA	98	20	11	26	41	13
FAIRFAX	79	16	9	21	33	11
LARKSPUR	103	21	12	27	43	14
MILL VALLEY	202	42	23	52	85	27
NOVATO	2,253	464	261	584	944	300
ROSS	19	4	2	5	8	3
SAN ANSELMO	192	40	22	50	80	26
SAN RAFAEL	1,951	402	226	506	818	260
SAUSALITO	176	36	20	46	74	24
TIBURON	150	31	17	39	63	20
Unincorporated	1,321	272	153	342	554	176
Total Incorporated	5,240	1,079	606	1,358	2,197	699
Marin County Total	6,562	1,351	759	1,701	2,751	875



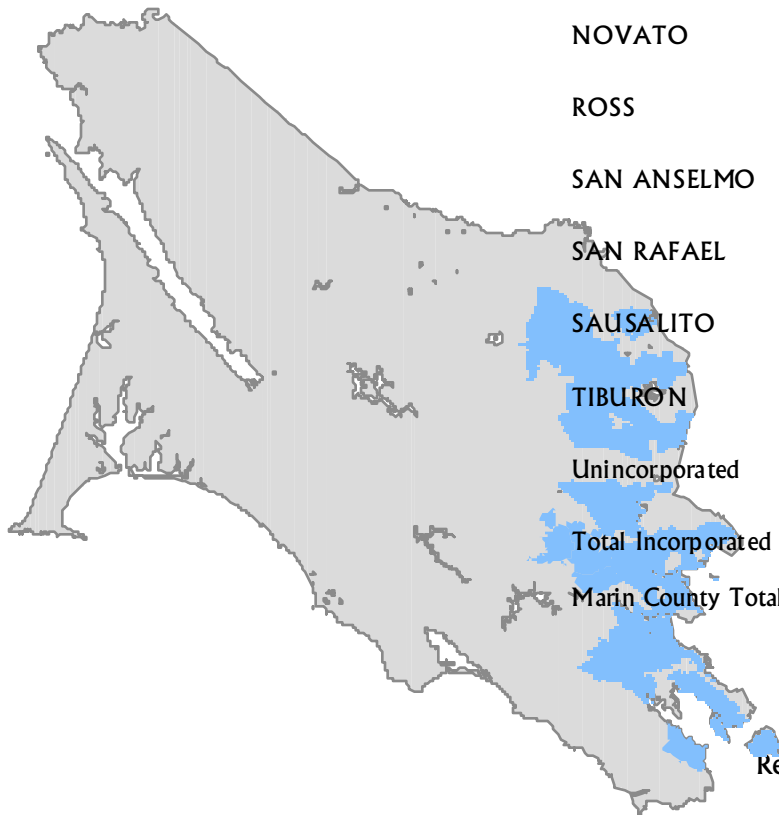
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 9: Marin County

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
BELVEDERE	18	3 14.4%	1 7.2%	3 18.5%	11 59.8%	2
CORTE MADERA	98	16 16.4%	10 10.0%	25 25.3%	48 48.3%	13
FAIRFAX	79	15 19.2%	9 10.9%	23 29.3%	32 40.5%	11
LARKSPUR	103	19 18.5%	10 9.9%	29 27.8%	45 43.8%	14
MILL VALLEY	202	36 17.7%	20 9.8%	49 24.5%	97 48.0%	27
NOVATO	2,253	417 18.5%	219 9.7%	635 28.2%	981 43.6%	300
ROSS	19	3 13.6%	2 8.0%	4 23.3%	10 55.1%	3
SAN ANSELMO	192	42 21.7%	18 9.4%	49 25.8%	83 43.1%	26
SAN RAFAEL	1,951	416 21.3%	200 10.2%	520 26.7%	815 41.8%	260
SAUSALITO	176	31 17.5%	15 8.3%	43 24.2%	88 50.0%	24
TIBURON	150	24 15.9%	14 9.0%	29 19.2%	83 55.8%	20
Unincorporated	1,321	216 16.3%	126 9.5%	241 18.2%	738 55.9%	176
Total Incorporated	5,240	1,022	517	1,413	2,298	699
Marin County Total	6,562	1,238	643	1,654	3,036	875



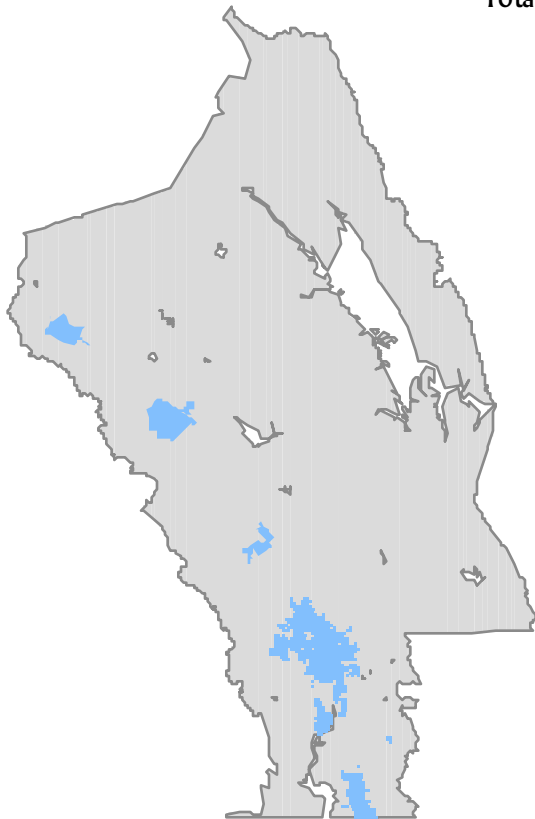
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 10: Napa County

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
AMERICAN CANYON	1,305	269	151	338	547	174
CALISTOGA	193	40	22	50	81	26
NAPA	2,959	609	342	767	1,241	395
ST. HELENA	130	27	15	34	55	17
YOUNTVILLE	79	16	9	20	33	11
Unincorporated	1,772	365	205	459	743	236
Total Incorporated	4,667	961	540	1,210	1,956	622



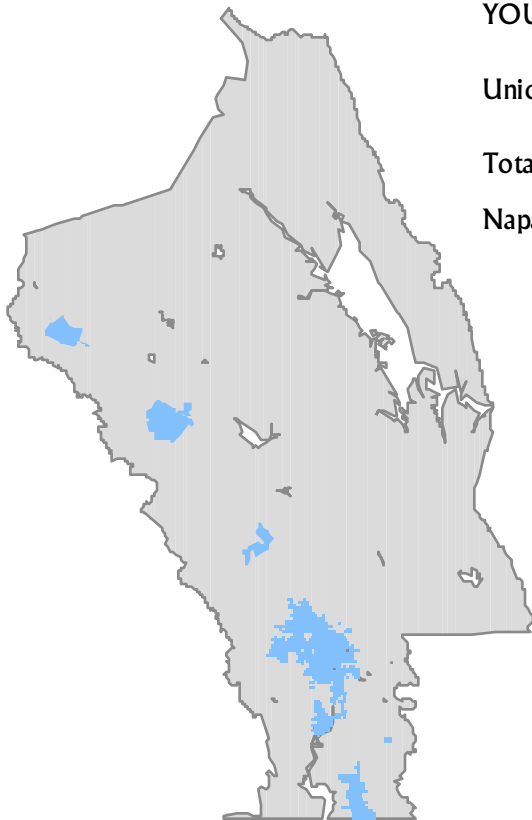
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 11: Napa County

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
AMERICAN CANYON	1,305	228 17.4%	183 14.0%	346 26.5%	549 42.0%	174
CALISTOGA	193	49 25.4%	35 18.4%	45 23.5%	63 32.7%	26
NAPA	2,959	619 20.9%	449 15.2%	748 25.3%	1,143 38.6%	395
ST. HELENA	130	28 21.6%	19 14.6%	33 25.4%	50 38.4%	17
YOUNTVILLE	79	19 24.3%	14 17.5%	18 22.4%	28 35.8%	11
Unincorporated	1,772	365 20.6%	251 14.2%	416 23.5%	740 41.8%	236
Total Incorporated	6,438	1,309	952	1,607	2,575	858
Napa County Total	8,210	1,674	1,203	2,022	3,315	1,095



ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period
 Table 12: San Francisco City/ County

HCD Regional Housing Need
 230,743

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
SAN FRANCISCO	14,396	2,965	1,665	3,732	6,035	1,920

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
SAN FRANCISCO	14,396	3,714	1,552	3,953	5,177	1,920
		25.8%	10.8%	27.5%	36.0%	



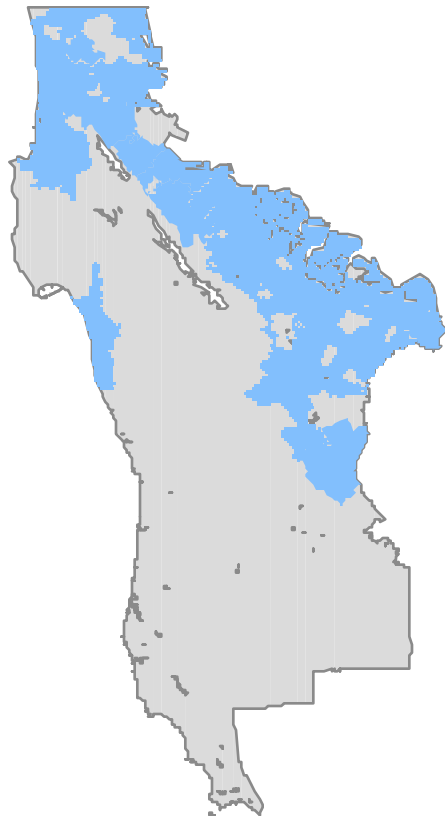
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 13: San Mateo County

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
ATHERTON	115	24	13	30	48	15
BELMONT	272	56	31	70	114	36
BRISBANE	346	71	40	90	145	46
BURLINGAME	282	58	33	73	118	38
COLMA	44	9	5	11	18	6
DALY CITY	978	201	113	253	410	130
EAST PALO ALTO	1,005	207	116	260	421	134
FOSTER CITY	659	136	76	171	276	88
HALF MOON BAY	758	156	88	196	318	101
HILLSBOROUGH	138	28	16	36	58	18
MENLO PARK	541	111	63	140	227	72
MILLBRAE	449	92	52	116	188	60
PACIFICA	999	206	116	259	419	133
PORTOLA VALLEY	138	28	16	36	58	18
REDWOOD CITY	1,889	389	219	490	792	252
SAN BRUNO	213	44	25	55	89	28
SAN CARLOS	128	26	15	33	54	17
SAN MATEO	1,947	401	225	505	816	260
SOUTH SAN FRANCISCO	1,477	304	171	383	619	197
WOODSIDE	65	13	8	17	27	9
Unincorporated	2,018	416	233	523	846	269
Total Incorporated	12,439	2,562	1,439	3,224	5,215	1,659
San Mateo County Total	14,458	2,977	1,672	3,748	6,061	1,928

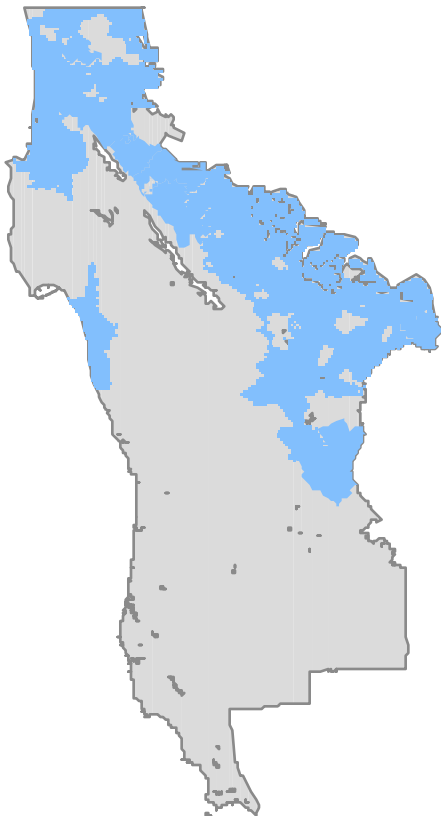


ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period
 Table 14: San Mateo County

HCD Regional Housing Need
 230,743

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
ATHERTON	115	15 13.5%	7 6.4%	18 16.0%	73 64.1%	15
BELMONT	272	49 18.0%	26 9.7%	68 25.1%	128 47.2%	36
BRISBANE	346	87 25.1%	36 10.5%	90 26.0%	133 38.4%	46
BURLINGAME	282	55 19.5%	29 10.3%	78 27.6%	120 42.6%	38
COLMA	44	10 22.9%	5 11.0%	12 28.0%	17 38.0%	6
DALY CITY	978	199 20.3%	101 10.3%	273 28.0%	405 41.4%	130
EAST PALO ALTO	1,005	281 28.0%	120 11.9%	271 27.0%	333 33.1%	134
FOSTER CITY	659	92 13.9%	53 8.1%	157 23.8%	357 54.2%	88
HALF MOON BAY	758	142 18.8%	72 9.5%	170 22.5%	374 49.3%	101
HILLSBOROUGH	138	18 13.4%	9 6.4%	23 16.8%	87 63.5%	18
MENLO PARK	541	102 18.8%	52 9.6%	134 24.7%	254 46.9%	72
MILLBRAE	449	88 19.5%	44 9.7%	117 26.0%	201 44.7%	60



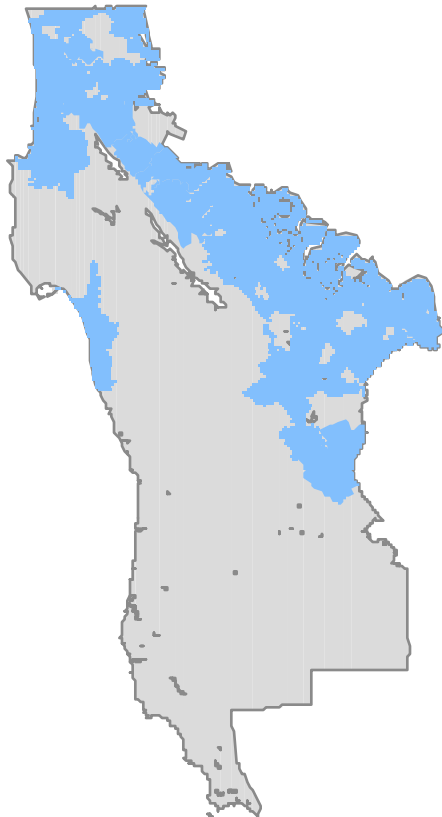
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 14: San Mateo County (Continued)

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
PACIFICA	999	181 18.1%	93 9.3%	269 26.9%	456 45.7%	133
PORTOLA VALLEY	138	21 15.6%	8 6.1%	21 15.2%	87 63.1%	18
REDWOOD CITY	1,889	397 21.0%	197 10.4%	486 25.7%	809 42.8%	252
SAN BRUNO	213	41 19.2%	23 10.7%	61 28.9%	88 41.3%	28
SAN CARLOS	128	23 17.8%	12 9.1%	31 23.9%	63 49.2%	17
SAN MATEO	1,947	384 19.7%	198 10.1%	533 27.4%	832 42.7%	260
SOUTH SAN FRANCISCO	1,477	308 20.8%	151 10.2%	396 26.8%	622 42.1%	197
WOODSIDE	65	9 13.2%	4 6.7%	12 18.9%	40 61.1%	9
Unincorporated	2,018	304 15.1%	182 9.0%	541 26.8%	991 49.1%	269
Total Incorporated	12,439	2,501	1,238	3,222	5,478	1,659
San Mateo County Total	14,458	2,805	1,421	3,763	6,469	1,928



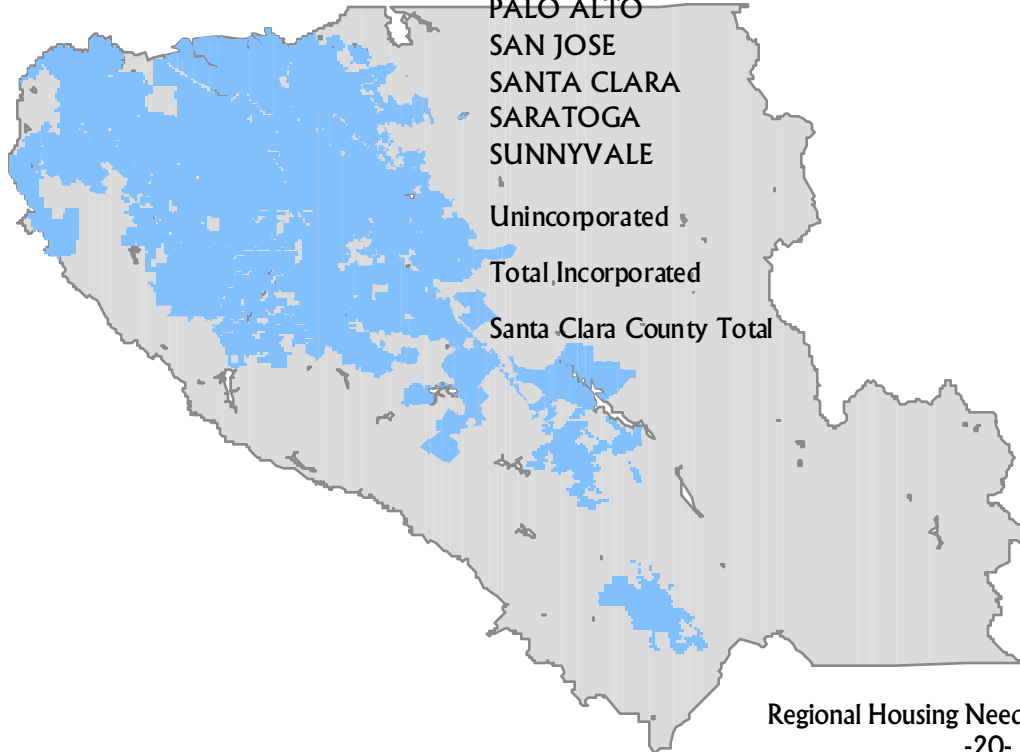
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 15: Santa Clara County

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
CAMPBELL	1,068	220	124	277	448	142
CUPERTINO	4,212	867	487	1,092	1,766	562
GILROY	3,677	757	425	953	1,541	490
LOS ALTOS	300	62	35	78	126	40
LOS ALTOS HILLS	71	15	8	18	30	9
LOS GATOS	206	42	24	53	86	27
MILPITAS	2,745	565	317	712	1,151	366
MONTE SERENO	124	26	14	32	52	17
MORGAN HILL	2,992	616	346	775	1,254	399
MOUNTAIN VIEW	2,941	606	340	762	1,233	392
PALO ALTO	1,001	206	116	259	420	133
SAN JOSE	24,950	5,138	2,886	6,467	10,459	3,327
SANTA CLARA	4,229	871	489	1,096	1,773	564
SARATOGA	590	121	68	153	247	79
SUNNYVALE	3,713	765	429	963	1,557	495
Unincorporated	1,239	255	143	321	519	165
Total Incorporated	52,819	10,877	6,109	13,691	22,142	7,043
Santa Clara County Total	54,058	11,132	6,252	14,012	22,661	7,208



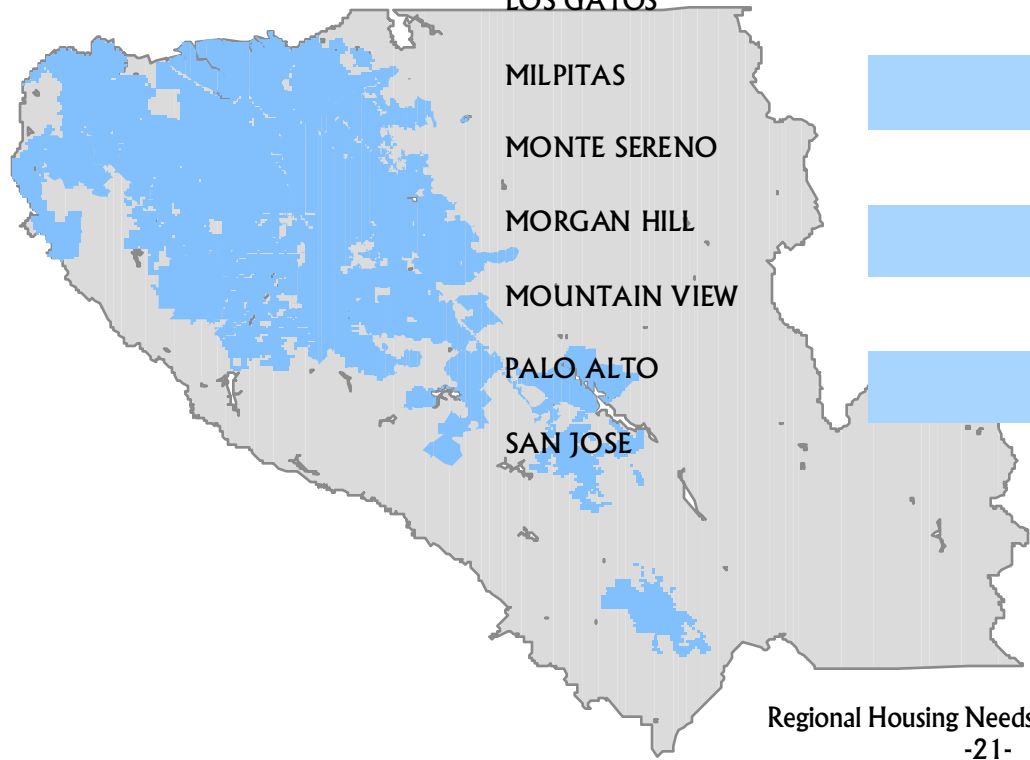
ABAG Regional Housing Needs Determination
Construction Need Distributed By Income Category
1999-2006 Housing Element Period

HCD Regional Housing Need
230,743

Table 16: Santa Clara County

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
CAMPBELL	1,068	228 21.3%	110 10.3%	291 27.3%	439 41.1%	142
CUPERTINO	4,212	640 15.2%	320 7.6%	984 23.4%	2,268 53.8%	562
GILROY	3,677	891 24.2%	340 9.3%	1,004 27.3%	1,442 39.2%	490
LOS ALTOS	300	44 14.5%	24 8.0%	64 21.4%	168 56.1%	40
LOS ALTOS HILLS	71	8 12.0%	4 6.2%	13 18.1%	45 63.6%	9
LOS GATOS	206	37 18.0%	19 9.1%	49 24.0%	101 49.0%	27
MILPITAS	2,745	442 16.1%	231 8.4%	718 26.1%	1,354 49.3%	366
MONTE SERENO	124	17 13.4%	8 6.7%	22 17.5%	77 62.4%	17
MORGAN HILL	2,992	549 18.4%	285 9.5%	734 24.5%	1,424 47.6%	399
MOUNTAIN VIEW	2,941	602 20.5%	294 10.0%	845 28.7%	1,200 40.8%	392
PALO ALTO	1,001	191 19.1%	86 8.6%	243 24.3%	481 48.0%	133
SAN JOSE	24,950	5,113 20.5%	2,345 9.4%	6,716 26.9%	10,776 43.2%	3,327

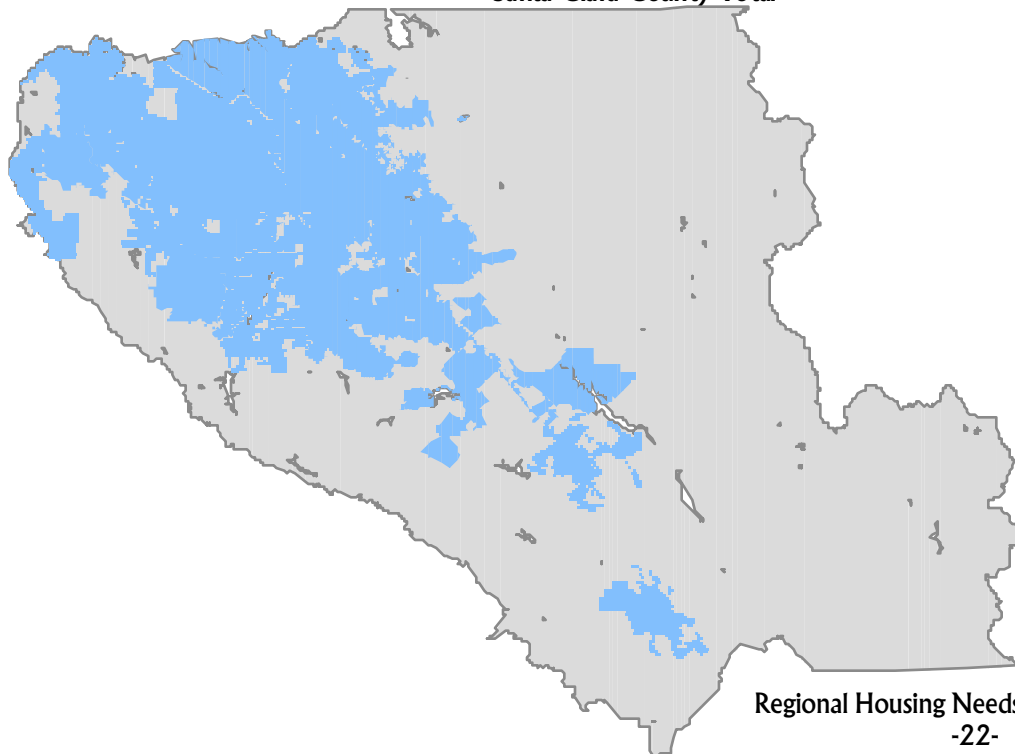


ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 16: Santa Clara County (Continued)

Jurisdiction	Regional Allocation of HCD Units	50% MOVE TOWARDS THE REGIONAL AVERAGE				Average Yearly Need	
		20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate		
SANTA CLARA		4,229	866	408	1,182	1,772	564
SARATOGA		590	82	42	117	349	79
SUNNYVALE		3,713	715	362	1,032	1,604	495
Unincorporated		1,239	278	140	555	267	165
Total Incorporated		52,819	10,424	4,880	14,015	23,500	7,043
Santa Clara County Total		54,058	10,702	5,020	14,569	23,767	7,208



Regional Housing Needs Determinations
 -22-

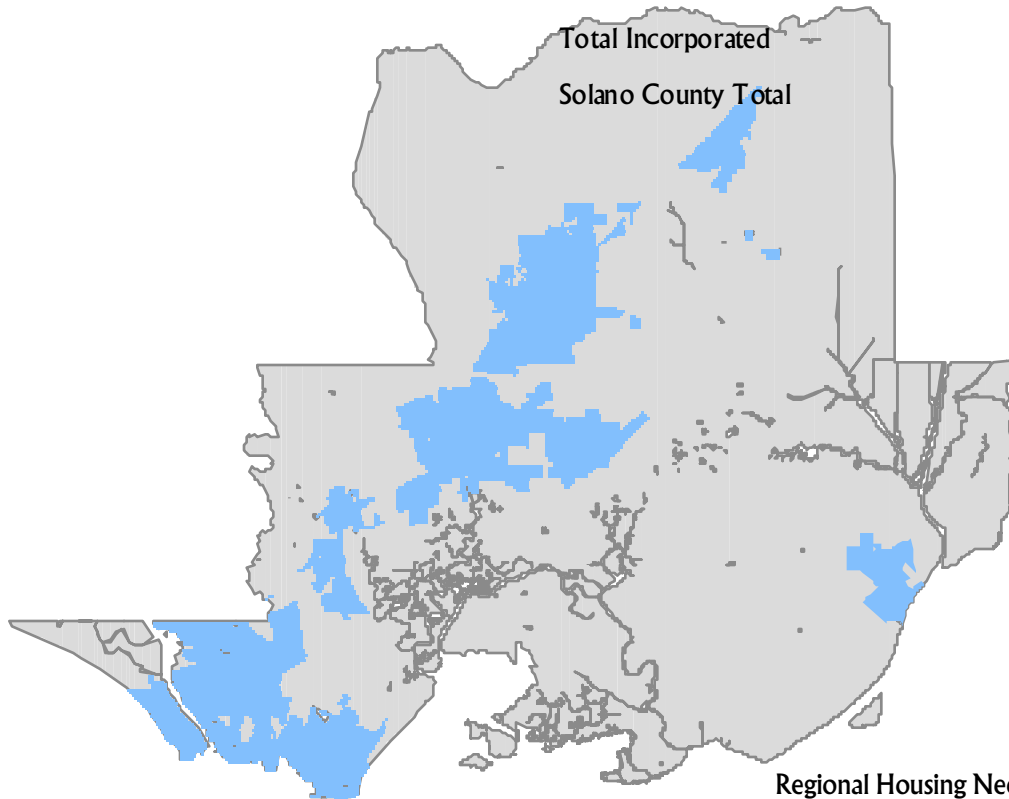
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 17: Solano County

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
BENICIA	181	37	21	47	76	24
DIXON	1,358	280	157	352	569	181
FAIRFIELD	3,287	677	380	852	1,378	438
RIO VISTA	2,175	448	252	564	912	290
SUISUN CITY	921	190	106	239	386	123
VACAVILLE	4,339	894	502	1,125	1,819	579
VALLEJO	2,950	607	341	765	1,237	393
Unincorporated	7,433	1,531	860	1,927	3,116	991
Total Incorporated	15,211	3,132	1,759	3,943	6,377	2,028
Solano County Total	22,645	4,663	2,619	5,870	9,493	3,019



Regional Housing Needs Determinations

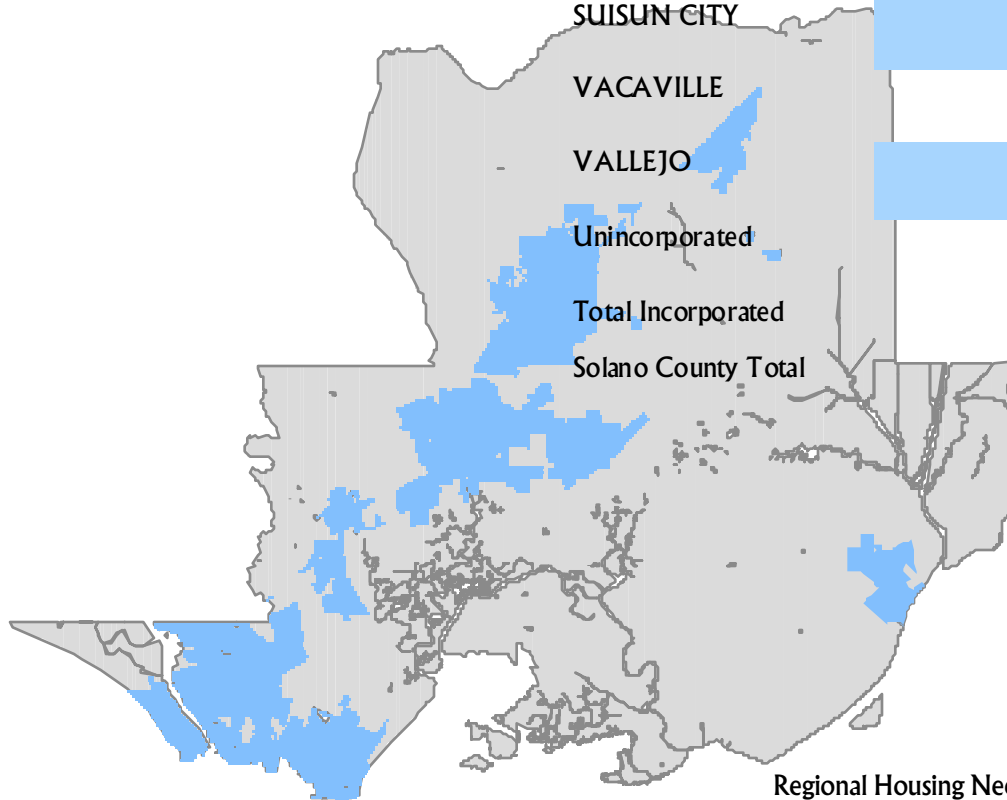
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 18: Solano County

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
BENICIA	181	31 16.9%	22 12.2%	39 21.6%	89 49.3%	24
DIXON	1,358	249 18.3%	225 16.5%	349 25.7%	536 39.5%	181
FAIRFIELD	3,287	658 20.0%	505 15.4%	831 25.3%	1,293 39.3%	438
RIO VISTA	2,175	559 25.7%	305 14.0%	530 24.4%	781 35.9%	290
SUISUN CITY	921	176 19.1%	116 12.6%	233 25.3%	396 43.0%	123
VACAVILLE	4,339	807 18.6%	604 13.9%	1,088 25.1%	1,840 42.4%	579
VALLEJO	2,950	629 21.3%	442 15.0%	703 23.8%	1,176 39.9%	393
Unincorporated	7,433	1,371 18.4%	1,019 13.7%	2,092 28.1%	2,951 39.7%	991
Total Incorporated	15,211	3,109	2,218	3,772	6,112	2,028
Solano County Total	22,645	4,480	3,237	5,864	9,063	3,019



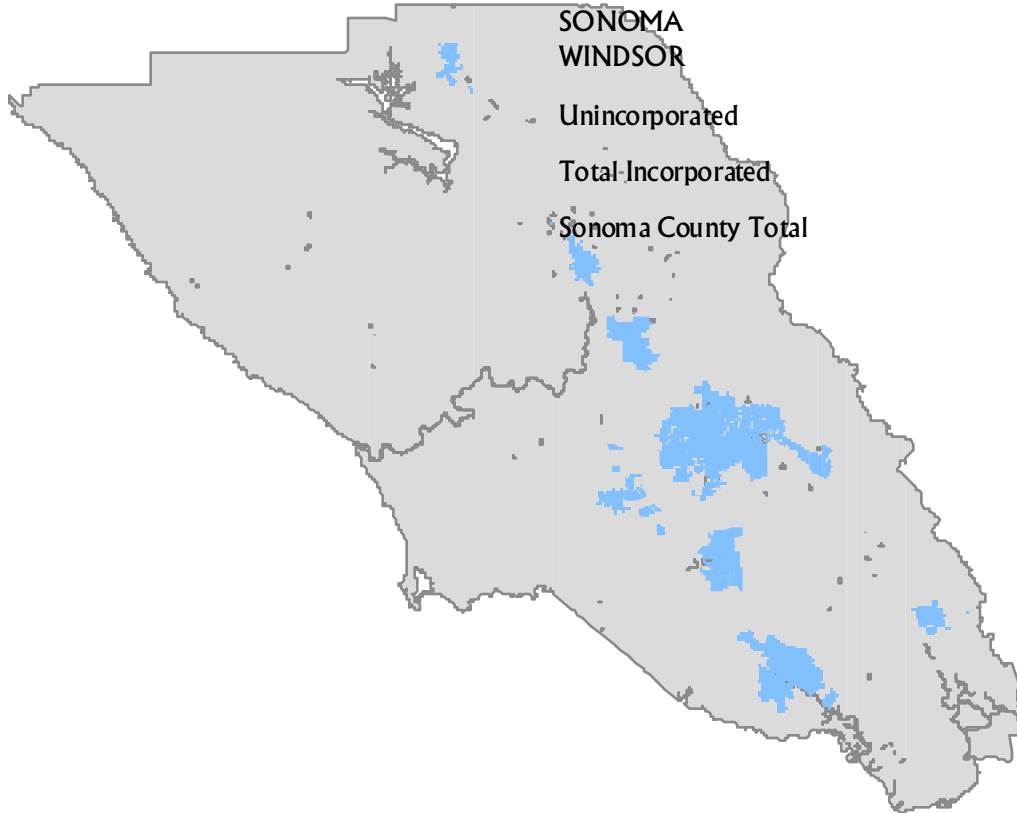
ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 19: Sonoma County

100% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
CLOVERDALE	412	85	48	107	173	55
COTATI	482	99	56	125	202	64
HEALDSBURG	592	122	68	153	248	79
PETALUMA	596	123	69	155	250	79
ROHNERT PARK	879	181	102	228	368	117
SANTA ROSA	5,464	1,125	632	1,416	2,291	729
SEBASTOPOL	157	32	18	41	66	21
SONOMA	578	119	67	150	242	77
WINDSOR	3,471	715	401	900	1,455	463
Unincorporated	13,041	2,686	1,508	3,380	5,467	1,739
Total Incorporated	12,632	2,601	1,461	3,274	5,295	1,684
Sonoma County Total	25,672	5,287	2,969	6,654	10,762	3,423



Regional Housing Needs Determinations

ABAG Regional Housing Needs Determination
 Construction Need Distributed By Income Category
 1999-2006 Housing Element Period

HCD Regional Housing Need
 230,743

Table 20: Sonoma County

50% MOVE TOWARDS THE REGIONAL AVERAGE

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
CLOVERDALE	412	93 22.5%	52 12.5%	124 30.0%	144 35.0%	55
COTATI	482	96 20.0%	55 11.4%	140 29.1%	191 39.5%	64
HEALDSBURG	592	116 19.6%	83 13.9%	176 29.7%	218 36.8%	79
PETALUMA	596	108 18.1%	67 11.2%	162 27.1%	260 43.7%	79
ROHNERT PARK	879	166 18.9%	115 13.1%	245 27.9%	352 40.1%	117
SANTA ROSA	5,464	1,101 20.2%	712 13.0%	1,502 27.5%	2,150 39.3%	729
SEBASTOPOL	157	33 21.2%	20 13.0%	43 27.3%	61 38.6%	21
SONOMA	578	124 21.4%	78 13.5%	157 27.2%	219 37.9%	77
WINDSOR	3,471	722 20.8%	401 11.5%	930 26.8%	1,418 40.9%	463
Unincorporated	13,041	2,522 19.3%	2,186 16.8%	2,969 22.8%	5,364 41.1%	1,739
Total Incorporated	12,632	2,561	1,582	3,480	5,017	1,684
Sonoma County Total	25,672	5,084	3,768	6,449	10,381	3,423

