



MEMO

Date: April 5, 2000
To: Housing Methodology Committee Members
From: Alex Amoroso, Senior Planner
Kearey Smith, Regional Planner
Re: Alternatives for the Jobs/ Housing Weighting Ratio in the RHND Methodology

The current RHND allocation methodology uses weighting factors based upon jobs and housing to distribute the regional need. The weighting used in the methodology, (10% jobs and 90% housing), has the affect of focusing the RHND allocation toward those communities which are currently planning for a high production of housing, as indicated by Projections 2000. This is opposite to many of ABAG's goals and policies promoting smart growth. Therefore, the Executive Board has requested that staff evaluate the weighting factor, and return to their May 18, 2000 meeting with options for their consideration. Staff has developed 3 options for the Jobs/ Housing weighting ratio. The alternatives are:

- 1: Do not modify the existing RHND methodology.
- 2: Select a different Jobs/ Housing weighting factor to be used in the existing RHND methodology. (*See attachment #1*)
- 3: Partly assign the RHND allocation based on a jurisdiction's past performance, as described by a comparison of the jurisdiction's jobs/household ratio with the regional average jobs/household ratio. If the jurisdiction is below the regional average ratio of jobs/household, then a "credit" will be given by reducing the share of regional job growth for that jurisdiction considered in the methodology allocation formula.

A breakdown of each alternative for the entire region is attached. Staff will ask for HMC input to be carried forth to the Executive Board.

Attachments (1)

Option 1: Existing RHND meth.
 Option 2: Alternate j/h weighting factor
 Option 3: "Jobs Bank" factor w/ alternate j/h weighting

RHND Model w/ Optional Jobs/Housing Balance Weighting

JURISDICTION	10/90 Split		30/70 Split		50/50 Split		70/30 Split	
	Option #1	Option #3	Option #2	Option #3	Option #2	Option #3	Option #2	Option #3
	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation
ALAMEDA	1,559	1,267	1,860	986	2,162	704	2,463	422
ALBANY	132	87	205	67	277	48	349	29
BERKELEY	721	805	995	1,245	1,269	1,685	1,542	2,126
DUBLIN	4,891	5,083	4,816	5,399	4,741	5,713	4,666	6,027
EMERYVILLE	677	715	727	842	777	969	827	1,096
FREMONT	6,612	6,738	6,660	7,038	6,708	7,337	6,755	7,636
HAYWARD	1,861	2,022	2,286	2,769	2,711	3,516	3,135	4,263
LIVERMORE	3,889	4,083	4,039	4,624	4,190	5,164	4,340	5,705
NEWARK	989	1,057	1,120	1,321	1,250	1,586	1,379	1,850
OAKLAND	4,677	3,681	6,205	3,218	7,733	2,754	9,261	2,290
PIEDMONT	29	22	40	17	49	12	59	7
PLEASANTON	4,537	4,770	4,742	5,441	4,947	6,112	5,152	6,783
SAN LEANDRO	1,023	1,053	947	1,034	871	1,016	795	998
UNION CITY	2,626	2,524	2,270	1,963	1,913	1,402	1,557	841
ALAMEDA UNINCORPORATED	11,763	11,614	9,479	9,033	7,195	6,452	4,911	3,871
County Total	45,986	45,521	46,391	44,997	46,793	44,470	47,191	43,944

Option 1: Existing RHND meth.
 Option 2: Alternate j/h weighting factor
 Option 3: "Jobs Bank" factor w/ alternate j/h weighting

RHND Model w/ Optional Jobs/Housing Balance Weighting

JURISDICTION	10/90 Split		30/70 Split		50/50 Split		70/30 Split	
	Option #1	Option #3	Option #2	Option #3	Option #2	Option #3	Option #2	Option #3
	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation
ANTIOCH	5,698	5,414	5,064	4,211	4,430	3,008	3,795	1,805
BRENTWOOD	6,100	5,947	5,084	4,626	4,069	3,304	3,053	1,982
CLAYTON	768	764	607	594	447	424	286	255
CONCORD	1,608	1,627	1,916	1,973	2,224	2,318	2,532	2,663
DANVILLE	1,409	1,336	1,260	1,039	1,110	742	960	445
EL CERRITO	222	208	204	162	185	116	167	69
HERCULES	1,059	1,013	925	788	792	563	659	338
LAFAYETTE	243	231	219	179	194	128	169	77
MARTINEZ	982	1,055	1,145	1,365	1,308	1,675	1,471	1,984
MORAGA	246	228	230	178	214	127	198	76
OAKLEY	874	712	1,041	554	1,208	396	1,375	237
ORINDA	323	313	271	243	220	174	169	104
PINOLE	327	303	308	236	288	169	268	101
PITTSBURG	2,634	2,434	2,497	1,896	2,360	1,358	2,223	820
PLEASANT HILL	572	543	607	518	641	493	675	467
RICHMOND	1,599	1,260	2,060	1,043	2,521	826	2,981	608
SAN PABLO	266	189	380	147	494	105	608	63
SAN RAMON	4,254	4,447	4,320	4,903	4,387	5,359	4,454	5,816
WALNUT CREEK	1,256	1,319	1,304	1,493	1,352	1,666	1,400	1,839
CONTRA COSTA UNINCORPORATED	10,083	9,934	8,174	7,726	6,264	5,519	4,355	3,311
County Total	40,523	39,277	37,616	33,874	34,708	28,470	31,798	23,060

Note:
Independent Rounding May affect totals

Option 1: Existing RHND meth.
 Option 2: Alternate j/h weighting factor
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RHND Model w/ Optional Jobs/Housing Balance Weighting

JURISDICTION	10/90 Split		30/70 Split		50/50 Split		70/30 Split	
	Option #1	Option #3	Option #2	Option #3	Option #2	Option #3	Option #2	Option #3
	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation
BELVEDERE	18	18	14	14	10	10	7	6
CORTE MADERA	99	110	136	171	175	232	213	293
FAIRFAX	79	76	68	59	58	42	47	25
LARKSPUR	103	123	180	238	257	353	334	468
MILL VALLEY	202	189	186	147	170	105	155	63
NOVATO	2,252	2,285	2,411	2,509	2,570	2,732	2,729	2,956
ROSS	19	20	20	23	21	26	22	29
SAN ANSELMO	192	185	164	144	137	103	109	62
SAN RAFAEL	1,951	2,044	2,001	2,280	2,051	2,516	2,101	2,752
SAUSALITO	177	181	159	172	143	164	126	156
TIBURON	150	136	147	106	144	75	142	45
MARIN UNINCORPORATED	1,321	1,311	1,051	1,019	782	728	512	437
County Total	6,563	6,678	6,537	6,882	6,518	7,086	6,497	7,292
AMERICAN CANYON	1,306	1,191	1,268	926	1,231	662	1,194	397
CALISTOGA	192	199	183	202	174	206	164	209
NAPA	2,959	2,588	3,127	2,013	3,294	1,438	3,461	863
ST. HELENA	130	137	136	157	142	176	148	195
YOUNTVILLE	79	83	83	95	87	108	91	120
NAPA UNINCORPORATED	1,772	1,882	1,955	2,287	2,138	2,692	2,321	3,097
County Total	6,438	6,080	6,752	5,680	7,066	5,282	7,379	4,881
SAN FRANCISCO	14,396	15,585	17,383	20,950	20,371	26,315	23,360	31,680

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RHND Model w/ Optional Jobs/Housing Balance Weighting

JURISDICTION	10/90 Split		30/70 Split		50/50 Split		70/30 Split	
	Option #1	Option #3	Option #2	Option #3	Option #2	Option #3	Option #2	Option #3
	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation
ATHERTON	113	106	141	115	167	124	193	133
BELMONT	271	234	294	182	317	130	339	78
BRISBANE	346	368	386	453	426	539	467	624
BURLINGAME	282	321	423	541	564	760	706	980
COLMA	44	49	59	73	74	98	89	122
DALY CITY	978	802	1,150	624	1,323	446	1,495	267
EAST PALO ALTO	1,005	842	1,143	655	1,282	468	1,420	281
FOSTER CITY	659	690	674	768	690	846	706	924
HALF MOON BAY	758	750	608	583	458	416	308	250
HILLSBOROUGH	137	136	111	106	85	75	58	45
MENLO PARK	542	606	761	958	982	1,309	1,202	1,660
MILLBRAE	450	427	396	332	343	237	291	142
PACIFICA	999	974	833	758	666	541	499	325
PORTOLA VALLEY	137	137	109	107	80	76	51	46
REDWOOD CITY	1,889	2,015	2,121	2,496	2,352	2,978	2,584	3,460
SAN BRUNO	213	155	296	120	378	86	461	52
SAN CARLOS	129	154	236	315	344	475	452	635
SAN MATEO	1,947	2,075	2,180	2,564	2,414	3,054	2,648	3,544
SOUTH SAN FRANCISCO	1,477	1,526	1,404	1,551	1,330	1,575	1,257	1,600
WOODSIDE	65	64	52	50	40	36	27	21
SAN MATEO UNINCORPORATED	2,018	2,102	2,005	2,255	1,991	2,409	1,978	2,562
County Total	14,459	14,533	15,382	15,606	16,306	16,678	17,231	17,751

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RHND Model w/ Optional Jobs/Housing Balance Weighting

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	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation
CAMPBELL	1,068	1,086	923	975	777	865	631	755
CUPERTINO	4,212	4,342	3,952	4,342	3,692	4,341	3,432	4,340
GILROY	3,677	3,837	3,693	4,173	3,710	4,510	3,726	4,847
LOS ALTOS	300	280	278	218	256	156	234	93
LOS ALTOS HILLS	70	61	77	47	83	34	89	20
LOS GATOS	206	232	295	373	385	514	474	656
MILPITAS	2,745	3,012	3,525	4,325	4,304	5,639	5,084	6,952
MONTE SERENO	124	123	99	96	74	68	49	41
MORGAN HILL	2,991	3,057	2,687	2,883	2,383	2,708	2,079	2,534
MOUNTAIN VIEW	2,941	3,113	3,181	3,695	3,420	4,278	3,660	4,861
PALO ALTO	1,001	1,070	1,140	1,348	1,278	1,625	1,417	1,902
SAN JOSE	24,950	25,752	25,246	27,651	25,542	29,549	25,837	31,448
SANTA CLARA	4,228	4,612	5,284	6,434	6,339	8,255	7,394	10,077
SARATOGA	590	542	564	422	538	301	512	181
SUNNYVALE	3,713	3,881	3,761	4,265	3,809	4,648	3,858	5,032
SANTA CLARA UNINCORPORATED	1,240	1,079	1,320	839	1,401	599	1,482	360
County Total	54,056	56,079	56,025	62,086	57,991	68,090	59,958	74,099

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BENICIA	181	111	297	87	413	62	528	37
DIXON	1,359	1,249	1,344	1,016	1,330	783	1,317	550
FAIRFIELD	3,287	3,012	3,168	2,343	3,049	1,673	2,930	1,004
RIO VISTA	2,175	2,146	1,756	1,669	1,337	1,192	918	715
SUISUN CITY	921	814	953	633	985	452	1,018	271
VACAVILLE	4,339	3,980	4,174	3,095	4,008	2,211	3,843	1,327
VALLEJO	2,950	2,635	2,994	2,050	3,038	1,464	3,082	878
SOLANO UNINCORPORATED	7,434	7,471	5,977	6,089	4,520	4,708	3,064	3,326
County Total	22,646	21,418	20,663	16,982	18,681	12,545	16,700	8,108

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	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation	RHND Allocation
CLOVERDALE	413	370	414	288	415	206	417	123
COTATI	483	416	522	323	563	231	603	139
HEALDSBURG	593	539	579	419	566	299	553	180
PETALUMA	597	416	867	323	1,133	232	1,400	142
ROHNERT PARK	878	972	1,170	1,449	1,462	1,930	1,754	2,409
SANTA ROSA	5,465	5,865	6,339	7,543	7,210	9,220	8,088	10,897
SEBASTOPOL	157	174	210	260	262	345	314	431
SONOMA	578	560	491	435	403	311	316	187
WINDSOR	3,471	3,439	2,771	2,674	2,071	1,910	1,371	1,146
SONOMA UNINCORPORATED	13,041	12,821	10,632	9,972	8,222	7,123	5,813	4,274
County Total	25,676	25,572	23,994	23,686	22,308	21,807	20,629	19,928

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ALAMEDA COUNTY	45,986	45,521	46,391	44,997	46,793	44,470	47,191	43,944
CONTRA COSTA COUNTY	40,523	39,277	37,616	33,874	34,708	28,470	31,798	23,060
MARIN COUNTY	6,563	6,678	6,537	6,882	6,518	7,086	6,497	7,292
NAPA COUNTY	6,438	6,080	6,752	5,680	7,066	5,282	7,379	4,881
SAN FRANCISCO	14,396	15,585	17,383	20,950	20,371	26,315	23,360	31,680
SAN MATEO COUNTY	14,459	14,533	15,382	15,606	16,306	16,678	17,231	17,751
SANTA CLARA COUNTY	54,056	56,079	56,025	62,086	57,991	68,090	59,958	74,099
SOLANO COUNTY	22,646	21,418	20,663	16,982	18,681	12,545	16,700	8,108
SONOMA COUNTY	25,676	25,572	23,994	23,686	22,308	21,807	20,629	19,928
Regional Total	230,743	230,743	230,743	230,743	230,743	230,743	230,743	230,743

General observations:

- 63 Bay Area jurisdictions will see a decrease in their RHND allocation with the "jobs bank" factor (Option#3).
 46 Bay Area jurisdictions will see an increase in their RHND allocation with the "jobs bank" factor (Option#3).