

# Regional Housing Needs

Finalize RHND Allocations

March 15, 2001

# Recent Events

## ☞ **Completed the Review and Revision Process**

- 90-day Jurisdiction Review Period  
(August 31, 2000)
- 60-day ABAG Response to Jurisdiction Comments  
(October 30, 2000)

## ☞ **Executive Board Adopted**

### **Final RHND Allocations**

(November 16, 2000)

## ☞ **Conducted Appeal Hearings**

(January 25, 2001)

# Requested Actions

## ☞ **Review & Accept Appeal Committee Decisions**

- Presentation by Appeal Committee & Executive Board member  
Supervisor Rose Jacob Gibson

## ☞ **Adjust final RHND allocations to reflect Appeal Committee actions**

## ☞ **Adopt a Resolution forwarding the RHND Allocations to the State Dept. of Housing and Community Development**

# Major Issues Raised

## 👉 Data Sources and the Methodology

- Several Jurisdictions raised issues concerning the availability and accuracy of the data used in the methodology

## 👉 Regulatory Constraints

- slow growth and other numerical growth limiting ordinances
- urban growth boundaries (UGBs)
- lack of existing sites with residential zoning to accommodate housing

## 👉 General Comments

- The overall regional number is too high and does not match the ABAG Projections 2000 forecast of growth for the region
- The RHND process needs to be revised to recognize local governmental constraints more accurately

*Regional  
of Housing  
Needs*

# Summary of Appeal Hearings

Presentation by:

Supervisor Rose Jacobs Gibson,  
San Mateo County

# Appeal Hearings

- ➔ **10 Jurisdictions appealed the final RHND allocations made by the Executive Board on November 16, 2000**
- ➔ **Appeal Committee met on January 25, 2001 and heard all appeals**

# Appeal Committee Actions

## 👉 8 Jurisdiction Appeals Denied

- City of Piedmont: Data Sources and the Methodology
- City of Rohnert Park: Data Sources and the Methodology
- City of Saratoga: Data Sources and the Methodology
- County of Solano: Data Sources and the Methodology
- Town of Windsor: Regulatory Constraints
- County of Sonoma: Regulatory Constraints/ General Issues
- City of Gilroy: Regulatory Constraints
- County of Santa Clara: Regulatory Constraints

# Appeal Committee Actions

## 👉 2 modifications made by the Appeal Committee

- City of Alameda: Reduced RHND Allocation
- City of Richmond: Income Category Distribution Modified



# Specific Allocation Adjustments

## 👉 **City of Alameda**

- 441 unit reduction
- allocation reduced due to the significant job loss suffered by the City of Alameda as a result of the Alameda NAS base closure
- the job loss suffered by the City of Alameda is unique in the ABAG region
- reduction contingent upon approval by HCD

# Specific Allocation Adjustments

## 👉 City of Richmond

- Shifted 288 units from the very low, low and moderate income groups into the above moderate income group.
- The City has a disproportionately large number of lower income households. This is unique when compared to the other jurisdictions in Contra Costa County and the region.
- The overall RHND allocation is not reduced.

# Recommendation

- ➡ **Review and Accept the Appeals Committee decisions for the ten appeals**
- ➡ **Adjust the RHND allocations for the cities of Richmond and Alameda**
- ➡ **Adopt the attached resolution forwarding the ABAG RHND allocations to HCD**
- ➡ **Direct staff to notify all jurisdictions of the Board's action**

# Next Steps

- ➔ **Send official notice of RHND allocations to all jurisdictions (Local jurisdictions begin updating their Housing Elements-due December 31, 2001)**
- ➔ **Submit final RHND plan to HCD (end of May 2001)**