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Hing Wong - FW: RHNA Survey

From: Marnie Delgado <Marnie.Delgado@dublin.ca.gov>
To: "hingw@abag.ca.gov" <hingw@abag.ca.gov>
Date: 2/10/2012 4:09 PM
Subject: FW: RHNA Survey
CC: Jeri Ram <Jeri.Ram@dublin.ca.gov>, Jeff Baker <Jeff.Baker@dublin.ca.gov>
Attachments: RHNA Factor Survey 02.10.12.pdf

Hi Hing,

Attached is the RHNA survey for Dublin. Some of the questions were a little difficult to answer. For example, No. 3 asks for anticipated household growth in relationship to existing transportation infrastructure. While we fully anticipate that the majority of anticipated household growth will be within ½ mile of major roadways which will likely have bus service, we do not know if that bus service will have 20 minute headways.

With regards to No. 4, the Eastern Dublin Specific Plan (EDSP) anticipated a certain level of growth and public services and infrastructure is based on that level of growth. Additionally, much of the land in eastern Dublin is already entitled; some of what remains has topographical constraints and much of the open space area is encumbered by conservation easements. For the remainder of the City, the age of the housing stock is still relatively young and in good condition.

For No.'s 7 and 8, we assumed that what was meant by "assisted housing developments" is affordable housing with resale restrictions or rental controls.

For No. 9, we were not able to find any Census data that shows high housing cost burden in Dublin.

Please let me know you have any questions.

Have a great weekend!

Best Regards,



Marnie R. Delgado
Senior Planner
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Mission Statement: The City of Dublin promotes and supports a high quality of life which ensures a safe and secure environment that fosters new opportunities.

From: Hing Wong [Hingw@abag.ca.gov]

Sent: Tuesday, January 24, 2012 9:00 AM
Subject: RHNA Survey

Dear Planning and Community Development Directors,

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966.

Please send this survey back no later than February 10, 2012 via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604.

Thank you!

Hing Wong, AICP

Senior Regional Planner, Association of Bay Area Governments (ABAG)
Vice President of Public Information, APA California

P.O. Box 2050, Oakland, CA 94604-2050

☎ 510.464.7966 | 📠 510.433.5566 | ✉ hingw@abag.ca.gov

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Dublin Date: 02.10.12

Name of Person Filling Out Survey: Marnie R. Delgado

Title: Senior Planner

E-mail: marnie.delgado@dublin.ca.gov Phone: 925-833-6610

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Existing Jobs: 17,481 (US Census/ABAG) Projected Jobs: 44,901 (City Estimate)

Existing Housing: 14,913 (US Census/ABAG) Projected Housing: 28,701 (City Estimate)

Existing: 1.17 jobs/household Projected: 1.56 jobs/household

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The City does not have any data on jobs outside of our jurisdiction.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | |
|--|--------------|
| Priority Development Areas (PDAs): | <u>38</u> % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | <u>UNK</u> % |
| Other parts of the jurisdiction not near transit: | <u>UNK</u> % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|------------------------|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Topography |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conservation Easements |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

The market demand for housing in Dublin is good.

How would you characterize the demand for jobs in your jurisdiction?

The demand for jobs in Dublin is average.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: UNK %
Spend more than 50% of total income on housing: UNK %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

Alameda County Measure D (2000) established a County Urban Growth Boundary to focus urban type development in and near existing cities where it could be efficiently served by public facilities.

COMMENTS

Are there any other factors you believe should be considered?

The percentage of existing affordable housing units provided when compared to adjacent jurisdictions.

CS Regional Housing Need Allocation Feedback

RHNA Survey

Jurisdiction: **City of Fremont**

Date: **2-10-12**

Name of Person Filling Out Survey: **Kelly Diekmann**

Title: **Senior Planner**

E-mail: kdiekmann@fremont.gov Phone: 408-494-4540

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. Please send this survey back no later than February 10, 2012 via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

(1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The City General Plan (adopted December 2011) provides capacity to substantially increase both housing and employment through the 2035 horizon of the General Plan.

The City had a jobs to housing ratio of 1.26 jobs per household in 2010.

The City projects a ratio of 1.36 jobs per household in 2020 to get to a more balanced state of supply and demand in Fremont. We then project for the ratio to remain relatively constant at 1.4 jobs per household in 2035 based on land use planning and growth trends.

(2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Based on recent commuting patterns about 1/3 of the City's households have residents employed within the City. Generally, 25% of the employment travels north and west of the City and 30% travels south of the City. We expect these ratios to remain the same based on the projected job and housing growth in Silicon Valley and other areas. We expect further in commuting to occur to jobs in Fremont if continued investment occurs along the I-580 corridor.

(3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

The question is not clear on what the time horizon is for this. The City has long term planned capacity for substantial housing growth in close proximity to transit. However, with current market conditions for housing preferences at generally at low and medium densities there is less demand for high density TOD development in the short term period of the next RHNA Period. If the survey is only interested in planned capacity we can revised these figures.

2020 time horizon- Priority Development Areas (PDAs): 25 %

2020 time horizon- Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): 7 %

2020 time horizon- Other parts of the jurisdiction not near transit: 68 %

OPPORTUNITIES AND CONSTRAINTS

(4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|---|
| Sewer Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | no known capacity issues |
| Water Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | no known capacity issues |
| Land Suitability | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Actually both, we have a lot of land for infill housing, however it requires redevelopment of built property, not development of vacant. |
| Preserved Lands | <input checked="" type="checkbox"/> | <input type="checkbox"/> | City's residential zoning for infill does not conflict with preservation of its open space frame. New development is restricted to 20 acre lots in open space area. |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ongoing issue of balancing individual school enrollment and capacity with new housing development areas, cost of school facility impact fee is very high. |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Infill within existing areas has adequate park capacity, development of new neighborhoods have logistical and fiscal constraints. |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Safety staffing has limited ability to serve expanded needs of new residential neighborhoods. |

DEMAND

(5) How would you characterize the market demand for housing in your jurisdiction?

Approximately 80% of demand is for small-lot single family and medium-density townhomes sized for families with 4 bedrooms. Approximately 20% of the housing recently built is high density condominiums or apartments. The demand is highly variable within the individual neighborhoods of the City.

How would you characterize the demand for jobs in your jurisdiction?

There have been significant job losses in Fremont with the closure of Nummi and Solyndra and associated businesses. Job demand now appears to be having a slight uptick in the areas of clean tech, bio tech, as well as jobs for R&D uses. The City still has very high vacancy rate of standard industrial building stock.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

YES Yes If yes, please explain:

Deed restricted affordability terms have expired on several projects.

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain: The end of Redevelopment will substantially affect the City's ability to produce new affordable housing and maintain agreements on existing affordable units as their contracts come up for renewal.

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Source is [2010 American Community Survey](#)

Spend more than 30% of total income on housing: **40** %

Spend more than 50% of total income on housing: **unknown** %

(10) Are there workers employed on farms in your jurisdiction?

No

..Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

..Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

(12) What are the impacts of colleges and universities on your housing need?

• High – major colleges within your jurisdiction

• Medium – major colleges in adjoining jurisdictions

• Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

None

COMMENTS

Evaluation of available land for housing sites must not consider voter initiative restricted areas and excluded them from consideration. The City of Fremont Hill Areas have two voter initiatives that restrict development, with the most recent passed in 2002 and it has limits of minimum 20 acre lots. This was mentioned in the constraints section. Overall the City believes that in the upcoming RHNA period the most easily developed sites will be the first to develop and those are often not located in close proximity to transit. The allocations must realistically consider effects of market demand for particular housing types. Additionally, if there continues to be infrastructure investment to areas outside the core urban areas of the Bay Area then housing allocations need to consider infrastructure investments as well as social factors.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Hayward Date: February 10, 2012

Name of Person Filling Out Survey: Erik Pearson

Title: Senior Planner

E-mail: erik.pearson@hayward-ca.gov Phone: 510-583-4210

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Hayward currently has approximately 1.41 jobs per household. According to projections by the

Association of Bay Area Governments, by 2040, Hayward may have approximately 1.3 jobs

per household.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

According to 2010 ACS data, 65% (or approximately 39,720) of Hayward workers travel more than

20 minutes to get to work. These workers most likely work in jurisdictions other than Hayward.

The jobs/housing balance is not expected to change significantly, so this ratio is not likely to chang

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 75 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 10 | % |
| Other parts of the jurisdiction not near transit: | 15 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | Depends on location and density. |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | Depends on location and density. |
| Land Suitability | <input type="checkbox"/> | <input type="checkbox"/> | Suitable land is available for new housing. |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | Neither. Sufficient land is still available. |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hayward schools aren't attractive to developers |
| Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | New homes will help fund new parks. |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | New housing will strain City's ability to provide |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Strong. Hayward has a central location to employment hubs and transit corridors and trends

indicate many individuals are choosing more urban lifestyles, which Hayward can provide.

How would you characterize the demand for jobs in your jurisdiction?

Strong. Hayward currently has unemployment of between 10 and 12%. There are many highly

skilled workers looking for jobs. Hayward's industrial and manufacturing sectors are growing.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

Three affordable rental apartment complexes totaling 113 units funded by MF Housing Mortgage

Revenue Bonds have had affordability restrictions expire at the end of the regulatory period.

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

Maybe, given the loss of the Redevelopment Agency.

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 12 %

Spend more than 50% of total income on housing: 5 %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

While not a formal agreement, the Planning Directors of Alameda County have been working with the Alameda County Transportation Commission on a "Locally Preferred Scenario", which seeks to direct growth to certain areas within each city. This Scenario has been presented to ABAG for consideration in the Sustainable Communities Strategy.

COMMENTS

Are there any other factors you believe should be considered?

Notes:

The figures in question #3 are based on the Locally Preferred Scenario.

Question #9 is based on 2010 American Community Survey (ACS) data.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Livermore Date: February 9, 2012

Name of Person Filling Out Survey: Ingrid Rademaker

Title: Senior Planner

E-mail: irademaker@ci.livermore.ca.us Phone: (925) 960-4475

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RELATIONSHIP BETWEEN JOBS AND HOUSING

1. *What is the existing and projected relationship between jobs within your jurisdiction and housing?*

| | Jobs | Housing | Population | Ratio |
|--------------------------------|--------|---------|------------|-------|
| General Plan 2003 | 41,500 | 28,300 | 76,700 | 1.4 |
| General Plan Buildout Estimate | 86,489 | 38,441 | 101,091 | 2.6 |

In 2004, the City adopted a new comprehensive General Plan. The jobs to housing ratio in 2004 was 1.4. Buildout of the City's existing General Plan is anticipated to result in a jobs to housing ratio of 2.6.

The City may be redesignating industrially zoned land to residential in the near future to accommodate TOD development and to address the City's 2007-2014 RHNA. Thus it is anticipated that the ratio of jobs to housing estimated in at buildout will decrease as industrial land is redesignated to residential and reduced to accommodate higher density housing.

2. *What is the existing and projected relationship between jobs and housing outside of your jurisdiction?*

Not Available.

3. **What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.**
- Priority Development Areas (PDAs): 81%
 - Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): 6%
 - Other parts of the jurisdiction not near transit: 12%

OPPORTUNITIES AND CONSTRAINTS

4. **Check off which areas include opportunities and/or constraints to the development of additional housing:**

| | Opportunities | Constraints | Explanation |
|------------------|---------------|-------------|--|
| Sewer Capacity | | | |
| Water Capacity | | | |
| Land Suitability | | x | The City’s General Plan includes policies and programs to channel new development within city limits near existing services and create higher density infill housing near services and transit. This effort has proved particularly successful in the City’s Downtown Area, which is also a designated Priority Development Area. The City will need to redesignate/rezone additional land to facilitate Transit Oriented Development and affordable housing to meet its RHNA. |
| Preserved Lands | x | | The City has an Urban Growth Boundary and two Priority Conservation Areas (in North and South Livermore) that support and fulfill community and regional efforts for smart growth near services/transit and protection of agriculture and sensitive habitat and resources. |
| Schools | | | |
| Parks | | | |
| Public Services | | | |

5. **How would you characterize the market demand for housing in your jurisdiction?**

Since approximately 2006, demand and housing sales prices have dropped dramatically. The City’s Housing Element indicates a 20% drop in sales between 2007 and 2008 alone. The median sales prices also dropped approximately \$120,000 dollars during that time period as well. In 2008, there were approximately 146 homes in Livermore facing foreclosure (.5 percent of overall Livermore housing stock and 5% of all properties in Alameda County facing foreclosure). While the number of homes in foreclosure have dropped since 2008, in 2011 there were still an average of 128 homes in the notice of default or notice of sale process (www.foreclosureradar.com).

While Livermore’s Regional Housing Need Assessment requires the City to redesignate land to accommodate nearly 1,000 units at densities of 30+ dwelling units per acre to accommodate its low and very low-income need, a housing market study being prepared for the City indicates that development of rental projects at this time, even with reduced or limited development fees, is not

feasible at this time. Similarly, the market for single family attached product, which would accommodate moderate and low income households, is also performing poorly and developers are not contemplating building this product at this time.

6. **How would you characterize the demand for jobs in your jurisdiction?** In 2004, the City had a fairly healthy jobs/housing balance, however, many of the anticipated jobs are a result of industrially designated land. As a result of the City’s existing General Plan, buildout is anticipated to result in a jobs to housing ratio of 2.6. This higher ratio of jobs to housing will be reduced as the City redesignates industrial land to accommodate residential and TOD development. Additionally, the City, in collaboration with Lawrence Livermore and Sandia National Laboratories, received an i-GATE/iHub designation from the State Department of Economic Development in 2010. Based in Livermore, i-GATE is a regional public/private partnership designed to support small businesses and maximize the economic potential of green transportation and clean-energy technologies. The designation sits at the core of an energy and transportation knowledge cluster (encompassing the existing Vasco Road PDA and National Labs) that will foster innovation, job creation, and education of the future workforce. It is anticipated it could add up to 5,000 new jobs in transportation and clean-energy technologies.

7. **How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?** Rents are on the rise in the Bay Area, therefore the feasibility of developing rental housing may change in the foreseeable future. Overall, the market is dependent on the economy and it is not clear when the housing market will pick up again.

8. **Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?** No

9. **Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?** No

10. **Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:**

a. Spend more than 30%

| | |
|------|-------|
| 2000 | 2010* |
| 35% | 43% |

**U. S Census, ACS Survey*

b. more than 50%

| | |
|------|------|
| 2000 | 2010 |
| 11% | N/A |

11. Are there workers employed on farms within your jurisdiction?

The City is home to agricultural uses especially vineyards that may use seasonal labor. The 2010 American Community Survey estimates there were approximately 126 residents employed in the “Agriculture, forestry, fishing and hunting and mining” industry.

12. *Is there a need for farmworker housing in your jurisdiction?*

There is a potential need for seasonal farm worker housing as Livermore is surrounded by agricultural land. As noted above, the U.S. Census estimates that approximately 126 of Livermore's civilian population 16 years and over were employed in the "Agriculture, forestry, fishing and hunting, and mining" industry (2010 American Community Survey). Due to the seasonal nature of this profession, however, it is difficult to determine the number of farm laborers who may need housing during their employment. Livermore's Housing Element provides programs for providing housing affordable to low and very low-income households to meet Livermore's Regional Housing Need Assessment.

13. *What are the impacts of colleges and universities on your housing need?*

The City is home to one Community College, Las Positas College. As a Junior College, Las Positas offers two-year degrees and certifications and there is no campus dormitory housing. Over half of the student population is within the 19 to 24 age range and therefore it is likely they may still be living at home or within the community and commuting to school.

14. *Agreements in Place*

- a. Alameda County Save Agriculture and Open Space Lands Initiative (Measure D), 2000 – Voter approved initiative to establish an Urban Growth Boundary to preserve agriculture and open space in Alameda County.
- b. South Livermore Urban Growth Boundary Initiative, 2000 – Voter approved initiative to establish an Urban Growth Boundary in South Livermore.
- c. North Livermore Urban Growth Boundary Initiative, 2002 – Initiative to establish an Urban Growth Boundary in North Livermore.

Hing Wong - RHNA Survey

From: "TERRENCE GRINDALL" <TERRENCE.GRINDALL@newark.org>
To: <HingW@abag.ca.gov>
Date: 1/27/2012 12:47 PM
Subject: RHNA Survey
Attachments: Newark RNHA Survey.pdf

Hing,

How are you? I hope you are well.

Attached is Newark's response to the survey.

For what it is worth, I would like to point out that there are three issues you should consider that may not be captured in the survey.

- 1) The recession has created significant increases in commercial vacancy rates. Job numbers are depressed but the built environment supports higher numbers on jobs. This is a temporary situation, these buildings will be occupied again soon. This is a region wide impact but it may be impacting Southern Alameda County more than other places.
- 2) I needs to be noted that there are significant fiscal disincentives for a City when considering development. It appears to cost more to provide services to new development than the development generates in taxes. While there are social goods in providing more housing, this fiscal reality should be acknowledged and addressed. The loss of redevelopment exacerbates this situation. A small amount of infrastructure assistance does not overcome this issue. There needs to be a comprehensive approach to address this issue or the goals of sustainable development will crash on the rocks of fiscal reality. This is a complicated and difficult issue, but it cannot be ignored.
- 3) Jobs Housing Balance is a complex issue. Consideration of this issue should include the "match" between the income provided by the jobs and the cost of the housing produced. For example: providing for executive housing in the suburbs/exurbs where the vast majority of employment has moderate to low pay, is actually worse for greenhouse gas production and other performance measures than not providing the housing in that jurisdiction at all, yet, that jurisdiction might appear to "be in balance". Newark has endeavored to match the housing accommodated with the income levels produced by jobs in our sub-region- this effort to "match" is lost in your survey and thus would be overlooked in RHNA formulas.

Thank you for listening to my musings.

Take care

Terrence Grindall
Community Development Director
City of Newark
[510-578-4208](tel:510-578-4208)
[510-673-5837](tel:510-673-5837)

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Newark Date: 1-26-12

Name of Person Filling Out Survey: Terrence Grindall

Title: Community Development Director

E-mail: terrence.grindall@newark.org Phone: 510-578-4208

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

We have 13414 Housing Units and 14,922 or a 1.1 to 1 Jobs Housing ratio.

Although it should be noted that is is based on employment numbers that were suppressed by the

recession. The actual ratio is close to the ideal 1.5 to 1 It is projected to remain at the 1.5/1 ratio

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Silicon Valley has not traditionally produced enough housing to meet their demand, as a result

there is an out commute from Newark even though or jobs housing ratio is close to "ideal"

This situation is expected to continue into the future.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|------------|---|
| Priority Development Areas (PDAs): | <u>68%</u> | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | <u>N/A</u> | % |
| Other parts of the jurisdiction not near transit: | <u>32%</u> | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|--|
| Sewer Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Water Capacity | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Uncertainty of water sources is a concern. |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Brownfield sites/ and small parcels |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | |
| Schools | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Schools have capacity, but need renovation |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | New Parks and Trails are needs for growth |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | resources are not adequate to provide services |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Demand is not adequate of overcome constraints at this time.

How would you characterize the demand for jobs in your jurisdiction?

There has been a reduction vacant space in the last 2 years, However new construction is not likely in the near term.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 60 %
Spend more than 50% of total income on housing: 30 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

COMMENTS

Are there any other factors you believe should be considered?

AC transit provides such poor service that no part of the City meets the Transit Criteria.

If service were to return to 2000 levels- all but 8% of housing growth would be in "transit areas"

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Piedmont Date: 1-25-12

Name of Person Filling Out Survey: Kate Black

Title: City Planner

E-mail: kblack@ci.piedmont.ca.us Phone: 510-420-3050

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Piedmont has 0.43 jobs for every housing unit. This jobs/housing relationship has remained for
similar many years, and is not expected to change in the future.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Piedmont is a "housing reservoir" for jobs in other Bay Area cities.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|-----|---|
| Priority Development Areas (PDAs): | 0.0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 0.0 | % |
| Other parts of the jurisdiction not near transit: | 100 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|---|
| Sewer Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Piedmont has been almost completely |
| Water Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | built-out since 1940. Services already exist to |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | most properties, but the properties are already |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | improved. Lack of available land is a primary |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | constraint. |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Public Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Demand for housing in Piedmont is high, but prices have decreased substantially due to the recession.

How would you characterize the demand for jobs in your jurisdiction?

Demand for jobs is low due to lack of employers and lack of land for employment opportunities

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 29.9 %
Spend more than 50% of total income on housing: n/a %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

None

COMMENTS

Are there any other factors you believe should be considered?

Piedmont has no land suitable for redevelopment, and since we are completely surrounded by the City of Oakland, there is no land available for annexation. The City has the highest percentage of pre-1939 homes of any city in California, and is developed with more than 6,000 persons per square mile. We have worked with HCD to implement a successful rent-restricted second unit pro

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Pleasanton Date: 2/9/2012

Name of Person Filling Out Survey: Janice Stern

Title: Planning Manager

E-mail: jstern@ci.pleasanton.ca.us Phone: 925-931-5606

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

With the recent rezoning of 70 acres of (mostly previously commercially-zoned) land for future mult

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

With the above described rezoning, additional households may choose to live in Pleasanton who c

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 45 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 40 | % |
| Other parts of the jurisdiction not near transit: | 15 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Not an immediate constraint, but the capacity o |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Like many jurisdictions, Pleasanton's water sup |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pleasanton has a diminishing supply of land wit |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Although residential projects cannot be denied |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Building permits finalized in the 2009-2011 period were down precipitously compared to the previous

How would you characterize the demand for jobs in your jurisdiction?

?

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 22 %
Spend more than 50% of total income on housing: n/a %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

County has urban growth boundary directing growth to incorporated areas.

COMMENTS

Are there any other factors you believe should be considered?

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of San Leandro Date: January 25, 2012

Name of Person Filling Out Survey: Phil Millenbah

Title: Senior Planner

E-mail: pmillenbah@sanleandro.org Phone: 510 577 3327

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Relationship? The city does not estimate or "project" data. The city is almost completely built out so the normal planning concept of jobs/housing does not apply as there are limited areas available for new housing.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Same answer as number 1 above. It seems to me that ABAG is in possession of this data because of the regional data gathering ABAG does. Recent presentations by ABAG have indicated that much jobs growth will be in the San Ramon area. How does that impact San Leandro? Uncertain.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|-----|---|
| Priority Development Areas (PDAs): | 90 | % |
| Other parts of the jurisdiction near transit (within 1/2 mile of 20 minute service): | N/A | % |
| Other parts of the jurisdiction not near transit: | N/A | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Infill expansion is expensive |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Infill expansion is expensive |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Extremely limited land availability |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | Does not apply |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | School District reports severe constraints |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Infill expansion is extremely expensive |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Constrained city budget for new services |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Weak market for home ownership market segment. Retail values low. Affordable housing demand for the Bay Area region is still high.

How would you characterize the demand for jobs in your jurisdiction?

National and State level unemployment levels are high so in that respect so is the demand for jobs.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

There has been some loss of units but in general there has been a net gain in affordable housing
units in the city.

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: _____ %

Spend more than 50% of total income on housing: _____ %

SEE ATTACHED

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High -- major colleges within your jurisdiction

Medium -- major colleges in adjoining jurisdictions

Low -- major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

N/A

COMMENTS

Are there any other factors you believe should be considered?

The school districts have indicated to the city that they are constrained and would have trouble

accommodating new development. There is very little land available for development as the city

is almost completely built out. Expanding development near BART or anywhere else in the city

is extremely expensive and the city does not have the resources to pay these costs.

#9

Liao, Thomas

From: Hernandez, Steve
Sent: Friday, January 27, 2012 9:21 AM
To: Liao, Thomas
Subject: High-Housing Cost Burden Data

Hi Tom,

Here's our data for:

(9) Estimate the percent of households in your jurisdictions that confront high-housing cost burden:

| | Total Renters | Total Homeowners |
|---|---------------|------------------|
| Spend more than 30% of total income on housing: | 36% | 26.7 % |
| Spend more than 50% of total income on housing: | 14.7% | 9% |

Source: State of the Cities Data Systems (SOCDS): Comprehensive Housing Affordability Strategy (CHAS) Data for the City of San Leandro based on 2000 Census. <http://socds.huduser.org/chas/>.

Thanks,
-steve h.

*Steve P. Hernandez, Housing Specialist I
City of San Leandro - Housing Services Division
835 East 14th Street, San Leandro, CA 94577
work: 510.577.6005 | fax: 510.577.6007
shernandez@sanleandro.org*

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Brentwood Date: February 3, 2012

Name of Person Filling Out Survey: Debbie Hill

Title: Associate Planner

E-mail: dhill@brentwoodca.gov Phone: 925-516-5135

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The City of Brentwood currently has a jobs-to-housing ratio of approximately 0.38. The General

Plan sets a goal ratio of 1.5. With a majority of the residential acreage now built-out, this ratio

should increase in the future.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The City of Brentwood has historically provided lower-cost single-family housing for other

jurisdictions in the surrounding areas with a higher job base. The City anticipates increasing

its jobs-to-housing ratio by marketing to specialty industries, e.g., solar and medical equipment.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|-----|---|
| Priority Development Areas (PDAs): | 0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 0 | % |
| Other parts of the jurisdiction not near transit: | 100 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|---|
| Sewer Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The City has capacity for additional growth. |
| Water Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The City has capacity for additional growth. |
| Land Suitability | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The City has additional land zoned residential. |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ag Core areas on east and south boundaries. |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adequate school facilities |
| Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | City goal of 5 acres per 1,000 people |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Long-term financial stability of ECCID. |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Market demand for housing in Brentwood is beginning to become more active after the economic downturn. The City still has a large number of foreclosures that need to be absorbed.

How would you characterize the demand for jobs in your jurisdiction?

The demand for higher-level jobs is very high. The City has adequate entry-level, minimum wage employment. Growth in the employment sector is a priority of the City Council.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 49 %
Spend more than 50% of total income on housing: 21 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

LAFCO sphere of influence and Measure J urban limit line.

COMMENTS

Are there any other factors you believe should be considered?

Over the last several years, the City of Brentwood has shouldered a larger proportional share

of the RHNA compared to other jurisdictions, most likely due to its ability to construct units on

undeveloped land. The City emphasizes having the ratio of affordable housing tied to increased

employment and transit opportunities which are located in jurisdictions with these amenities.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Clayton Date: January 24, 2012

Name of Person Filling Out Survey: David Woltering, AICP

Title: Community Development Director

E-mail: dwoltering@ci.clayton.ca.us Phone: 925-673-7343

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Clayton is a bedroom community; accordingly, most residents leave the community daily

to travel to their jobs. Clayton is mostly built-out, so this relationship is anticipated to

continue.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The jobs of most of Clayton's residents are located outside of this jurisdiction. Clayton does not

have any industrial and only a small amount of commercially designated office and retail land

remaining for development. The major majority of jobs will continue to be outside of Clayton.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | |
|--|--------------|
| Priority Development Areas (PDAs): | <u>0</u> % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | <u>0</u> % |
| Other parts of the jurisdiction not near transit: | <u>100</u> % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Trunk line extensions needed |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Trunk line extensions needed |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lands in SOI sloped and with stability concerns |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Large amount preserved lands on periphery |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Very limited - however, a 24-home above moderate subdivision is currently under construction.

How would you characterize the demand for jobs in your jurisdiction?

Very limited - as commercial office and retail would be developed, there would be opportunities mostly for service employment.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 70 %
Spend more than 50% of total income on housing: 35 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

An adopted (2006) Urban Growth Boundary

COMMENTS

Are there any other factors you believe should be considered?

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Contra Costa County Date: 2/10/2012

Name of Person Filling Out Survey: Patrick Roche

Title: Principal Planner

E-mail: patrick.roche@dcd.cccounty.us Phone: 925-674-7807

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Contra Costa County has over the last 30 years had a mismatch between jobs and housing.

Generally, high housing production, but County is a net exporter of workers to employment centers

in SF Bay Area region. According to ABAG projections, this relationship will not change in future.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

See response above.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): ? %
 Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): ? %
 Other parts of the jurisdiction not near transit: ? %

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|-------------|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Land Suitability | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Market demand for new housing construction has been weak in past 2-3 years, as home prices

 continue dampen the market. Low prices and inventory of foreclosed homes affect demand.

How would you characterize the demand for jobs in your jurisdiction?

Although unemployment rate has improved from high of nearly 12%, unemployment remains high

 for Contra Costa County. Demand for jobs remains high, especially in non-service sector.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

X Probably: See remarks under Question #8 below.

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

X Maybe: There are affordable housing projects that do not have County subsidies. County has

no direct relationship for projects that may convert to market rate. Need more space to explain!

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: ??? %

Spend more than 50% of total income on housing: ??? %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

Minor demand for farmworker housing given the scale and pattern of ag. production in CCC.

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

None.

COMMENTS

Are there any other factors you believe should be considered?

The dissolution of Redevelopment Agency will severely undermine County's ability to provide

public financing needed for backbone infrastructure to support housing development in lower

income communities, such as North Richmond and Bay Point.

Attention: Hing Wong FAX (510) 433-5566
4 pages

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Town of Danville - Contra Costa County Date: 1-24-12

Name of Person Filling Out Survey: Kevin Galley

Title: Chief of Planning

E-mail: kgailey@danville.ca.gov Phone: (925) 314-3305

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012 via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!**

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Danville is, and will continue to be, a net supplier of housing. Table 5 of adopted 2007-2014

Housing Element detailed the projected Danville jobs for 2015 at 15,340 jobs - matched by a

projected 16,010 households by 2015. Source of information was ABAG - Projections 2007.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Tri-Valley area at large has, and will continue to have, a rough balance between jobs and housing.

Table 5 of adopted 2007-2014 Housing Element detailed the projected Tri-Valley jobs by 2015 at

227,270 jobs and households at 130,680 (1.75+/- jobs per household). ABAG - Projections 2007.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | |
|--|-------------|
| Priority Development Areas (PDAs): | <u>65</u> % |
| Other parts of the jurisdiction near transit (within 1/2 mile of 20 minute service): | <u>25</u> % |
| Other parts of the jurisdiction not near transit: | <u>10</u> % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Danville is approaching build-out condition |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dough. Valley ptn. of SRVUSD is overcapacity |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Moderate

How would you characterize the demand for jobs in your jurisdiction?

Low

- (6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- (7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

- (8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

- (9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 30 %
 Spend more than 50% of total income on housing: 15 %

- (10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

Contra Costa County has ULL. Recent LAFCO review points to three-party agreement between
 Danville, San Ramon and Contra Costa County regarding adjustments to Danville's and San
 Ramon's respective SOIs along the Camino Tassajara corridor east of Alamo Creek (currently
 partially in Danville's SOI).

COMMENTS

Are there any other factors you believe should be considered?

Danville is processing request for PDA over area encompassing and surrounding Downtown -
 307 net acres. The PDA application points to assumption that some 600 mfr units could
 potentially be built in the PDA by 2035 - with many of the sites needing to be redeveloped to
 achieve that yield (i.e., most sites available, while underdeveloped, have existing uses).

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Lafayette Date: Feb 7, 2012

Name of Person Filling Out Survey: Ann Merideth

Title: Special Projects Manager

E-mail: amerideth@ci.lafayette.ca.us Phone: 925.284.1968

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Existing (2010): 1.11 jobs / household

Projected (2020): 1.05 jobs / household

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Question unclear - how far outside our jurisdiction? County? Bay Area?

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 46 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 0 | % |
| Other parts of the jurisdiction not near transit: | 54 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Topography, road capacity |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hillside preservation, regional parks |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lafayette is underserved by parks |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lowest police officer per capita rate in County |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Demand remains high in Lafayette because of its semi-rural character, high performing schools,

 and proximity to regional job centers (Oakland, SF) and Bay Area amenities

How would you characterize the demand for jobs in your jurisdiction?

Jobs are in professional, education, retail and service areas. Future demand is not expected

 to change over current levels.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

The Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion

indicates one property with 66 Section 8 units at risk of conversion in next 10 years.

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 2.3 %
Spend more than 50% of total income on housing: 0.1 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

Contra Costa Measure J

Contra Costa Urban Limit Line

COMMENTS

Are there any other factors you believe should be considered?

Lafayette has natural constraints (steep hillsides, creeks) and infrastructure constraints (limited road capacity given topography, linear downtown rather than grid, major highway that bisects the community) that limit development. Most Moraga traffic travels through downtown Lafayette. No more redevelopment dollars for infrastructure and housing. Low property tax city.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Town of Moraga Date: 3/12/12

Name of Person Filling Out Survey: Kelly Suronen

Title: Assistant Planner

E-mail: ksuronen@moraga.ca.us Phone: (925) 888-7040

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The Town of Moraga has more households than jobs (9,374 employed residents compared to 6,21

Housing in Moraga is primarily single family homes. The types of housing possible under the Moraç

In 2009 there were 5,800 housing units in Moraga. 86% of the housing stock were single family hor

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

In 2000, 24% of Moraga's employed residents commuted to the rest of the County, about 19% worl

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | |
|--|-------------|
| Priority Development Areas (PDAs): | <u>73</u> % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | <u>0</u> % |
| Other parts of the jurisdiction not near transit: | <u>27</u> % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|--|
| Sewer Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Water Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Land Suitability | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Open Space, MOSO Initiative, Ridgeline Prote |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Public Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

There is a strong demand for senior housing. 18% of the population is over age 65 and 18% of the

There is a need for affordable housing for the local workforce and for student housing. St. Mary's C

How would you characterize the demand for jobs in your jurisdiction?

There were approximately 5,000 jobs in Moraga in 2005. The largest employer is St. Mary's Colleg

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: ^{>50} _____ %
Spend more than 50% of total income on housing: _____ %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

The Town has the following agreements in place with the County and neighboring cities: the Lam

COMMENTS

Are there any other factors you believe should be considered?

Please consider that Moraga would like to maintain its quality public schools and provide housing **+**

Moraga would also like proximity to transit and transit operation funding for improved bus connect **+**

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Pleasant Hill Date: 2-9-12

Name of Person Filling Out Survey: Troy Fujimoto

Title: Senior Planner

E-mail: tfujimoto@ci.pleasant-hill.ca.us Phone: 925-671-5224

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The City currently has more housing than needed to accommodate the number of jobs in the City.

Currently, the City has 1.07 jobs per household and 0.86 jobs per employed resident, thus, the

City is a net provider of housing for the region.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Unknown.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): unkno' %
 Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): unkno' %
 Other parts of the jurisdiction not near transit: unkno' %

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | There is limited capacity at the existing plant. |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | There is limited capacity. |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The majority of the City is built-out. |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | unknown. |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | School fees are required for new residential uni |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | Park land is required for new residential units. |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Additional public services will be necessary to s |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Market demand for housing is relatively stable.

How would you characterize the demand for jobs in your jurisdiction?

Stable.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

Four moderate income units had affordability restrictions removed and were sold at market rate.

29 affordable units were removed from the City due to bonds restricting affordability being paid off.

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

Additional units in the City lose their affordability restrictions within the next 10 years.

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 65.3 %

Spend more than 50% of total income on housing: 25.1 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

unknown.

COMMENTS

Are there any other factors you believe should be considered?

n/a

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Walnut Creek Date: February 6, 2012

Name of Person Filling Out Survey: Andrew M. Smith

Title: Senior Planner

E-mail: asmith@walnut-creek.org Phone: 925-943-5899 x2213

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The City currently has a jobs/housing ratio of approximately 1.6 jobs per household.

Approximately 7% of the jobs in Walnut Creek are held by Walnut Creek residents. We do not

expect this to change significantly in the future.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The County currently has a jobs/housing ratio of approximately 0.79 jobs per household.

Approximately 86% of employed Walnut Creek residents work outside of Walnut Creek. We do

not project any significant changes as city boundaries are irrelevant to commute patterns.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 30 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 50 | % |
| Other parts of the jurisdiction not near transit: | 20 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Land Suitability | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Buildable land, but all built-out |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Schools | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | We have excellent schools, but limited capacity |
| Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | We have excess capacity in our park system |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Residential development does not cover costs |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Our housing market is stronger than most other areas in the country, and housing costs are high.

How would you characterize the demand for jobs in your jurisdiction?

We have an aging population with a larger number of retired residents. However we are also a regional jobs center with a jobshed that extends well beyond our city boundaries.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 41 %
Spend more than 50% of total income on housing: 12 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

There is an urban limit line adopted by all cities in Contra Costa County. Cities must adhere to this ULL in order to qualify for transportation funding through regional Measure J.

COMMENTS

Are there any other factors you believe should be considered?

The major impediment to the construction of housing (affordable or otherwise) in Walnut Creek is the high cost of land (approximately \$3-\$4 million per acre in our core area). Secondary factors are a relatively limited availability of transit service, and excessive and counterproductive CEQA regulations for urban infill projects.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Belvedere Date: 2-13-2012

Name of Person Filling Out Survey: Lorraine Weiss

Title: Planner

E-mail: planner@cityofbelvedere.org Phone: 415.435.3838

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

There is 1 housing unit per three jobs projected between 2010 and 2040.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The existing and projected relationship between jobs outside of our jurisdiction and housing will largely remain as it exists with a high level of residents commuting by transit from Tiburon to San Francisco and back.

| | | | | | |
|-------------------|--------------|---------|-------------------|------------|---|
| Post-it® Fax Note | 7671 | Date | 3/1/12 | # of pages | 4 |
| To | Hing Wong | From | Lorraine Weiss | | |
| Co./Dept. | ABAG | Co. | City of Belvedere | | |
| Phone # | 510.464.7966 | Phone # | 415.435.3838 | | |

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): n/a % *we don't have a PDA.*
 Other parts of the jurisdiction near transit (within 1/2 mile of 20 minute service): 10 %
 Other parts of the jurisdiction not near transit: 90 %

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>challenged due to capacity + age. building a reserve to meet future demand.</i> |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>mmwd improving water flow lines for fire prevention</i> |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>Lack of available land along city's extensive Bay shoreline + no yards (liquefaction + landslide zones.)</i> |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>Don't have any.</i> |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>No schools in Belvedere.</i> |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>Capacity is filled.</i> |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>No additional road capacity.</i> |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

We have a very high market demand for housing with few vacant buildable parcels + a very desirable place to live by the water's edge.
 How would you characterize the demand for jobs in your jurisdiction?

The demand for jobs will remain about the same.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
- Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
- Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 12 %
 Spend more than 50% of total income on housing: 20 %

(10) Are there workers employed on farms in your jurisdiction?

- No
- Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

We do not have any agreements.

COMMENTS

Are there any other factors you believe should be considered?

A large portion of Belvedere is constrained by having an extensive shoreline along the Bay, there are very few remaining vacant buildable parcels, in this very small and geographically constrained community, and a city which is largely residential only.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Town of Corte Madera Date: February 9, 2012

Name of Person Filling Out Survey: Dan Bell

Title: Planning Director

E-mail: dbell@ci.corte-madera.ca.us Phone: (415) 927-5059

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

2010 Jobs/Housing Balance - 1.8/1; Projected 2035 Jobs/Housing Balance - 1.9/1

source April 2011 Corte Madera Housing Element

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

2010 Jobs/Housing Balance - 1.35/1; Projected 2035 Jobs/Housing Balance - 1.4/1

source April 2011 Corte Madera Housing Element

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 90 | % |
| Other parts of the jurisdiction not near transit: | 10 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Corte Madera is a built-out community |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | surrounded by dedicated Open Space, |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | wetlands and SF Bay, which limits sites for |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | new development. In-fill, re-use is the only |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | viable option and high land costs limit this |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | opportunity as well. |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

There is a high demand for housing because of a good school district and proximity to SF.

How would you characterize the demand for jobs in your jurisdiction?

Most of the jobs in town are retail jobs from our two shopping centers.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 31.3 %

Spend more than 50% of total income on housing: 12.8 %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

None in place.

COMMENTS

Are there any other factors you believe should be considered?

Due to Marin County's exceptionally high proportion of land dedicated to dedicated open space

that is an attraction to the entire region and the built-out environment along the Highway #101

corridor, there fewer options for jobs and housing growth. The County must also be mindful of

our tenuous water resource from the Mt. Tamalpais water shed.

Memo

To: Hing Wong, Senior Regional Planner – Association of Bay Area Governments

From: Neal Toft, Senior Planner – City of Larkspur

CC: Anne Moore, Interim Planning Director – City of Larkspur

Date: 2/9/2012

Re: SCS Regional Housing Need Allocation Feedback

Due to the limited space available on the SCS Regional Housing Need Allocation Feedback form, the City of Larkspur’s expanded discussion of the survey’s questions are as follows:

1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

According to 2000 Census data, the City’s job to household ratio is relatively balanced at 1.2:1. ABAG’s Projections 2009 show this ratio holding fairly steadily from 2010 to 2035. However, as the City has stated previously, the Projections may not take into account jobs lost due to the economic recession, as well as jobs lost from the removal of Marin General Hospital and the College of Marin from the City’s SOI in 2007. Additionally, the City finds the job growth projections in all SCS alternative scenarios to be unrealistic and do not mirror historic job growth trends in the City.

2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Current data on the workplace location of Larkspur residents is unavailable. However, it can be generally stated that most Larkspur residents commute outside of the City to jobs in the region’s job centers. If regional job growth occurs in high-wage industries, it is reasonable to assume that communities like Larkspur may see an increase in households. Regional growth in low-wage industries likely will not cause any household growth in Larkspur due to the limited availability of developable land in the City and the cost of building housing.

4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|----------------|---------------|-------------|--|
| Sewer capacity | | X | The City’s sewer system (managed by the Ross Valley Sanitary District) is over 100 years old and experiences frequent failures requiring emergency repairs. Extensive public investment is needed to maintain and repair the system at current service levels. Additional housing units will strain the already stressed sewer system. |

| | | |
|------------------|---|---|
| Water capacity | X | The Marin Municipal Water District has forecasted a growing supply deficit over the next fifteen years. MMWD projects that the annual deficit in water supplies will grow from 4,200 afa in 2010 to 6,700 afa by 2025 without successful conservation measures or additional water supplies. |
| Land suitability | X | The majority of housing opportunity sites identified in the City's 2010 Housing Element are located in low-lying areas vulnerable to seasonal flooding and potential flooding due to future sea level rise. Additionally, the Bay mud underlying most sites poses a hazard to built structures during seismic events. |
| Preserved lands | X | Approximately 15% of Larkspur's land area is protected open space (largely owned by the Marin County Open Space District). These protected lands form a permanent barrier to the outward expansion of development in the City. |
| Schools | X | Larkspur's elementary and middle schools are currently overcrowded. Residents approved a bond measure to fund expansion of current facilities and to re-open a former school site to relieve the overcrowding. However, additional housing units may constitute an additional strain that the anticipated expansions may not be able to accommodate. While Larkspur's high school is currently under capacity, the increasing enrollment in elementary and middle schools will likely lead to a correlating increase in high school enrollment that will impact the school's capacity. |
| Parks | X | There are 4.03 acres of public parkland per thousand residents in Larkspur. There is a very limited amount of land available for future park development, so additional housing units may reduce the parkland-to-resident ratio to a level unacceptable to the City (less than 3 acres of parkland per thousand residents). |
| Public Services | X | Like many cities in this economic climate, the City faces a structural budget deficit. Until the economy recovers, additional households would place a further burden on the City's ability to provide adequate public services. Larkspur's roads were recently rated as having the second-worst pavement condition in the Bay Area and will require extensive capital investment to adequately serve current system users. Additionally, deferred maintenance has negatively impacted the capacity and reliability of the City's stormwater system. Additional housing units would further strain these City systems and impact the reliability and adequacy of service. |

5) How would you characterize the market demand for housing in your jurisdiction?

The demand for housing in Larkspur is currently lower than the historic level, though the City and Marin County generally experience higher demand for housing than the rest of the Bay Area. The

market demand for new housing will likely grow for identified housing opportunity sites if the economic climate improves.

6) How would you characterize the demand for jobs in your jurisdiction?

As previously discussed, Larkspur has a fairly balanced jobs to household ratio. However, the vacancy rate in commercial and office buildings has increased in the past four years due to the economy, as jobs leave the City. Any job growth in the future will likely not result in a net gain in jobs, simply because job “growth” will really be replacing jobs previously lost.

In regards to the SCS alternative scenarios, the job growth projected in all scenarios does not reflect historic or current trends. Specific to Larkspur, the scenarios present a range of job growth between 21.2% (1,030) to 30.8% (1,496). The City of Larkspur is largely built-out and has not developed any new commercial space of significance in the last 20 years. Larkspur’s General Plan and the community’s vision does not include high-rise densification as contemplated in the San Rafael’s downtown and many other PDA’s in the Bay Area.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Larkspur Date: February 9, 2012

Name of Person Filling Out Survey: Neal Toft

Title: Senior Planner

E-mail: ntoft@cityoflarkspur.org Phone: (415) 927-6713

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

According to 2000 Census data, the City's job to household ratio is relatively balanced at 1.21:1.

ABAG's Projections 2009 shows this ratio holding fairly steadily from 2010 to 2035. See attached

memo for further explanation.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Current data on the workplace location of Larkspur residents is unavailable. However, it can be

generally stated that most Larkspur residents commute outside of the City to jobs in the region's

job centers. See attached memo for further explanation.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | |
|--|-------------|
| Priority Development Areas (PDAs): | <u>0</u> % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | <u>69</u> % |
| Other parts of the jurisdiction not near transit: | <u>31</u> % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|-----------------------------|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached memo. <hr/> |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached memo. <hr/> |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached memo. <hr/> |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached memo. <hr/> |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached memo. <hr/> |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached memo. <hr/> |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached memo. <hr/> |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

The demand for housing in Larkspur is currently lower than the historic level, though the City and

Marin County generally experience higher demand than the rest of the region. See attached memo

How would you characterize the demand for jobs in your jurisdiction?

The vacancy rate in commercial and office buildings has increased in the past four years due to the

economy, as jobs leave the City. See attached memo for further explanation.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 34.3 %

Spend more than 50% of total income on housing: 16.1 %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

The split in Marin County is as follows:

Cities: 62.5% of growth

County: 37.5% of growth

COMMENTS

Are there any other factors you believe should be considered?

Please see attached memo.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Town of Ross Date: 2/6/12

Name of Person Filling Out Survey: Elise Semonian

Title: Senior Planner

E-mail: esemonian@townofross.org Phone: 415-453-1453 ext. 121

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The Town of Ross is primarily a single-family residential community. Our largest employers are
schools and a residential facility for the developmentally disabled. Housing costs are high in Town
and we believe most employees live outside of our area.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The increase or decrease of jobs outside of our jurisdiction does not impact housing in our
community. The Town is mainly built out and there is no movement towards changing the single
family character of the Town or to replace parks and open space with housing.

(3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): _____ %

Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): _____ %

Other parts of the jurisdiction not near transit: _____ %

OPPORTUNITIES AND CONSTRAINTS

(4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | remaining vacant lots have constraints |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

DEMAND

(5) How would you characterize the market demand for housing in your jurisdiction?

Housing prices are high for the single family residential property and the houses continue to sell.

There have been no requests to develop sites that are zoned for multiple family.

How would you characterize the demand for jobs in your jurisdiction?

It is difficult for our commercial district businesses to remain in business. I do not see a high

demand for jobs in our primarily residential community.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: ⁴⁸ _____ %

Spend more than 50% of total income on housing: _____ %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

No agreement that we are aware of.

No households were assigned to County areas within our sphere of influence in the past.

COMMENTS

Are there any other factors you believe should be considered?

RHNA versus actual housing development. We will zone for whatever RHNA we are provided.

However, it is not realistic that many new units will be developed. If we were a neighborhood

in a larger community, that community would not plan for housing in our area and would

plan housing near jobs and transit (Marin County does not plan new units in our SOI Kentfield).

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Sausalito Date: February 8, 2012

Name of Person Filling Out Survey: Lilly Schinsing

Title: Associate Planner

E-mail: LSchinsing@ci.sausalito.ca.us Phone: (415) 289-4134

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

In 2009, of the 5,504 workers in Sausalito, only 357 of them were Sausalito residents (6%).

Of the 2,494 working residents in Sausalito, 14% of them work in Sausalito.

From 2005-2010 the number of housing units grew by 0.4% and the number of jobs grew by 4%.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

No data

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 80 | % |
| Other parts of the jurisdiction not near transit: | 20 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | No anticipated expansion of sewer |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | No anticipated expansion of water |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vacant/underdeveloped sites are limited&steep |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Open Space Areas |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | No new growth opportunities or constraints |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | No new growth opportunities or constraints |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | No new growth opportunities or constraints |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

The vacancy rate among the City's owner housing is 2.3%; 6.4% among the City's rental housing.

The market demand for housing is relatively high.

How would you characterize the demand for jobs in your jurisdiction?

The number of workers in Sausalito grew by 4% from 2005 to 2010. The demand for jobs is steady

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 35 %
Spend more than 50% of total income on housing: nodata %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

Fishery and marine worker housing

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

None applicable to Sausalito and Marin County

COMMENTS

Are there any other factors you believe should be considered?

Sausalito is a very compact and built-out city. There are topography constraints that may

limit development on the very few remaining vacant sites in the City.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Napa County Date: January 24, 2012

Name of Person Filling Out Survey: Hillary Gitelman

Title: Director of Conservation, Development & Planning

E-mail: hillary.gitelman@countyofnapa.org Phone: 707-253-4805

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Based on 2010 census data reported by ABAG, the unincorporated county had an estimated
22,390 jobs and 9,580 households in 2010. In the future, we expect the ratio of jobs to employed
residents to remain essentially the same at approximately 1.06 (BAE, 2009 HNA Table 9).

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Based on 2000 census data, 29% of people who work in the unincorporated area also live there;
43% live in one of the county's incorporated jurisdictions; and 28% commute from other counties.
I do not have 2010 census data readily available.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): 0 %
 Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): 0 %
 Other parts of the jurisdiction not near transit: 100 %

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | County does not provide sewer services |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | County does not provide water service |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Accessible areas are mostly used for agricult. |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ag lands are protected by voter initiative |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Demand is less than in the past due to the economic downturn.

How would you characterize the demand for jobs in your jurisdiction?

Demand is greater than in the past due to the economic downturn.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

The City of Napa manages a county-wide Section 8 program

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

See above.

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 26.2 %

Spend more than 50% of total income on housing: 10.9 %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

A 2007 study by the CA Institute for Rural Studies is currently being updated.

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

All general plans recognize this policy and there are voter-adopted growth boundaries in place for the Cities of Napa and American Canyon.

COMMENTS

Are there any other factors you believe should be considered?

Napa is a rural county with no major freeways or fixed rail transit.

Notes for above: Data in number 9 from BAE 2009 HNA Table 14. College in number 12 is the Pacific Union College with an enrollment of more than 1,550 students in Angwin, a community of about 2,000 people (824 dwelling units per Census 2010).

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Daly City Date: February 10, 2012

Name of Person Filling Out Survey: Tatum Mothershead

Title: Planning Manager

E-mail: tmothershead@dalycity.org Phone: (650) 991-8033

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

We expect housing supply and production to exceed job growth.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

We expect the rate of job growth to decline.

(3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 48 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 8 | % |
| Other parts of the jurisdiction not near transit: | 44 | % |

OPPORTUNITIES AND CONSTRAINTS

(4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|-------------|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

DEMAND

(5) How would you characterize the market demand for housing in your jurisdiction?

Demand for affordable housing remains high and that demand is expected to continue.

How would you characterize the demand for jobs in your jurisdiction?

Demand for living-wage jobs is high.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 33 %
Spend more than 50% of total income on housing: 14 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

None.

COMMENTS

Are there any other factors you believe should be considered?

Hing Wong - RHNA Factor Survey.pdf - Adobe Acrobat Professional

From: "Elizabeth Cullinan" <ECullinan@HILLSBOROUGH.NET>
To: "Hing Wong" <Hingw@abag.ca.gov>
Date: 1/26/2012 4:27 PM
Subject: RHNA Factor Survey.pdf - Adobe Acrobat Professional
CC: <johnnyj@abag.ca.gov>
Attachments: RHNA Factor Survey.pdf; Signed ABAG IVS Comment Letter May 13 2011.pdf; CCAG PDA Application 2007.pdf; Grand Boulevard Resolution.pdf; Exhibit A GrandBlve Endors Reso Dft 1 2.20.pdf

Greetings – thank you Hing for your time today! We hope that the timely submittal of the information can help make a difference.

Also, by way of cc, welcome Johnny to the process! We will look forward to working with you.

We think that in addition to a misunderstanding about our jobs numbers (see details in attachments) there may also be a misunderstanding that Hillsborough has a PDA on El Camino Real. You will see that Hillsborough has been unable to commit to a PDA due to its unique character and single family residential zoning. We have approximately one quarter of a mile on one side of El Camino Real which is occupied by Town Hall and a historic resource.

Please let us know if there is anything we can do to further clarify details.

Thank you for the opportunity to comment.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: _____ Date: _____

Name of Person Filling Out Survey: _____

Title: _____

E-mail: _____ Phone: _____

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

(3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): _____ %

Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): _____ %

Other parts of the jurisdiction not near transit: _____ %

OPPORTUNITIES AND CONSTRAINTS

(4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|--------------------------|-------------|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Land Suitability | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

DEMAND

(5) How would you characterize the market demand for housing in your jurisdiction?

How would you characterize the demand for jobs in your jurisdiction?

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|--------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: _____ %

Spend more than 50% of total income on housing: _____ %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

COMMENTS

Are there any other factors you believe should be considered?



TOWN OF HILLSBOROUGH

1600 FLORIBUNDA AVENUE

HILLSBOROUGH

CALIFORNIA

94010-6418

May 18, 2011

Marisa Raya
Regional Planner, ABAG
101 Eighth Street
Oakland, CA 94607

Dear Ms. Raya:

Thank you for the opportunity to comment on the Draft Initial Vision Scenario (IVS) dated March 11, 2011. Additionally, we appreciated the informational presentations to the Planning Directors and Elected Officials providing us the framework from which to best provide our commentary on the Draft IVS.

We have detected significant discrepancies between the projections presented in the Draft IVS, State Department of Finance and Census figures, and local/actual growth. We believe that upon review of your figures you will agree to revise your data to reflect the actual conditions of the Town of Hillsborough.

While Hillsborough embraces a strategic and visionary approach for advanced planning purposes, we believe that visioning with consideration for actual constraints (or within a realistic setting) is the appropriate method to stimulate community goals. Our existing recently adopted and State Certified Housing Element utilizes this approach to facilitate and plan for future growth in our community.

The Town's understanding in establishing our housing needs is that housing should be provided for jobs. More specifically, housing near jobs is particularly important for purposes of quality of life, encouraging the use of public transportation, reducing traffic congestion and greenhouse gas emissions, and preserving valuable open space. The Association of Bay Area Government's (ABAG's) planning process also appears to be based upon the philosophy of jobs driving housing needs. With these base assumptions in mind, our recommendation would be to provide housing near jobs within our jurisdictional boundaries (as this is the only area we can control housing generation). We do not believe the numbers of jobs and housing presented in the Draft IVS reflect Hillsborough's demographics, nor do we believe that the additional growth should be shifted within or outside of our community. Rather, the housing needs should be driven by the types and needs of the jobs such that housing is provided for the jobs that require it.

Additionally, as stated repeatedly by ABAG, jobs and housing projections should be presented in a manner that does not alter the essential character of our community. Since Hillsborough has no commercial, industrial or multi-family zoning districts, a 40% increase in jobs and a 20% increase in households is highly disproportionate to past growth, infeasible, would alter the essential character of Hillsborough and presents inconsistencies with the Town's General Plan.

We hope that the following information will be helpful to you while reviewing the projections within the IVS:

Jobs:

- The Draft IVS uses ABAG jobs assumptions and assumes that Hillsborough had 1,624 jobs in 2010 and will have 2,277 jobs in 2035.
- The 2009 Certified Hillsborough Housing Element acknowledges only 607 regular full-time jobs.
- In 2010/2011 Hillsborough licensed 1,267 businesses.
- Of this number, 53% involve regular full time jobs.
- The remaining 47% involve home occupations or temporary jobs.
- Unlike other communities in San Mateo County, Hillsborough requires permits for landscaping and all fences (in addition to construction permits). We, therefore, capture information on a greater number of businesses (since business licenses are required to pull a permit) than other similar jurisdictions that may have the same level of contract business.
- Since employers/employees with home occupations already have housing and temporary jobs may or may not be located within Hillsborough in the future, it would not make sense to project housing needs for these types of jobs.
- The job growth for Hillsborough within the Draft IVS exceeds that in those San Mateo County communities with commercial and industrial zoning districts which further indicates that the Hillsborough projections are incorrect.
- Hillsborough does not expect a 40% increase in job growth over the next 25 years. According to "*Indicators for a Sustainable San Mateo County*" published in April of 2011, San Mateo County will experience a 5% job growth over the ten-year period from 2004 to 2014. Hillsborough has experienced a 13% decline in business licenses over the last five years, and there is no commercial or industrial zoning within the Town of Hillsborough. Therefore, revising downward the number of jobs as well as the percentage of job growth projected for Hillsborough would present a realistic strategic planning scenario for the Town and San Mateo County.

Housing:

- The State Department of Finance reports an approximate 1% decrease in population and 2.8% increase in the number of households in Hillsborough from 2000 through 2010.
- Under the Draft IVS assumptions, Hillsborough is expected to have a 19.6% increase over a 25-year period (752 net new households) – seven times greater than the growth noted for the last ten years by the State Department of Finance.
- The Regional Housing Needs Allocation (RNHA) numbers for Hillsborough were 86 net new units for the 2009-2014 Housing Element Cycle or an average of approximately 17 new units a year.
- The Town's analysis for new housing opportunities within the State Certified 2009 Housing Element concluded that there is a maximum opportunity in the town for 134 new primary housing units at ultimate build out, and 82 new second units between 2007-2014. *This analysis was based on a Town-wide site specific study including environmental and slope considerations.*
- Hillsborough's State Certified 2009 Housing Element assumes an average of 12 second units per year.
- While the number of primary housing units is finite (due to limited land availability), the number of second units can grow. Extrapolating 12 second units per year over a 25-year period combined with the 134 primary residential units would equal 434 net new units over a 25-year period. This type of projection would be consistent with the Town's General Plan and specifically the State Certified 2009 Housing Element.

Other considerations:

- The Hillsborough School District could not accommodate the level of growth projected in the Draft IVS.
- Growth projected in the Draft IVS would have significant environmental impacts to the community and sub-region.
- Existing infrastructure, particularly water supplies, could not handle the growth implied by the ABAG projections. Additionally, financial constraints make enhancing infrastructure to accommodate this significant growth infeasible.
- The Draft IVS references Hillsborough as a transit corridor jurisdiction. Hillsborough only has approximately 1/4 of a mile along El Camino Real and is, therefore, a nominal component of the transit corridor system.

May 18, 2011
Marisa Raya
Regional Planner, ABAG
Page -4-

We are strong supporters of the sub-regional approach and look forward to working with you on the Sustainable Communities Strategy. Additionally, we understand that our community is particularly unique as there are only a handful of communities in the entire State of California that have no commercial businesses whatsoever. We would welcome an opportunity for you to tour the Town, understand our uniqueness and our constraints and meet with us to answer any questions you may have or discuss our comments further.

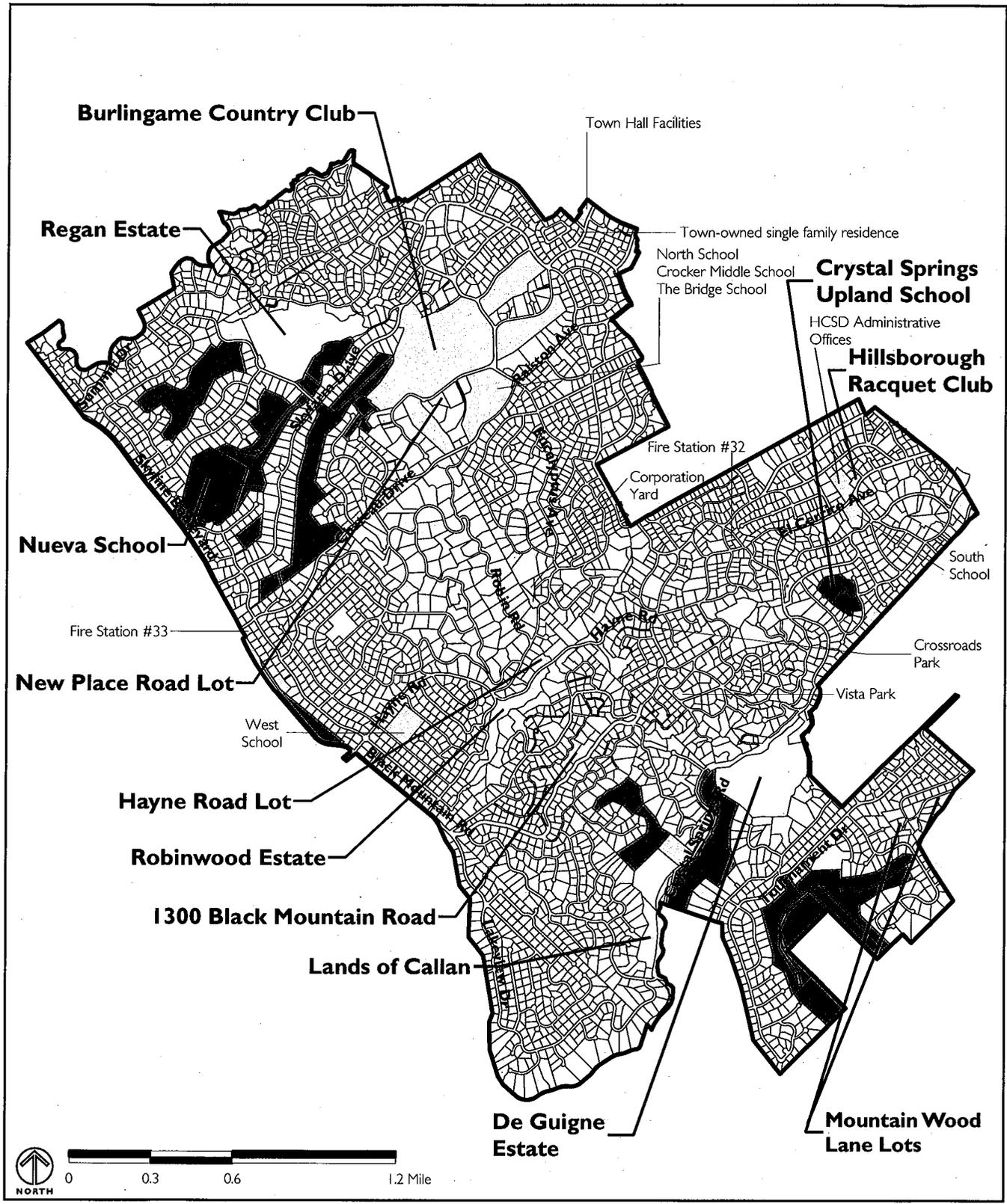
Sincerely,

A handwritten signature in black ink, appearing to read "Thomas M. Kasten", with a long horizontal flourish extending to the right.

Thomas M. Kasten
Mayor, Town of Hillsborough

Attachments: 2009 State Certified Housing Element Vacant Land Survey and
Summary/Map of Available Sites

cc: Rich Napier, C/CAG
Paul Fassinger, ABAG



- General Plan Land Use Designations**
- Residential
 - Public Facilities and Services
 - Private Schools
 - Open Space and Conservation
 - Private Recreational

- Label Legend**
- Potential Housing Sites
 - Town Landmarks

FIGURE 9

POTENTIAL HOUSING SITES

TOWN OF HILLSBOROUGH
HOUSING ELEMENT

FIGURE 12. SUMMARY OF AVAILABLE SITES, TOWN OF HILLSBOROUGH

| | Extremel y Low Income ³⁶ | Very Low Income | Low Income | Moderate Income | Above Moderate Income | TOTAL |
|--|---|--------------------|---------------|--------------------|-----------------------------|------------|
| 1 RHNA ALLOCATION | 10 | 10 | 14 | 16 | 36 | 86 |
| 2 Building Permits issued 2007-2008, Second Units ³⁷ | 15 | 3 | 5 | 4 | | 27 |
| 3 Building Permits issued 2007-2008, Single-family , Net of teardowns ³⁸ | | | | | 9 | 9 |
| 4 Projected additional development, Second Units, 2009-2014 ³⁹ | 31 | 5 | 12 | 2 | 5 | 55 |
| 5 Projected additional development, Single-family , 2009-2014 ⁴⁰ | | | | 0 | 30 | 30 |
| 6 Vacant individual lots zoned for residential use, Single-family ⁴¹ | | | | | 80 | 80 |
| 7 Sites zoned residential, not vacant, capable of being developed at higher density ⁴² | | 8 | 6 | 1 | | 15 |
| 8 TOTAL (Compare to RHNA) | 46 | 16 | 23 | 7 | 124 | 216 |

Hillsborough’s subdivision ordinance will permit the conversion of the Town’s remaining estates into new residential neighborhoods consistent with the Town’s requirements (in effect since 1953) for one-half acre minimum lots. Three remaining large estates—De Guigne and Callan (within city limits), and Beeson (unincorporated)—are identified in the Land Use Element of the General Plan as “Potentially Subdividable Estates.”

³⁶ Regional Housing Needs Allocation assumes that 50 percent of very-low income households qualify as extremely low income, in accordance with Govt. Code §65583(a)(1). Characterization of units as extremely low, very low, low, etc. is based on initial sales price or rent, whether or not deed-restricted.

³⁷ In 2007 and 2008, 27 second units were built in Hillsborough (memo of Feb. 23, 2009, John Mullins and Sally Rumsey, Town of Hillsborough). A report prepared in 2008 and covering primarily San Mateo County examined rental ranges in existing second units and extrapolated the range of affordability. (Affordability of Second Units in San Mateo County, October 24, 2008, page 4. Baird + Driskell Community Planning for 21 Elements: San Mateo Countywide Housing Element Update Kit.) Conservatively using the middle of the range in that report, 85 percent of existing San Mateo County second units are affordable to lower income households, as follows: 55 percent are free and are therefore affordable to extremely low income households; an additional 10 percent are affordable to very low income households; and an additional 20 percent are affordable to low income households. These percentages x 27 units produce the numbers in Row 2.

³⁸ Memo of Feb. 23, 2009, John Mullins and Sally Rumsey, Town of Hillsborough.

³⁹ From Figure 15. Second unit development 2007-2014 projected from Programs 1-C1, 2-A1, and 3-C1 = 82 units; less 27 permitted 2007-2008, = 55.

⁴⁰ From Figure 11, 39 units less 9 permits issued 2007-2008.

⁴¹ From Figure 11.

⁴² Employee housing on institutional lands, from Program 1-A3 and Figure 15. Densities at 20 units/acre or higher are considered suitable for very low income and low income housing. Sites zoned at lower densities require an analysis justifying their suitability as lower income sites.

FOCUSING OUR VISION (FOCUS) PROGRAM

Application for Priority Development Area Designation

Enter information in the spaces provided. E-mail this completed application form and attachments requested in this application form to FOCUS@abag.ca.gov by Friday, June 29, 2007.

| Part 1 - APPLICANT INFORMATION & AREA DETAILS | |
|---|--|
| <i>Attach resolution showing local support for involvement in FOCUS</i> | |
| a. Lead Applicant -City/County | City/ County Association of Governments (C/CAG) |
| Contact Person | Richard Napier |
| Title | Executive Director |
| Department | N/A |
| Street Address | 555 County Center Fifth Floor |
| City | Redwood City |
| Zip Code | 94063 |
| Phone Number | 650 599-1420 |
| Fax Number | 650 361-8227 |
| Email | rnapierr@co.sanmateo.ca.us |
| b. Area Name and Location | El Camino Real in Menlo Park, Redwood City, San Carlos, Belmont, San Mateo, Burlingame, Millbrae, San Bruno, South San Francisco, Colma, Daly City, San Mateo County |
| c. Area Size <i>(recommended minimum acreage = 100)</i> | 1/4 of a mile on each side of the El Camino Real Corridor 10 Square Miles - 6,400 Acres |
| d. Public Transit Serving the Area | Samtrans Routes 390, 391, 397, KX, MX, PX, RX See Table 4-6 |

| Part 2 – AREA INFORMATION | | |
|--|--|--|
| | CURRENT CONDITIONS | FUTURE GOAL (Horizon Year: 2035) |
| a. Types of Zoning in Priority Area (land uses and densities) | Mix of Uses - Housing-Retail-Commercial-Industrial | Similar with TOD Emphasis around rail and bus transit centers. Emphasis on Housing |
| b. Total Housing Units (Best Estimate) | 10,000 | Increase Housing in Corridor by 10-15,000 |
| c. Total Jobs (Best Estimate) | 30,000 | Increase Jobs in Corridor by 5,000 |

| Part 3 – ADDITIONAL AREA INFORMATION | | |
|---|-------------------------------------|-------------------------------------|
| | Yes | No |
| a. Is the proposed priority area currently recognized in the General Plan (i.e., called out as TOD, infill etc.)? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have other plans (any targeted planning efforts including specific plans, precise plans, area plans, and supporting environmental studies) been developed within the last 15 years that cover the priority area? <i>Note: If yes, please attach brief list of individual planning efforts and date completed.</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Is the proposed priority area within the boundaries of a redevelopment area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

FOCUSING OUR VISION (FOCUS) PROGRAM

Application for Priority Development Area Designation

Part 4 – MAP OF PRIORITY DEVELOPMENT AREA

Attach a map showing the proposed boundaries of the potential priority area and any other relevant information for land uses, transit, etc. Photos of current conditions in the priority area are optional.

Part 5 – NARRATIVE

Type below or attach separately a maximum two-page (8½ x 11 with 12 point font) narrative that addresses the following questions and provides any other relevant information.

- What is the overall vision for this area?
- What has to occur in order to fully realize this vision? What has occurred there recently (past 5 years)? Describe relevant planning processes, and how the needs of community members were addressed.
- Describe how this priority area has the potential to be a leading example of smart growth for the Bay Area.

SEE ATTACHED NARRATIVE

For Additional Information See the following Web Sites

Redwood City Downtown Precise Plan:

<http://redwoodcity.org/cds/planning/precise/preciseplan.html>

City of San mateo "El Camino Real Commercial Corridor Districts":

<http://cityofsanmateo.org/dept/planning/landuse/elcamino.html>

Grand Boulevard Initiative:

<http://www.elcaminoreborn.com/>

City/ County Association of Governments 2005 Annual Report:

[http://www.ccag.ca.gov/pdf/documents/ccag%202005%20\(final\).pdf](http://www.ccag.ca.gov/pdf/documents/ccag%202005%20(final).pdf)

FOCUSING OUR VISION (FOCUS) PROGRAM

Application for Priority Development Area Designation

| Part 6 – POTENTIAL ASSISTANCE REQUESTED (check all that apply) Note: Assistance is not being offered at this time. This information will aid the development of a tools and incentives package for designated areas. | | |
|--|--|--|
| <p style="text-align: center; margin: 0;">TECHNICAL ASSISTANCE</p> <p><input type="checkbox"/> Assistance with policies to implement existing plan</p> <p><input checked="" type="checkbox"/> Assistance with photo- simulations to depict future conditions</p> <p><input checked="" type="checkbox"/> Assistance with local workshops and tours</p> <p><input checked="" type="checkbox"/> Other: Caltrans Negotiations</p> | <p style="text-align: center; margin: 0;">REQUEST FOR PLANNING GRANTS</p> <p><input checked="" type="checkbox"/> Funding for new area-wide specific plan or precise plan</p> <p><input checked="" type="checkbox"/> Funding to update existing area-wide specific plan or precise plan</p> <p><input checked="" type="checkbox"/> Funding for EIR to implement existing area-wide plan</p> <p><input checked="" type="checkbox"/> Other: Matching Funds to C/CAG Planning Grants -\$740,000</p> | <p style="text-align: center; margin: 0;">REQUEST FOR CAPITAL GRANTS*</p> <p><input checked="" type="checkbox"/> Funding for transportation projects (including pedestrian/bicycle)</p> <p><input checked="" type="checkbox"/> Funding for housing projects</p> <p><input checked="" type="checkbox"/> Funding for water/sewer capacity</p> <p><input checked="" type="checkbox"/> Funding for parks/urban greening</p> <p><input checked="" type="checkbox"/> Funding for streetscape improvements</p> <p><input checked="" type="checkbox"/> Other: Matching funds to County State/ Federal Transportation Funds</p> <p style="font-size: small; margin-top: 5px;"><i>* If any box checked, Part 7 applies.</i></p> |

| Part 7 – INFRASTRUCTURE BUDGET FOR PRIORITY AREA (If applicable and feasible) |
|--|
| <p>If you are interested in capital grants as a potential incentive, please <u>attach</u> a budget that details the types of infrastructure improvements that will be needed in order to realize the vision for the priority area. This budget can include transportation, housing, road repairs, water/sewer capacity, parks and other critical amenities. A sample budget is provided for guidance.</p> <p>If submitting an infrastructure budget is not feasible at this time, please note why:</p> |

In addition to electronic submission, mail one hard copy of this application and attachments requested in this application form to the following address:

Association of Bay Area Governments
 Metropolitan Transportation Commission
 Bay Area Air Quality Management District
 Bay Conservation and Development Commission
 P.O. Box 2050
 Oakland, CA 94604-2050
 Attn: Jaqueline Guzman

For questions regarding the application, please contact Jaqueline Guzman, ABAG Regional Planner, at JackieG@abag.ca.gov or 510.464.7994 or Doug Johnson, MTC Transportation Planner, at djohnson@mtc.ca.gov or 510.817.5846.



4.2.5 Parking

Most segments of the El Camino Real corridor provide on-street parking. Some segments, especially those adjacent to major intersections, do not provide on-street parking spaces. There is a contiguous section of "No Parking" zone on El Camino Real between Burlingame and north of downtown San Mateo due to narrow right-of-way.

There are short segments of restricted on-street parking spaces in downtown San Mateo and Redwood City. Some segments of the corridor provide free parking spaces with time restrictions. These time-restricted sections are typically found in commercial districts. Time restricted parking sections are found in commercial districts in Daly City, San Carlos, Redwood City, and Menlo Park, San Jose.

4.3 Transit

4.3.1 SamTrans



The San Mateo County Transit District (SamTrans) is the bus operator for San Mateo County. SamTrans provides bus service from San Francisco to Menlo Park and Palo Alto. The routes 390, 391, 397, KX, MX, PX, and RX serve the El Camino Real Corridor either completely, along a section or provide transfers at major point(s). Routes 390 and 391 are SamTrans trunk line routes that primarily serve the El Camino Real corridor.

Table 4-6: SamTrans Bus Routes along El Camino Real Corridor

| Route | Bus Routes along El Camino Corridor within San Mateo County | Trips/ Weekday | Weekday Hours | Frequency of Service |
|-----------|--|----------------|------------------------------------|-------------------------------------|
| Route 390 | Daly City BART - Palo Alto | 71 | 5:30AM to 1AM | 30 minutes (60 min after 6PM) |
| Route 391 | San Francisco (Limited), Daly City - Redwood City | 74 | 4AM to 1AM | 30 minutes (60 min after 7PM) |
| Route 397 | San Francisco, South San Francisco, SFO - Palo Alto | 7 | 12:45AM- 4:15AM | 60 minutes |
| Route KX | Express and local service - Palo Alto - SFO and San Francisco | 64 | 5AM-10PM | 30 minutes (60 min after 6:30PM) |
| Route MX | Express service from San Mateo to SF Civic Center and SF Transbay Terminal | 8 | 6AM-7:35AM 4PM-5:30PM | 30 minutes |
| Route PX | Express service from Palo Alto to San Francisco | 8 | 5:40AM- 7:15AM 3:45PM-5:20PM | 30 minutes |
| Route RX | Express service from Palo Alto to San Francisco | 2 | 6:30AM 5:00PM | - |

Source: SamTrans, July 2006

FOCUSING OUR VISION (FOCUS) PROGRAM
 Application for Priority Development Area Designation
 Addition Comments on Application

- Part 3-a. Is the proposed priority area currently recognized in the General Plan?
 Portions of the corridor are recognized in the cities/ County General Plans. Planning is underway in most of the cities in the corridor in conjunction with the Grand Boulevard effort that has been underway for several years. Part of this activity will include changing the general plans and rezonings.
- Part 3-b. Major plans adopted in the corridor include the Redwood City Downtown Plan (2007), City of San Mateo El Camino Real Master Plan (2001), Millbrae Station area Plan (2003), Bay Meadows Phase II, Peninsula Corridor Plan (2003 -7 cities), and Grand Boulevard Process.
- Part 3-c. Redevelopment areas are already designated for El Camino Real in the cities of Daly City, South San Francisco, San Bruno, Millbrae, City of San Mateo, Belmont, San Carlos, and Redwood City.

Part 7- Infrastructure Budget for Priority Area

| | Funds (Over 10 Years) | | |
|---------------------------|-----------------------|--------------|--------------|
| | Regional | County | Federal |
| Transportation - | \$20M | \$20M | \$20M |
| Streetscape - | \$20M | \$20M | \$20M |
| Bike/ Pedestrian - | \$10M | \$10M | N/A |
| Housing Incentive - | \$15M | \$15M | \$15M |
| Water/ Sewer - | \$10M | N/A | N/A |
| Neighborhood - Mitigation | \$25M | \$25M | N/A |
| TOTAL | \$100M | \$90M | \$55M |
| Average Per Year | \$10M | \$9M | \$5.5M |

Given commitment of San Mateo County a dollar for dollar match would be acceptable

These funds represent multiple projects within the corridor. It in no way represents the complete needs in the corridor. Rather it is a rough cut at what might be possible in a 10 year effort with a County focus on the El Camino Real Corridor. Individual Project Detail will be provided later.

The Grand Boulevard initiative has helped to engage all the cities (13) and the County in the corridor. This effort also has \$3,000,000 to assist in implementation of improvements. The El Camino Real Incentive Program has committed \$700,000 for planning grants, \$10-15M for transportation improvements, and \$3M every two years to incentivize Transit Oriented Housing at densities greater than 40 units per acre in the corridor. Significant high density housing has been developed in the corridor including Franklin Street Apartments in Redwood City, Metropolitan in San Mateo, Fairfield in South San Francisco, and The Crossings in San Bruno to name a few. The agencies in San Mateo County have committed major planning and implementation resources to initiate significant change in the corridor.

Describe the relevant planning processes, and how the needs of community members were addressed?

Major plans adopted in the corridor include the Redwood City Downtown Plan (2007), City of San Mateo El Camino Real Master Plan (2001), Millbrae Station Area Plan (2003), Bay Meadows Phase II, and Peninsula Corridor Plan (2003 -7 cities), as well as the Grand Boulevard Process. The Peninsula Corridor Plan included the seven cities of Daly City, Colma, South San Francisco, San Bruno, Belmont, San Carlos and Redwood City. All these plans included significant community outreach and involvement in the process. These plans used public meetings, citizen committees, public hearings, and neighborhood meetings to broadly engage the public. The Grand Boulevard Initiative also utilized several high profile public events with media coverage to help develop interest in improving the corridor.

Describe how this priority area has the potential to be a leading example for smart growth for the Bay Area.

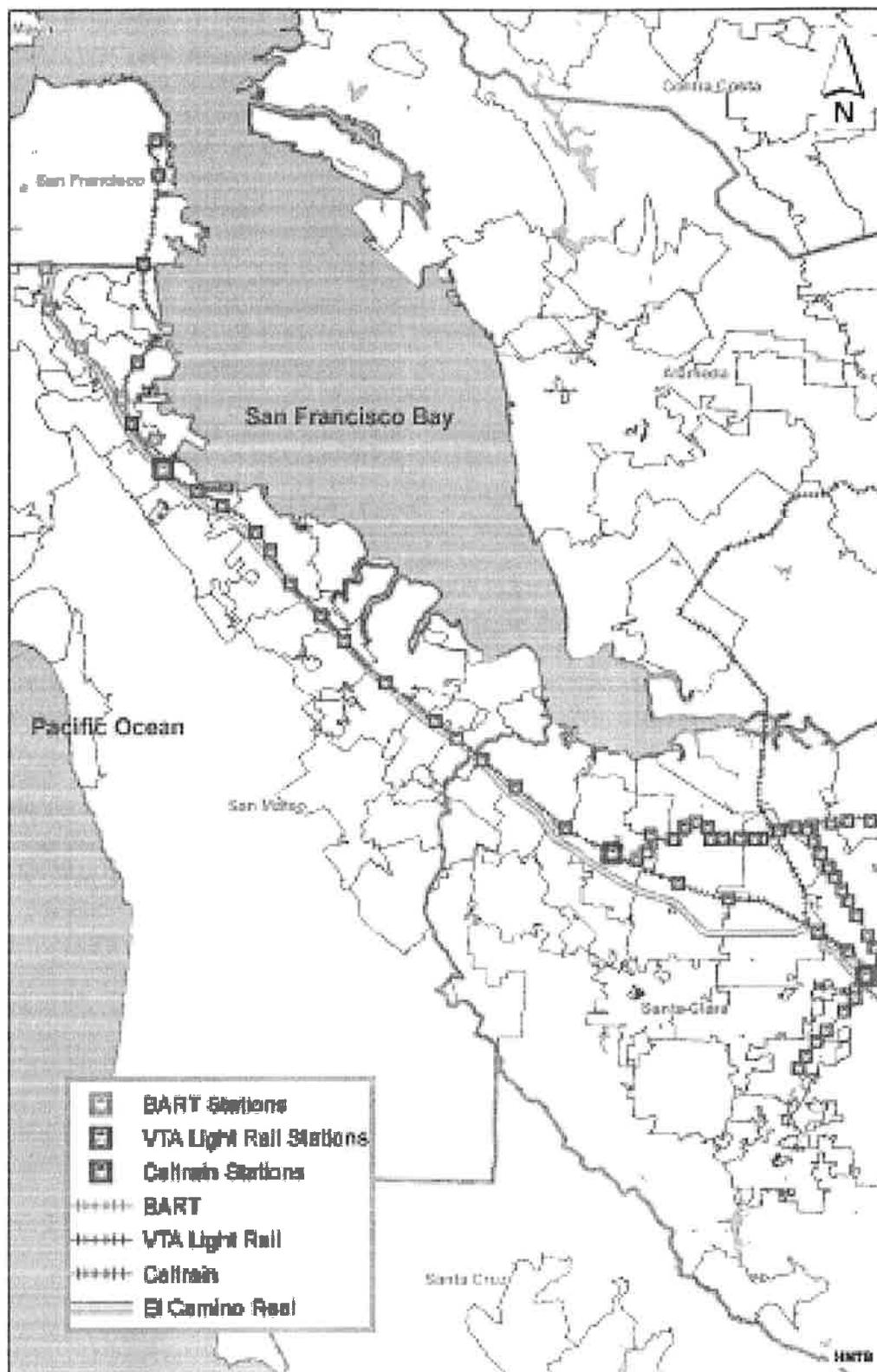
The El Camino Real Corridor is already a leading example for smart growth in the Bay Area. This is based on the following: 1- It is taking a corridor approach and involving all the cities and the County. 2-Establishing a vision and guiding principles for the corridor while allowing the flexibility for each city to reflect their own unique character. 3- Emphasis on Transit Oriented Development near the transit centers(Caltrain, Bart, and Samtrans). 4- Emphasis on housing in the corridor. 5- Development of an array of tools and policies. and 6- Major State/ Federal investments in the corridor. Seven of the station areas around Caltrain and Bart are being considered for development. These include Colma Bart, South San Francisco Bart, Millbrae Bart/ Caltrain Station Area TOD, Redwood City Caltrain, San Carlos Caltrain, Bay Meadows Phase II Caltrain, and Hayward Park Caltrain TOD. San Mateo County can meet its housing shortfall of 16,000 units by developing housing at 40 units/ acre over less than 25% of the corridor.

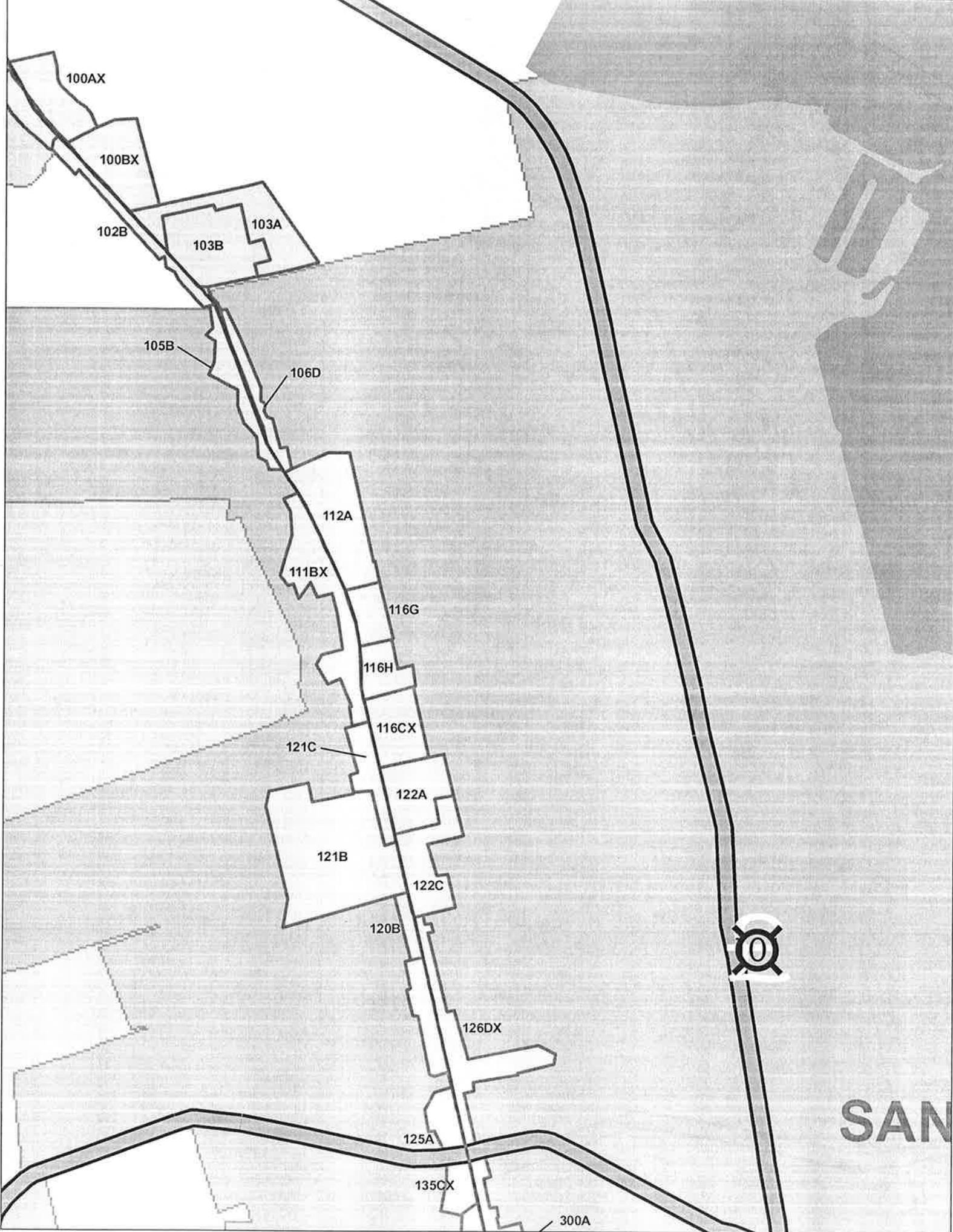
El Camino Real Corridor Priority Area Comments

The priority area proposed consists of the complete El Camino Real Corridor. This is to represent the dozens of projects that are underway or pending in the 13 cities and the County. It is proposed that any of these projects within the corridor should be eligible for funding as part of this program. Justification for the submittal of this large priority area is the major commitment that has been made in funding and resources by the agencies in San Mateo County.



Figure I-1: Study Area Map





RESOLUTION 08-25

RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF HILLSBOROUGH
ENDORING THE GUIDING PRINCIPLES OF THE GRAND BOULEVARD
INITIATIVE FOR CONSIDERATION IN FUTURE PLANS AFFECTING EL CAMINO
REAL IN THE TOWN OF HILLSBOROUGH

WHEREAS, after a year of research and discussion the Grand Boulevard Task Force has approved ten Guiding Principles and recommended their adoption by member agencies; and

WHEREAS, the Guiding Principles serve to improve El Camino Real and its corridor as a place for residents to work, live, shop and play, creating links between communities that promote walking and transit, and improved and meaningful quality of life; and

WHEREAS, the Guiding Principles are written and intended to be general in nature to assure maximum flexibility for and maintenance of the unique community characteristics of each jurisdiction while creating common regional goals; and

WHEREAS, the Guiding Principles shall be an integral part of shaping an improved future for El Camino Real to meet its goals of enhancing neighborhoods, and supporting local businesses; and

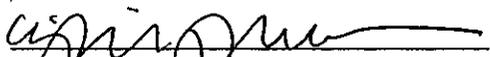
WHEREAS, the Guiding Principles shall benefit the Town of Hillsborough through inter-jurisdictional opportunities and common planning for the Grand Boulevard/El Camino Corridor.

WHEREAS, the Guiding Principles are consistent with the Town of Hillsborough's cooperative efforts with Burlingame and CalTrans for future pedestrian, bicycle and vehicular safety improvements to key intersections in Hillsborough along the El Camino Real (including Floribunda Avenue and Bellevue Avenue).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the Town of Hillsborough endorses the Grand Boulevard Guiding Principles attached as Exhibit A, for consideration in future plans affecting El Camino Real in the Town of Hillsborough.



Mayor of the Town of Hillsborough


Attest: City Clerk

This resolution was adopted by the City Council of the Town of Hillsborough at its regular meeting held on the 10th of March 2008, by the following vote of the members thereof:

AYES: Councilmembers Mullooly, Krolik, Kasten, Fannon, Regan

NOES: Councilmembers None

ABSENT: Councilmembers None

ABSTAIN: Councilmembers None

Exhibit A: Guiding Principles of the Grand Boulevard Initiative

1. Target housing and job growth in strategic areas along the corridor *where Zoning and General Plan designations are appropriate.*
2. Encourage compact mixed-use development and high quality urban design and construction *where Zoning and General Plan designations are appropriate.*
3. Create a pedestrian-oriented environment and improved streetscapes, ensuring full access to and between public areas and private developments.
4. Develop a balanced multimodal corridor to maintain and improve mobility of people and vehicles along the corridor.
5. Manage parking assets.
6. Provide vibrant public spaces and gathering places.
7. Preserve and accentuate unique and desirable community character and the existing quality of life in adjacent neighborhoods.
8. Improve safety and public health, *by improving the intersection of El Camino Real and Floribunda to enhance pedestrian, bicycle and vehicular movement.*
9. Strengthen pedestrian and bicycle connections with the corridor.
10. Pursue environmentally sustainable and economically viable development patterns.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Millbrae Date: 02/09/2012

Name of Person Filling Out Survey: David Petrovich

Title: City Planner

E-mail: dpetrovich@ci.millbrae.ca.us Phone: 650-259-2443

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

(3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 60 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 35 | % |
| Other parts of the jurisdiction not near transit: | 5 | % |

OPPORTUNITIES AND CONSTRAINTS

(4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Millbrae is built out. Additional housing only |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | through redevelopment of underdeveloped |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | property. |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

DEMAND

(5) How would you characterize the market demand for housing in your jurisdiction?

How would you characterize the demand for jobs in your jurisdiction?

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

Maybe "Magnolia of Millbrae" (Armando?)

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

See #7

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: N/A %

Spend more than 50% of total income on housing: N/A %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

N/A

COMMENTS

Are there any other factors you believe should be considered?

N/A

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Town of Portola Valley Date: 3/22/2012

Name of Person Filling Out Survey: Karen Kristiansson

Title: Principal Planner, Town Planner's Office

E-mail: kristiansson@spangleassociates.com Phone: 650-324-8600

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Portola Valley is a primarily residential community, with limited local-serving commercial and retail
development. There is only one undeveloped parcel of land for commercial use, which we
estimate could accommodate about 40 new jobs.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Most residents of Portola Valley commute to jobs outside of the jurisdiction, although there are a
number of self-employed residents.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): 0 %
 Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): 0 %
 Other parts of the jurisdiction not near transit: 100 %

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Many areas use septic systems.</u> |
| Water Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>We have sufficient water for expected dev't.</u> |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>San Andreas fault, steep hillsides, unstable soil</u> |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>MROSD owns a significant amount of land.</u> |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | <u></u> |
| Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>We have enough parks for expected developm</u> |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | <u></u> |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Market demand for housing has been very slow but is starting to pick up.

How would you characterize the demand for jobs in your jurisdiction?

Limited.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 25 %
Spend more than 50% of total income on housing: NK %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

COMMENTS

Are there any other factors you believe should be considered?

Portola Valley is a rural, low-density residential community. There is limited public transit provided by SamTrans Bus 85, which has a limited schedule. There are few services and very little commercial development. The town is mostly built out, with much of the undeveloped land constrained by geology.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: San Bruno Date: February 10, 2012

Name of Person Filling Out Survey: Mark Sullivan

Title: Housing and Redevelopment Manager

E-mail: msullivan@sanbruno.ca.gov Phone: 650-616-7053

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The 2009 San Bruno General Plan indicates that the jobs to employed residents ratio was .88

in 2005. Future employment growth is projected to outpace population, and the jobs/employed

residents ratio is projected to increase to 1.02 in 2025.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The 2010 jobs/employed residents ratio for San Mateo County was 1.06 in 2005.

The jobs/employed residents ratio for the County is projected to increase to 1.08 in 2030.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 80 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 10 | % |
| Other parts of the jurisdiction not near transit: | 10 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | System upgrades needed |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | System upgrades needed |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | City largely built out. Redevelopment required |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Development opportunities on closed school sit |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | New housing will require more park space |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Strong for good quality new housing. The City has absorbed about 1,368 new housing units over the past decade. (It should also be noted that 308 units were vacated and 38 units lost to fire)

How would you characterize the demand for jobs in your jurisdiction?

Very strong. Office vacancy rate is very low.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 36 %
Spend more than 50% of total income on housing: 14 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

Agreement that limits housing development to areas outside the 70dB noise contour of SFO.

COMMENTS

Are there any other factors you believe should be considered?

Constraints to housing development in San Bruno include- 1) restriction within 70dB noise contour of SFO. 2) small and shallow lots in multiple ownership along transit corridors of El Camino Real and San Bruno Ave. 3) Local height limit ordinance (Ord. 1284) limiting building height to the less of 3 stories or 50 feet.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Campbell Date: January 27, 2012
Name of Person Filling Out Survey: Paul Kermoyan
Title: Planning Manager
E-mail: paulk@cityofcampbell.com Phone: 408-866-2141

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

As of 2010, Campbell has 22,910 jobs. Since 1980, jobs have increased 120 per year over a 30
year period. Extrapolating that out another 30 years, the City could see an increase of 3,600 jobs
for a total of 26,510. This is a theoretical projection.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

What does "jobs outside" mean (County wide, regionally, nationally, globally)? In terms of housing,
units have increased by 98 per year over a 30 year period. Extrapolating that out another 30
years, the City could see an increase of 2,940 for a theoretical projection total of 19,890 units.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 20 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 20 | % |
| Other parts of the jurisdiction not near transit: | 60 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|--|
| Sewer Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | There appears to be enough supply. |
| Water Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | There appears to be enough supply. |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lack of available land, not already developed. |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lack of available land, not already developed. |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | There appears to be enough facilities. |
| Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | There appears to be enough facilities. |
| Public Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | There appears to be enough facilities. |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

The City's housing supply is roughly 50% rental to 50% home owner occupied. Housing demand is really developer driven depending on % of profits gained. Need for more owner occupied.

How would you characterize the demand for jobs in your jurisdiction?

The City would like to see an increase in jobs. An increase in retail is the preferred land use due to taxable sales opportunities.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 50 %
Spend more than 50% of total income on housing: 50 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

None

COMMENTS

Are there any other factors you believe should be considered?

Housing development is dependent on the availability of developable land. Property owners are not inclined to demolish viable buildings in favor of housing. Therefore, it is not as simple as rezoning land for higher densities. As opportunities decrease, so does the rate of housing growth. Job growth, however, is easier to manipulate since buildings can accommodate varied employee.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Cupertino Date: January 23, 2011

Name of Person Filling Out Survey: Aarti Shrivastava

Title: Community Development Director

E-mail: aartis@cupertino.org Phone: 408-777-3218

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

.911 jobs/employed residents

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Unknown.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 60 | % |
| Other parts of the jurisdiction not near transit: | 40 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|-------------|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Land Suitability | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Medium

How would you characterize the demand for jobs in your jurisdiction?

Medium

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 28 %
Spend more than 50% of total income on housing: 11.2 %

Information is from 2000 Census.

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

COMMENTS

Are there any other factors you believe should be considered?

Should consider whether communities have constraints such as hillsides, open space, etc. and tr: 

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Town of Los Altos Hills Date: February 9, 2012

Name of Person Filling Out Survey: Debbie Pedro

Title: Planning Director

E-mail: dpedro@losaltoshills.ca.gov Phone: (650) 947-2517

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Los Altos Hills is zoned almost entirely Residential-Agricultural (R-A) with 1 acre minimum lot size.

There is no commercial, retail, or industrial zoned land, and no PDA or GOA.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

No information available.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|-----|---|
| Priority Development Areas (PDAs): | 0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 0 | % |
| Other parts of the jurisdiction not near transit: | 100 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Over 30% of Town is on septic, lack sewer cap |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Topo. constraints: steep slopes, faults, creeks.. |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 130+ac. open space preserve +private osp eas |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | There is one public elementary school in LAH |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | There is one 10 acre public park in LAH |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Town contract safety services with County |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

No information available.

How would you characterize the demand for jobs in your jurisdiction?

Demand for jobs in LAH is low. According to Census 2010, the unemployment rate for

Los Altos Hills is 3.4% compared to 11.2% in Santa Clara County.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: ? %
Spend more than 50% of total income on housing: ? %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

None

COMMENTS

Are there any other factors you believe should be considered?

In the last 10 years, the average rate of new home construction in LAH is 10-20 units per year.

The trend is expected to continue or slow down due to the economy. It is impossible for the

Town to accommodate the draft housing allocation based on the 40% minimum household growth

assumption and the unrealistically high job projections in the SCS alternative scenarios.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Milpitas Date: Jan. 26, 2012

Name of Person Filling Out Survey: Felix J. Reliford

Title: Principal Housing Planner

E-mail: freliford@ci.milpitas.ca.gov Phone: (408) 586-3071

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Milpitas has a Jobs/Housing In-Balance based on the number of high tech jobs generated by
the high tech companies within the City.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Because of the recession, the number of jobs outside of Milpitas has slowly increase over the past
6 months, after decreasing the past 3 years.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|-------|---|
| Priority Development Areas (PDAs): | 85 | % |
| Other parts of the jurisdiction near transit (within ¼ mile of 20 minute service): | _____ | % |
| Other parts of the jurisdiction not near transit: | 15 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sewer capacity is needed to serve housing |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water capacity is needed to serve housing |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lack of land increases densities to built |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Limited availability to preserve land |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Opportunity for additional schools |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Additional park land/open space needed |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Impact on public services |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Market demand is high for rental units and low for other types of housing.

How would you characterize the demand for jobs in your jurisdiction?

Demand for jobs is picking up as unemployment levels are starting to go down.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
- Yes If yes, please explain:

Just recently, release of some restriction agreements unable to find qualified first-time

 homebuyers to purchase units.

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
- Yes If yes, please explain:

With the elimination of Redevelopment Agency Low-Income Housing Set-Aside Funds will

 impact affordable housing.

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 65 %
 Spend more than 50% of total income on housing: 15 %

(10) Are there workers employed on farms in your jurisdiction?

- No
- Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

County of Santa Clara has a Growth Management Plan which encourages growth in the

incorporated areas of the county.

COMMENTS

Are there any other factors you believe should be considered?

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Mountain View Date: February 10, 2012

Name of Person Filling Out Survey: Eric Anderson

Title: Assistant Planner

E-mail: anderson@mountainview.gov Phone: 650-903-6484

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

See attached

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

See attached

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 85 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 0 | % |
| Other parts of the jurisdiction not near transit: | 15 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|--------------|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | See attached |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | See attached |
| Land Suitability | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | See attached |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See attached |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

See attached

How would you characterize the demand for jobs in your jurisdiction?

See attached

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 30 %
Spend more than 50% of total income on housing: 12 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

See attached

COMMENTS

Are there any other factors you believe should be considered?

See attached



Community Development Department • Planning Division
500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540 • (650) 903-6306 • FAX (650) 903-6474

2/10/2012

Hing Wong
Association of Bay Area Governments
PO Box 2050
Oakland, CA
94604

Dear Mr. Wong:

The following are the text responses you requested on the SCS Regional Housing Need Allocation Feedback survey. If you have any questions, feel free to contact me at 650-903-6484 or Anderson@mountainview.gov.

Sincerely,
Eric Anderson
Assistant Planner
City of Mountain View

- 1) *What is the existing and projected relationship between jobs within your jurisdiction and housing?*

There are more jobs than employed residents in Mountain View (about 62,000 to about 41,000, according to the 2010 5-year ACS). This will likely remain true in the future given the City's attractive location for high-tech job growth. Our General Plan projects increased growth in the job centers of North Bayshore and East Whisman. It also increases housing densities to 60 units per acre and higher in and around the major transit cores and corridors, such as El Camino Real and San Antonio; areas that are accessible to these job centers via bike, transit and other alternative means.

Median earnings for in-commuters is higher than the County as a whole (\$67,000 compared to \$51,000), though median earnings for resident workers is not (data from 2010 5-year ACS). This means that the housing stock in Mountain View is oriented to lower income residents while local jobs are higher income jobs; the

City has always had many multifamily, rental and small units, and this will not likely change as more multifamily units are built under the General Plan.

- 2) *What is the existing and projected relationship between jobs outside of your jurisdiction and housing?*

Over 75% of local residents commute to other cities, mostly San Jose and Palo Alto (from Mountain View Housing Element, 2007-2014, page 21), though the largest group of residents commute to jobs in Mountain View.

Our General Plan increases housing densities in the major transit cores and corridors, such as El Camino Real, Moffett Boulevard and San Antonio. These areas can serve transit commuters to major job centers like downtown Palo Alto, San Jose and San Francisco, reducing the need for car commuting.

- 4) *OPPORTUNITIES AND CONSTRAINTS*

SEWER CAPACITY: There is adequate sewer capacity for the City's projected housing growth.

WATER CAPACITY: With enacted water conservation measures, there is adequate water capacity for the City's projected housing growth.

LAND SUITABILITY: Some locations are highly suitable for increased housing capacity. These locations include aging shopping centers and commercial strips and underutilized sites downtown. However, some locations that are most underutilized are also adjacent to single family neighborhoods. In these locations high density housing may not be compatible.

PRESERVED LANDS: Other than some very small areas of downtown, no land in Mountain View has been preserved for housing. Practically all housing projects in the City must replace an existing urban use.

SCHOOLS: There is school capacity for some growth in some parts of the City, though too much growth may incur political backlash from parents. Other parts of the City are at school capacity and would require additional facilities.

PARKS: The City develops parks from fees associated with new dwelling units. Parks may be added in line with growth. However, there is very limited land to add future parks.

PUBLIC SERVICES: Increased population would generate a demand for police services beyond the existing police department capacity, which will result in a need for increased staff and facilities.

- 5) *How would you characterize the market demand for housing in your jurisdiction?*

Demand for housing is strong. We have had recent applications and developer interest in building apartments, especially along major transit corridors; and applications and developer interest for rowhomes & single family homes in very valuable areas such as downtown continues to be strong. Our application counts are up from the last several years, and we are seeing the first major growth in rental housing in over a decade.

How would you characterize the demand for jobs in your jurisdiction?

Demand for jobs is also very strong. We have had several large office development applications and developer interest. Job demand tends to be in the information and professional sectors.

- 13) *What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?*

The County Urban Pockets Program is an agreement between cities and Santa Clara County to annex unincorporated pockets in order to improve service delivery. However, Mountain View has incorporated all the pockets in its sphere of influence, except those controlled by the Federal Government (such as NASA Ames and the Shenandoah military housing complex).

Are there any other factors you believe should be considered?

Mountain View includes NASA Ames and a portion of Moffett Field within its Sphere of Influence (parts are within the City limits as well). The growth that will likely happen there over the next few years is completely outside the City's land use authority. Therefore, any future allocation of housing to Mountain View should not reflect the growth in federal areas.

Mountain View has an existing housing stock that is a higher proportion multifamily and high-density than other jurisdictions in the County (also higher than most other jurisdictions in the Bay Area). The City should therefore have a reduced allocation to reflect housing units already supplied.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Saratoga Date: 2/9/12

Name of Person Filling Out Survey: James Lindsay

Title: Community Development Director

E-mail: jlindsay@saratoga.ca.us Phone: (408) 868-1231

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The City of Saratoga is a built out bedroom community with a very small job base.

There are no meaningful opportunity sites within the City that would lead to any significant increase

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

Several larger cities within Santa Clara County are experiencing both job and housing growth.

Those cities that have increasing employment are also increasing their housing supply.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|-----|---|
| Priority Development Areas (PDAs): | 0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 0 | % |
| Other parts of the jurisdiction not near transit: | 100 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sanitary district contracted capacity limits |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | State-wide water supply constraints |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No meaningful vacant land left w/in the City |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Much of the City is in the hillsides with voter ap |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | There are no locations to expand parks for any |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The City receives a much lower % of property t |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Considerably lower than that of cities with a growing job base.

How would you characterize the demand for jobs in your jurisdiction?

Low as there are no real opportunities for additional job growth.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: _____ %

Spend more than 50% of total income on housing: _____ %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

Santa Clara County has long standing policies that direct growth in incorporated areas.

COMMENTS

Are there any other factors you believe should be considered?

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Sunnyvale Date: 2/6/12

Name of Person Filling Out Survey: Trudi Ryan

Title: Planning Officer

E-mail: tryan@ci.sunnyvale.ca.us Phone: (408) 730-7435

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. **Please send this survey back no later than February 10, 2012** via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Per ABAG Projections, in 2010, Sunnyvale had 135,200 people and 77,890 jobs. In 2035, ABAG projects 163,300 people and 109,900 jobs.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

We have no further information beyond ABAG data.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|----|---|
| Priority Development Areas (PDAs): | 50 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 25 | % |
| Other parts of the jurisdiction not near transit: | 25 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Adequate treatment capacity. |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aging infrastructure. |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Minimal topo constraints, all dev. is infill. |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes concern school districts, at capacity |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Need to identify adequate park sites. |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Growing jobs and pop. Shrinking city budget. |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Very high: housing costs among the highest in the nation. Rental vacancy rate is 3.5%.

Homeowner vacancy rate is 1.1%.

How would you characterize the demand for jobs in your jurisdiction?

Very high: Class A office and industrial developments in progress, with no financial incentives from the City. Millions of square feet under construction, being leased, or improved.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 33 %
Spend more than 50% of total income on housing: N/A %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

The City has one 5-acre unincorporated area that is pre-zoned for medium density.

residential (24 du/ac). There is no specific agreement between Sunnyvale and the county for

development of that land.

COMMENTS

Are there any other factors you believe should be considered?

N/A

1-510-433-5566
HING WONG

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Fairfield Date: February 1, 2012

Name of Person Filling Out Survey: Brian K. Miller

Title: Associate Planner

E-mail: bkmiller@fairfield.ca.gov Phone: 707-428-7461

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The City's goal as expressed in the General Plan Land Use and Economic Development Elements

The City's General Plan estimates a Jobs:Housing Ratio of 1.33:1 in 2002.

At Buildout, the General Plan projects this ration will be 1.66:1 (2035)

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The City does not have policies specifically addressing commuting to jobs outside the City's jurisdic

Fairfield is the major employment center in central Solano County and we anticipate this will remain

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): 30 %
 Other parts of the jurisdiction near transit (within 1/2 mile of 20 minute service): 20 %
 Other parts of the jurisdiction not near transit: 50 %

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|--------------------------|-------------|
| Sewer Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Water Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Land Suitability | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Preserved Lands | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Public Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Due to the economy and the foreclosure crisis, weak for new ownership housing construction.

The City has issued building permits for fewer than 200 new single family homes during the previou

- How would you characterize the demand for jobs in your jurisdiction?

Moderate. Fairfield's unemployment remains relatively high and the City still sees significant comm

The City's policies encourage the development of new industrial and commercial employment.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
- Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
- Yes If yes, please explain:

However, the loss of housing staff due to the abolition of redevelopment will severely limit the ability

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 31-37+ %

Spend more than 50% of total income on housing: 15+ %

(10) Are there workers employed on farms in your jurisdiction?

- No
- Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

The City of Fairfield General Plan and the County General Plan direct growth to incorporated area

The City also has an agreement with the Solano Irrigation District which limits annexations in Suis

COMMENTS

Are there any other factors you believe should be considered?

Foreclosure crisis, local government financial capacity (i.e...cancellation of redevelopment), recog

Market preferences for single family dwellings, jobs housing balance factors that include concentr

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Solano County Date: 1/27/12

Name of Person Filling Out Survey: Matt Walsh

Title: Principal Planner

E-mail: mwalsh@solanocounty.com Phone: (707) 784-6765

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Existing and Projected: very few jobs with plentiful rural housing. Most employment is agricultural based.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|-----|---|
| Priority Development Areas (PDAs): | 0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 0 | % |
| Other parts of the jurisdiction not near transit: | 100 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No public sewer in unincorporated County |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Minimal public water |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Primarily rural or agricultural lands |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Weak

How would you characterize the demand for jobs in your jurisdiction?

Weak; Though agricultural tourism opportunities and demand are on the rise.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: _____ %

Spend more than 50% of total income on housing: _____ %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

Farmworker housing is needed, due to the large farm industry in Solano.

However, there is not a demand for new farmworker housing at this time.

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

Agreements between the County and all cities, which provide a portion of public facilities and impact fees to the County for all city development.

COMMENTS

Are there any other factors you believe should be considered?

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Vacaville Date: January 30, 2012

Name of Person Filling Out Survey: Tyra Hays

Title: Senior Planner

E-mail: thays@cityofvacaville.com Phone: 707 449-5366

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

The 2000 Census reports 34% of residents are employed in Vacaville.

Vacaville is currently undergoing a General Plan update that is considering the addition of an

employment center in a new growth area.

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The 2000 Census reports 66% of residents work outside of Vacaville. The trend is expected to

continue for an undetermined period of time.

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): _____ %

Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): _____ %

Other parts of the jurisdiction not near transit: _____ %

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|---|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | New infrastructure and WWTP expansion req'd |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | |
| Land Suitability | <input type="checkbox"/> | <input type="checkbox"/> | |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | |
| Parks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Currently not meeting standards |
| Public Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Additional funding necessary |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Despite the economic downturn, Vacaville has continued to issues building permits for new single family homes.

How would you characterize the demand for jobs in your jurisdiction?

The city is currently not meeting it's goal of 1+ job per employed resident. Projections 2007 forecasts the housing/job balance for Vacaville to be 0.66 jobs per employed resident in 2020.

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Within the next decade (2012-2022) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

No

Yes If yes, please explain:

Funding sources continue to become more scarce. With the eliminate of RDA, we do not

anticipate any additional affordable units being constructed until a new funding source is identified.

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

No

Yes If yes, please explain:

See Above.

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: _____ %

Spend more than 50% of total income on housing: _____ %

(10) Are there workers employed on farms in your jurisdiction?

No

Yes

(11) Is there a need for farmworker housing in your jurisdiction?

- No
- Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

- High – major colleges within your jurisdiction
- Medium – major colleges in adjoining jurisdictions
- Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

The Solano County General Plan contains policies limiting development in the County, and encouraging urban development within the incorporated cities.

COMMENTS

Are there any other factors you believe should be considered?

The elimination of Redevelopment Agencies throughout the state cannot be ignored.

Nearly ALL cities rely on redevelopment funding to provide affordable housing. It will be nearly impossible for any city to meet it's fair share of housing allocations without a funding source.

Lack of staffing will make updating the Housing Element very difficult for everyone.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: Healdsburg Date: _____

Name of Person Filling Out Survey: Lynn Goldberg

Title: Senior Planner

E-mail: lgoldberg@ci.healdsburg.ca.us Phone: 707.431.3332

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Healdsburg had a jobs/housing ratio in 2010 of 1.34, which was higher than Sonoma County as a v

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

No information

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | | |
|--|-----|---|
| Priority Development Areas (PDAs): | 0 | % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 0 | % |
| Other parts of the jurisdiction not near transit: | 100 | % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|-------------------------------------|-------------------------------------|---|
| Sewer Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adequate to accommodate anticipated growth |
| Water Capacity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adequate to accommodate anticipated growth |
| Land Suitability | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adequate to accommodate anticipated demand |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | City is surrounded by prime agricultural land |
| Schools | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adequate to accommodate anticipated growth |
| Parks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Community park needed |
| Public Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adequate to accommodate anticipated growth |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Moderate; higher than many of the communities in Sonoma County

How would you characterize the demand for jobs in your jurisdiction?

Moderate. Employment in Retail and Restaurants, Transportation, Communication and Wholesale

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: 29.5 %
Spend more than 50% of total income on housing: 12.4 %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

The city is surrounded by wineries

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

No formal agreements, only policies to provide community separators and urban growth boundari

COMMENTS

Are there any other factors you believe should be considered?

SCS Regional Housing Need Allocation Feedback

Jurisdiction: City of Petaluma Date: February 7, 2012

Name of Person Filling Out Survey: Bonne Gaebler

Title: Housing Administrator

E-mail: bgaebler@ci.petaluma.ca.us Phone: 707-778-4555

As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

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RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

Existing: One job per household

Projected: Same

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

The scope of this question is unclear. By outside do you mean, sphere of influence, county, state, nation?

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

| | |
|--|------|
| Priority Development Areas (PDAs): | 60 % |
| Other parts of the jurisdiction near transit (within ½ mile of 20 minute service): | 30 % |
| Other parts of the jurisdiction not near transit: | 10 % |

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|--------------------------|--|
| Sewer Capacity | <input type="checkbox"/> | <input type="checkbox"/> | Most of these factors are neutral. The most |
| Water Capacity | <input type="checkbox"/> | <input type="checkbox"/> | important opportunity/constraint is missing... |
| Land Suitability | <input type="checkbox"/> | <input type="checkbox"/> | MONEY! |
| Preserved Lands | <input type="checkbox"/> | <input type="checkbox"/> | |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

Very Low

How would you characterize the demand for jobs in your jurisdiction?

Very high

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
 Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
 Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: ??? %
Spend more than 50% of total income on housing: ??? %

(10) Are there workers employed on farms in your jurisdiction?

- No
 Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

General Plans and Specific Plans

COMMENTS

Are there any other factors you believe should be considered?

The economics of the RHNA process, particularly in this era of redevelopment dissolution.

SCS Regional Housing Need Allocation Feedback

Jurisdiction: County of Sonoma Date: 2/1/2012

Name of Person Filling Out Survey: Jane Riley, AICP

Title: Housing Planner

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As part of the Regional Housing Need Allocation (RHNA) process, ABAG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.

Please complete this survey for your jurisdiction. This form may be filled out using Adobe Acrobat or Adobe Acrobat Reader. If you have any questions, contact Hing Wong at hingw@abag.ca.gov or (510) 464-7966. Please send this survey back no later than February 10, 2012 via e-mail attachment to hingw@abag.ca.gov, fax to (510) 433-5566, or postal mail to P.O. Box 2050, Oakland, CA 94604. Thank you!

RELATIONSHIP BETWEEN JOBS AND HOUSING

- (1) What is the existing and projected relationship between jobs within your jurisdiction and housing?

most jobs are within the cities & housing is too

- (2) What is the existing and projected relationship between jobs outside of your jurisdiction and housing?

" "

- (3) What is the distribution of anticipated household growth, particularly as it relates to opportunities to maximize the use of public transportation and existing transportation infrastructure? The total shares should add up to 100 percent.

Priority Development Areas (PDAs): _____ %
 Other parts of the jurisdiction near transit (within 1/2 mile of 20 minute service): _____ %
 Other parts of the jurisdiction not near transit: _____ %

OPPORTUNITIES AND CONSTRAINTS

- (4) Check off which areas include opportunities and/or constraints to the development of additional housing:

| | Opportunities | Constraints | Explanation |
|------------------|--------------------------|-------------------------------------|--------------------------------|
| Sewer Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | very few areas w/ public sewer |
| Water Capacity | <input type="checkbox"/> | <input checked="" type="checkbox"/> | " " " " water |
| Land Suitability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | sites "perc" poorly |
| Preserved Lands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | |
| Public Services | <input type="checkbox"/> | <input type="checkbox"/> | |

DEMAND

- (5) How would you characterize the market demand for housing in your jurisdiction?

down sharply. remaining need is bimodal -
 low and moderate

How would you characterize the demand for jobs in your jurisdiction?

(6) How do you expect the market demand for housing for your jurisdiction to change compared to the previous 10 years?

| | Higher | Same | Lower |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Within the next decade (2012-2022) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Beyond the next decade (2023-2040) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(7) Has there been a loss of affordable units contained in assisted housing developments in the last 10 years?

- No
- Yes If yes, please explain:

(8) Do you expect loss of affordable units contained in assisted housing developments in the next 10 years?

- No
- Yes If yes, please explain:

(9) Estimate the percent of households in your jurisdictions that confront a high-housing cost burden:

Spend more than 30% of total income on housing: _____ %

Spend more than 50% of total income on housing: _____ %

(10) Are there workers employed on farms in your jurisdiction?

- No
- Yes

(11) Is there a need for farmworker housing in your jurisdiction?

No

Yes If yes, then explain:

in the county, need is for units/bunkhouses for unaccompanied work
FW housing for families needs to be on sewer in cities

(12) What are the impacts of colleges and universities on your housing need?

High – major colleges within your jurisdiction

Medium – major colleges in adjoining jurisdictions *if we have to take on the SSCU need, we must be able to count the SSCU units.*

Low – major colleges not in the vicinity

AGREEMENTS

(13) What agreements, if any, are there in place between your county and the cities in your county which direct growth toward the incorporated or unincorporated areas of the county?

COMMENTS

Are there any other factors you believe should be considered?
