

*Regional
Housing
Needs*

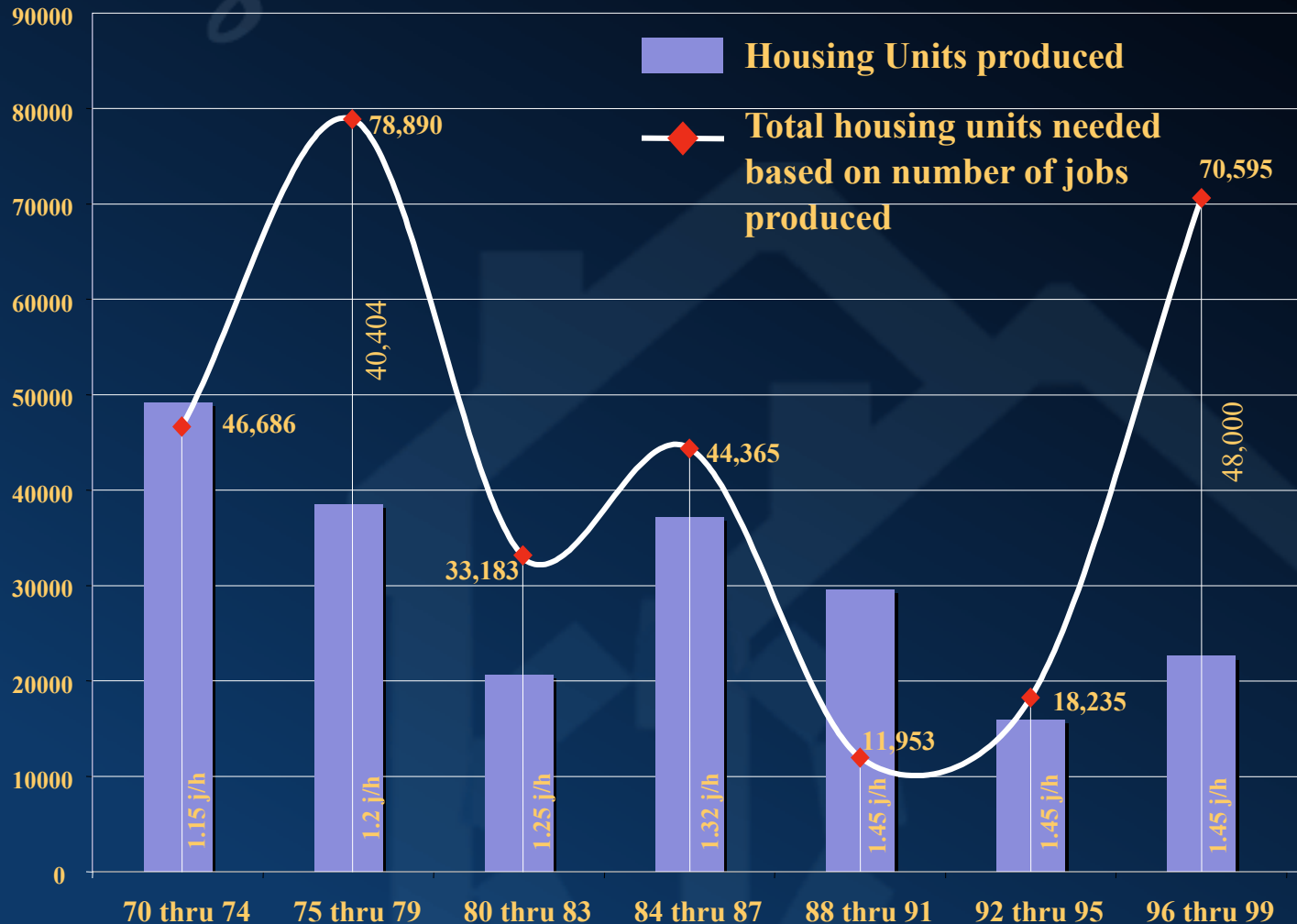
Regional Housing Needs

Executive Board Meeting

November 16, 2000

Setting...Growth in the Bay Area

Production vs. Need



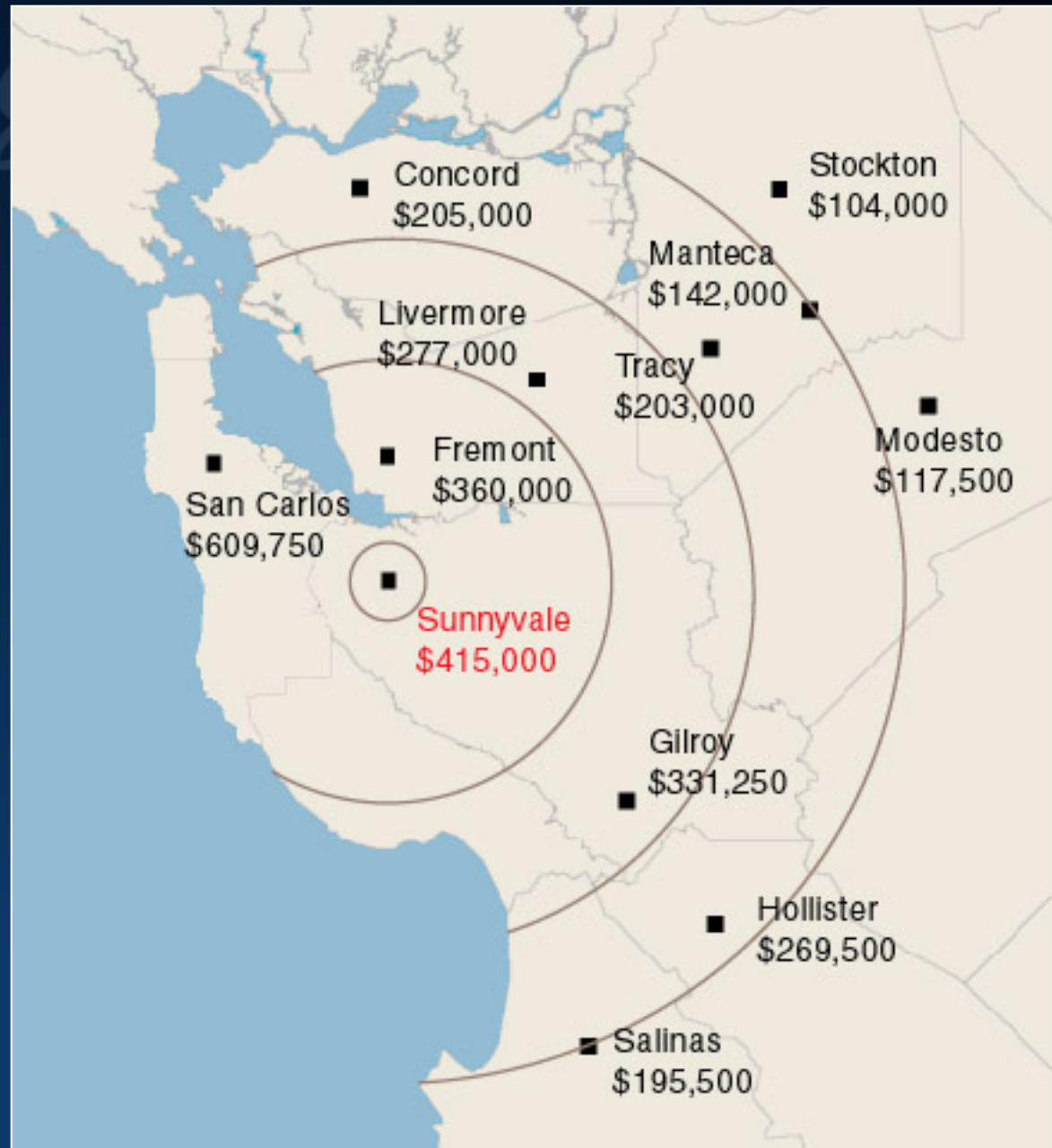
Bay
Area
Housing

(EDD, DOF, ABAG)

Setting...Growth in the Bay Area

Regional Housing Costs

(CA Assoc. of Realtors
February 2000)



Milestones in the RHND Process

- **Housing Methodology Committee (March thru June '99)**
- **HCD provides regional numbers (October '99)**
- **ABAG Executive Board approves methodology and release of preliminary RHND allocations to the region (Nov. '99)**
- **ABAG Executive Board modifies the RHND methodology and releases a revised set of preliminary RHND allocations to the region (May 2000)**
- **90-day Jurisdiction Review Period ends (August 31, 2000)**
- **60-day ABAG Response to jurisdiction comments ends (October 30, 2000)**

Jurisdiction Feedback

- ➔ **77 Bay Area jurisdictions have responded to the Draft RHND allocations**
- ➔ **29 Bay Area jurisdictions have requested revisions to their Draft RHND allocations assignments**
 - Out of this total, 20 have provided an alternative RHND allocation figure

Note:

The modifications to the RHND methodology made by the Executive Board in June addressed many of the concerns raised by jurisdictions.

Major Issues

➤ RHND Methodology and Data Sources

- Department of Finance (DOF) E-5 Report Household Estimates
- Projections 2000 estimates

➤ Infrastructure, Environmental and Regulatory Constraints

➤ Income Distribution

ABAG Staff/ Executive Board Roles

- ➔ **Staff has evaluated, reviewed and responded to comments based upon Executive Board policy direction and Housing Element Law**
- ➔ **The Executive Board has:**
 - adopted a RHND methodology
 - provided policy direction
- ➔ **...and now the Board will:**
 - adopt final RHND allocations for all jurisdictions
 - decide final appeals (in January/ February)

Staff Recommendation

Adopt the attached set of final RHND allocations (which include the City of Cupertino/ Santa Clara County revision)

Possible Modifications to be discussed:

City of Cupertino/ Santa Clara County

- ☞ The City of Cupertino proposes to reduce their RHND allocation from 3,692 units to 2,720 units

City of Alameda

- ☞ Proposes to reduce their RHND allocation from 2,162 units to 1,280 units. (A reduction of 882 units)

Contra Costa and Solano County and the City of Vacaville

- ☞ Proposes to reduce their RHND allocation by substituting the 1999 DOF estimate of households in the methodology with an alternate number

Next Steps

- ➔ Send official notice of RHND allocations to all jurisdictions (Local jurisdictions begin updating their Housing Elements-due December 31, 2001)
- ➔ Initiate the Appeals Process
- ➔ Set Appeal Hearing dates
- ➔ Conduct Appeals (January/ February 2001)
- ➔ Submit final RHND plan to HCD (end of March 2001)