# MEMO

**Date:**       **April 17, 2000**

**To:**          **Housing Methodology Committee Members**

**From:**      **Alex Amoroso, Senior Planner**
                  **Kearey Smith, Regional Planner**

**Re:**          **April 14, 2000 Housing Methodology Committee Meeting Summary and request for final recommendation for the jobs/housing weighting ratio used in the RHND methodology.**

_____

At the April 14, 2000 HMC meeting, ABAG staff presented alternatives to the unincorporated spheres of influence (SOI's), and jobs/housing factors used in the current RHND allocation.  A recap of these alternatives and committee recommendations follows:

## SOI Alternatives as presented:

1.  Assign the units within the unincorporated sphere of influence areas to the cities.

2. Distribute 50% of the units assigned within the unincorporated sphere of influence areas to the cities, with the other 50% remaining with the counties.

## Committee Recommendation:
The HMC recommended that staff  use option #2.

## Jobs/housing weighting Alternatives as presented:

1.  Maintain the existing RHND methodology (Use the 10/90 weighting factor)

2.  Select a different Jobs/ Housing weighting factor to be used in the existing RHND methodology. (30/70, 50/50, 70/30)

3.  Assign a "jobs credit" or "jobs bank" by comparing the existing (1999) jobs/household ratio for each jurisdiction with the regional average (1.42 jobs/household).  Establish a "Credit" (jobs bank) by allowing those jurisdictions currently below the regional average (jobs poor/ housing rich) to add jobs without affecting their housing need allocations.  A different jobs and household weighting factor might also be selected for use with this option.  A review of the steps to calculate the "credit" (job bank) for option #3 is attached as attachment 2.

**Decision Needed**

The HMC requested a packet of materials containing the RHND allocation for a final review and recommendation prior to the ABAG Executive Board meeting of May 18, 2000.

A full breakout and comparison of each alternative for jobs/housing weighting options is included as attachment #1.

Because of limited time availability to calculate and review the RHND allocation associated with the unincorporated SOI's, staff has not included these numbers for review. The overall SOI numbers are still in the county unincorporated RHND allocation.

Attachment (1) contains a matrix that compares each weighting factor with, and without the "jobs bank" adjustment. Staff request that the Committee choose one of the four options for jobs/housing weighting under option#3. The choices are 10/90, 30/70, 50/50, and 70/30.

Return the attached form with your final recommendations to Kearey Smith via fax at (510) 433-5594 by no later than April 27, 2000.

Attachment (4) contains the HMC membership list as requested.

If you have any questions, please contact Kearey Smith at (510) 464.7994 or by email at Keareys@abag.ca.gov

Attachments (4)

Attachment #1

# RHND Model w/ Optional
# Jobs/Housing Balance Weighting

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

Note:
Independent Rounding May affect totals

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

# RHND Model w/ Optional
# Jobs/Housing Balance Weighting

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

Note:
Independent Rounding May affect totals

Attachment #1
# RHND Model w/ Optional
# Jobs/Housing Balance Weighting

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

Note:
Independent Rounding May affect totals

# RHND Model w/ Optional
# Jobs/Housing Balance Weighting

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

Note:
Independent Rounding May affect totals

For Internal ABAG Use Only

4/18/2000

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 |
| 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 |

Note:
Independent Rounding May affect totals

Attachment #1

# RHND Model w/ Optional
# Jobs/Housing Balance Weighting

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

4/18/2000

# RHND Model w/ Optional
# Jobs/Housing Balance Weighting

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

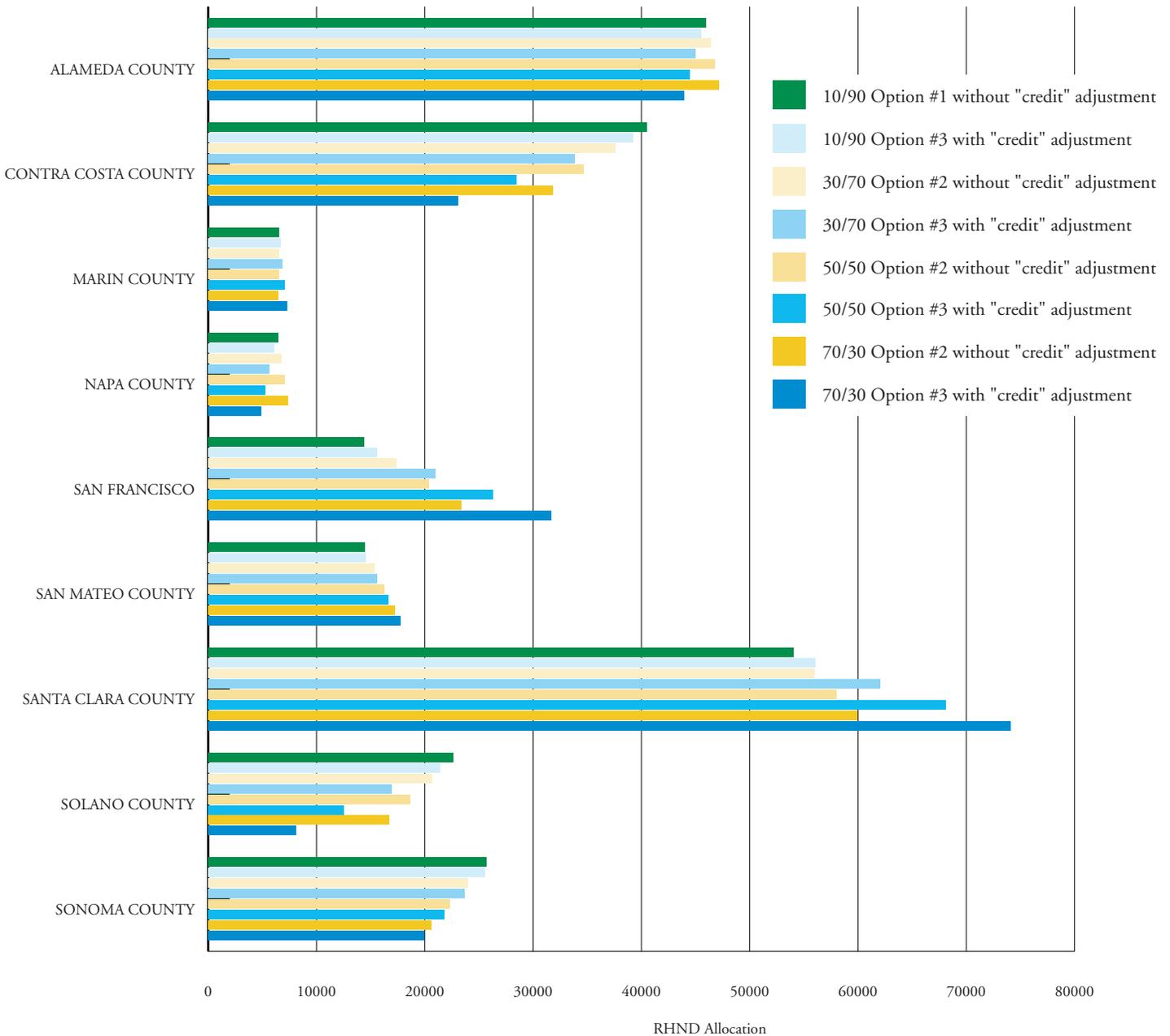| JURISDICTION | 10/90 Split | | 30/70 Split | | 50/50 Split | | 70/30 Split | |
|---|---|---|---|---|---|---|---|---|
| | Option #1 | Option #3 | Option #2 | Option #3 | Option #2 | Option #3 | Option #2 | Option #3 |
| | RHND Allocation | RHND Allocation | RHND Allocation | RHND Allocation | RHND Allocation | RHND Allocation | RHND Allocation | RHND Allocation |
| ALAMEDA 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 | 230743 | 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).

Note:
Independent Rounding May affect totals

# RHND Model
## With/without "Credit" Adjustment
### County Summary



Legend:
- 10/90 Option #1 without "credit" adjustment
- 10/90 Option #3 with "credit" adjustment
- 30/70 Option #2 without "credit" adjustment
- 30/70 Option #3 with "credit" adjustment
- 50/50 Option #2 without "credit" adjustment
- 50/50 Option #3 with "credit" adjustment
- 70/30 Option #2 without "credit" adjustment
- 70/30 Option #3 with "credit" adjustment

Counties (top to bottom): ALAMEDA COUNTY, CONTRA COSTA COUNTY, MARIN COUNTY, NAPA COUNTY, SAN FRANCISCO, SAN MATEO COUNTY, SANTA CLARA COUNTY, SOLANO COUNTY, SONOMA COUNTY

X-axis: RHND Allocation (0 to 80000)

General Observations:

63 Bay Area jurisdicitons will see a decrease in their RHND allocation with "Job Bank" factor (Option #3).

46 Bay Area jurisdictions will see an increase in their RHND allocation with "Job Bank" factor (Option #3).

ABAG Association of Bay Area Governments

*Regional Housing Needs*

## Option #3: Apply "Credit" based on a comparison of the existing Jobs/housing ratio for each jurisdiction and the region.

**Objective:** Partly assign the RHND allocation based on a jurisdiction's past performance, as described by a 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 in the methodology allocation formula.

**Formula:**

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**Step 1: Calculate the 1999 Jobs/Household ratio for each jurisdiction and for the region.**

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Divide each jurisdiction's jobs 1999 [jobs1999] by households 1999 [hh1999] to determine the jurisdictional jobs/household ratio.

Take the average of each jurisdiction's ratio to determine the regional average jobs/household ratio.

> For each jurisdiction:
> Jobs1999/hh1999= jurisdiction(a) j/h ratio
>
> Average jurisdiction(a) j/h ratio= regional j/h ratio

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**Step 2: Establish "credit" for jurisdictions that are below the regional Jobs/household ratio**

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Multiply each jurisdiction's households in 1999 by the regional average jobs/household ratio (identified in step 1) to determine the number of jobs that would put the jurisdiction at the regional average. [replacement jobs 1999]

From this number [replacement jobs 1999], subtract the jurisdictions 1999 jobs number [jobs1999] to determine the "credit". [credit]

> For each city:
> Hh1999 X regional j/h ratio= jurisdiction(a)replacement jobs 1999
>
> replacement jobs 1999 minus jurisdiction(a) jobs1999= credit
> *(Credit cannot be less than zero)*

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**Step 3: Adjust the forecast jobs growth ('99-'06) by applying each jurisdictions credit.**

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Subtract the "credit" from the job growth of [jobs2006 minus jobs1999] to determine the "adjusted" job growth to be applied in the methodology.

**3 conditions exist.**

**Condition 1:** If the jurisdictions "credit" is greater than zero, but less than its projected job growth, then subtract the credit from the job growth [jobs2006 minus jobs1999] to determine the new job growth to be used in the methodology allocation formula. {Slightly below the 1999 regional j/h ratio}

**Condition 2:** If the jurisdiction's "credit" is greater than its projected job growth, (difference between the "credit" and job growth [jobs2006 minus jobs1999] is less than zero), then the jurisdictions housing need will be based solely on its share of the regional household growth.
{Extremely below the 1999 regional j/h ratio}

**Condition 3:** If the jurisdictions "credit" is less than zero, then use the job growth number [jobs2006 minus jobs1999] in the methodology allocation formula.
{Above the 1999 regional j/h ratio}

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**Step 4: Apply the forecast household growth and adjusted job growth to the RHND methodology.**

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