



Bay Area Metro Center  
375 Beale Street  
Suite 700  
San Francisco, California

## Meeting Agenda - Final

### ABAG Housing Methodology Committee

*Chair, Jesse Arreguin, Mayor, City of Berkeley*

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Friday, August 28, 2020

9:05 AM

Remote

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#### Association of Bay Area Governments Housing Methodology Committee

The ABAG Housing Methodology Committee will be meeting on August 28, 2020, 9:05 a.m., in the Bay Area Metro Center (Remotely). In light of Governor Newsom's State of Emergency declaration regarding the COVID-19 outbreak and in accordance with Executive Order N-29-20 issued by Governor Newsom on March 17, 2020 and the Guidance for Gatherings issued by the California Department of Public Health, the meeting will be conducted via webcast, teleconference, and Zoom for committee, commission, or board members who will participate in the meeting from individual remote locations.

A Zoom panelist link for meeting participants will be sent separately to committee, commission, or board members.

The meeting webcast will be available at: <https://abag.ca.gov/meetings-events/live-webcasts>

Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

Attendee Link: <https://bayareametro.zoom.us/j/99501138163>

Join by Telephone: 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 995 0113 8163

Detailed instructions on participating via Zoom are available at:  
<https://abag.ca.gov/zoom-information>

Committee members and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial "\*9".

In order to get the full Zoom experience, please make sure your application is up to date.

Members of the public may participate by phone or Zoom or may submit comments by email at [info@bayareametro.gov](mailto:info@bayareametro.gov) by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name in the subject line. Due to the current circumstances there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

The ABAG Housing Methodology Committee may act on any item on the agenda.

The meeting is scheduled to begin at 9:05 a.m.

Agenda and roster available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

**Roster**

Susan Adams, Anita Addison, Jesse Arreguin, Rupinder Bolaria, Rick Bonilla, Michael Brilliot, Monica Brown, Amanda Brown-Stevens, Paul Campos, Ellen Clark, Diane Dillon, Forrest Ebbs, Pat Eklund, Jonathan Fearn, Victoria Fierce, Neysa Fligor, Mindy Gentry, Russell Hancock, Welton Jordan, Brandon Kline, Jeffrey Levin, Scott Littlehale, Tawny Macedo, Fernando Marti, Rodney Nickens, Jr., James Pappas, Julie Pierce, Bob Planthold, Darin Ranelletti, Matt Regan, Jane Riley, Carlos Romero, Nell Selander, Elise Semonian, Aarti Shrivastava, Vin Smith, Matt Walsh

**1. Call to Order / Roll Call / Confirm Quorum****2. Public Comment**

*Informational*

**3. Chair's Report**

- 3.a. [20-1172](#) ABAG Housing Methodology Committee Chair's Report for August 28, 2020

**Action:** Information

**Presenter:** Jesse Arreguin

**Attachments:** [Item 3a 1 HMC Meeting #9 Notes.pdf](#)  
[Item 3a 2 Correspondence from HMC Members.pdf](#)  
[Item 3a 3 Presentation.pdf](#)

**4. Consent Calendar**

- 4.a. [20-1173](#) Approval of ABAG Housing Methodology Committee Minutes of August 13, 2020

**Action:** Approval

**Presenter:** Clerk of the Board

**Attachments:** [Item 04a Minutess 20200813 Draft.pdf](#)

**5. RHNA Methodology Concepts**

**5.a. [20-1302](#)** Refining RHNA Methodology Concepts

Focus on refining the factors and weights that best complement a methodology using the 2050 Households (Blueprint) baseline allocation and the Bottom-Up income allocation approach.

**Action:** Information

**Presenter:** Gilian Adams

**Attachments:** [Item 5a 1 Summary Sheet Methodology\\_Concepts.pdf](#)  
[Item 5a 2 0 Attachment A - RHNA Methodology Concepts.pdf](#)  
[Item 5a 2 Appendix 1 - Income Allocation.pdf](#)  
[Item 5a 2 Appendix 2 - Total Allocation.pdf](#)  
[Item 5a 2 Appendix 3 - Maps Methodologies.pdf](#)  
[Item 5a 2 Appendix 4 - Data Table.pdf](#)  
[Item 5a 2 Appendix 5 - Performance Metrics.pdf](#)  
[Item 5a 3 Public Comment Combined.pdf](#)

**6. Adjournment / Next Meeting**

*The next special meeting of the ABAG Housing Methodology Committee is on September 18, 2020.*

**Public Comment:** The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

**Meeting Conduct:** If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

**Record of Meeting:** Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site ([mtc.ca.gov](http://mtc.ca.gov)) for public review for at least one year.

**Accessibility and Title VI:** MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

**可及性和法令第六章:** MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者, 請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知, 以滿足您的要求。

**Acceso y el Titulo VI:** La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

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Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.





# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

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**File #:** 20-1172      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Informational  
**File created:** 7/29/2020      **In control:** ABAG Housing Methodology Committee  
**On agenda:** 9/4/2020      **Final action:**  
**Title:** ABAG Housing Methodology Committee Chair's Report for August 28, 2020  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Item 3a 1 HMC Meeting #9 Notes.pdf](#)  
[Item 3a 2 Correspondence from HMC Members.pdf](#)  
[Item 3a 3 Presentation.pdf](#)

Date	Ver.	Action By	Action	Result
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ABAG Housing Methodology Committee Chair's Report for August 28, 2020

Jesse Arreguin

Information



# MEMO

To: RHNA HMC Team  
From: Civic Edge Consulting  
Date: August 21, 2020  
RE: August 13, 2020 HMC Meeting #9 Notes



## Meeting Info

Housing Methodology Committee (HMC) Meeting 9  
Thursday, August 13, 2020  
Zoom Conference Webinar  
[Recording Available Here](#)

## Meeting Notes by Agenda Item

### 1. Call to Order / Roll Call / Confirm Quorum – Jesse Arreguín, Fred Castro

### 2. Public Comment (Informational)

- When asked for public comments for items not on the agenda, there were no raised hands from attendees.
- Written public comment was received for Item 5.

### 3. Chair's Report – Jesse Arreguín

- Stressed that the main part of the meeting is discussion around provided materials and then decisions that will move the RHNA methodology forward. Mentioned the information from MTC/ABAG staff highlighting various proposed housing legislation related to RHNA and that specific questions around the bills noted should be directed to MTC/ABAG staff.

### 4. Consent Calendar

- No verbal or written comments to the Minutes from last meeting on July 9; motion carries with 3 abstains due to absence from last meeting.
- **Arreguin:** Called out AB 3107 (Bloom) and SB 1385 (Caballero) that were noted in the Zoom chat and that they died in committee. Reviewed the meeting structure and goals to decide on methodology baseline and income approach using modified consensus approach. Noted the next meeting on August 28 from 9:05AM – 12:05PM.

Encouraged robust group discussion so members could collectively contribute and decide things today. Shared that a modified consensus decision making approach would be utilized – and that attendees would be able to see how HMC members are weighing in. Thanked participants for feedback and engagement in the process, including improving question/answer.

Expressed that staff has heard desire to use the of PBA 2050 Draft Blueprint in the RHNA methodology, but there were significant concerns about the Draft Blueprint's heavy emphasis on growth in the South Bay, that led to smaller RHNA numbers for many jurisdictions throughout the rest of the region.

In response, staff have added some new options that would include use of the Draft Blueprint. The ABAG Executive Board will meet next week, and this committee will be updated with themes and feedback from that.

### **Zoom Comments before Refining the RHNA Methodology Report**

- **Victoria Fierce:** good morning fam
- **Jane Riley:** Good morning Victoria!
- **Nell Selander:** Good morning, HMC members! I'm Nell Selander, with the City of South San Francisco, filling the seat on the Committee representing staff in San Mateo County.
- **Michael Brilliot:** Welcome Neil
- **Amanda Brown-Stevens:** Hi Nell! Welcome.
- **Monica Brown:** This is Monica Brown here
- **Fierce:** Thanks for the legislative report!
- **Matt Regan:** AB 3107 (Bloom) and SB 1385 (Caballero) both died this week.
- **Matt Walsh:** Item 5 is listed as an Information item. Can we take action on this?
- **Fierce:** Point of information: The chat lists it as "All panelists and attendees" in some versions now, instead of "Everyone".
- **Amber Shipley:** Thanks, Victoria! Yes, please select "all panelists and attendees" for chat!
- **Shipley:** Matt - re: Agenda item #5 as an informational item, my understanding is that "action" is understood as a roll call vote - and we're using modified consensus decision making today.
- **Jeff Levin:** Does that mean that at some future date we will be taking a roll call vote on the recommendations that we forward to the Board?
- **Fierce:** I don't see why we wouldn't, even if it's just to ratify what consensus is.

### **5. RHNA Methodology Concepts – Refining RHNA Methodology Concepts – Gillian Adams (Information Item)**

- **Shipley:** Re-iterated the structure for the rest of the meeting, stating that committee members will pause for discussion and public comment before all decisions. Reminded everyone to send Zoom comments to "All panelists and attendees." Further, all requests of staff will be discussed at the end of this meeting to establish that staff will be able to provide responses in advance of the next meeting in two weeks.



## Zoom Comments before Clarifying Questions

- **Brown:** Solano Unincorporated Areas do not have access to water, transportation etc. Was that taken into consideration in the urbanized land area?
- **Brown:** Will Gillian's essay explaining the PowerPoint be available online?
- **Shipley:** Yes - the staff report is a great (written) resource!
- **Brilliot:** Boy, bedroom [community], low-jobs San Jose sure stands out using 2019 with Blueprint.
- **Walsh:** It is still concerning that certain methods provide an unusually large allocation to unincorporated Solano. Much more so than its urban and suburban cities.
- **Ellen Clark:** Did Chair Arreguin say that this is expected to be a 4-hour meeting (i.e. until 2PM)?
- **Fierce:** That is correct, 2pm.
- **Riley:** Any methodology that pushes more housing (including market rate housing) into unincorporated areas without services is just bad planning.
- **Clark:** Thanks Victoria.
- **Fierce:** The presentation is up on MTC's site, and the video will be available there afterwards; a transcript would be great to have.
- **Kaplan:** As Gillian noted, the urbanized land area baseline is not included in any of the analyses today as staff did not find it to produce results consistent with statutory requirements and the HMC's goals.
- **Brown:** I printed all Appendix's I do not see the pages number?
- **Brown:** Thanks Victoria.
- **Kaplan:** The request for a transcript is noted.
- **Zippert:** An opportunity for clarifying questions is after the presentations.
- **Kaplan:** Page numbers refer to the packet PDF available [here](#)

## HMC Members – Clarifying Questions

- **Diane Dillon:** Appreciated staff's hard work and the information provided. Also stated frustration with agenda that labeled this an informational item, when in fact it requires a decision point. Stated that packet did not properly prepare folks to make decisions today.
  - **Shipley:** Noted that the aim of this agenda item was to see if there was consensus among the committee members on these three items and, if so, to narrow the structure so staff could provide more refined support for the two remaining meetings.
- **Brilliot:** Expressed a desire to have more time to digest the packet of information. Stated that it felt difficult to select a baseline and then select factors because the two may impact each other and should therefore not be treated separately.
  - **Gillian Adams:** Stated that staff is trying to find the best way to narrow things down. Staff has heard frustrations about having too much information and is open to committee suggestions for refinement. Reiterated one advantage of the modified consensus process is that regardless of how the process goes, pieces can be revisited down the line.
  - **Shipley:** Noted that the committee can check in during the meeting to gauge if it is possible to come to a consensus. Any decisions that can be made will make



future decisions easier. If that is not possible, we will need to consider how to make the best use of our remaining meetings.

- **Riley:** Stated appreciation for the materials provided but noted that the more information received by the committee, the further away a decision feels. Urged the committee to come to some preliminary decisions today, to eliminate any options that will not meet the RHNA statutes. Expressed agreement with Brilliot about deciding on a baseline and approach separately. Asked a clarifying question about comparing the eight-year and thirty-year growth for consistency.
  - **Adams:** It is ensuring the total number of units a jurisdiction receives for the eight-year RHNA allocation is not larger than the amount of growth over thirty years projected in the Plan.
  - **Riley:** Expressed frustration that the comparison was not consistent, being eight years versus three decades, and therefore, they preferred considering the growth rate instead. It feels unreasonable to make that comparison.
  - **Dave Vautin:** Highlighted that this method gives HMC more flexibility since some places will grow faster in the near term, and others in the long term. Stricter consistency criteria based on growth rates would make it harder for the methodology developed by the HMC to be consistent with the Blueprint.
- **Aarti Shrivastava:** Acknowledged that it might not be possible to come to a decision on the baseline and factors today, they hoped that the committee could remove options that are duplicative so staff would have more time to develop a clearer packet. Agreed with Riley and Brilliot that the eight- and thirty-year comparison contributes to higher South Bay numbers. Suggested a modified metric instead.
  - **Vautin:** Clarified that with a stricter criterion for consistency, we would require higher RHNA allocations in South Bay to match 30-year Blueprint growth rates. The proposed approach allows more flexibility for the HMC to create a more even RHNA distribution.
- **Darin Ranelletti:** Question about how to explain everything to jurisdictions and public—what does it mean to use Plan Bay Area as a baseline? How do we simply explain the difference between an eight-year and thirty-year projection as a baseline and/or factor?
  - **Vautin:** Plan Bay Area 2050 is a policy-based plan that looks at how strategies, , such as transportation and housing policies, impact growth patterns in the region's future. It leads to a growth distribution that focuses growth in a set of "growth geographies" including Priority Development Areas, but also looking at growth beyond them in transit- and resource-rich areas. I like to think of a car driving along the freeway: you can accelerate or decelerate for those near-term outcomes. Factors and weights can adjust to encourage different rates of near-term growth in specific areas. You are able to temper that Blueprint as a baseline, with acceleration or deceleration through factors and weights.
- **Neysa Fligor:** Appreciated the flexibility of the proposed middle path. Noted that Plan Bay Area 2050 will not be complete until the end of this year. Asked if the committee voted to adopt the middle path, as staff recommends it, would there be a risk of numbers changing dramatically following our final decision in September? Also, with regard to the objective metrics – are they statutory? What is the source of those objective metrics?



- **Vautin:** Acknowledged the potential for the Blueprint to change somewhat is an area of concern. Noted there may be some changes, but they would likely be small or moderate. Thousands of comments have been received this summer which will be informing revisions. The ABAG Board will be taking action on the final Blueprint and the methodology in the Fall. As we came to our staff recommendation, we felt that this one drawback was outweighed by the benefits of using the Blueprint in the methodology.
- **Fligor:** Are the objective metrics statutory? Since the committee will rely on these metrics to determine the best approach, what is the source of them?
- **Adams:** Stated that the evaluation metrics are organized around the five statutory objectives of RHNA. The metrics staff has developed are based on how HCD has evaluated the methodologies created by other regions, as well as ideas from the HMC and housing advocate partners that are all aligned with the statutory framework for what RHNA must achieve. All concepts move towards meeting these statutory obligations, but we have not had a modified consensus vote yet. At our next meeting we will explore that.
- **James Pappas:** Echoed appreciation for staff insight and the online tool. Agreed with staff recommendation to use 2050 household distribution. It captures and responds to today's household level and offers a good middle ground. Agreed that the bottom-up approach allows more flexibility, particularly, in addressing the statutory requirements for siting low-, moderate-, and above moderate-income housing. Noted the distribution of units is very similar to the current plan. Seems less radical than people might imagine – it is not the 44% to the south bay that is represented in the Plan. Responded to previous comments about selecting a baseline and factors separately, noting there are a lot of possible factors and the HMC has significant flexibility to refine the baseline with factors.
- **Selander:** Requested that the facilitator reference the page number of the best graphic during questions so committee members can refer to them.
  - **Shipley:** Yes, absolutely! Page five of staff memo presents the five options for the baseline staff is putting forward.
- **Fernando Marti:** Clarified two goals for the baseline allocation options. One goal is a more even RHNA distribution, instead of stacking it in three big cities. The other goal is to direct growth to high resource areas. Supported the idea to look at urbanized areas with different factors. Is there a possibility to combine some aspects of 2019 households with the 2050 Blueprint? Can we balance them out like we are doing with some of the other factors? The first two options really let the Tri-Valley area off the hook and focus on Silicon Valley.
  - **Adams:** There may technically be a way to do this, but a concern would be trying to explain the narrative that goes along with it. Suggested choosing a baseline that is best, and then manipulate factors around it. It is a simpler approach than layering baselines since we are already dealing with so many complications.
  - **Shipley:** Even if the committee does not decide on a baseline today, perhaps the group can eliminate some as options.
- **Elise Semonian:** Stressed that they have spoken with other planners in their county, but there has not been a lot of time to discuss deeper. Some communities have radically



different outcomes depending on different baselines. Stated a desire to bring information back to their jurisdictions for their input and feedback.

- **Levin:** How are we proposing to proceed? Is there still more time to mess around with the approaches and weights with the online tool?
  - **Adams:** Yes, correct.
- **Shipley:** Opened discussion about what the committee would like to recommend to staff. How can we get closer to having fewer options on the table as we move to the next meeting? Are there options we can eliminate today?
- **Shrivastava:** Preferred to focus the 2019 Households and 2050 Households in the Blueprint, and to eliminate all the others.
- **Brilliot:** Agreed with Aarti to focus on 2019 and 2050 households.
- **Rodney Nickens, Jr:** Seconds it.
- **Semonian:** Agreed and preferred to move other factors.
- **Selander:** Preferred 2050 and 2019 households because they seem most reasonable.
- **Filgor:** Agreed with Elise but stressed that 2019 and the modified path are so close. Preferred to keep considering the Future 2050 Household Growth Method and eliminate 2019 Household option.
- **Susan Adams:** Agreed with using 2019 households as a baseline. Stressed that it was hard to know much about the future, particularly given current COVID-19 projections. Noted being more comfortable with using solid information we already have.
- **Pat Eklund:** Expressed confusion by the prompt to eliminate options and preferred to keep everything on the table for now.
  - **Shipley:** Noted that narrowing down the baseline approach and structure will help the group recommend a methodology.
  - **Eklund:** Preferred to keep Blueprint 2050 and bottom-up.
- **Riley:** Preferred to keep Households 2019 and Blueprint 2050 as a baselines. Stated that they felt comfortable eliminating everything else to start discussing factors sooner.
- **Marti:** Agreed to keep 2019 Households as a baseline to study further. Stated a desire to see urbanized land factor data incorporated into the visualization tool. Then, wanted to discuss eliminating either income shift or the bottom-up approach.
  - **Shipley:** Yes, we are hoping to eliminate one of those today.
- **Julie Pierce:** Noted that this was a lot of information to absorb in a short amount of time. Stated a desire to look at entire region, and not just their region. Urged the group to consider greenhouse emissions even though it is not a legal requirement. RHNA and the Sustainable Community Strategy should align as closely as possible. Expressed that we will not be able to meet our greenhouse gas goals without a massive shift. Stated that since we are unable to move the jobs, then the goal should be to put houses where the jobs are.
- **Mindy Gentry:** Stated that urbanized land area can be removed because it is problematic to place houses on the fringe. Doing so would not meet statutory requirements, not reduce greenhouse emission, increase transit congestion and decrease quality of life. It does not address a jurisdiction's ability to produce housing. Using 2019 Households is also problematic because it perpetuates the same issues that we as a region have done and does not look to a future of where we would be. It does not address housing supply needs close to jobs. Reiterated Julie's comment and supported continuing the conversation.



- **Carlos Romero:** Reminded the group that the baseline discussion is about the starting point, and not the ending point. Stressed that all allocation methodologies give significant weight to factors the committee cares about like jobs housing fit, jobs housing balance, and proximity to transit. Reminds everyone that we can apply many factors to adjust the baseline. Supports narrowing baseline to 2019 or 2050 Households. Asked about using urbanized land area as a factor. Stated that they were not interested in seeing urbanized land area as a baseline.
  - **Shipley:** We will add it to our list of requests and will review it at the end of our meeting.
- **Fierce:** Re-iterated how factors adjust the baseline. Stated a preference for the 2019 Households and 2050 Blueprint with the understanding that the factors will greatly influence it as well. Argued against the comment about enforcing the status quo since the factors were decided specifically to fight against that. Expressed that they are leaning towards 2050 Blueprint because it accommodates for the trajectory of growth more than it accommodates for previous mistakes.
- **Rick Bonilla:** Favored 2019 and 2050 baseline households and noted that the hybrid method Carlos mentioned feels difficult to envision. Noted that their primary goal is to get the most equitable outcome while reducing greenhouse gas emissions and congestion, while also making it easier for those who are struggling to live here.
- **Clark:** Echoed some other speakers in reasoning that they are leaning towards the 2050 baseline because weighting factors would fine-tune the numbers and adjust for less desirable impacts.
- **Tawny Macedo:** Echoed the desire for more equitable outcomes and reaffirmed the five objectives. Wanted to highlight some potential pitfalls in receiving HCD approval, based on how the methodology is built. The staff report and at the last meeting, questions were raised about demonstrating consistency. Reaffirmed that HCD is evaluating methodologies and allocations based on the five objectives of the statute. There are a few considerations to highlight: the department is open to approving a methodology that does not include the Sustainable Communities Strategy (SCS) as a direct input to the plan. There is a statutory requirement to finish the draft RHNA allocation before the completion of the applicable regional transportation plan. Flagged that some factors, such as land use projections and future growth estimates limited by existing local land use plans, should not be considered in the RHNA allocation based on statutory guidelines. Cited the Council of Governments may not limit its consideration of suitable housing sites or land suitable for urban development based on existing zone ordinances. That said, HCD has approved the SCS as a component.
- **Dillon:** Expressed support for using 2050 Households with either Bottom-Up Three-Factor, or Income Shift. Noted having “grave concerns” about urbanized land definitions as it is presented.
- **Pappas:** Noted that many people seem to be talking about 2019 and 2050 households. Stated that the group needs to be thinking about the long-term plan outcomes. Summarized the key points of previous comments.
- **Shipley:** Re-iterating the consensus decision making process and reminded the group that we will be breaking soon.





### Zoom Comments before Public Comment

- **Alia Al-Sharif:** As mentioned, all HMC requests of ABAG Staff made in the chat is being added to a Google document throughout the meeting. Towards the end of the meeting we will screen share the document and collectively review and prioritize the requests.
- **Al-Sharif:** Note to panelists: As a reminder, please ensure all chats are directed towards both "panelists and attendees" or "everyone" if that is how it appears in your chat.
- **Brown:** For example, I am looking at Appendix 6 potential RHNA bottom page states ABAG HMC Meeting #9 Item 5a Appendix 6 August 13, 2020. I still do not see a page number to match the Powerpoint.
- **Nickens Jr.:** I'd like to second Jane's recommendation.
- **Rupinder Bolaria-Shifrin:** Agree with Aarti!
- **Bolaria-Shifrin:** Let's get rid of what we can.
- **Selander:** Agree with Aarti and Rupinder.
- **Riley:** But that is staff's recommended consistency criteria, and on only one point - we do not have to use it.
- **Al-Sharif:** Monica - sorry for the confusion. If you are reviewing the packet on your computer you'll see the page number Gillian is referring to, but if you printed it, which it sounds like you did, you will not be able to view those page numbers. Appendix 6 starts on page 245 of the packet if viewing on your computer.
- **Dillon:** Could you please send now - Item 5A 2 Appendix 5 in an excel sheet (not pdf, as it is in agenda). Or link to it as excel sheet so I can print it in legible form? Thanks.
- **Brilliot:** I would suggest that we do preliminary votes and then come back at the end and discuss if the HMC is comfortable with the Baseline plus factor selected and take a final vote.
- **Shrivastava:** Rather than combining baselines, we can decide whether to use them as factors.
- **Shrivastava:** I agree with Michael.
- **Riley:** Agree Aarti.
- **Brilliot:** Yes staff, I am very impressed with your work. Thank you! I am usually on your side.
- **Shrivastava:** Great staff work. I agree.
- **Marti:** Yes, I'll amend my earlier comments: Rather than combining baselines, we can add urbanized land areas as an additional factor to either Households 2019 or 2050 Households.
- **Pappas:** I agree with Aarti.
- **Brown:** I want the bottom up allocation without the Blueprint.
- **Marti:** I also would like us to agree whether we can eliminate income shift and work on refining the bottom-up approach.
- **Kaplan:** Fernando, the request to add a land area factor has been noted.
- **Brilliot:** I agree with Fernando. Let's decide whether on whether to eliminate Income Shift and go with Bottom up.
- **Semonian:** I think we need to be clear when we talk about "Blueprint" which one, since there are two.



- **Riley:** If urbanized land area is going to continue to be considered, I am going to need a lot more information because it clearly sends growth to unincorporated areas where no services are available. Poor planning, increased GHG and VMT, etc.
- **Walsh:** I support keeping both 2019 Households and 2050 total households for consideration. Eliminate others.
- **Fierce:** The thing about unincorporated areas, is they're generally not urbanized.
- **Brown-Stevens:** I agree with Julie Pierce.
- **Riley:** Agreed Mindy!
- **Brown:** Thank you since we grow food like almonds.
- **Pappas:** Agree with Matt.
- **Brilliot:** Neysa, could you repeat your baseline recommendation? Was it to eliminate 2019 or was it to eliminate the 2050 Households Blueprint? Thought it was the former but just want to confirm I heard correctly.
- **Fierce:** Yeah what Rick said.
- **Bolaria-Shifrin:** Thanks Rick and Victoria, I agree.
- **Selander:** In case it's helpful to anyone else, the graphs in Item 5a, Attachment 2, Appendix 2 seem to really sum up how all these options would play out. That appendix begins on page 98 of the PDF packet.
- **Levin:** Can people be clear when referring to the "Plan Bay Area 2050" baseline whether they mean the Plan Bay Area 2050 growth pattern or the Plan Bay Area 2050 household pattern?
- **Fierce:** Good point. I meant the household growth.
- **Clark:** My comment was also for PBA 2050 Households, as proposed by staff.
- **Fierce:** +1: to that order of operations.
- **Regan:** Adding urbanized land as a factor is a good idea.
- **Fierce:** Yeah, it's on the request list here for prioritization at the end of the meeting [https://docs.google.com/document/d/1A8CmgpxBh7m\\_YoLEYPsJg\\_WpVNtduycbn6YDG\\_UupqAo/edit](https://docs.google.com/document/d/1A8CmgpxBh7m_YoLEYPsJg_WpVNtduycbn6YDG_UupqAo/edit)

### Public Comment on Baseline Allocation

- **Noah Housh:** Appreciated all the staff work and new information. Stated concerns about incorporating Plan Bay Area Blueprint into the process since it adds a layer of complexity. Urged HMC to make decisions today and vote on the household data from 2019 and 2050 to simplify the process.
- **Diana Elrod,** Consultant representing the City of Lafayette: Urged the HMC to adopt the Blueprint as the RHNA baseline because it is the only option with forward thinking regarding housing growth in areas that jobs will be located. Noted that the other baselines would perpetuate historic land use patterns and would not achieve greenhouse reduction goals.
- **Anna Driscoll,** Enterprise Community Partners: Recommended using 2050 Households approach from the Draft Blueprint to focus on regional housing equity. Claimed that it allows an effective starting point for distributing housing needs and balances the current distribution and future trajectory for the region. Particularly since it involves important considerations identified by the group such as hazards and development feasibility. Noted that 2019 household baseline would be another strong option but felt all the



other options did not achieve RHNA stated objectives. Specifically, many options would perpetuate socio-economic and racial exclusion.

- **Shajuti Hossain**, Attorney for Public Housing Advocates: Agreed to narrow the baseline down to 2019 or 2050 households, and echoed comments around fair share. Specifically, noted a need for strong criteria to ensure jurisdictions get their fair share.
- **Avalon Schultz**: Expressed the City of San Leandro's support for 2050 Blueprint, with the understanding that it is still in draft form. Agreed that it is the most forward looking and equitable. Urged HMC to take the opportunity to have a bold vision. Since it seems unrealistic to shift jobs, noted that shifting housing makes sense.

#### **Zoom Comments before break:**

- **Riley**: Urbanized land area is using census tracts and definitions, they don't match up with jurisdictional limits, areas where urban services are available or planned, etc. If another definition for urbanized area is not used, it's not useful.
- **Levin**: Noah makes a good point – we've been assuming that "consistency" means having RHNA be shaped by PBA, but consistency could also be achieved by having PBA shaped by RHNA.
- **Al-Sharif**: We have heard that Item 5A 2 Appendix 5 in the Agenda packet is a little difficult to read as a PDF. We are planning to share an excel file of that table with you all after the meeting. Thank you for making that request Diane!
- **Aksel Olsen**: Jane Riley - to clarify, we used the urbanized area boundaries proper as well as jurisdiction boundaries. No tract geographies were used for the purpose of this calculation.

#### **[ Break ]**

#### **HMC Discussion of Baseline Allocation**

- **Shipley**: Noted a semblance of consensus on the baseline based on discussion. Opened a discussion before HMC moves to a decision point on baseline to recommend to staff.
- **Arreguin**: Preferred using 2050 households as the Blueprint baseline to ensure equitable distribution of units throughout the region. It is something the group wants to achieve, and it is a statutory requirement. Shared preliminary feedback received from the ABAG Executive Board where several board members supported incorporating Plan Bay Area 2050 into the methodology. Believed this decision would indicate to local partners and stakeholders that we are moving forward with a unified vision to bridge the gap between the development pattern we see today, and the future forward vision. Emphasized the potential for equitable RHNA distribution in the short term.
- **Eklund**: Agreed on using 2050 Household Blueprint. Why has household growth not been included in today's discussion?
  - **Adams**: It is not included because of feedback from last meeting. There was an interest in the Draft Blueprint playing a role in RHNA methodology, but concerns that using household growth would heavily push housing growth in South Bay. 2050 Households from the Draft Blueprint incorporates growth from the Draft Blueprint and current housing to find middle ground that HMC expressed a desire for.



- **Shipley:** Shared screen to show baseline options again. Summarized the comments so far and re-iterated what the consensus decision making process will look like. The group will move to a decision point on whether to keep or eliminate options one at a time. Confirmed everyone's input will count, even if they are not on video.
- **Pierce:** Clarifying question about similar names of the options "2050 Households" and "Housing Growth" Blueprint options.
  - **Shipley:** Shared screen again so everyone could view the five options.
  - **Pierce:** Noted that many people in the chat seemed to agree that both of the Blueprint base options needed to remain in our conversation.
  - **Eklund:** Noted that they thought they had just asked this question, and received an answer that staff was simply responding to feedback. Noted that growth from the Blueprint was discussed but never voted on. Stated support for the Blueprint.
  - **Adams:** Clarified that household growth from the Blueprint was not used in the analyses for today's packet, but this was not a suggestion that the option should be off the table entirely.
- **Shipley:** Noted that there appeared to be consensus around keeping Households 2019 or Future Year 2050 Households (Draft Blueprint) as baseline options and suggested opening consensus for one option at a time so everyone can weigh in on each option.
- **Levin:** Stated that there did not seem to be consensus around options four and five and therefore urged the group not to spend more time on them. Noted that there seemed to be a consensus around option one and three.
- **Shipley:** Proposed that the decision point process go one option at a time with opportunities for specific feedback. Reminded everyone that green means strongly support, yellow means some reservations, and red means strongly disagree or oppose. Eight people with a red card means the decision is blocked. Sixteen people with a yellow card means the decision is blocked. A decision means there are more green cards than yellow and red cards.

**First decision point - should HMC recommend that ABAG staff use option 1 – 2019 Households as the baseline?**

- **Shipley:** There are ten red cards, so the decision is blocked and the HMC is not recommending 2019 households as the baseline.

**Next consensus point is the Future Housing Growth between 2015 and 2050 from the Draft Blueprint.**

- **Shipley:** Should HMC recommend ABAG staff use this as the baseline? Re-iterated what each color vote means.
- **Filgor:** Is this option two or three?
- **Shipley:** Option two, we are going in order.
- **Shipley:** Noted seeing more than eight red votes, so the decision is blocked. The HMC is not recommending using Future Housing Growth as the baseline.

**Next consensus point: Should HMC recommend option 3, using Future Year 2050 Households as the baseline for methodology?**

- **Shipley:** Noted that there is consensus from the HMC that ABAG staff should use the Future Year 2050 Households from the Draft Blueprint as the baseline.



- **Shipley:** Is the group interested in a decision point on Urbanized Land Area and Existing Jobs? Mostly red votes for both. Congratulations on taking that constructive conversation and moving towards a decision point.
- **Adams:** Noted that since the group is recommending using the Blueprint as the baseline allocation, there may not be a need to incorporate an additional Blueprint factor. Do you want to continue considering the Draft Blueprint as an allocation factor?
  - **Shipley:** Stated seeing many people shaking their heads. Noted that the meeting set aside some time to discuss Plan Bay Area Blueprint factor but will skip it since it no longer seems necessary.
- **Brilliot:** Requested to put a motion on the floor to move forward with option 1B, the Bottom-Up – Three-Factor Concept with adjusted income groupings.
  - **Shipley:** Since the Plan Bay Area 2050 conversation is not necessary, moved on to discuss the income approach.
- **Shipley:** Noted we will start with clarifying questions since the material is complicated.
- **Shrivastava:** Urged HMC to decide if income shift can be taken off the table, and then have a conversation about the three-factor concept.
- **Selander:** Asked a clarifying question about the meaningful differences between income shift and bottom up approaches. Noticed that they seem to be fairly similar.
  - **Adams:** Clarified that the main difference is the approach for income distribution. The income shift is a mechanical approach to compare jurisdictions by regional income categories. Jurisdiction income allocations have already been set, so it might mean a wealthier jurisdiction gets more low-income units, and vice versa. The bottom-up approach allows more control over unit allocation by income. It allows for more fine-tuned control through weights and factors, although the numbers may look similar.
- **Eklund:** Clarifying question around 1A with Bottom-Up - 3-factor and 1B with adjusted income grouping. What is adjusted income grouping? What is the purpose?
  - **Adams:** It has to do with how moderate-income units are provided in the region. As we know, only a few places are actually able to provide moderate income units through market rate development. In most places, it usually involves some type of policy intervention. This idea was put forward by HMC members at the last meeting to think of moderate-income units as going to jurisdictions in the same way that low- and very low-income units are distributed. Noted that this does not impact how other income groups are allocated. From initial analysis, this method directs more moderate-income units to jurisdictions that tend to be wealthier and gives them a higher number of moderate income units, making their total allocation increase.
- **Alix Bockelman:** Given the complexity, can we have more discussion about this at the next meeting? Please confirm that staff is not hoping for a decision on this piece today.
  - **Adams:** Correct. We welcome questions and discussion but we are not asking the HMC to make decisions on this today
  - **Shipley:** Does that answer the question?
  - **Eklund:** Yes, I would like to see something written up about it. Noted feeling unsure how it would work and wanted more time to think on it.



- **Levin:** Followed up on Eklund's question. Clarified that it will not get us to produce moderate income housing – we will have the same amount. It affects where that moderate-income housing would go. Since this agenda indicates informational, we should frame this as informational and not decision based. Mentioned the Brown Act and warned the group to be careful.
- **Walsh:** Representing Solano County as a subregion. Concerned about housing allocation in unincorporated Solano. Using Blueprint as a baseline almost doubles what Solano County's allocation would be. Noted sensitivity around this issue because it may mean they would never get a certified housing element. Urged HMC to implement good planning practice and not include too many housing units in unincorporated areas. Highlighted that many of those areas do not have vital city services such as water, city infrastructure and sewage. Stressed that the community is rural, and this plan would strongly and negatively impact them.
  - **Brown:** Noted they are also in Solano County, and Benicia is in their district. Agreed with Walsh and wanted clarity around why there were so many units in unincorporated areas. Stated that there is no problem with growth, but pushing people out makes it hard to be near transit.
  - **Vautin:** Noted that commenters appeared to be referring to the options that were just tabled. It is more appropriate to refer to is the Baseline 2050 Households baseline. The Draft Blueprint provides an opportunity to check data and numbers, in this case, relating to concerns raised regarding unincorporated growth. The potential growth in unincorporated Solano is within the spheres of influence for Fairfield and Vacaville. Modelling and analysis are projecting some growth for those city limits to be expanded in the future. We will continue collaborating with our local partners. Noted that the Plan does not indicate growth outside of urban growth boundaries.
  - **Brown:** Urged staff not to assume Solano County will be able to handle that growth. Growing in the city sphere, as opposed to the city limit itself, means growth into areas without water, sewage, access to jobs and reliable transit.
  - **Vautin:** Noted Brown's concerns and stated that the strategy for urban growth boundaries was approved by the Board in February 2020. However, they will have an opportunity to modify the strategy. Noted that staff will be seeking direction on it for the Final Blueprint as well.
- **Shipley:** Reminded the group that we should be focused on income allocation as structure for the methodology and ideally, come to a decision point.
- **Selander:** San Mateo County has huge disparity in income among communities. Noted that places like East Palo Alto and South San Francisco tend to have more lower-income households. With the Bottom-Up approach, above moderate RHNA allocations would go up in those places. However, the intention of the Bottom-Up approach was to avoid displacement. It seems like that is not what the numbers actually show?
  - **Adams:** Looking at the specific jurisdiction of East Palo Alto, it is challenging to know if it is implicit in the approach or something that is factored into it.
  - **Selander:** It seems counterintuitive to the approach. Cited an example from San Francisco. In lower income communities facing displacement pressure, it feels weird that above moderate housing is increasing. The same would go for the



inverse in higher income communities. Does it achieve what we are saying and hoping it achieves?

- **Macedo:** Referred to Eklund's question. Noted it felt important to document the intent of grouping the moderate-income units with the low- and very low-income. Encouraged the group to clearly outline what the goal would be. It may not change the zoning like how the lower-income would, but it may trigger SB35.
  - **Pappas:** Noted that there are a lot of great comments and concerns being raised. Responded specifically to Nell's concern. Using the Bottom-Up approach could result in many different things, which is why the factors and weights really matter. Encouraged the group to play around with the online tool. Noted that so many options and information have been presented. However, felt like many of the options are not working for many people. Stated that making a decision today for Income Shift or Bottom-Up would be very helpful for next time.
  - **Levin:** Clarified that the only thing changing with the modified Bottom-Up approach is how a fixed number of moderate-income units get divided among jurisdictions. SB 35 only pertains to production of above moderate-income units and very low- and low-income units. It does not take moderate-income production into account.
- **Shipleigh:** Asked if anyone would like to take on advocating for Bottom-Up or Income Shift approach to the group.
- **Levin:** Advocated for Bottom-Up approach because it emerged from problems encountered in previous RHNA cycles. The Income Shift approach allocates the total first, and then dictates what percentage should be low, very low and so on. For jurisdictions with low totals, it would not matter what percentage was low- or very low-income. The Bottom-Up approach asks where low- and very low-income units should go. There could be jurisdictions that got relatively higher amounts of both very low and above moderate depending on the factors. It would not be a tradeoff between one category and the other which gets to a more equitable distribution to affirmatively further fair housing and address racial equity. Strongly favored Bottom-Up approach.
- **Shipleigh:** Invited anyone else to speak on the Bottom-Up approach.
- **Brown:** Noted that the decision felt clear after hearing Levin.
- **Shrivastava:** Noted that the Bottom-Up approach meets all the metrics.
- **Shipleigh:** Invited anyone to speak on the Income Shift approach to help the group understand why it might be the preferred approach.
- **Clark:** Supported Bottom-Up approach because it is an equitable tool without consequences.
- **Shipleigh:** If nobody is speaking up on Income Shift approach, then we can move forward with a decision for income approach.

### Zoom Comments before Public Comment

- **Riley:** Census definition of Urbanized Areas (UAs). "A UA is a continuously built-up area with a population of 50,000 or more. It comprises one or more places or central place(s) and the adjacent densely settled surrounding area urban fringes consisting of other places and nonplace territory."



- **Pierce:** Encouraging sprawl is not a goal of PBA2050. Urbanized areas as a base should be eliminated. That doesn't mean there might not be a factor of some kind for those cities over 50K.
- **Riley:** Agreed Julie
- **Regan:** We also have to remember that not all sprawl is created equal. If adding urbanized areas gives us additional opportunity sites to build within the Bay Area's boundaries, that means less leakage to the Central Valley and beyond and less VMT and GhG. Of course, we should try to build as much as possible in cities with transit alternatives, but those also happen to be the places where land is at a premium, the politics are harder and costs are highest.
- **Fierce:** I'm here, just not broadcasting my lunch into the public record.
- **Brilliot:** Make sure host turns our videos back on.
- **Brilliot:** It appears the host only turned off my camera and needs to turn it on. Or at least that is the message that I am getting.
- **Bolaria-Shifrin:** Agree with Matt. There are infill development that can apply here. For example, in San Francisco Forest City's project in the Dogpatch and the Candlestick project had to build infrastructure but I wouldn't consider that sprawl.
- **Bolaria-Shifrin:** Not sure how that shows up though in urbanized area definition.
- **Brilliot:** Thanks!
- **Pierce:** I was referring more to areas on the fringe of the Bay Area.
- **Riley:** The problem is that whatever we chose applies to all 101 jurisdictions. So choosing a baseline or factor to "fix" thinks in a particular jurisdiction may have adverse or unintended consequences in others. Big picture is needed.
- **Brown:** you have me blocked, Monica Brown.
- **Brown:** Thank you.
- **Jeff Levin:** Can we do a separate consensus check on 2050 growth?
- **James Pappas:** Yes, I agree with Jeff.
- **Al-Sharif:** Based on HMC feedback, we are capturing HMC member feedback visually using three cards. A green card shows you strongly agree or support the decision, a yellow card shows you have reservations but are not completely opposed to the decision, and a red card shows that you strongly disagree or oppose the decision.
- **Eklund:** RED 2019 HH
- **Fierce:** "Among the many baselines, should we use 2019"
- **Eklund:** GREEN -- Future Household growth
- **Eklund:** GREEN - Blueprint HH 2050
- **Eklund:** RED
- **Shrivastava:** Can we decide on Income shift vs Bottom up 3 factor now before we move to factors?
- **Shrivastava:** Agree
- **Kaplan:** Aarti, you are correct we will be discussing the income allocation approach before we discuss factors. We will likely discuss factors at the August 28th meeting.
- **Pappas:** I think the Plan Bay Area factor should be removed as it seems duplicative.
- **Pappas:** Agree with Aarti.
- **Shrivastava:** Bottom up tailors the factors to the income levels while the income shift uses one set of factors.





- **Levin:** Also, bottom up makes total units the result, while income shift uses total units as a starting point. Once the total is set, adjustments to income shares have less impact if the total is already small.
- **Pappas:** ADU's are also counted as moderate income units aren't they?
- **Littlehale:** To staff: I don't want to make a big data ask, but I am interested in knowing whether staff and other HMC members would find it helpful to have access to the ABAG jurisdictions' data from HCD's recently released RHNA Annual Progress Report summary tables - particularly the RHNAs for VLI+LI+Mod, prorated vs. VLI+LI+Mod permits. The 2019 progress reports allow us to evaluate progress on admittedly low-bar goals for 50% of the ABAG 5th cycle planning period.
- **Shrivastava:** Can we get to the motion?
- **Littlehale:** Link relevant to my comment two comments above:  
[https://www.hcd.ca.gov/community-development/housing-element/docs/Annual\\_Progress\\_Report\\_Permit\\_Summary.xlsm](https://www.hcd.ca.gov/community-development/housing-element/docs/Annual_Progress_Report_Permit_Summary.xlsm)
- **Vautin:** For Solano County comments, please refer to page 121 of 264 of today's packet.
- **Regan:** Thanks Scott! be great if they broke this data down by MPO.
- **Bolaria-Shifrin:** Have to leave for another meeting, apologies. Unsure on the income allocations right now so not sure how I would vote. I am still a bit confused and will study these documents more and provide feedback to staff before next meeting. Thanks!
- **Nickens Jr.:** Agreed with James.
- **Riley:** Perfectly said James.
- **Nickens Jr.:** Agreed with Jeff.
- **Pappas:** Agree with Jeff.
- **Brilliot:** Great summary Jeff on the argument for Bottom up.
- **Romero:** Ditto, on agreeing with Jeff.
- **Pierce:** Should we actually vote cards on this decision for the record? just so we can show we really agree?
- **Brad Paul:** Nicely summarized Jeff.
- **Levin:** Julie - after we take Public Comment.

### Public Comment on Income Approach

- **Aaron Eckhouse;** Regional Organizer with YIMBY: Supported Bottom-Up approach. Thought it is important to look at the total number of homes in each income level allocated to cities rather than looking at it as a percentage of the allocation. Concerned that many evaluation metrics that staff has presented measure success based off the share of a jurisdiction's allocation in different categories instead of the total numbers. Encouraged staff to adjust evaluation metrics that keep coming up around unincorporated areas such as Solano and Napa county. Both areas have relatively high jobs to housing ratio because, at least partially, they have a low denominator in terms of households. Encouraged the metrics to be on job proximity instead.
- **Castro:** Six comments were submitted and posted online

### HMC Discussion of Income Approach



- **Shipley:** Opened the decision point. Should HMC recommend that ABAG staff use Bottom-Up income allocation approach in the methodology? Reminded everyone what the votes and colors meant.
- **Shipley:** Noted seeing mostly green. There is consensus that HMC should recommend staff use the Bottom-Up income allocation approach. Congratulations on making important decisions about the structure! Reminded HMC that none of the decisions are binding, but it will help the group move toward a recommended methodology. Stated that the group has two more meetings before a formal recommendation. Asked what HMC needs from ABAG staff to make the decision at that time.
- **Selander:** Can you share the screen so we can see the requests that have already been made?
- **Shipley:** Showed the [HMC Requests of ABAG Staff](#). Does this capture all the requests?
- **Walsh:** Following up on request for RHNA performance data. Can we get it by MPO by just Bay Area, rather than with every city in California?
  - **Adams:** Yes
- **Pappas:** Access to High Opportunity Areas stood out while playing with the online tool. Even though we are in a difficult and unclear period, jobs and fair housing will continue to be the two main issues. There are many ways to get at job access and expressed curiosity about combining High Opportunity Areas with the baseline. Noted that is one of the key factors that should be substantially weighted for all income groups to affirmatively further fair housing. Felt like this issue should be elevated more.
  - **Adams:** The Access to High Opportunity Areas factor is based on the Opportunity Mapping done by the State. Based on HMC comments at the last meeting that emphasized the importance of using that factor, we weighted that factor heavily when we paired it with the Blueprint growth allocation factor. Now that the HMC has selected the Households 2050 as the baseline, using the allocation factor from the Draft Blueprint is off the table.
  - **Pappas:** Proposed combining Access to High Opportunity Areas with the 2050 households as the baseline. Is there a way to elevate the equity issue with the three-factor concept?
  - **Adams:** Noted that staff has consistently heard the need to emphasize Access to High Opportunity Areas as a factor.
- **Shrivastava:** Wanted to see what factors went into the development of Plan Bay Area now that we are using it as a baseline. Understood that it is hard to quantify.
  - **Fligor:** Agreed that this information would be helpful.
  - **Vautin:** Happy to provide more information. Noted that the Blueprint details and technical resources are available on the website. Reminded HMC that it is not a factor-based process, it is about forecasting the influence of public policies.
  - **Shrivastava:** Understood, and still thought the information would be helpful. Particularly, if 2019 were the base, there would be a whole different discussion about weighting factors.
- **Selander:** Question on the “transit” toggle on the interactive tool. Does it refer to transit infrastructure or transit service? Many communities have big difference in the two.
  - **Adams:** Current transit factor is about proximity to transit facilities, using acres within Transit Priority Areas.



- **Olsen:** There are two in there that look indirectly at service, but ultimately, it is an area-based measure. There is another one about transit accessibility referring to how many jobs one can get to from transit.
  - **Vautin:** Clarified that Transit Priority Areas are rail stations, ferry terminals, and 15-minute frequency bus routes which is where frequency comes into play in the geographic approach.
  - **Selander:** Is there a better document for definitions of factors that should play a role in decision making?
  - **Kaplan:** Noted that the descriptions in the tool are brief on purpose. Shared links to prior staff reports for more details.
- **Marti:** Found going through the visualization tool and providing feedback was useful to understand the different factors. Perhaps we can give ourselves homework again? Since we have a single baseline, it would be useful to go through that process or think collectively about it before next meeting. Ultimately, are we reaching the goals around affirmatively furthering fair housing and protecting at-risk communities?
  - **Shipley:** Great idea to spend some time preparing for the August 28 meeting.
- **Shrivastava:** Can we vote on if we should consider the adjusted income groupings? It might put one entire issue to bed.
  - **Adams:** Before we make a decision, can someone explain why they think shifting how moderate-income units are allocated is a good idea. There seemed to be confusion on it.
- **Marti:** Some moderate-income housing is produced through market rate mechanisms, but most is through affordable housing mechanisms. Drawing off SB 35, jurisdictions are being asked if they will meet RHNA goals on market-rate or above moderate housing separate from the other affordability categories. On the flipside, cities choose to invest in moderate, affordable and low-income housing now that we have expanded tax credits through the state that are specifically to address the moderate-income need.
  - **Shrivastava:** Asked if the non-adjusted income grouping would use a different set of factors to allocate housing.
  - **Adams:** The question is “does moderate seem more like very low- and low-income units or more like above moderate units?” Once we decide on that, we can decide what are the right factors for allocating market-rate units, and what are the right factors for allocating affordable units.
  - **Shrivastava:** Clarified that the main question for now is “Should moderate income units have the same set of toggles?”
  - **Adams:** Right. Should they have the same toggles as market-rate units, or as affordable units.
- **Brilliot:** Since this would not be up for a decision today, suggested coming back to it at the next meeting to give everyone time to think on it.
  - **Shrivastava:** Agreed and appreciated Gillian’s explanations.
- **Marti:** Reasoned that many people are concerned about high resource, high opportunity areas and fair housing. Affordability issues in these jurisdictions impact low- and moderate-income residents. High resource areas are often high rent areas too so affordable housing may not be accessible to moderate-income folks. With this affordability lens, it makes sense to lump moderate- and low-income together.



- **Forrest Ebbs:** Moderate housing plays a different role in different communities. In Antioch, it is hard to build moderate-income housing because it competes with market-rate. Noted that this is not the same for Oakland and Fremont. Urged against oversimplifying moderate-income housing because it plays different roles in different communities.
- **Selander:** Echoed the statement that moderate housing is particular to a jurisdiction. What percentage of jurisdictions in the nine counties have moderate-income prices within ten percent of market prices? If it is high, then it might be worth clumping them together. To decide, we have to know how many communities are impacted by having moderate prices too close to market rate prices.
- **Pappas:** No strong opinion on where moderate income goes. Jurisdictions will be particularly concerned that SB 35 has nothing to say about moderate. The group is essentially ignored by legislation. Noted pending legislation indicating that we treat moderate as above moderate.
- **Levin:** When cities file their annual progress report and provide information on how many moderate-income units they are producing, they indicate if units are deed restricted or just naturally occurring and priced at a level that is affordable to moderate-income households. This data may indicate places that are able to provide market-rate units through the market compared to places only able to hit moderate through deed restrictions.
- **Romero:** Expressed that the data point would be helpful. Specifically, in communities of color in large cities on the path of gentrification or already gentrified, moderate-income housing cannot be built without subsidy. In East Palo Alto, we are getting no moderate-income housing out of 1,050 units entitled or in the process of getting entitled.
- **Bonilla:** Noted that this is also accurate for San Mateo, where there is little moderate-income housing and the price is comparable to market-rate units. Believed there is a place for the moderate rates and should continue to keep the conversation going.
- **Shipley:** Noted that we are reaching end of today's discussion and refining list of requests. Next meeting on August 28 will need to make some big decisions. Encouraged HMC to take time to marinate on everything before then.

### Zoom Comments During Discussion

- **Selander:** I sent a request to Alia to add to the HMC requests doc and it has not been added.
- **Eklund:** Green for Bottom up.
- **Semonian:** I'm green
- **Fierce:** Link to that document on the screen:  
[https://docs.google.com/document/d/1A8CmgpxBh7m\\_YoLEYPsJg\\_WpVNtduycbn6YDG\\_UupqAo/edit](https://docs.google.com/document/d/1A8CmgpxBh7m_YoLEYPsJg_WpVNtduycbn6YDG_UupqAo/edit)
- **Al-Sharif:** From Nell: Would you add to the HMC requests list the following: In Item 5a, Attachment 2, Appendix 2, when you remove a few rows in the third tranche labeled "Baseline Allocations," would you replace those rows with the following: 1) Current RHNA Allocation and 2) Current RHNA Performance (just total units permitted, no need to break down by income level)
- **Marti:** It seems we should explore giving 100% of high-resource factor (ie, only one factor) to affordable housing within the 2050 HH baseline.



- **Selander:** Totally agree with Aarti!
- **Kaplan:**  
[https://www.planbayarea.org/sites/default/files/pdfs\\_referenced/PBA2050\\_Draft\\_BPStrategies\\_071320\\_0.pdf](https://www.planbayarea.org/sites/default/files/pdfs_referenced/PBA2050_Draft_BPStrategies_071320_0.pdf)
- **Kaplan:** This is a list of the PBA 2050 strategies, as Dave is noting.
- **Macedo:** I agree, given that direction, it will need to be clear to the public how it impacts the RHNA allocation.
- **Macedo:** Re: PBA
- **Riley:** Information on transit would be great, including capacity.
- **Pappas:** I agree with Fernando that at a majority of the low income housing allocation should be based on high opportunity- 60% at a minimum!
- **Kaplan:** This link has a definition of transit priority areas:  
<http://opendata.mtc.ca.gov/datasets/transit-priority-areas-2017>
- **Pierce:** Please prominently post the link to the factors tool, so we can share it easily with colleagues - and find it ourselves!
- **Shrivastava:** Is there time to vote on whether we should use the Bottom up 3 factor or Bottom up 3 factor with adjusted income grouping?
- **Riley:** Agreed James - but can we have additional information about high opportunity areas, such as proximity of jobs and services? A high opportunity area that's an hour from services on a windy coastal road and without a sewer district is not suitable for high density housing
- **Brown:** Can we adjourn?
- **Kaplan:** Hi folks! As a reminder, here is a link to the tool landing page: <https://rhna-factors.mtcanalytics.org/>
- **Pierce:** thanks Eli!
- **Kaplan:** This is the income shift version of the tool: <https://rhna-factors.mtcanalytics.org/option1.html>
- **Kaplan:** This is the bottom-up version: <https://rhna-factors.mtcanalytics.org/option2.html>
- **Kaplan:** Both are accessed from the landing page.
- **Levin:** Agree. The issue around moderate-income housing is far more about affordable ownership. Most moderate-income renters are not overpaying, particularly when compared to low- and very low-income renters. But all this gets into what kind of zoning and policies cities put in their elements.

## 6. Adjournment/ Next Meeting

- **Arreguin:** No public comment. Thanked everyone for their time and participation. Meeting Adjourned 1:45 PM.
- The next special meeting of the ABAG Housing Methodology Committee is on August 28, 2020.





TO: Housing Methodology Committee

DATE: August 21, 2020

FR: Deputy Executive Director, Policy

RE: HMC Member Correspondence

## Overview

This memo provides an overview of the correspondence received since the August 13 meeting.

### 1. Bob Planthold – 8/11/20 – Resource Sharing

Another example of a LONG, ongoing, and contemporary resistance by various cities & towns to authorizing different income-levels of housing in their jurisdiction.

<https://www.paloaltoonline.com/news/2020/08/11/unattainable-or-necessary-palo-alto-council-members-spar-over-new-housing-mandate>

### 2. Victoria Fierce – 8/19/20 – Unit Counts on the Mapping Tool

Hi, RHNA facilitators.

Can the team responsible for the visualization tool add another view to the maps that shows absolute counts instead of region-relative growth rates? I've mentioned this a few times at our meetings but I don't think it ever percolated up into a formal request.

As we start moving towards a bottom-up approach, we're essentially creating two separate allocation methodologies; one for market rate, another for subsidized affordable, and we need to be able to understand how each methodology links each class of housing. When the map shows a number, like 25%, that can mean wildly different things for a city of 400,000 compared to a place with a much lower starting population, such as Unincorporated Solano County. I think this is a major source of confusion at our previous meetings, where Solano county reps are being misled by not knowing the denominator in the equation.





# WELCOME

ABAG Housing  
Methodology Committee

August 28, 2020





# REFINING METHODOLOGY CONCEPTS

ABAG Housing  
Methodology Committee

August 28, 2020



# Today's agenda

- Staff will briefly present methodology concepts that build on the foundation HMC chose at August 13 meeting:
  - Baseline allocation: **2050 Households from Plan Bay Area 2050 Blueprint\***
  - Income allocation approach: **Bottom-Up Concept**
- HMC will have opportunity to discuss and come to consensus about:
  - **Decision Point #1:** Does the HMC recommend adjusting the Bottom-Up income groupings so moderate-income units are allocated using the same factors as very low- and low-income units?
  - **Decision Point #2:** Does the HMC recommend using the comprehensive performance evaluation metrics as drafted to ensure methodology options meet the statutory objectives and advance regional policy goals?
  - **Decision Point #3:** Which of the six methodologies does the HMC recommend continuing to consider as performing best in meeting the RHNA statutory objectives and producing the best outcomes for the region?

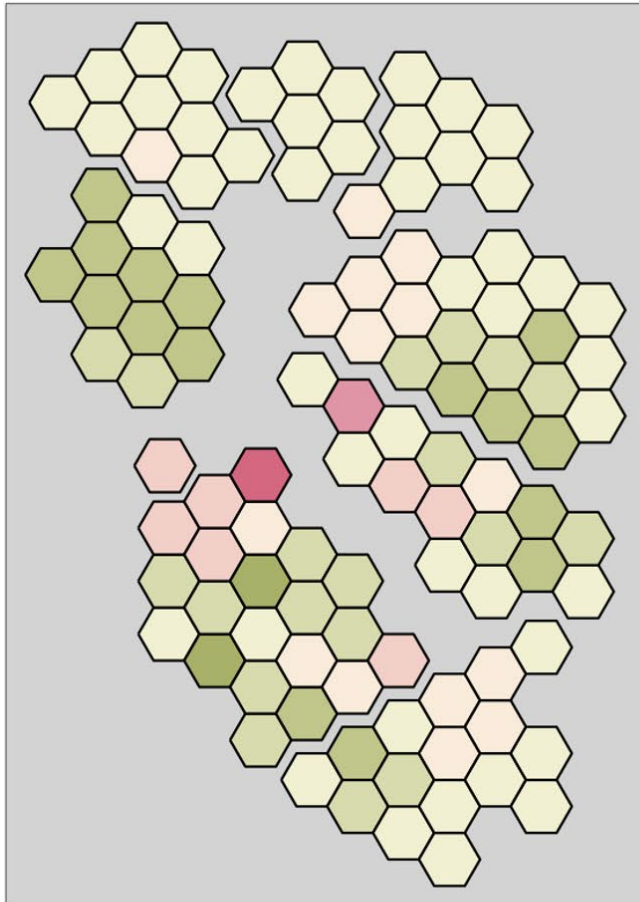
*\* The analyses use data from the Draft Blueprint. The Final Blueprint is expected to be adopted by the end of 2020.*

# Recap: regrouping income categories for Bottom-Up

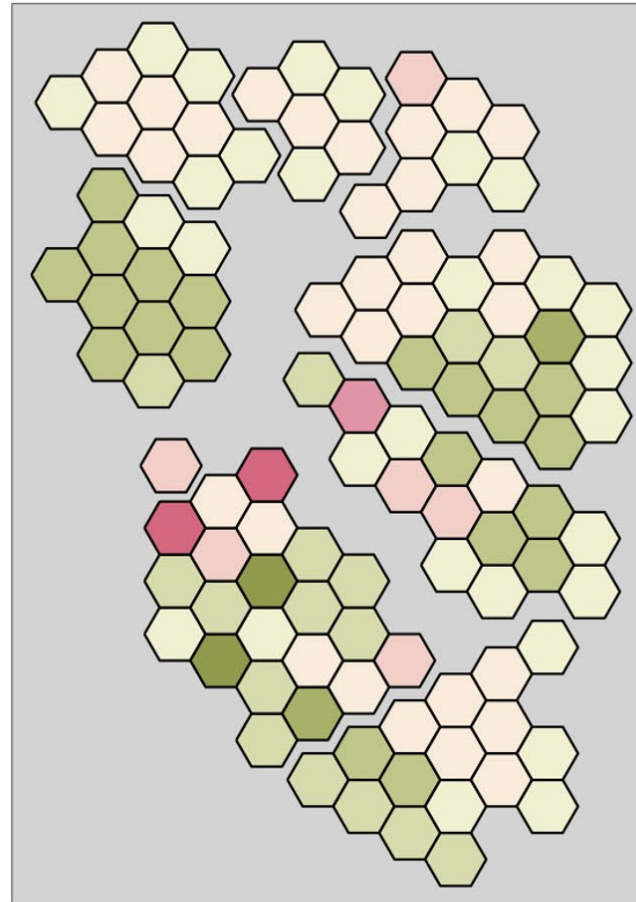
- Initial feedback from HMC in July/August: allocate moderate-income units using same factors as very low- and low-income units
- Rationale: in the Bay Area, moderate-income units are not generally produced by the market; producing lower-income and moderate-income units requires a greater level of policy intervention
- Impacts:
  - More moderate-income units to jurisdictions with more higher-income households/more access to High Resource Areas
  - Does not affect allocations of units in other income categories
  - Minimal impact regionally: less than 17% of RHND falls in the moderate-income category

# Effects of allocating moderate-income units with factors for lower-income units

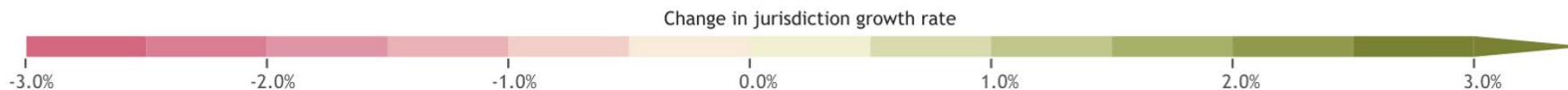
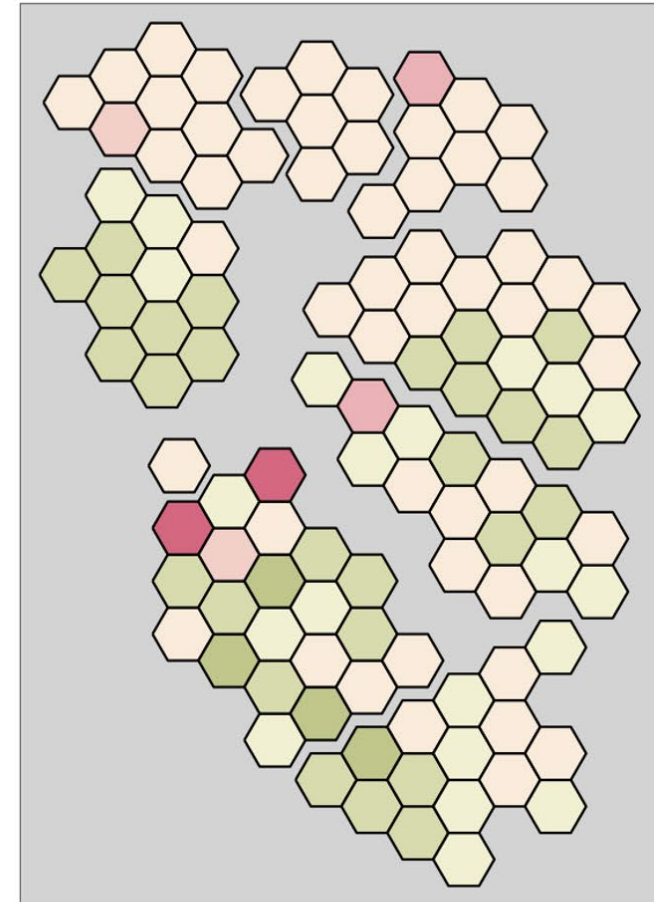
Option 1: Jobs Emphasis



Option 2: High Opportunity Areas & Jobs



Option 3: High Opportunity Areas Emphasis



# HMC decision points and initial staff recommendations

## DECISION



## POINT

**Decision Point #1: Does the HMC recommend adjusting the Bottom-Up income groupings so moderate-income units are allocated using the same factors as very low- and low-income units?**

*Initial Staff Recommendation: Group moderate-income units with very low- and low-income units because, in most communities in the Bay Area, development of these units also requires a greater level of policy intervention.*

*Based on the current methodology options, this approach also directs more moderate-income units to jurisdictions with more high-income households and High/Highest Resource census tracts, which promotes more diverse housing choices in these communities.*

# Bottom-Up methodologies using 2050 Households baseline allocation

- Example showing moderate-income units grouped with very low- and low-income units (adjusted income groupings)

Option 1B. Jobs Emphasis	Option 2B. High Opportunity Areas & Jobs	Option 3B. High Opportunity Areas Emphasis
<p><i>Very Low, Low <u>and</u> Moderate</i></p> <ul style="list-style-type: none"> <li>• 40% Access to High Opportunity Areas</li> <li>• 40% Jobs-Housing Fit</li> <li>• 20% Job Proximity - Transit</li> </ul> <p><i>Above Moderate</i></p> <ul style="list-style-type: none"> <li>• 50% Job Proximity - Auto</li> <li>• 30% Job Proximity - Transit</li> <li>• 20% Jobs-Housing Balance</li> </ul>	<p><i>Very Low, Low <u>and</u> Moderate</i></p> <ul style="list-style-type: none"> <li>• 50% Access to High Opportunity Areas</li> <li>• 50% Jobs-Housing Fit</li> </ul> <p><i>Above Moderate</i></p> <ul style="list-style-type: none"> <li>• 50% Job Proximity - Auto</li> <li>• 50% Jobs-Housing Balance</li> </ul>	<p><i>Very Low, Low <u>and</u> Moderate</i></p> <ul style="list-style-type: none"> <li>• 70% Access to High Opportunity Areas</li> <li>• 30% Jobs-Housing Fit</li> </ul> <p><i>Above Moderate</i></p> <ul style="list-style-type: none"> <li>• 40% Access to High Opportunity Areas</li> <li>• 60% Jobs-Housing Balance</li> </ul>

previously *Bottom-Up 3-Factor*

previously *Bottom-Up 2-Factor*

new as of August 2020 HMC

# Analysis of six methodology scenarios

- Staff evaluated six methodology scenarios:

Option 1A. Jobs Emphasis

Option 1B. Jobs Emphasis with Adjusted Income Groupings

Option 2A. High Opportunity Areas & Jobs

Option 2B. High Opportunity Areas & Jobs with Adjusted Income Groupings

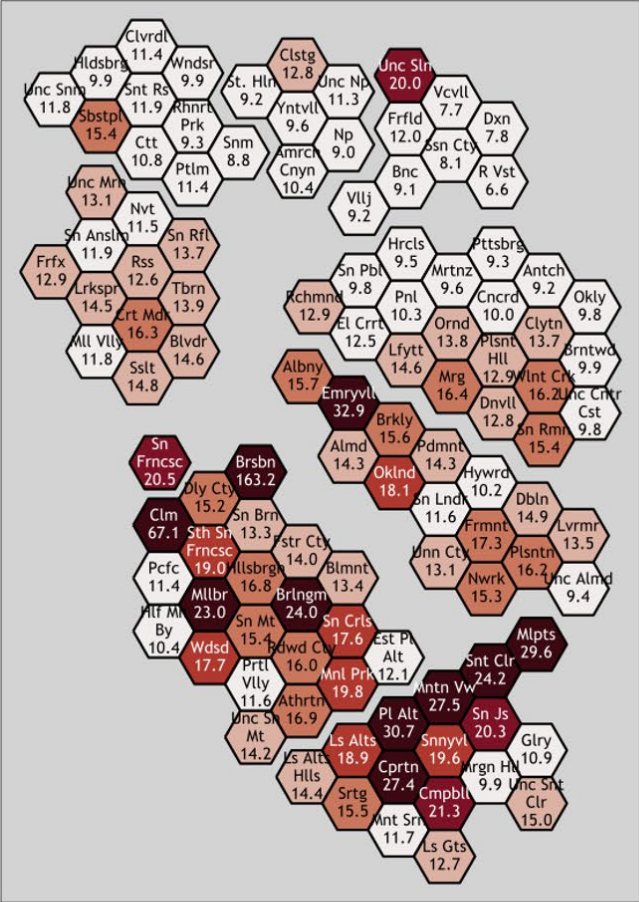
Option 3A. High Opportunity Areas Emphasis

Option 3A. High Opportunity Areas Emphasis with Adjusted Income Groupings

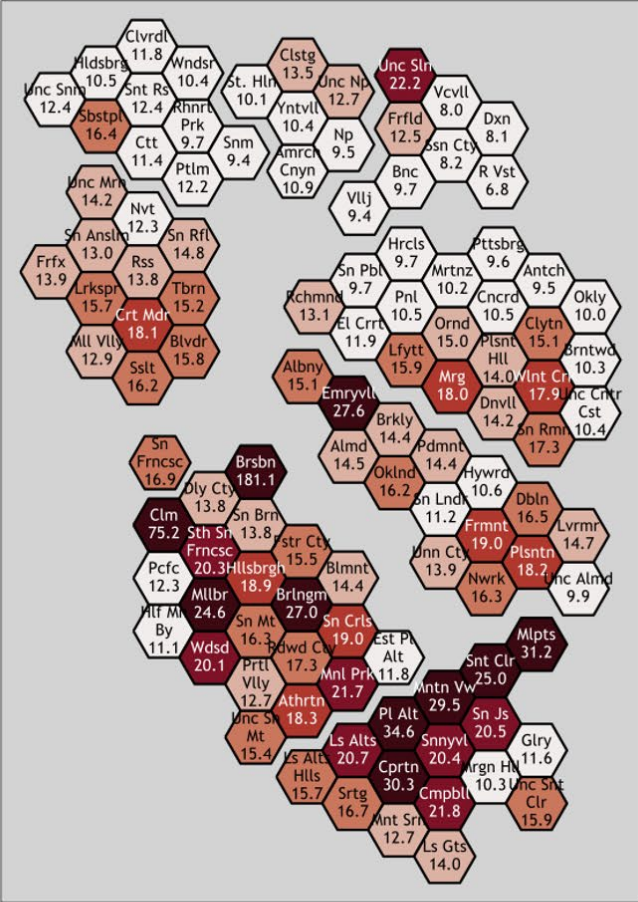


# Comparison of methodology results

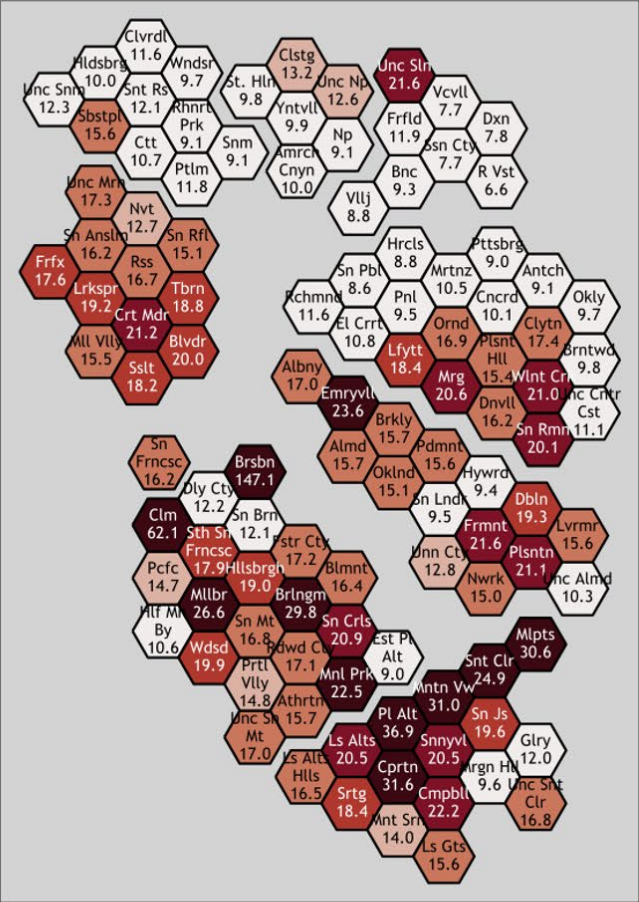
Option 1B: Jobs Emphasis with Adjusted Income Groupings



Option 2B: High Opportunity Areas & Jobs with Adjusted Income Groupings



Option 3B: High Opportunity Areas Emphasis with Adjusted Income Groupings



Jurisdiction Growth Rate



# Summary of methodology results

- All three result in similar concentrations in Silicon Valley
- San Francisco and Oakland receive larger allocations in Option 1B
- Option 3B distributes higher shares of RHNA to Marin County and the Tri-Valley in the East Bay
- In all three scenarios, most jurisdictions in east Contra Costa County and Napa, Solano, and Sonoma Counties experience lower growth compared to rest of the region



# Consistency between RHNA and Plan Bay Area

- Staff compared the RHNA allocation results from these six options to the 30-year housing growth forecasts from the Plan Bay Area 2050 Draft Blueprint at the county and subcounty levels
- There were no consistency issues with any of the six methodology concepts evaluated

# Evaluating methodology options

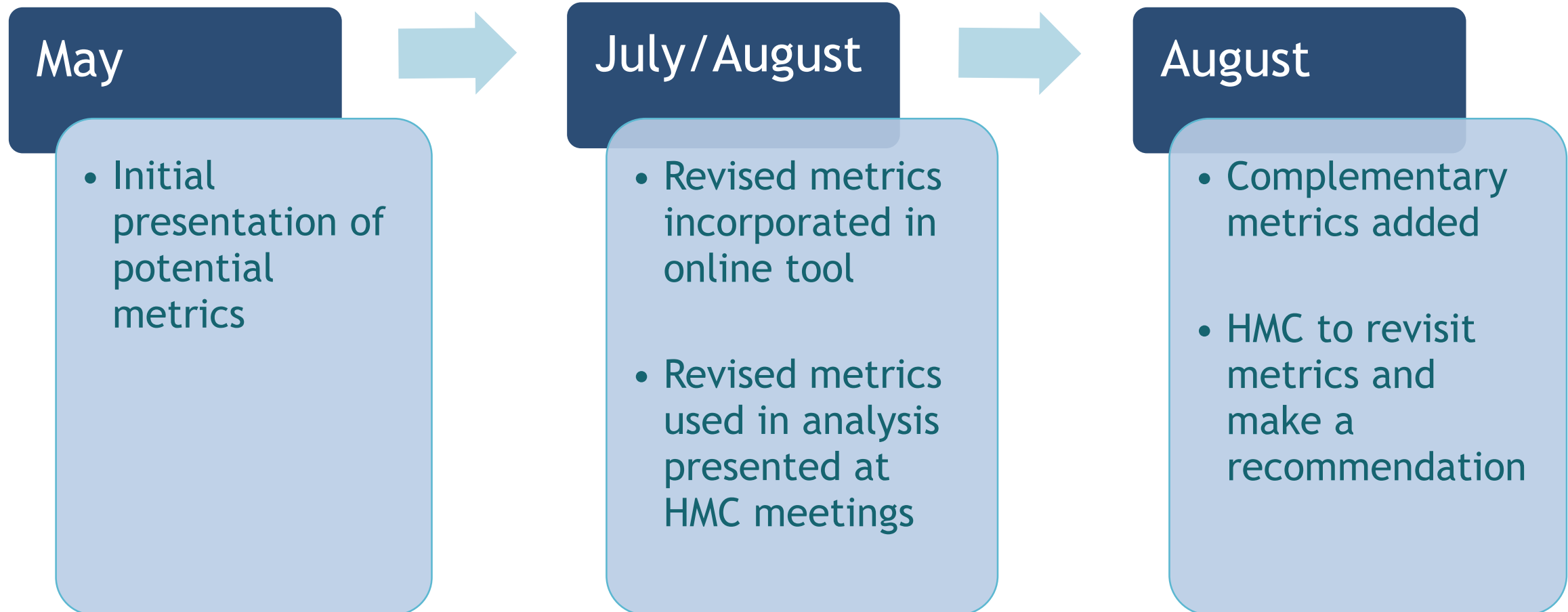
- **Purpose**

- Inform HMC's decisions during the methodology development process
- Provide feedback about how to effectively balance RHNA policy goals
- Ensure proposed methodology meets statutory RHNA objectives and furthers regional planning goals

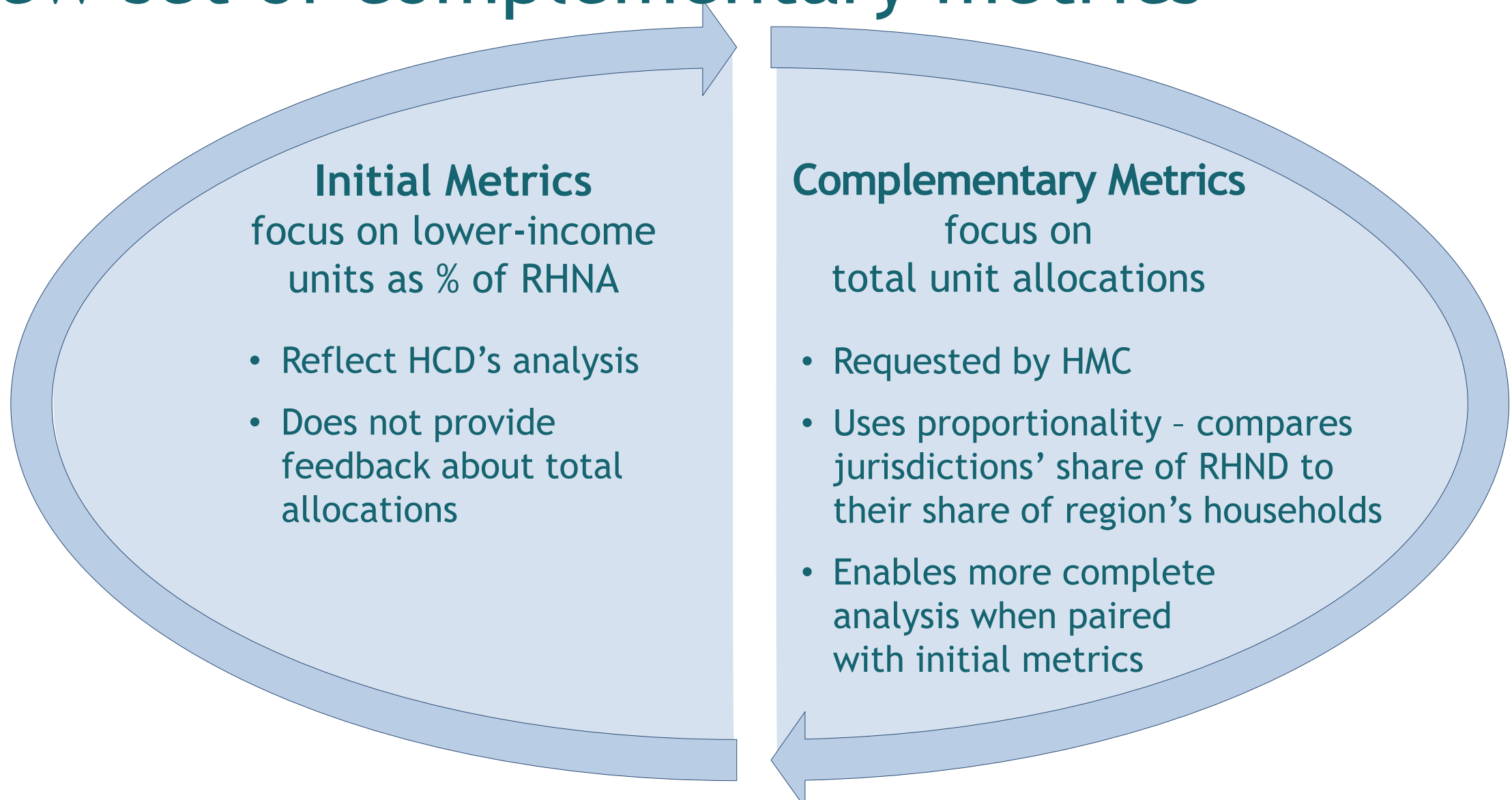
- **Framework**

- Presented as questions with metrics related to meeting each RHNA statutory objective
- Foundation was metrics used by HCD when approving other regions' RHNA methodologies

# Evaluation metric development process



# New set of complementary metrics



# Complementary metric example

- Objective 5: Does the allocation affirmatively further fair housing?
- Jurisdiction characteristic: top 25 jurisdictions with largest share of households in High/Highest Resource tracts
- Initial metric: Do these jurisdictions receive a higher percentage of their RHNA as lower-income units compared to rest of region?
- Complementary metric: Do these jurisdictions receive a share of regional housing need that is at least proportional to their share of the region's households? (i.e. if they are 10% of region's households, they receive at least 10% of RHND)

# HMC decision points and initial staff recommendations

## DECISION



## POINT

**Decision Point #2: Does the HMC recommend using the comprehensive performance evaluation metrics as drafted to ensure methodology options meet the statutory objectives and advance regional policy goals?**

*Initial Staff Recommendation: Use the comprehensive evaluation metrics that include the initial metrics previously discussed with the HMC and the complementary metrics introduced today. The addition of the complementary metrics provides greater insight into a methodology's impact on total allocations and allocations by income.*

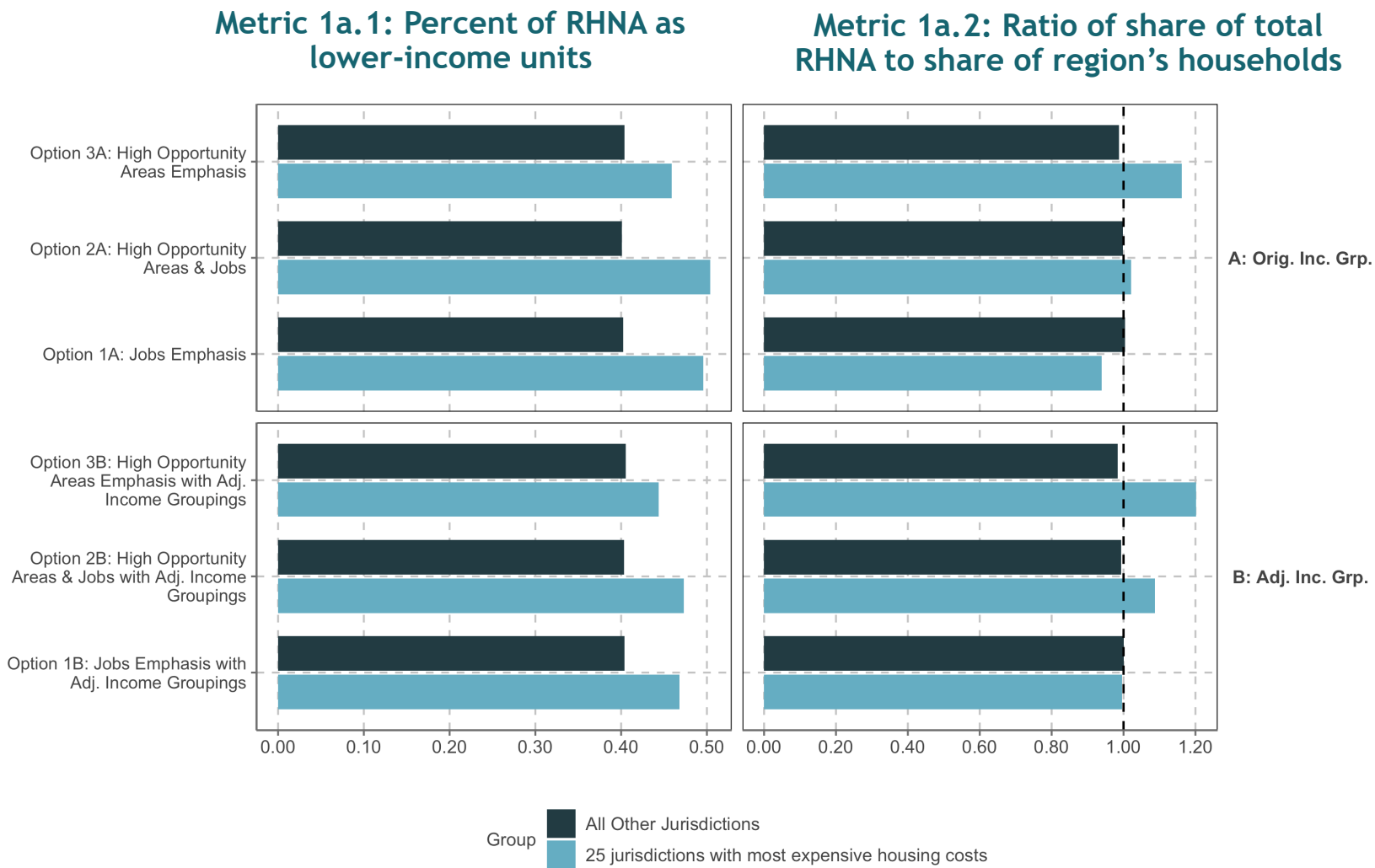
# Performance on evaluation metrics

- All methodology options appear to further the five statutory objectives with either income category grouping
- Option 1 (A or B) did not seem to perform as well on complementary metrics focused on total unit allocations and proportionality, but did appear to perform strongly on initial metrics focused on share of low-income units
- Version B options for all methodologies perform best on complementary metrics related to total allocations
- Option 3 (A or B) appears to have stronger performance on complementary metrics focused on proportionality of total unit allocations

# Objective 1: increase the housing supply and the mix of housing types in an equitable manner

Metric 1a.1: Do the least affordable jurisdictions receive a large percent of their RHNA as lower-income units?

Metric 1a.2: Do the least affordable jurisdictions receive allocations proportional to share of households?

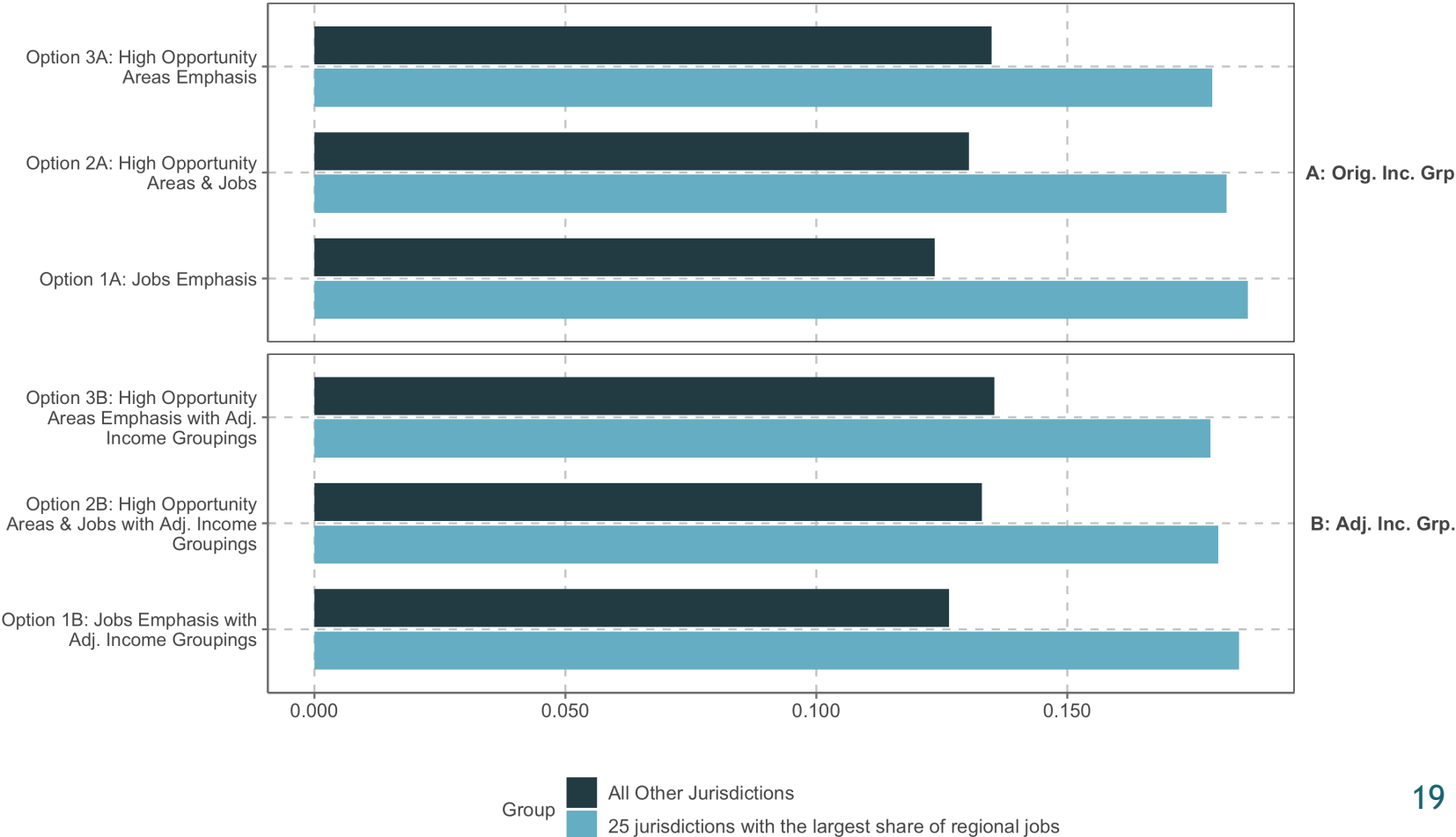




# Objective 2: promote infill development, efficient development, and GHG reduction

Metric 2a: Do the jurisdictions with the most jobs have the highest growth rates?

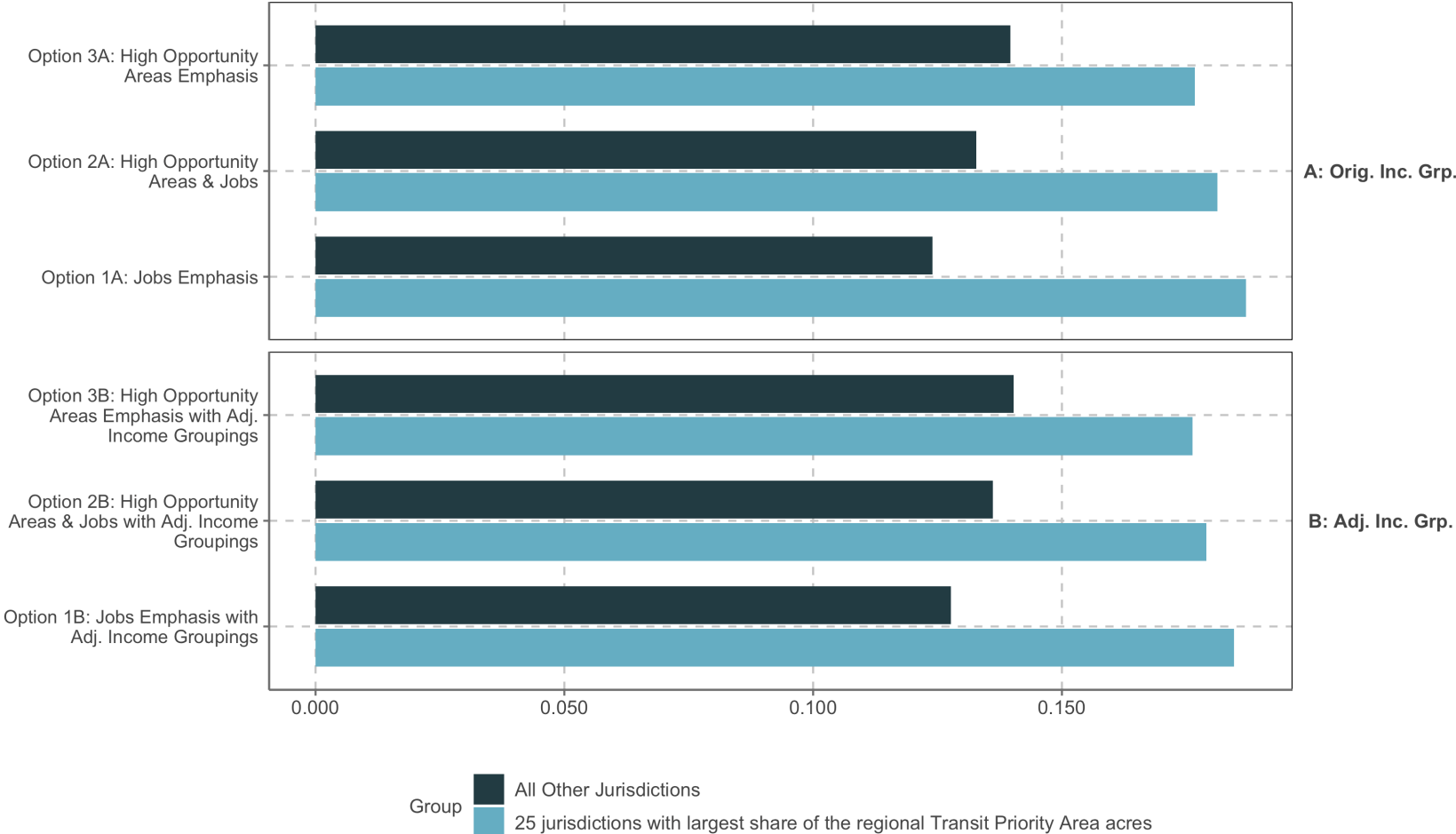
Metric 2a: Average growth rate resulting from RHNA



# Objective 2: promote infill development, efficient development, and GHG reduction

Metric 2b: Do the jurisdictions with the most transit access have the highest growth rates?

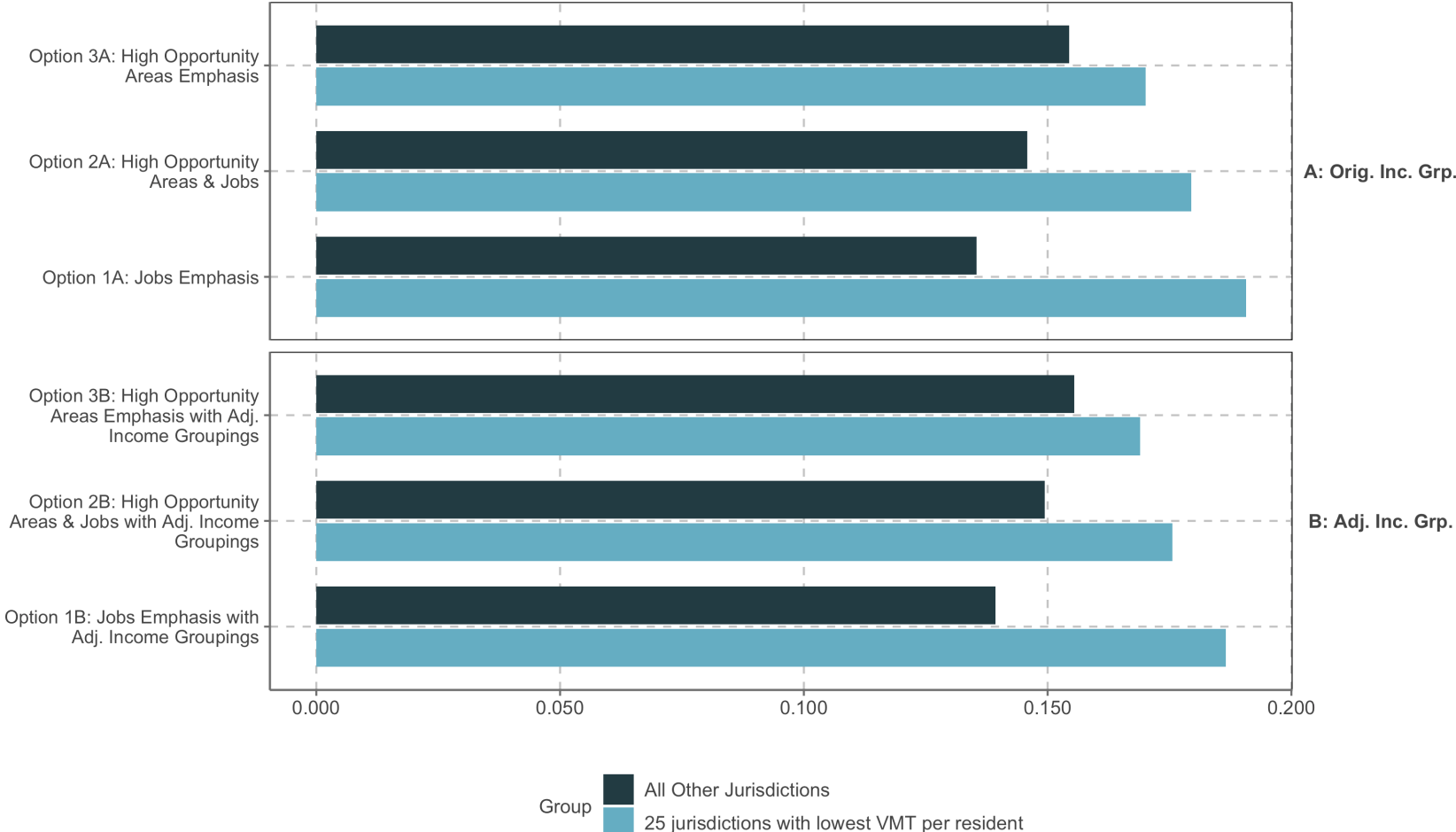
Metric 2b: Average growth rate resulting from RHNA



# Objective 2: promote infill development, efficient development, and GHG reduction

Metric 2c: Do the jurisdictions with the lowest VMT per resident have the highest growth rates?

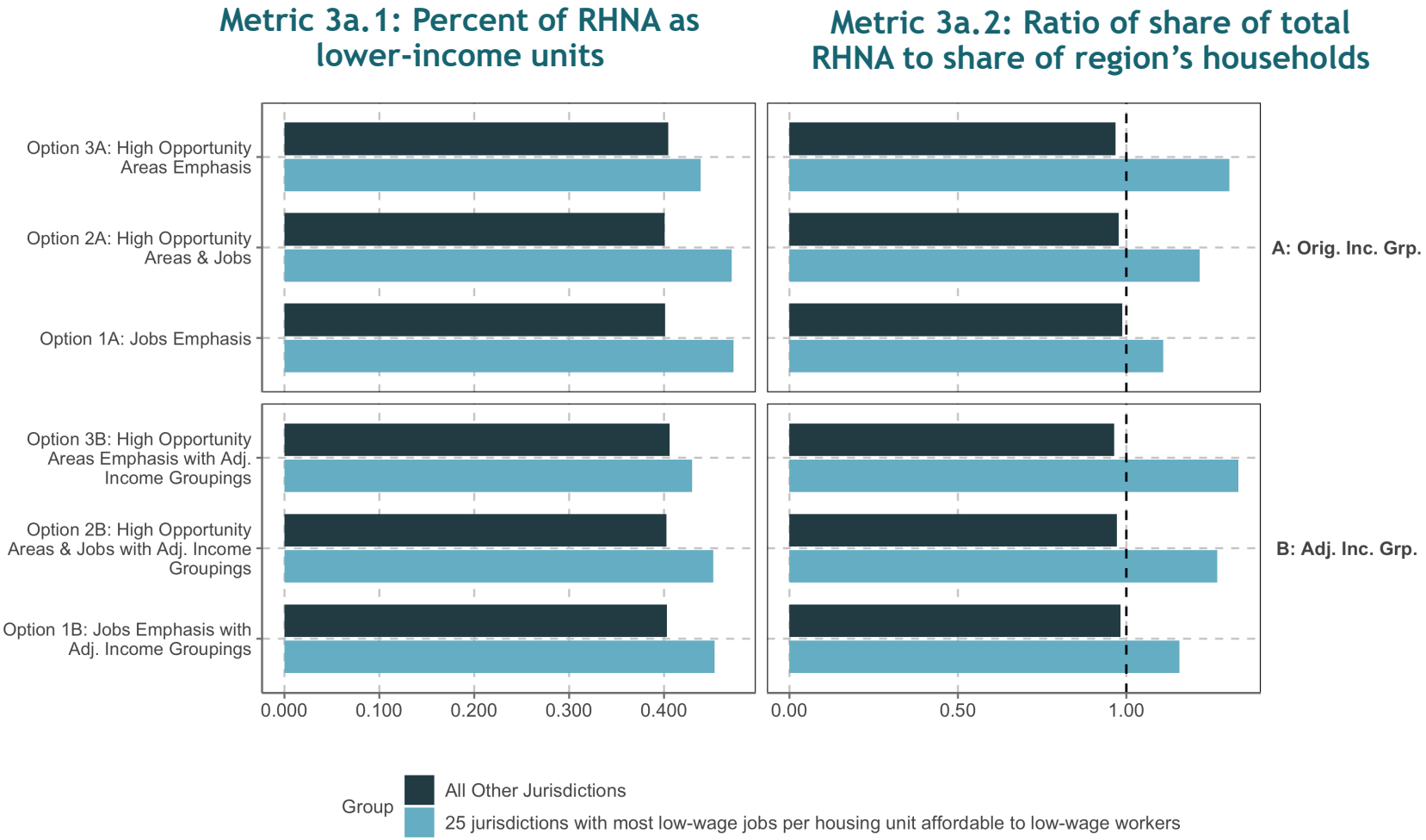
Metric 2c: Average growth rate resulting from RHNA



# Objective 3: promote better relationship between jobs and housing, particularly jobs-housing fit

Metric 3a.1: Do the jurisdictions with the least balanced jobs-housing fit receive a large percent of their RHNA as lower-income units?

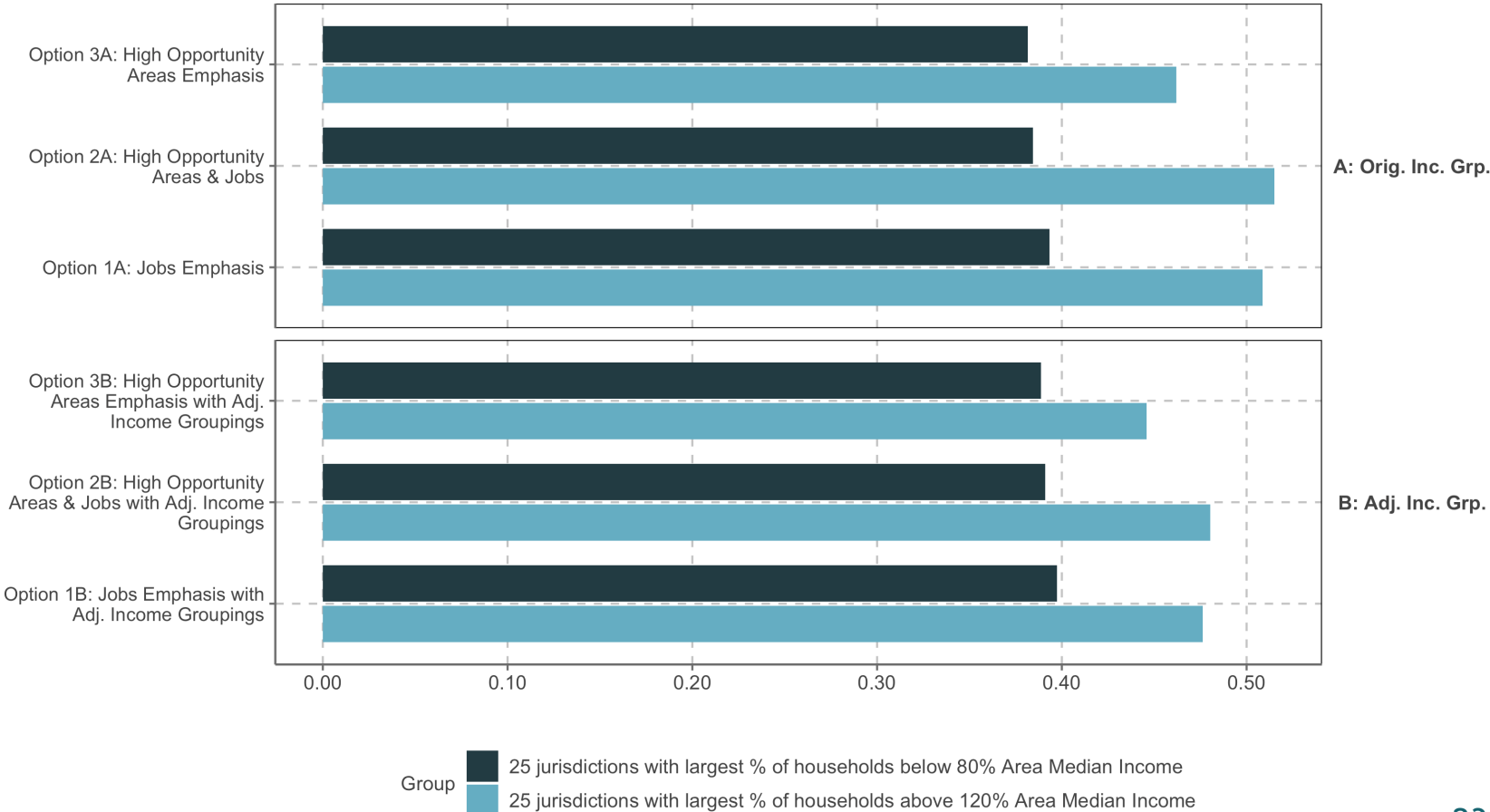
Metric 3a.2: Do the jurisdictions with the least balanced jobs-housing fit receive allocations proportional to share of households?



# Objective 4: balance existing disproportionate concentrations of income categories

Metric 4: Do the most disproportionately high-income jurisdictions receive a greater share of affordable housing than the most disproportionately low-income jurisdictions?

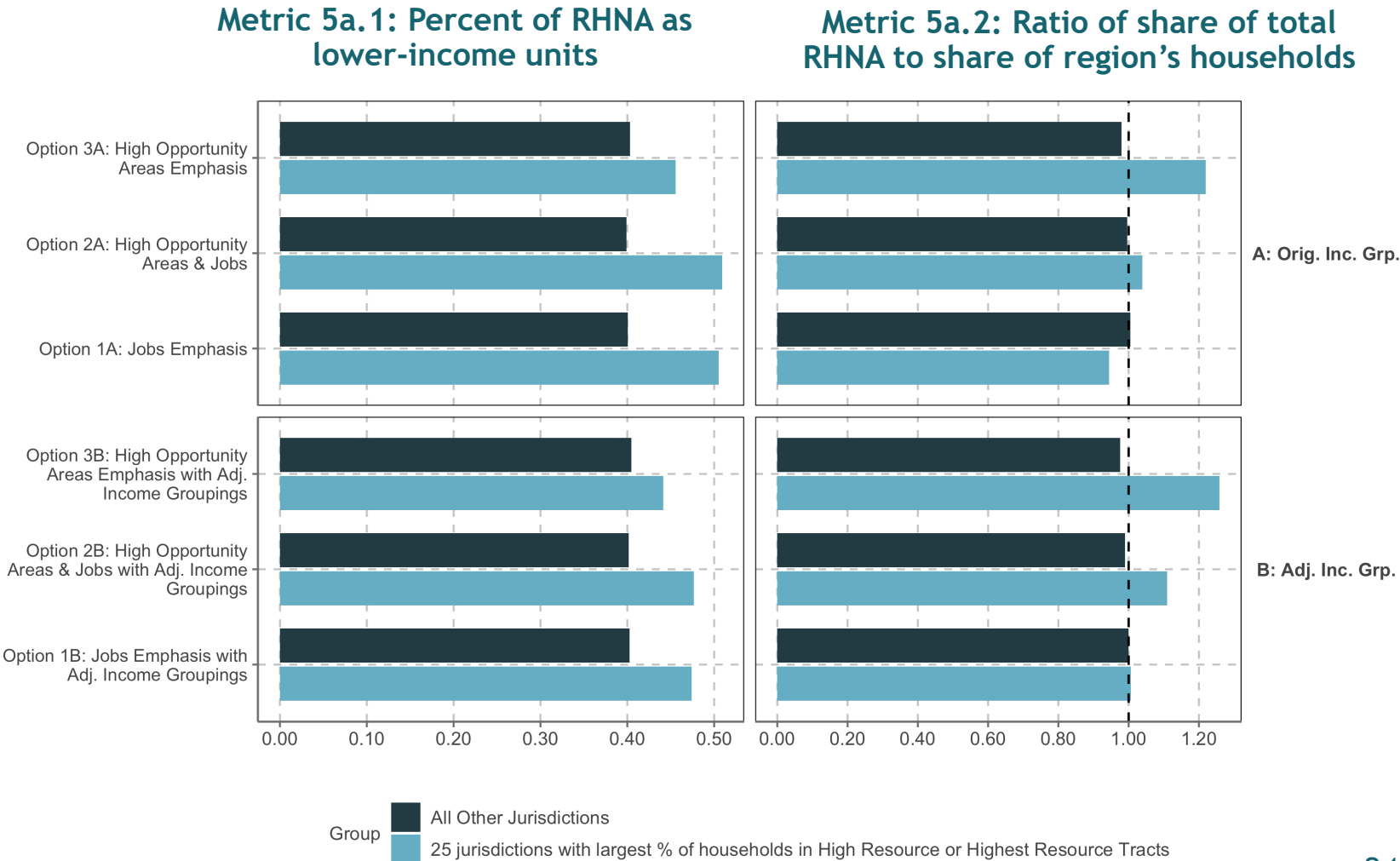
Metric 4: Percent of RHNA as lower-income units



# Objective 5: affirmatively further fair housing

Metric 5a.1: Do the jurisdictions with the most access to resources receive a large percent of their RHNA as lower-income units?

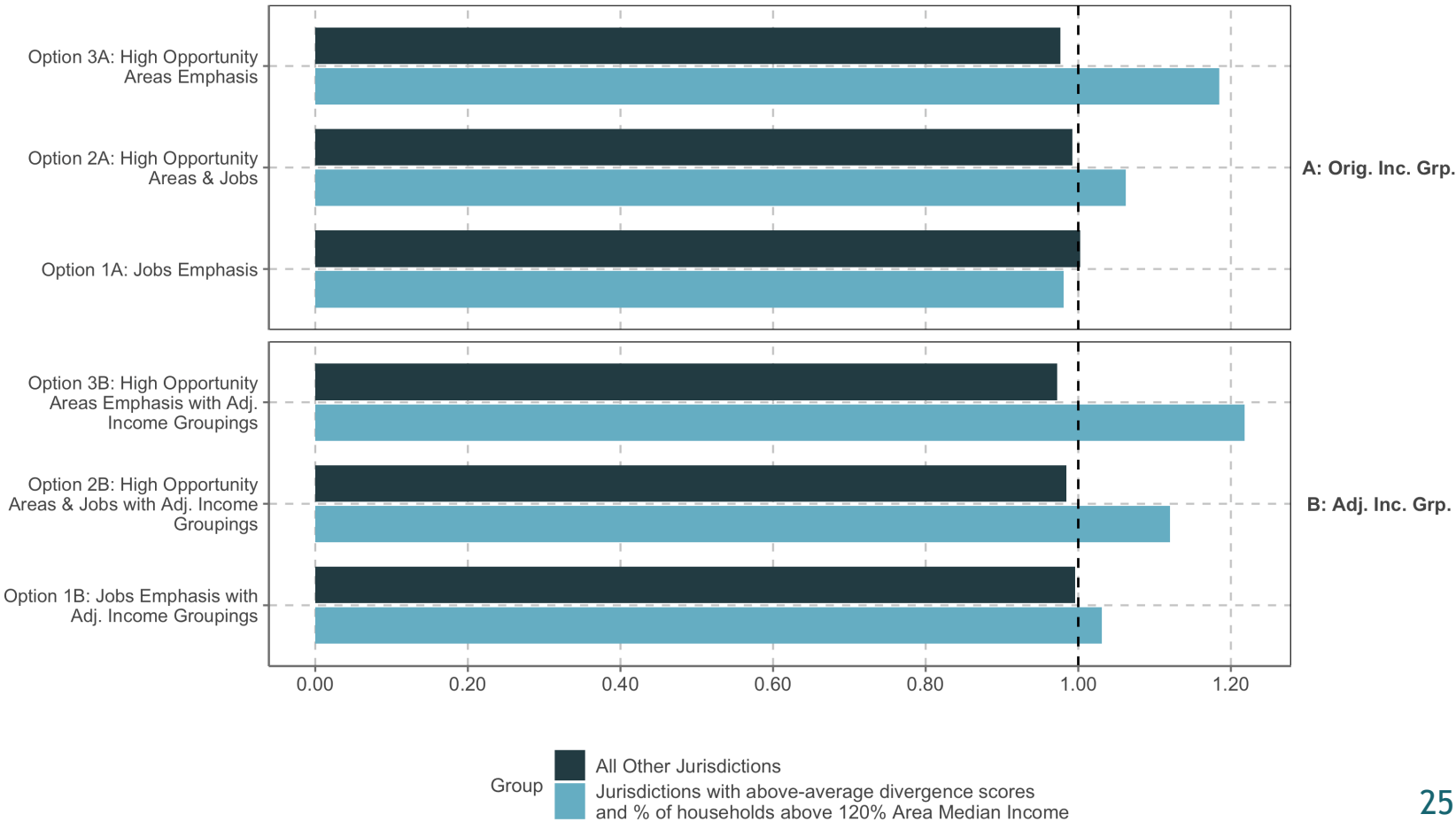
Metric 5a.2: Do the jurisdictions with the most access to resources receive allocations proportional to share of households?



# Objective 5: affirmatively further fair housing

Metric 5b: Do the jurisdictions exhibiting racial and economic exclusion receive allocations proportional to share of households?

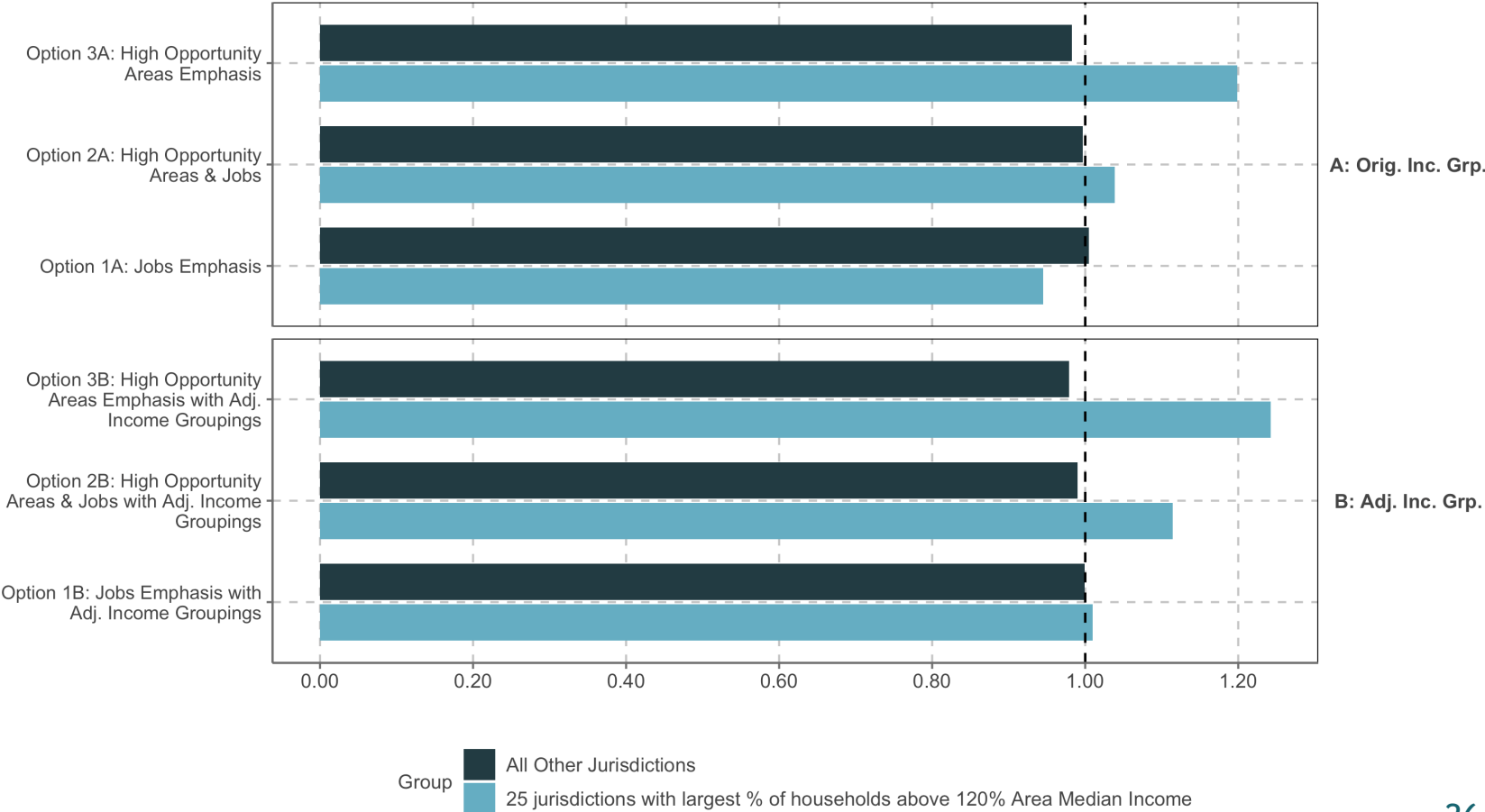
Metric 5b: Ratio of share of total RHNA to share of region’s households



# Objective 5: affirmatively further fair housing

Metric 5c: Do the most disproportionately high-income jurisdictions receive allocations proportional to share of households?

Metric 5c: Ratio of share of total RHNA to share of region’s households





# HMC decision points and initial staff recommendations

## DECISION



## POINT

**Decision Point #3: Which of the six methodologies does the HMC recommend continuing to consider as performing best in meeting the RHNA statutory objectives and producing the best outcomes for the region?**

*Initial Staff Recommendation: All six methodology options appear to further the statutory objectives. Ultimately, **the HMC must decide** which option represents the best compromise between different regional priorities and is most effective at achieving the statutory objectives and other regional policy goals.*

# Next steps

- On September 18, be prepared to vote on a proposed methodology to recommend to the ABAG Regional Planning Committee and Executive Board
- Staff encourages HMC members to continue to use the [RHNA online visualization tool](#) between meetings to help them prepare for making decisions about the methodology.



# PUBLIC COMMENT

ABAG Housing  
Methodology Committee

August 28, 2020





# WRAP UP AND NEXT STEPS

ABAG Housing  
Methodology Committee

August 28, 2020





# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

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**File #:** 20-1173      **Version:** 1      **Name:**  
**Type:** Minutes      **Status:** Consent  
**File created:** 7/29/2020      **In control:** ABAG Executive Board  
**On agenda:** 9/4/2020      **Final action:**  
**Title:** Approval of ABAG Housing Methodology Committee Minutes of August 13, 2020  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Item 04a Minutess 20200813 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Housing Methodology Committee Minutes of August 13, 2020

Clerk of the Board

Approval



Bay Area Metro Center  
375 Beale Street  
Suite 700  
San Francisco, California

## Meeting Minutes - Draft

### ABAG Housing Methodology Committee

*Chair, Jesse Arreguin, Mayor, City of Berkeley*

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Thursday, August 13, 2020

10:00 AM

Remote

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#### Association of Bay Area Governments Housing Methodology Committee

The ABAG Housing Methodology Committee may act on any item on the agenda.

The meeting is scheduled to begin at 10:00 a.m.

Agenda and roster available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

#### Roster

Susan Adams, Anita Addison, Jesse Arreguin, Rupinder Bolaria, Rick Bonilla, Michael Brilliot, Monica Brown, Amanda Brown-Stevens, Paul Campos, Ellen Clark, Diane Dillon, Forrest Ebbs, Pat Eklund, Jonathan Fearn, Victoria Fierce, Neysa Fligor, Mindy Gentry, Russell Hancock, Welton Jordan, Brandon Kline, Jeffrey Levin, Scott Littlehale, Tawny Macedo, Fernando Marti, Rodney Nickens, Jr., James Pappas, Julie Pierce, Bob Planthold, Darin Ranelletti, Matt Regan, Jane Riley, Carlos Romero, Nell Selander, Elise Semonian, Aarti Shrivastava, Vin Smith, Matt Walsh

#### 1. Call to Order / Roll Call / Confirm Quorum

Chair Arreguin called the meeting to order at about 10:03 a.m. Quorum was present.

**Present:** 34 - Adams, Addison, Arreguin, Bolaria-Shifrin, Bonilla, Brilliot, Brown, Brown-Stevens, Campos, Clark, Dillon, Ebbs, Eklund, Fierce, Fligor, Gentry, Jordan, Levin, Littlehale, Macedo, Marti, Nickens, Pappas, Pierce, Planthold, Ranelletti, Regan, Riley, Romero, Selander, Semonian, Shrivastava, Smith, and Walsh

**Absent:** 3 - Fearn, Hancock, and Kline

#### 2. Public Comment

- 2.a. [20-1250](#) ABAG Housing Methodology Committee Public Comment for August 13, 2020

#### 3. Chair's Report

- 3.a. [20-1144](#) ABAG Housing Methodology Committee Chair's Report of August 13, 2020

Chair Arreguin gave the report.

The following gave public comment: Noah Housh, Diana Elrod, Anna Driscoll, Shajuti Hossain, Avalon Schultz.

#### 4. Consent Calendar

**Upon the motion by Pierce and second by Brown, the Consent Calendar was approved. The motion passed unanimously by the following vote:**

**Aye:** 29 - Addison, Arreguin, Bonilla, Brilliot, Brown, Brown-Stevens, Clark, Dillon, Ebbs, Eklund, Fierce, Fligor, Gentry, Jordan, Levin, Littlehale, Macedo, Marti, Nickens, Pappas, Pierce, Planthold, Ranelletti, Regan, Riley, Semonian, Shrivastava, Smith, and Walsh

**Absent:** 5 - Bolaria-Shifrin, Fearn, Hancock, Kline, and Romero

**Abstain:** 3 - Adams, Campos, and Selander

- 4.a. [20-1146](#) Approval of ABAG Housing Methodology Committee Minutes of July 9, 2020

#### 5. RHNA Methodology Concepts

- 5.a. [20-1147](#) Refining RHNA Methodology Concepts

Presentation of analysis to answer the HMC's questions about the RHNA methodology's potential baseline allocation, income allocation approach, and factors/weights. The HMC will discuss their preferences and possible recommendations for methodology components.

Gillian Adams gave the report.

The following gave public comment: Aaron Eckhouse.

The following submitted public comment: Larry Klein, Cities Association of Santa Clara County; Stephen Levy; Gail Price; Gabriel Quinto, Contra Costa County Mayors Conference; Ed Shikada, City of Palo Alto; David Sykes; City of San Jose.

#### 6. Adjournment / Next Meeting

Chair Arreguin adjourned the meeting at about 1:46 p.m. The next special meeting of the ABAG Housing Methodology Committee is on August 28, 2020.





# Metropolitan Transportation Commission

375 Beale Street, Suite 800  
San Francisco, CA 94105

## Legislation Details (With Text)

<b>File #:</b>	20-1302	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Report	<b>Status:</b>		Informational	
<b>File created:</b>	8/24/2020	<b>In control:</b>		ABAG Housing Methodology Committee	
<b>On agenda:</b>	8/28/2020	<b>Final action:</b>			
<b>Title:</b>	Refining RHNA Methodology Concepts				
	Focus on refining the factors and weights that best complement a methodology using the 2050 Households (Blueprint) baseline allocation and the Bottom-Up income allocation approach.				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Item 5a 1 Summary Sheet Methodology Concepts.pdf](#)  
[Item 5a 2 0 Attachment A - RHNA Methodology Concepts.pdf](#)  
[Item 5a 2 Appendix 1 - Income Allocation.pdf](#)  
[Item 5a 2 Appendix 2 - Total Allocation.pdf](#)  
[Item 5a 2 Appendix 3 - Maps Methodologies.pdf](#)  
[Item 5a 2 Appendix 4 - Data Table.pdf](#)  
[Item 5a 2 Appendix 5 - Performance Metrics.pdf](#)  
[Item 5a 3 Public Comment Combined.pdf](#)

Date	Ver.	Action By	Action	Result
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### Refining RHNA Methodology Concepts

Focus on refining the factors and weights that best complement a methodology using the 2050 Households (Blueprint) baseline allocation and the Bottom-Up income allocation approach.

Gilian Adams

Information

## Association of Bay Area Governments

### Housing Methodology Committee

August 28, 2020

Agenda Item 5.a.

#### RHNA Methodology Concepts

**Subject:** Refining RHNA Methodology Concepts

**Background:** The Housing Methodology Committee's (HMC) objective is to recommend to the Executive Board an allocation methodology for dividing up the Bay Area's Regional Housing Need Determination among the region's jurisdictions. This Regional Housing Needs Allocation (RHNA) methodology is a formula that calculates the number of housing units assigned to each city and county, and the formula also distributes each jurisdiction's housing unit allocation among four affordability levels.

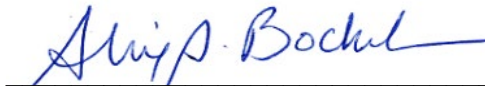
At the August 13 HMC meeting, the committee came to consensus to move forward with using **2050 Households from the Plan Bay Area 2050 Blueprint** as the baseline allocation and the **Bottom-Up concept** as the income allocation approach as the foundation for the RHNA methodology. At the August 28 meeting, the HMC will focus on refining the factors and weights that best complement this foundation to allocate RHNA units in alignment with the statutory objectives. The HMC will also have the opportunity to confirm the use of the set of performance evaluation metrics that has been discussed at previous meetings.

**Issues:** None

**Recommended Action:** Information

**Attachment:** A. RHNA Methodology Concepts

**Reviewed:**

  
Alix Bockelman

# REGIONAL HOUSING NEEDS ALLOCATION



TO: ABAG Housing Methodology Committee  
 FR: Deputy Executive Director, Policy  
 RE: Refining RHNA Methodology Concepts

DATE: August 28, 2020

## Overview

The Housing Methodology Committee's (HMC) objective is to recommend to the Executive Board an allocation methodology for dividing up the Bay Area's Regional Housing Need Determination (RHND) among the region's jurisdictions. This Regional Housing Needs Allocation (RHNA) methodology is a formula that calculates the number of housing units assigned to each city and county, and the formula also distributes each jurisdiction's housing unit allocation among four affordability levels.

At the August 13 meeting, the HMC established the foundation for the RHNA methodology by deciding to move forward with using 2050 Households from the Plan Bay Area 2050 Blueprint ("2050 Households (Blueprint)")<sup>1</sup> as the baseline allocation and the Bottom-Up concept as the income allocation approach. At the August 28 meeting, the HMC will focus on refining the factors and weights that best complement this foundation to allocate RHNA units in an equitable manner. As a reminder, the RHNA allocation must meet the five statutory objectives of RHNA<sup>2</sup> and be consistent with the forecasted development pattern from Plan Bay Area 2050.<sup>3</sup>

Staff will present a comparison of the two Bottom-Up methodologies previously shared with the HMC as well as a new option that emphasizes the use of the Access to High Opportunity Areas factor. The meeting will focus on the following key decision points:

- Decision Point #1: Does the HMC recommend ***adjusting the Bottom-Up income groupings*** so moderate-income units are allocated using the same factors as very low- and low-income units?
- Decision Point #2: Does the HMC recommend using the ***comprehensive performance evaluation metrics*** as drafted to better ensure methodology options meet the statutory objectives and advance regional policy goals?
- Decision Point #3: ***Which of the six methodologies does the HMC recommend continuing to consider as performing best*** in meeting the RHNA statutory objectives and producing the best outcomes for the region?

Similar to what was discussed at the August 13 meeting, these decisions are interrelated. Staff has presented these topics in the order that seemed most logical, but HMC members will likely need to consider information from each section when reaching a conclusion on each decision.

<sup>1</sup> Draft Blueprint (2050 Households) data is used throughout the materials; the Final Blueprint (2050 Households) data will be integrated by the end of 2020 when it becomes available. The ABAG Executive Board and MTC Commission are slated to approve the Strategies and Growth Geographies for the Final Blueprint in September.

<sup>2</sup> [Government Code Section 65584\(d\)](#).

<sup>3</sup> [Government Code Section 65584.04\(m\)\(1\)](#).

## Section 1: Regrouping Income Categories for Bottom-Up Concepts

At the July HMC meeting, several committee members proposed a change to how moderate-income units are allocated in the Bottom-Up concept. The Bottom-Up methodologies originally proposed by staff use one set of factors to allocate very low- and low-income units and another set of factors to allocate moderate- and above moderate-income units. The suggestion from HMC members in July was to instead allocate moderate-income units using the factors used to allocate very low- and low-income units. At the August 13 meeting, the HMC had an opportunity to discuss both options for how the income categories could be grouped, but ultimately committee members did not reach any conclusions.

The primary rationale for grouping moderate-income units with lower-income units is that, for most of the Bay Area housing market, moderate-income units are only produced with some type of policy intervention, such as an inclusionary housing policy. This change to the methodology would only affect how moderate-income units are distributed throughout the region; it would have no impact on the number of units a jurisdiction receives in any of the other income categories. In addition, since moderate-income units are 16.5 percent of the RHND, the regrouping only affects a small share of the units allocated by the RHNA methodology.

Using methodology options described in more detail in the next section, **Appendix 1** shows each jurisdiction's allocation by income for two versions of three different methodology options—Version A shows the results when moderate-income units are allocated using the same factors as above moderate-income units and Version B shows the results when moderate-income units are allocated using the same factors as very low- and low-income units. **Appendix 2** shows each jurisdiction's total allocation for the six methodologies and **Appendix 3** includes maps of each of the methodologies. The data for all methodology results is in **Appendix 4**.

**Figure 1** shows how each jurisdiction's *growth rate* from its total RHNA allocation changes when the income groupings are adjusted to allocate moderate-income units with the same factors as very low- and low-income units. Since each methodology includes different factors/weights for allocating the moderate-income units, the impacts on a specific jurisdiction will vary depending on the methodology. Figure 1 demonstrates that adjusting how moderate-income units are allocated has modest impacts on jurisdictions' total allocations.

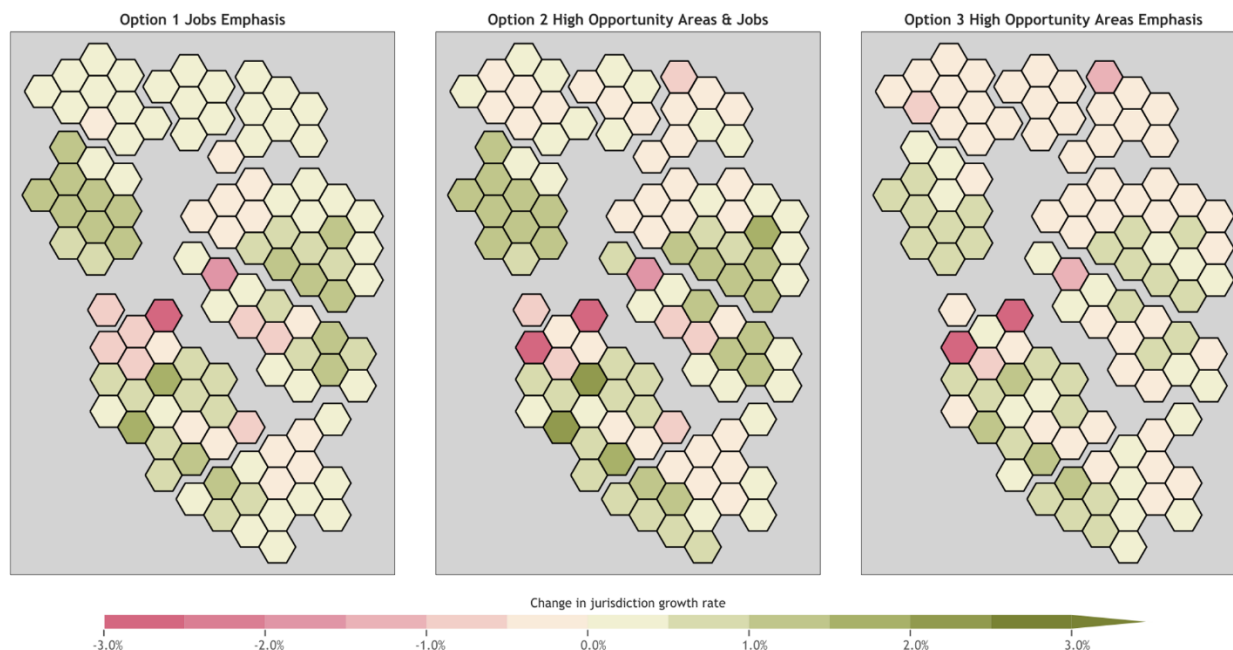
Generally speaking, the main impact is that jurisdictions with more high-income households and High/Highest Resource census tracts<sup>4</sup> see a slight increase in their moderate-income allocations and overall RHNA, while the larger cities and more economically diverse jurisdictions see a slight decrease in their moderate-income allocations and overall RHNA. These impacts stem from the factors in the methodologies themselves, which emphasize the *Access to High Opportunity Areas* factor for allocating lower-income units. To varying degrees, depending on the underlying

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<sup>4</sup> Based on data from [the state's Opportunity Maps](#).

methodology, allocating moderate-income units using the same factors as the very low- and low-income units tends to increase the allocations for jurisdictions in Marin County, the Tri-Valley, the southern portion of San Mateo County, western Santa Clara County, and portions of Contra Costa County.

**Figure 1: Effects of Allocating Moderate-Income Units with Lower-Income Units**



### Decision Point #1 and Initial Staff Recommendation



**Decision Point #1: Does the HMC recommend adjusting the Bottom-Up income groupings so moderate-income units are allocated using the same factors as very low- and low-income units?**

**Initial Staff Recommendation:** Group moderate-income units with very low- and low-income units because, in most communities in the Bay Area, development of these units also requires some type of policy intervention. Based on the current methodology options, this approach also directs more moderate-income units to jurisdictions with more high-income households and High/Highest Resource census tracts, which promotes more diverse housing choices in these communities.

### Section 2: Bottom-Up Methodology Options with 2050 Households (Blueprint) Baseline

Now that the HMC has come to consensus on a baseline allocation and income allocation approach, it can focus its discussions on the factors and weights that best complement that foundation for the RHNA methodology. As a starting place for the committee's deliberations, staff has provided information about three different methodology options (see **Table 1**). All of these Bottom-Up options use the 2050 Households (Blueprint) baseline allocation.

Two of these options—**Option 1: Jobs Emphasis** and **Option 2: High Opportunity Areas & Jobs**—have been discussed at previous HMC meetings. Option 1 was formerly known as the “Bottom-Up 3-Factor Concept” and Option 2 was formerly known as the “Bottom-Up 2-Factor Concept.” **Option 3: High Opportunity Areas Emphasis** is a new methodology option developed by staff to prioritize the impact of the *Access to High Opportunity Areas* factor. Unlike the other methodologies, this option uses the *Access to High Opportunity Areas* factor to allocate above moderate-income units as well units in other income categories.

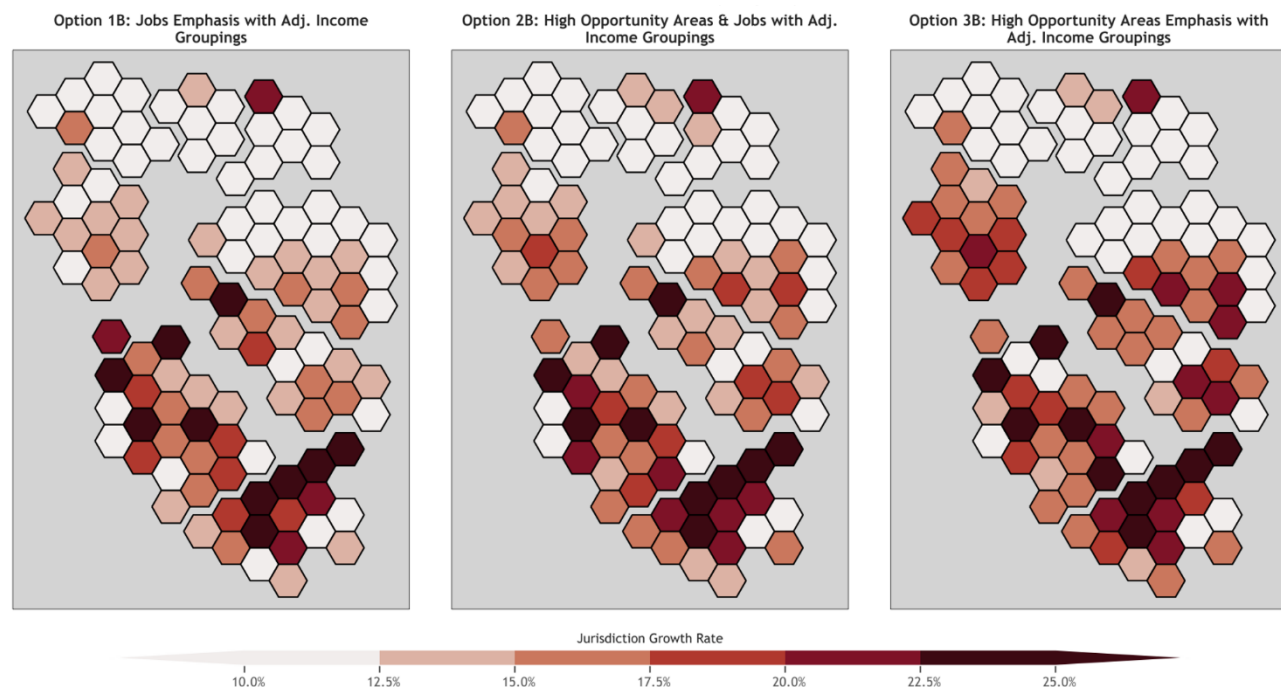
As noted above, staff has developed two versions of each of these methodologies: Version A where moderate-income units are allocated using the same factors as above moderate-income units and Version B where moderate-income units are allocated using the same factors as very low- and low-income units. **Appendix 1** shows jurisdiction allocations by income for these six methodologies, **Appendix 2** shows each jurisdiction’s total allocations, and **Appendix 3** includes maps showing RHNA allocations by jurisdiction. The data for all methodology results is in **Appendix 4**.

**Table 1: Factors and Weights for Six Potential Methodologies**

<p><b>Option 1A: Jobs Emphasis</b>  <b><u>Very Low and Low</u></b></p> <ul style="list-style-type: none"> <li>• 40% - Access to High Opportunity Areas</li> <li>• 40% - Jobs-Housing Fit</li> <li>• 20% - Job Proximity – Transit</li> </ul> <p><b><u>Moderate and Above Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 50% - Job Proximity – Auto</li> <li>• 30% - Job Proximity – Transit</li> <li>• 20% - Jobs-Housing Balance</li> </ul>	<p><b>Option 1B: Jobs Emphasis with Adjusted Income Groupings</b>  <b><u>Very Low, Low, and Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 40% - Access to High Opportunity Areas</li> <li>• 40% - Jobs-Housing Fit</li> <li>• 20% - Job Proximity – Transit</li> </ul> <p><b><u>Above Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 50% - Job Proximity – Auto</li> <li>• 30% - Job Proximity – Transit</li> <li>• 20% - Jobs-Housing Balance</li> </ul>
<p><b>Option 2A: High Opportunity Areas &amp; Jobs</b>  <b><u>Very Low and Low</u></b></p> <ul style="list-style-type: none"> <li>• 50% - Access to High Opportunity Areas</li> <li>• 50% - Jobs-Housing Fit</li> </ul> <p><b><u>Moderate and Above Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 50% - Job Proximity – Auto</li> <li>• 50% - Jobs-Housing Balance</li> </ul>	<p><b>Option 2B: High Opportunity Areas &amp; Jobs with Adjusted Income Groupings</b>  <b><u>Very Low, Low, and Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 50% - Access to High Opportunity Areas</li> <li>• 50% - Jobs-Housing Fit</li> </ul> <p><b><u>Above Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 50% - Job Proximity – Auto</li> <li>• 50% - Jobs-Housing Balance</li> </ul>
<p><b>Option 3A: High Opportunity Areas Emphasis</b>  <b><u>Very Low and Low</u></b></p> <ul style="list-style-type: none"> <li>• 70% - Access to High Opportunity Areas</li> <li>• 30% - Jobs-Housing Fit</li> </ul> <p><b><u>Moderate and Above Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 40% - Access to High Opportunity Areas</li> <li>• 60% - Jobs-Housing Balance</li> </ul>	<p><b>Option 3B: High Opportunity Areas Emphasis with Adjusted Income Groupings</b>  <b><u>Very Low, Low, and Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 70% - Access to High Opportunity Areas</li> <li>• 30% - Jobs-Housing Fit</li> </ul> <p><b><u>Above Moderate</u></b></p> <ul style="list-style-type: none"> <li>• 40% - Access to High Opportunity Areas</li> <li>• 60% - Jobs-Housing Balance</li> </ul>



**Figure 2: Methodology Options with Adjusted Income Groupings**



**Figure 2** shows the allocation results for the three methodology options with the adjusted income groupings (Version B). **Appendix 3** includes larger maps of the allocation results, including methodologies using the original income groupings (Version A). In general, the three options show similar amounts of RHNA units concentrated in Silicon Valley. San Francisco and Oakland receive their highest shares of growth in Option 1B. Option 3B distributes higher shares of RHNA units to jurisdictions in Marin and the Tri-Valley. The HMC will have an opportunity to make a recommendation about their preferred methodology option in Decision Point #3, after considering an expanded set of performance evaluation metrics, described in more detail below, in Decision Point #2.

### Section 3: Evaluating Methodology Options

As noted previously, Housing Element Law requires that the RHNA methodology meet the five statutory objectives of RHNA and that it be consistent with the forecasted development pattern from Plan Bay Area 2050. Staff has assessed the six methodology options mentioned above for consistency with Plan Bay Area 2050 and for how well they address the required RHNA objectives. In analyzing the methodologies success at meeting the RHNA objectives, staff used an expanded set of evaluation metrics, described in more detail below.

#### Consistency Between RHNA and Plan Bay Area 2050

As noted at the August 13 meeting, the approach that ABAG/MTC staff has identified for determining consistency between RHNA and Plan Bay Area 2050 is based on a comparison of the 8-year RHNA housing growth and the 30-year Plan Bay Area 2050 housing growth. Since the

RHNA allocations are at a jurisdictional level, they have been summed to enable comparison with Plan Bay Area 2050 growth projections, which are identified at the county and subcounty levels. If the 8-year growth level from RHNA does not exceed the 30-year growth level at either of these geographic levels, then RHNA and Plan Bay Area 2050 will be determined to be consistent. This approach provides the HMC some degree of flexibility, while still ensuring that near-to-medium term housing goals remain in alignment with the long-range housing vision in Plan Bay Area 2050.

Staff has evaluated the six methodologies using this approach and determined there are no consistency issues for any of the options as they are currently constructed. As the HMC continues to make refinements as it moves toward the proposed methodology, staff will evaluate the options for consistency and consider potential mitigations in the RHNA and/or Plan Bay Area 2050 processes if issue areas arise. Ultimately, the Final Blueprint (action slated in September 2020) and the Proposed Methodology (action slated in October 2020) will need to be consistent.

### ***Introducing Expanded Evaluation Metrics***

The HMC first began to discuss potential performance evaluation metrics for the RHNA methodology at its May meeting. At that time, staff presented an initial set of potential metrics to assist the HMC with assessing whether a proposed methodology will meet the statutory RHNA objectives and further regional planning goals. Staff based some of these metrics on the analysis conducted by HCD in evaluating the RHNA methodologies completed by other regions in California.<sup>5</sup> Other metrics reflected input from stakeholders and staff's interpretation of statutory language. After receiving feedback from the HMC in May, staff revised the initial set of proposed metrics based on what appeared to be most relevant to HMC members. This revised set of metrics is currently incorporated in the RHNA online visualization tool. Additionally, staff presentations at the July and August 13 HMC meetings used these revised metrics to analyze the methodology options discussed in the materials for those meetings.

At the August 28 meeting, the HMC will have the opportunity to revisit the performance evaluation metrics and make a more formal recommendation about whether to use them. For this discussion, staff is introducing several new metrics to complement the existing set (see **Table 3** for details). As noted in past meetings, each metric corresponds to one of the five statutory objectives. Several of the metrics focused on whether jurisdictions with certain characteristics received a significant share of their RHNA as *lower-income units*. These metrics reflected HCD's analysis in its letters evaluating RHNA methodologies from other regions.

In past HMC meetings, some committee members indicated an interest in exploring metrics that also examine the total number of units assigned to a jurisdiction. These HMC members asserted that it is ultimately less impactful if a jurisdiction receives a high share of its RHNA as lower-income units if that same jurisdiction receives few units overall. Staff agrees that it may be

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<sup>5</sup> For letters HCD sent to other regions, see [this document](#) from the January 2020 HMC meeting agenda packet.

beneficial for the HMC to simultaneously consider both the total allocations that jurisdictions receive and the percentage of those allocations that are lower-income units. Accordingly, each metric that focuses on the share of lower-income units assigned to jurisdictions with certain characteristics has now been paired with a complementary metric that examines whether those jurisdictions also receive a share of the regional housing need that is at least proportional to their share of the region's households.

**Appendix 5** shows the performance evaluation results for the six methodology options described in Table 2 using this comprehensive set of metrics. A value of 1.0 for these new metrics means that the group of jurisdictions' overall share of RHNA is proportional relative to its overall share of households in 2019, while a value below 1.0 is less than proportional.

**Table 3: Revised Set of Proposed Evaluation Metrics**

Statutory Objective	Original Metric	Complementary Metric
Objective 1: Does the allocation increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner?	<p>Metric 1a.1: Do jurisdictions with the most expensive housing costs receive a significant percentage of their RHNA as lower-income units?</p> <p>Measurement: Percent of RHNA as lower-income units for the 25 jurisdictions with the most expensive housing costs</p>	<p>Metric 1a.2: Do jurisdictions with the most expensive housing costs receive a share of the region's housing need that is at least proportional to their share of the region's households?</p> <p>Measurement: Ratio of jurisdictions' share of region's total RHNA to jurisdictions' share of region's total households for the 25 jurisdictions with the most expensive housing costs</p>
Objective 2: Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?	<p>Metric 2a: Do jurisdictions with the largest share of the region's jobs have the highest growth rates resulting from RHNA?</p> <p>Measurement: Average growth rate resulting from RHNA for the 25 jurisdictions with the largest share of the region's jobs</p>	N/A
	<p>Metric 2b: Do jurisdictions with the largest share of the region's Transit Priority Area acres have the highest growth rates resulting from RHNA?</p> <p>Measurement: Average growth rate resulting from RHNA for the 25 jurisdictions with the largest share of the Transit Priority Area acres</p>	N/A

Statutory Objective	Original Metric	Complementary Metric
	<p><i>New metric – 2c: Do jurisdictions with the lowest vehicle miles traveled (VMT) per resident have the highest growth rates resulting from RHNA?</i><sup>6</sup></p> <p>Measurement: Average growth rate resulting from RHNA for the 25 jurisdictions with the lowest vehicle miles traveled (VMT) per resident</p>	
Objective 3: Does the allocation promote an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low wage workers in each jurisdiction?	<p>Metric 3a.1: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a significant percentage of their RHNA as lower-income units?</p> <p>Measurement: Percent of RHNA as lower-income units for the 25 jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers</p>	<p>Metric 3a.2: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a share of the region's housing need that is at least proportional to their share of the region's households?</p> <p>Measurement: Ratio of jurisdictions' share of region's total RHNA to jurisdictions' share of region's total households for the 25 jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers</p>
Objective 4: Does the allocation direct a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category?	<p>Metric 4: Do jurisdictions with the largest percentage of high-income residents receive a larger share of their RHNA as lower-income units than jurisdictions with the largest percentage of low-income residents?</p> <p>Measure: Percent of RHNA as lower-income units for the 25 jurisdictions with the largest percentage of households above 120% Area Median Income and the jurisdictions with the largest percentage of households below 80% Area Median Income</p>	<p><i>New metric based on total unit allocation to the most disproportionately high-income jurisdictions added to the metrics for Objective 5</i></p>
Objective 5: Does the allocation affirmatively further fair housing?	Metric 5a.1: Do jurisdictions with the largest percentage of households living in High or Highest Resource	Metric 5a.2: Do jurisdictions with the largest percentage of households living in High or Highest Resource

<sup>6</sup> Staff added this metric to respond to questions from the HMC about whether the RHNA methodology options being considered contribute to reductions in greenhouse gases; VMT and GHG have a high degree of correlation.

Statutory Objective	Original Metric	Complementary Metric
	<p>tracts receive a significant percentage of their RHNA as lower-income units?</p> <p>Measure: Percent of RHNA as lower-income units for the 25 jurisdictions with the largest percentage of households in High or High Resource tracts</p>	<p>tracts receive a share of the region's housing need that is at least proportional to their share of the region's households?</p> <p>Measure: Ratio of jurisdictions' share of region's total RHNA to jurisdictions' share of region's total households for the 25 jurisdictions with the largest percentage of households in High or High Resource tracts</p>
	<p>Metric 5b: Do racially and economically exclusive jurisdictions receive a share of the region's housing need at least proportional to their share of the region's households?</p> <p>Measure: Ratio of jurisdictions' share of region's total RHNA to jurisdictions' share of region's total households for the jurisdictions with above-average divergence scores and percentages of households above 120% of Area Median Income</p>	N/A
	<p><i>New metric – 5c:</i> Do jurisdictions with the largest percentage of high-income residents receive a share of the region's housing need that is at least proportional to their share of the region's households?</p> <p>Measure: Ratio of jurisdictions' share of region's total RHNA to jurisdictions' share of region's total households for the 25 jurisdictions with the largest percentage of households above 120% of Area Median Income</p>	N/A

## Decision Point #2: Use of Comprehensive Evaluation Metrics to Evaluate Methodologies



**Decision Point #2: Does the HMC recommend using the comprehensive performance evaluation metrics as drafted to ensure methodology options meet the statutory objectives and advance regional policy goals?**

***Initial Staff Recommendation:** Use the comprehensive evaluation metrics that include the original metrics previously discussed with the HMC and the complementary metrics introduced today. The addition of the complementary metrics provides greater insight into a methodology's impact on total allocations and allocations by income.*

### **Performance Evaluation Results for Methodology Options**

Overall, all of methodology options proposed by staff appear to further the statutory objectives, regardless of how the income categories are grouped. **Option 1A** and **Option 2A** did particularly well on many of the metrics related to jurisdictions' share of RHNA as lower-income units (the original set of metrics). However, for the complementary metrics related to the proportionality of total unit allocations, **Option 1** (Jobs Emphasis), in particular, did not perform as well as other methodology options.

For the metrics related to total allocations, for all of the methodologies, the options where moderate-income units are allocated with lower-income units (**Version B**) tended to perform better than when moderate-income units are allocated with above moderate-income units (Version A). **Option 3** (High Opportunity Areas Emphasis) performs best on the metrics related to total allocations. Below is a summary describing which methodology options appear to most effectively further each of the five statutory objectives:

**Objective 1:** *Does the allocation increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner?*

- Metric 1a.1: Do jurisdictions with the most expensive housing costs receive a significant percentage of their RHNA *as lower-income units*?
- Metric 1a.2: Do jurisdictions with the most expensive housing costs receive a share of the region's housing need that is *at least proportional to their share of the region's households*?
- **Results:** All options appear to perform relatively well in furthering Objective 1. Option 1A and Option 2A perform best on Metric 1a.1 (which looks at the share of RHNA as lower-income units) and Option 3B performs best on Metric 1a.2 (which looks at the proportionality of total RHNA to existing households). For Metric 1a.1, Option 1A and Option 2A allocate the largest shares of affordable units to the least affordable jurisdictions, resulting in the jurisdictions with the most expensive housing costs

receiving about half of their RHNA as lower-income units. For Metric 1a.2, Option 3B performs best, providing the least affordable jurisdictions with the largest total allocation, which is 20 percent greater than their share of the region's households. On this metric, Option 1A, seeing a just below proportional allocation, is the least successful, as the most expensive jurisdictions receive a share of regional housing need that is less than their share of the region's households.

**Objective 2:** *Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?*

- Metric 2a: Do jurisdictions with the largest share of the region's jobs have the highest *growth rates* resulting from RHNA?
- Metric 2b: Do jurisdictions with the largest share of the region's Transit Priority Area acres have the highest *growth rates* resulting from RHNA?
- Metric 2c: Do jurisdictions whose residents drive the least have the highest *growth rates* resulting from RHNA?
- **Results:** Option 1A appears to perform best on all three metrics for Objective 2, resulting in the highest growth rates for jurisdictions with the most access to jobs and transit and the lowest VMT per resident. However, all methodology options are relatively successful at furthering Objective 2.

**Objective 3:** *Does the allocation promote an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low wage workers in each jurisdiction?*

- Metric 3a.1: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a significant percentage of their RHNA as *lower-income units*?
- Metric 3a.2: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a share of the region's housing need that is *at least proportional to their share of the region's households*?
- **Results:** All options appear to perform well in advancing Objective 3. On Metric 3a.1, Option 1A and Option 2A allocate jurisdictions with the most unbalanced jobs-housing fit the largest shares of their RHNA as lower-income units compared to the rest of the region. On Metric 3a.2, all methodologies perform well, with Option 3B assigning jurisdictions with the most unbalanced jobs-housing fit larger total allocations than they receive from the other methodology options.



**Objective 4:** *Does the allocation direct a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category?*

- **Metric 4:** Do jurisdictions with the largest percentage of high-income residents receive a larger share of their RHNA as *lower-income units* than jurisdictions with the largest percentage of low-income residents?
- **Results:** All options appear to perform well on Metric 4 and further Objective 4. Every methodology results in jurisdictions with the largest percentage of high-income residents receiving a larger share of their RHNA as lower-income units than jurisdictions with the largest percentage of low-income residents. However, Option 1A and Option 2A allocate disproportionately high-income jurisdictions the largest shares of lower-income units, resulting in these jurisdictions receiving more than 50 percent of their RHNA as lower-income units.

**Objective 5:** *Does the allocation affirmatively further fair housing?*

- **Metric 5a.1:** Do jurisdictions with the largest percentage of households living in High or Highest Resource tracts receive a significant percentage of their RHNA as *lower-income units*?
- **Metric 5a.2:** Do jurisdictions with the largest percentage of households living in High or Highest Resource tracts receive a share of the region's housing need that is *at least proportional to their share of the region's households*?
- **Metric 5b:** Do jurisdictions exhibiting racial and economic exclusion receive a share of the region's housing need that is *at least proportional to their share of the region's households*?
- **Metric 5c:** Do jurisdictions with the largest percentage of high-income residents receive a share of the region's housing need that is *at least proportional to their share of the region's households*?
- **Results:** All options appear to perform relatively well at advancing Objective 5. On Metric 5a.1, Option 1A and Option 2A allocate the largest shares of affordable units to jurisdictions with the largest percentages of households living in High/Highest Resource tracts, with both methodologies assigning these jurisdictions more than half of their RHNA as lower-income units.

Option 3B performs best on the remaining metrics for Objective 5. On Metric 5a.2, it provides jurisdictions with the most access to opportunity a share of the RHND that is more than 20 percent greater than their share of the region's households. For Metric 5b, Option 3B provides jurisdictions exhibiting racial and economic exclusion the largest allocations relative to their share of the region's households. And, on Metric 5c, Option

3B assigns the largest total unit allocations to jurisdictions with the most disproportionately large percentages of high-income households.

In contrast, Option 1A does not perform particularly well in allocating a share of RHND proportional to the jurisdictions' share of total households to jurisdictions with the most access to resources (Metric 5a.2), jurisdictions exhibiting racial and economic exclusion (Metric 5b), or disproportionately high-income jurisdictions (Metric 5c).

### **Decision #3: Methodology Option to Continue to Consider**

#### **DECISION**



**Decision Point #3: Which of the six methodologies does the HMC recommend continuing to consider as performing best in meeting the RHNA statutory objectives and producing the best outcomes for the region?**

**Initial Staff Recommendation:** *All six methodology options appear to further the statutory objectives. Ultimately, the HMC must decide which option represents the best compromise between different regional priorities and is most effective at achieving the statutory objectives and other regional policy goals.*

#### **Next Steps**

- On September 18, please be prepared to vote on a proposed methodology to recommend to the ABAG Regional Planning Committee and Executive Board.
- Staff encourages HMC members to continue to use the [RHNA online visualization tool](#) between meetings to help them prepare for making decisions about the methodology.

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Alameda  
(2019 households: 30742)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

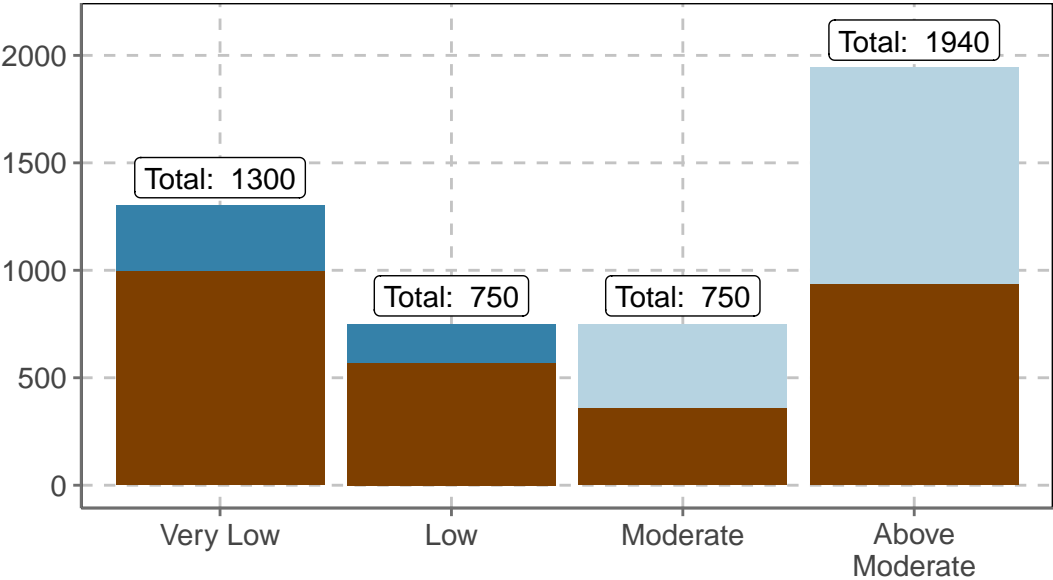
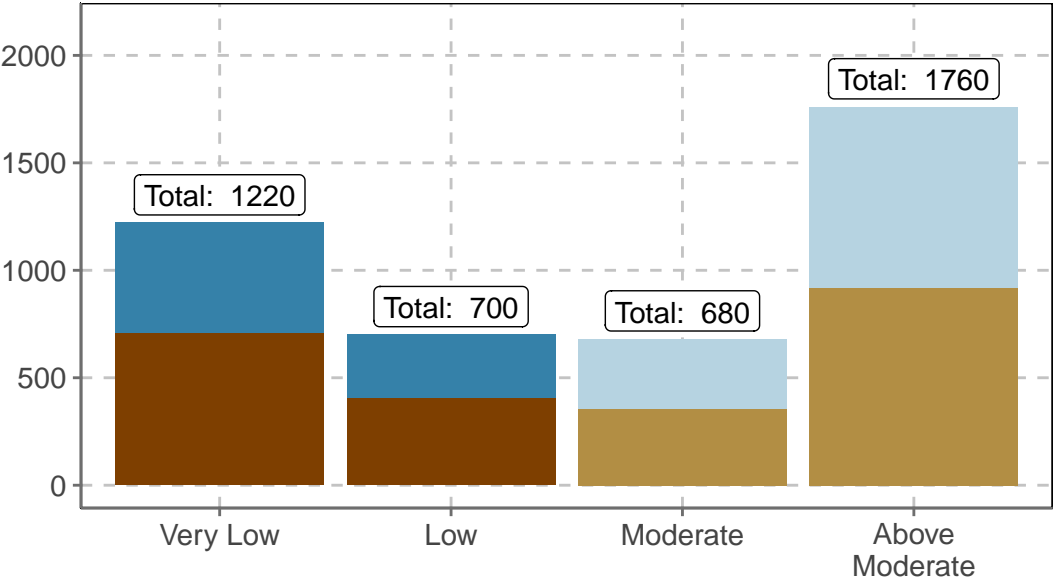
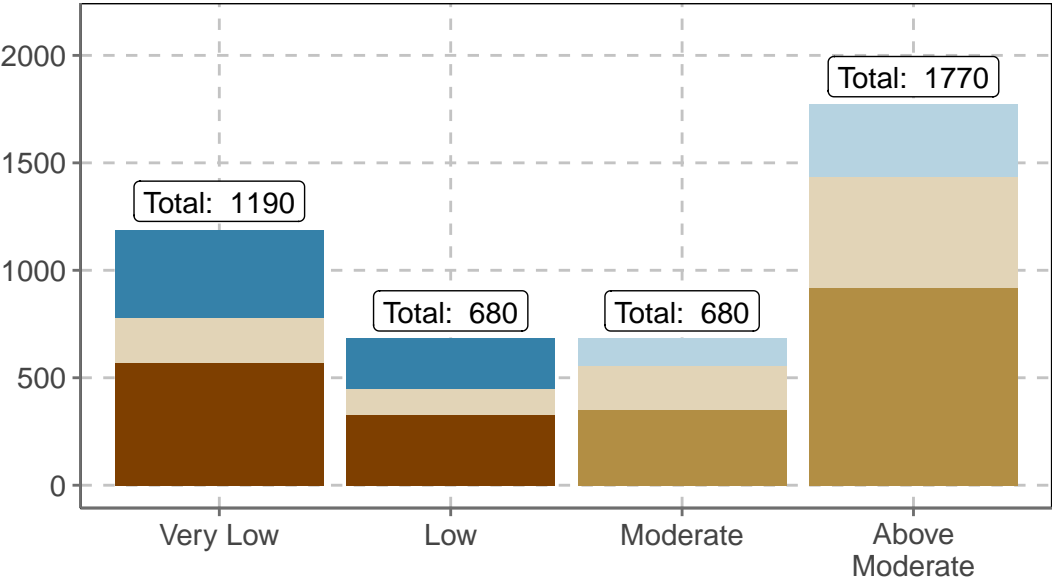
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

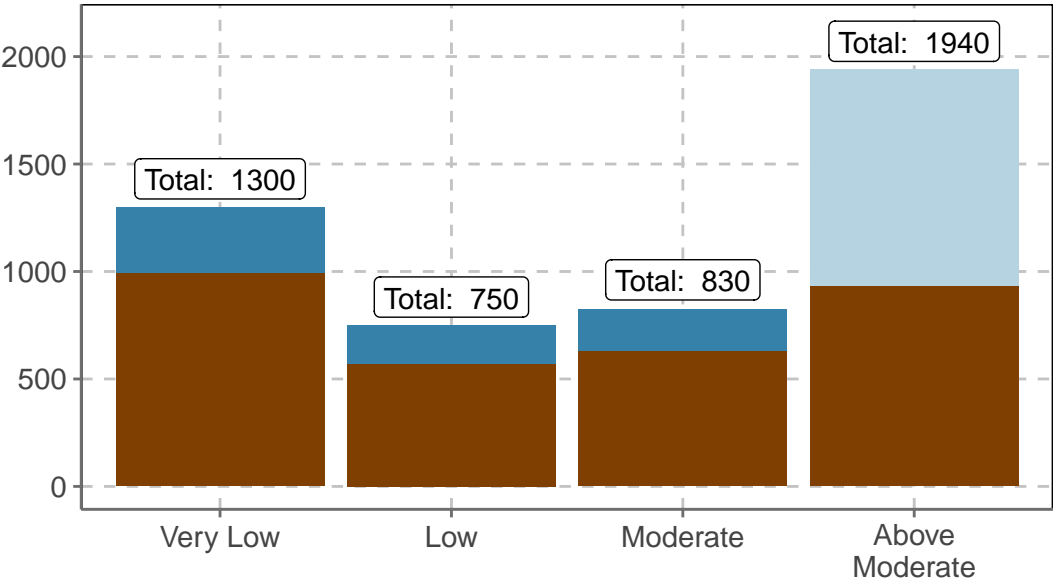
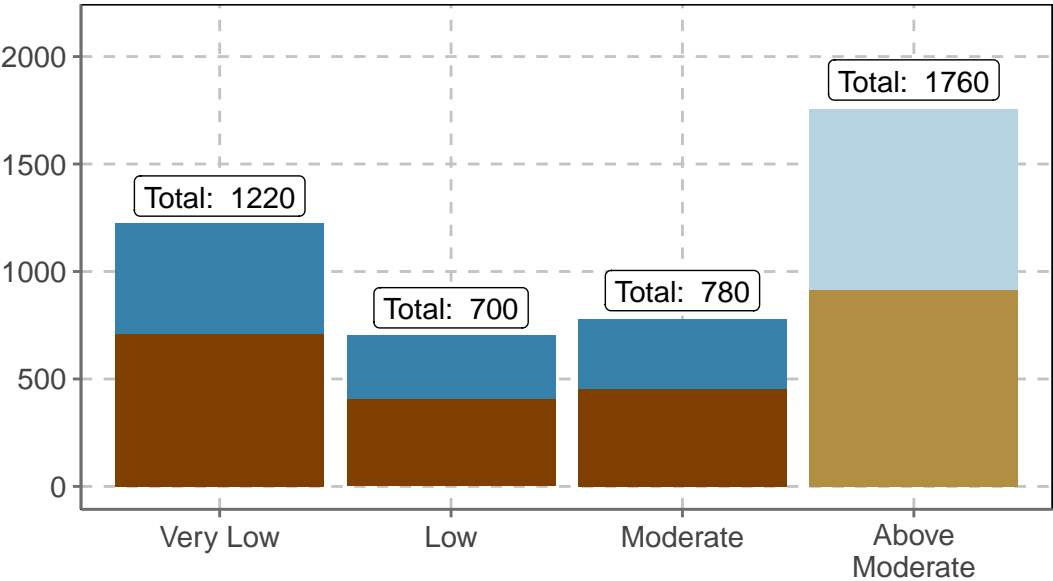
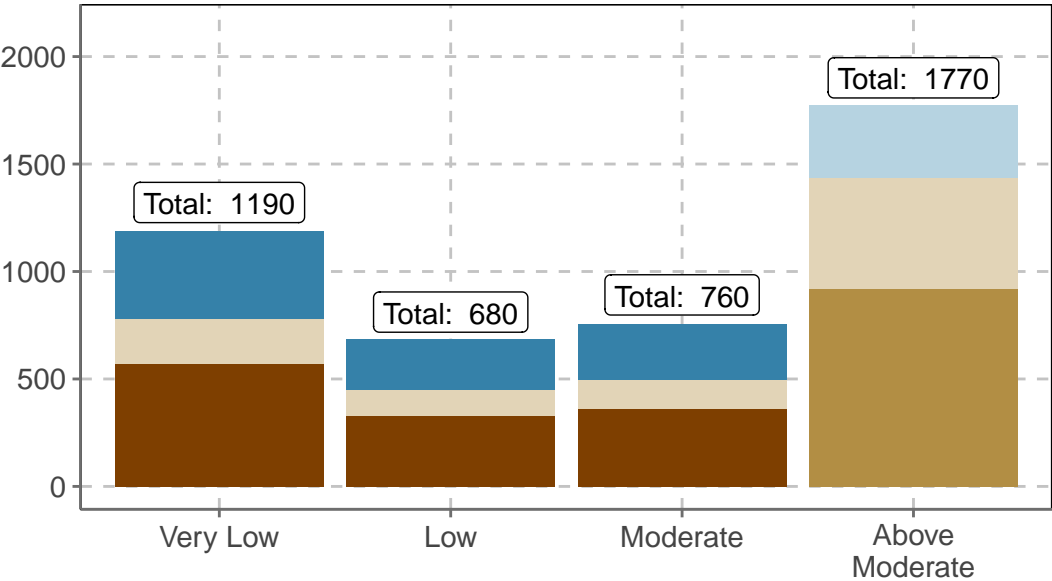
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

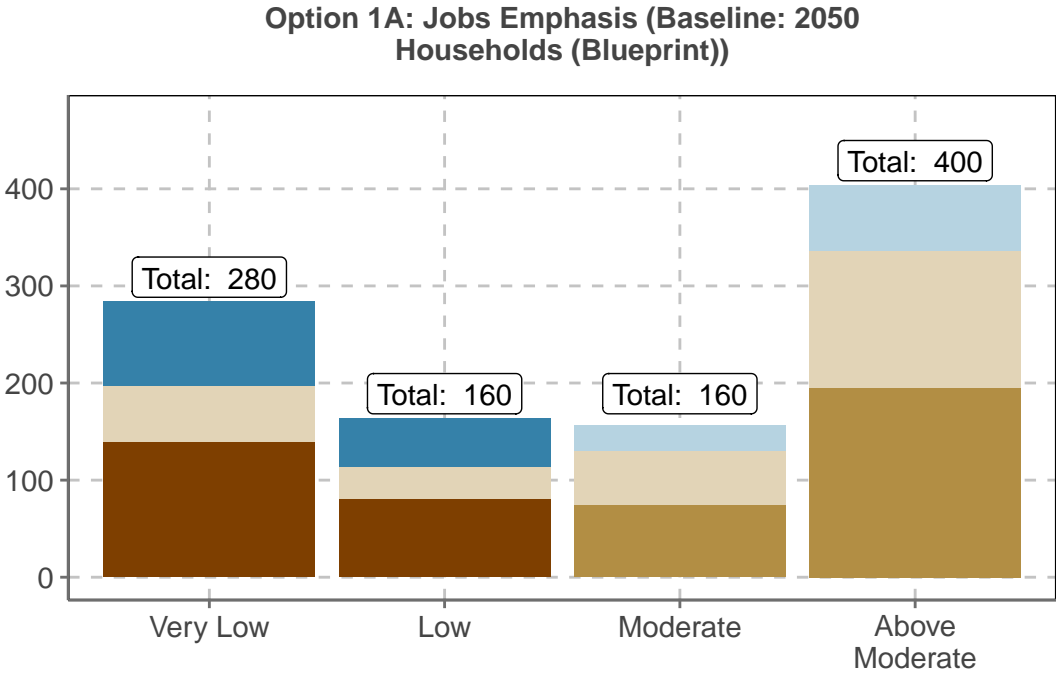


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

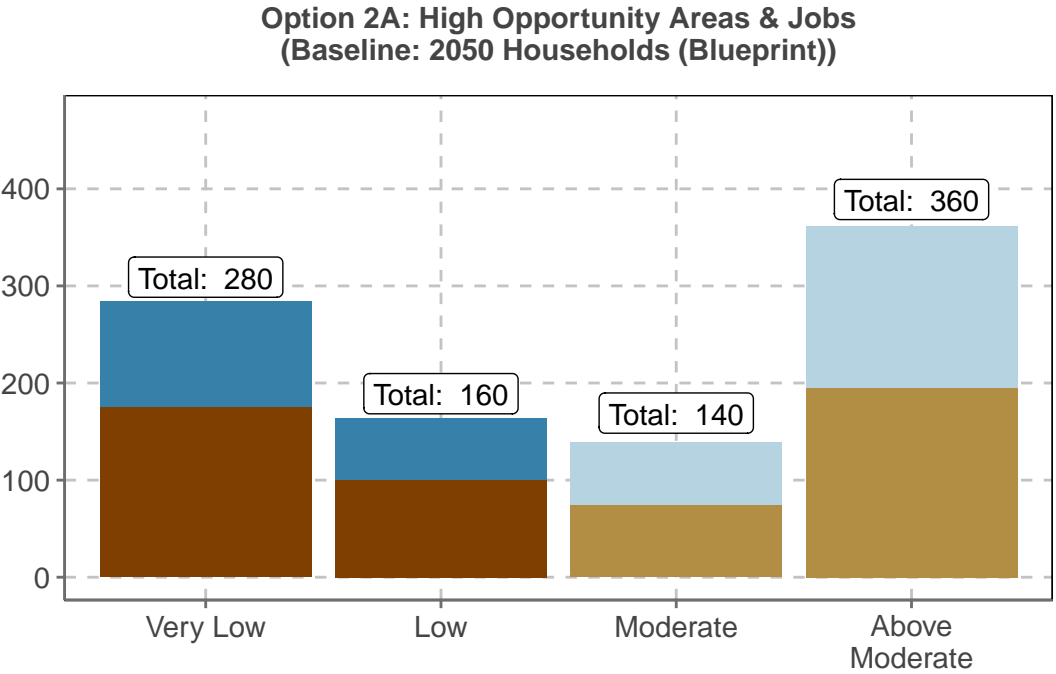
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Albany**  
**(2019 households: 6552)**  
**(Alameda County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

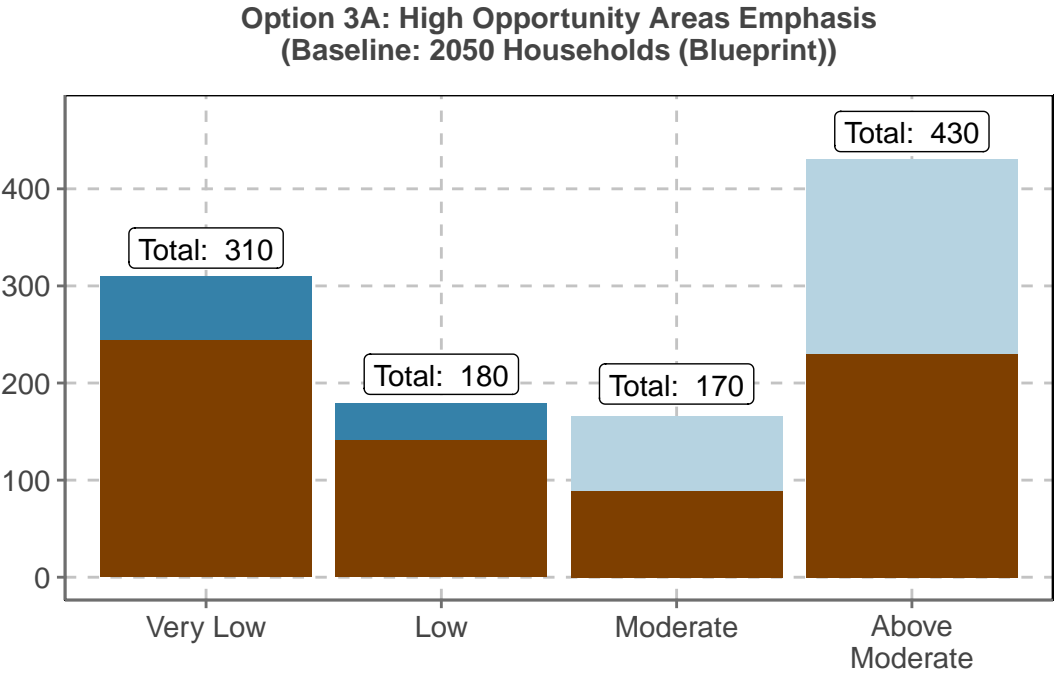
**Version A: Original Income Grouping**



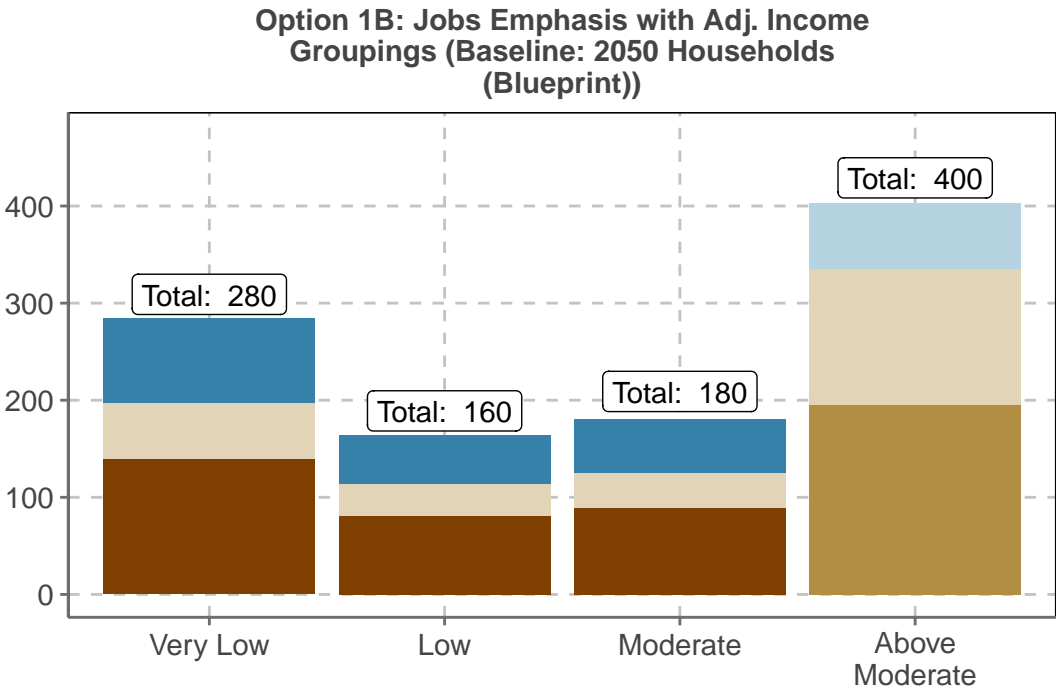
**Version A: Original Income Grouping**



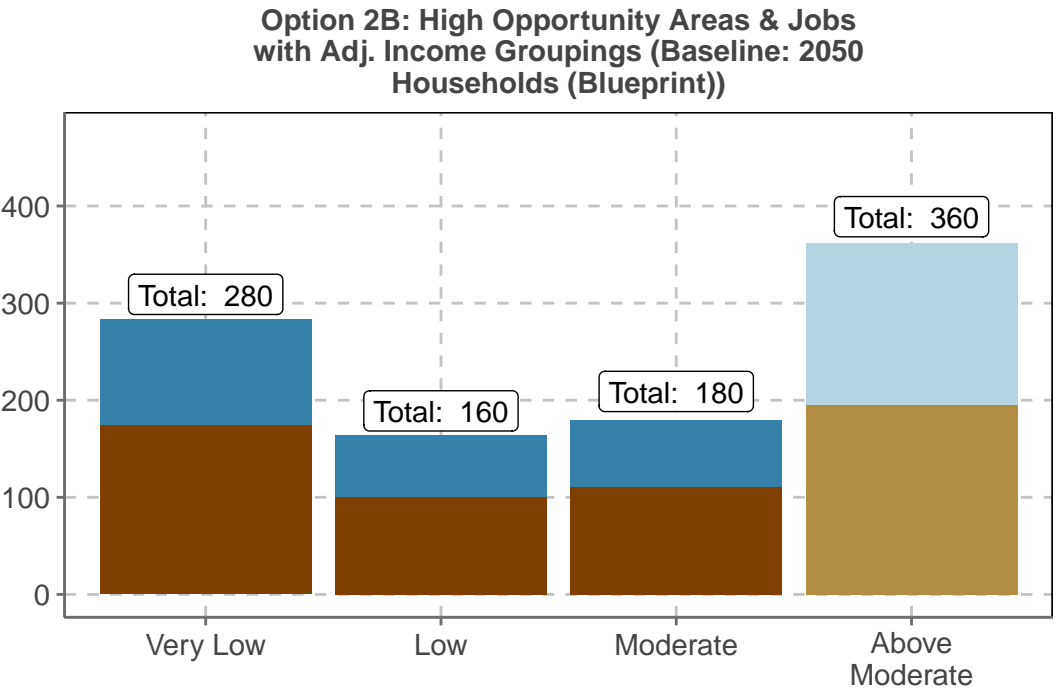
**Version A: Original Income Grouping**



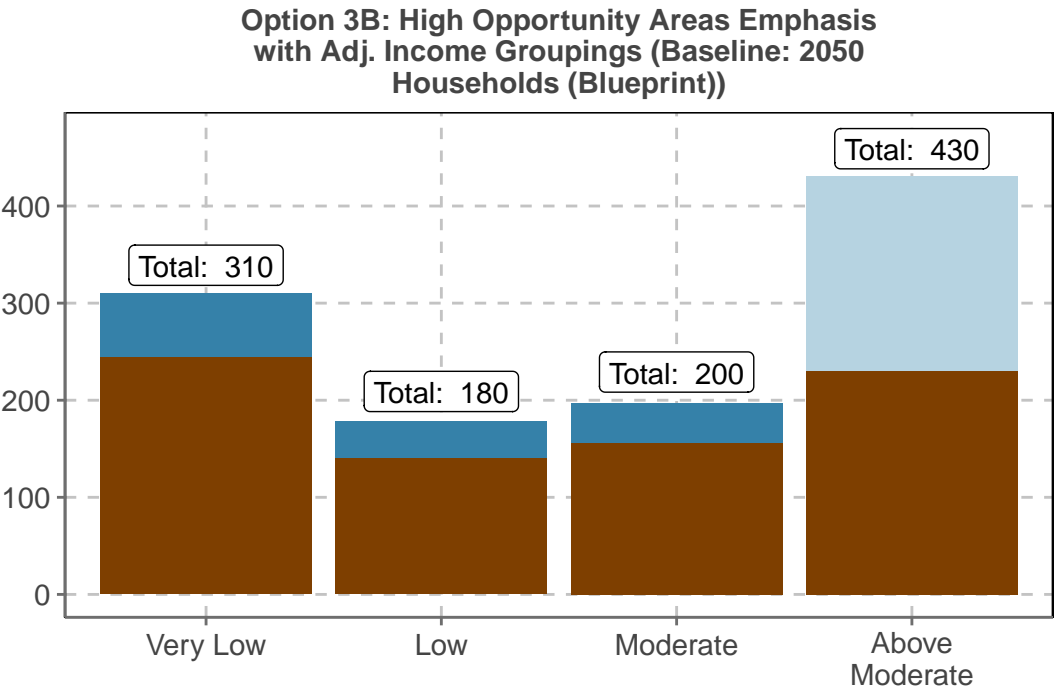
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

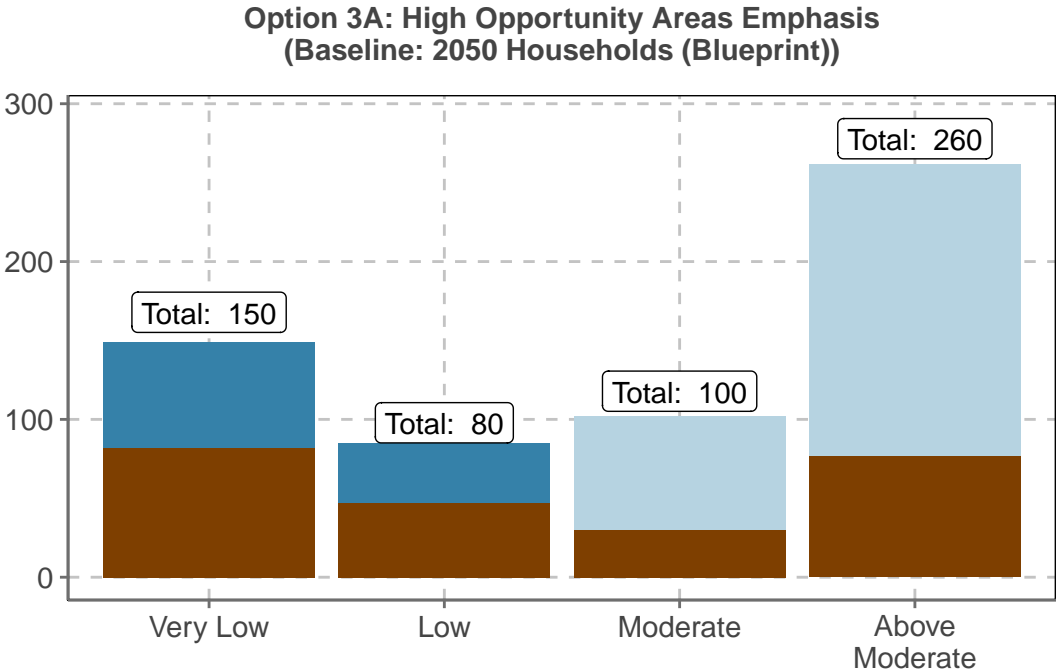
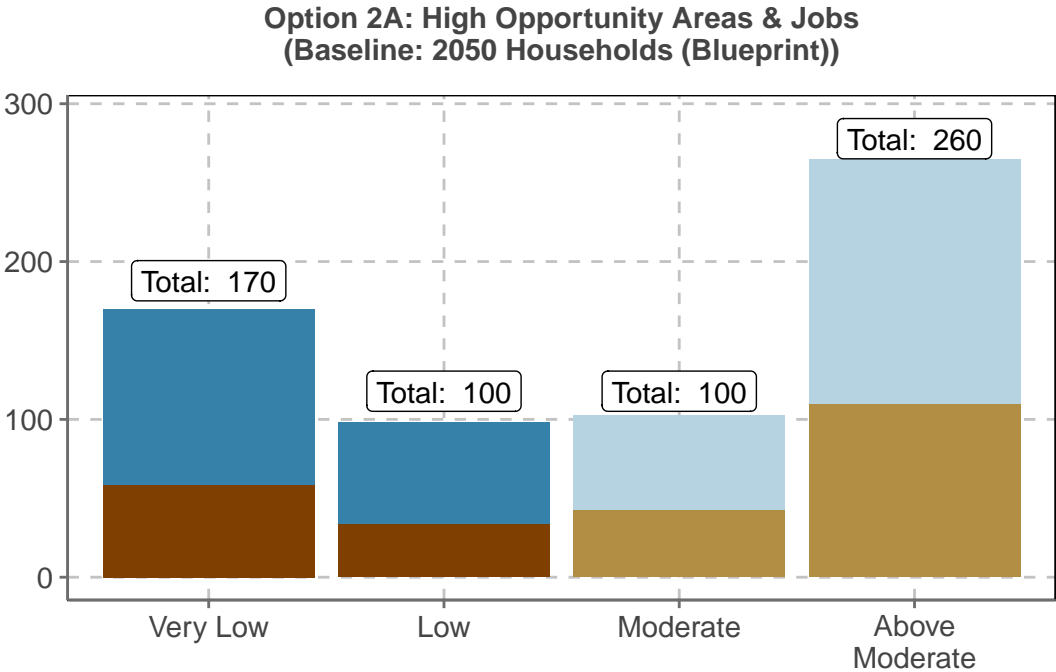
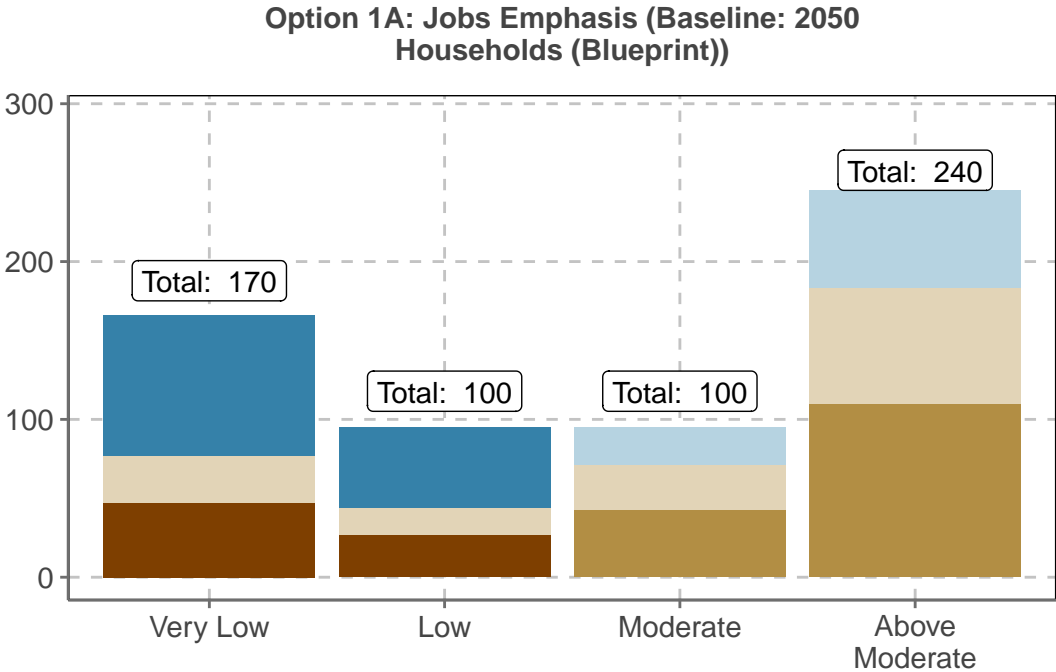
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
American Canyon  
(2019 households: 5884)  
(Napa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

Version A: Original Income Grouping

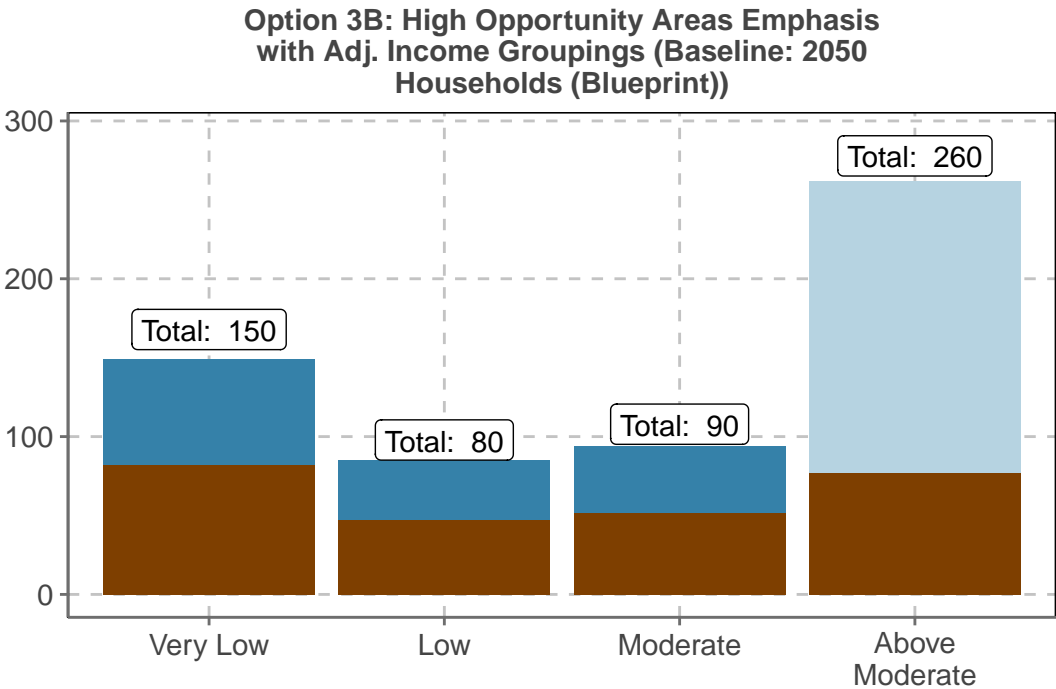
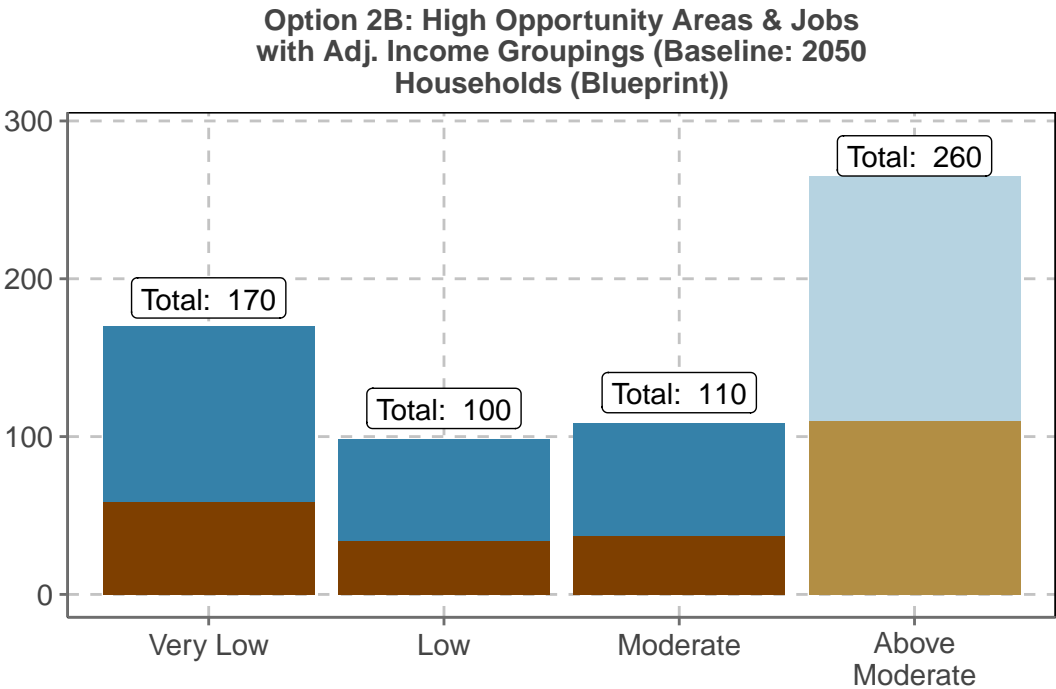
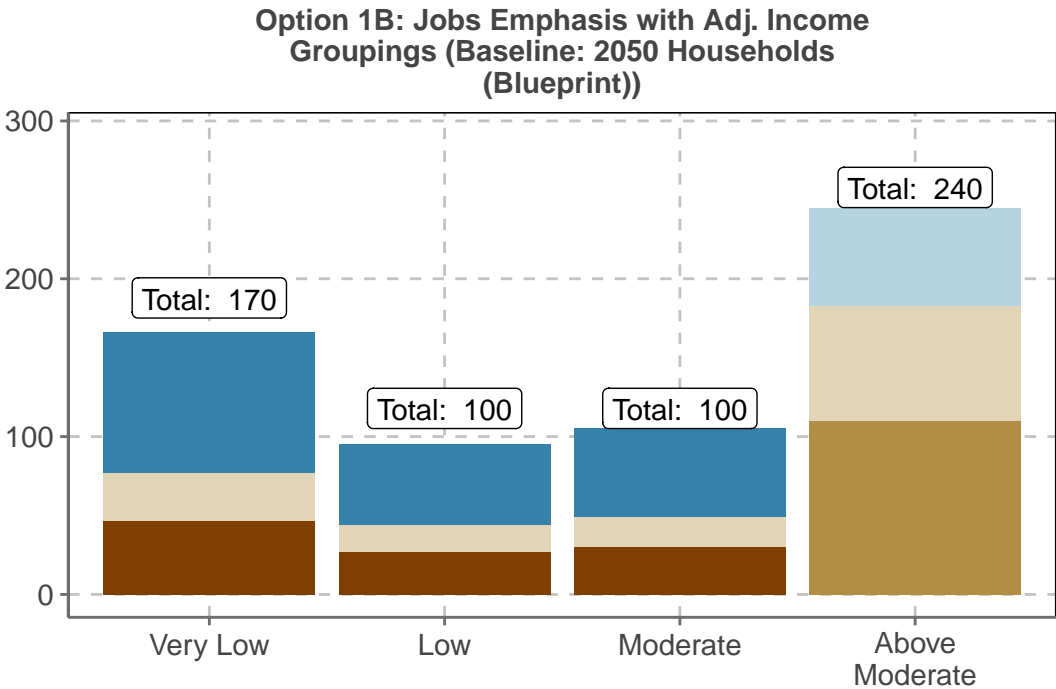
Version A: Original Income Grouping



Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Antioch  
(2019 households: 33875)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

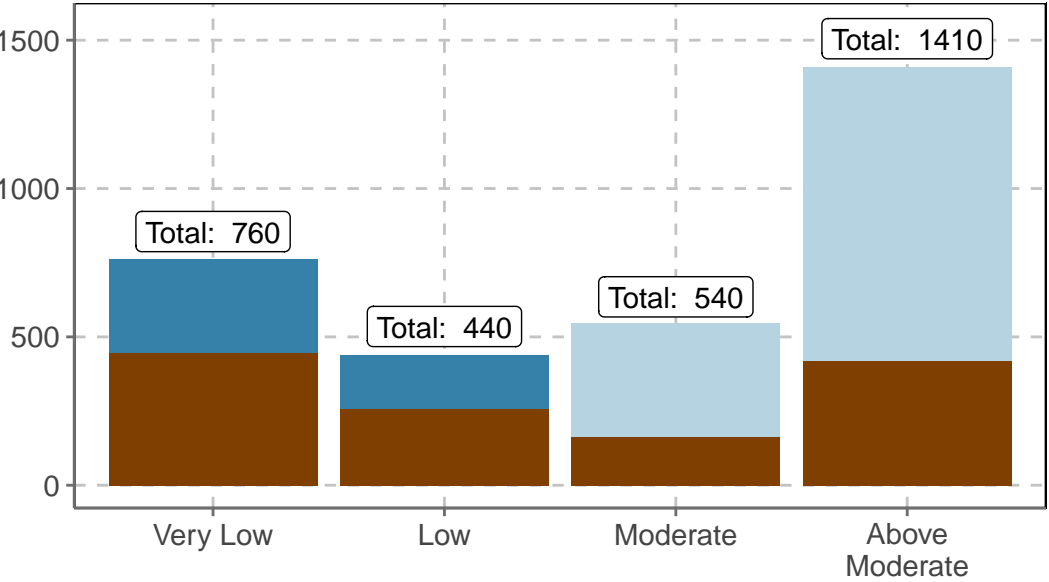
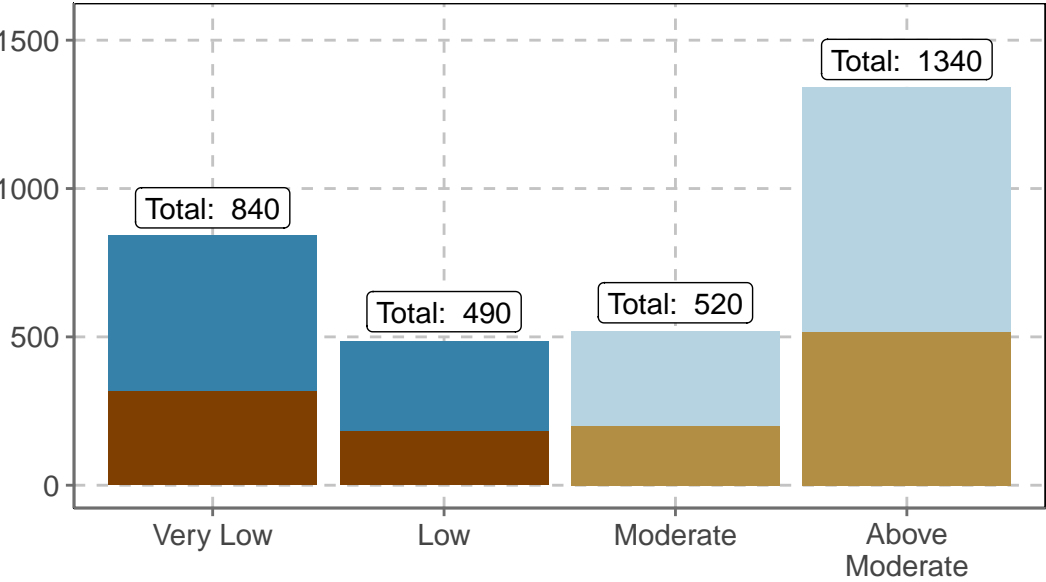
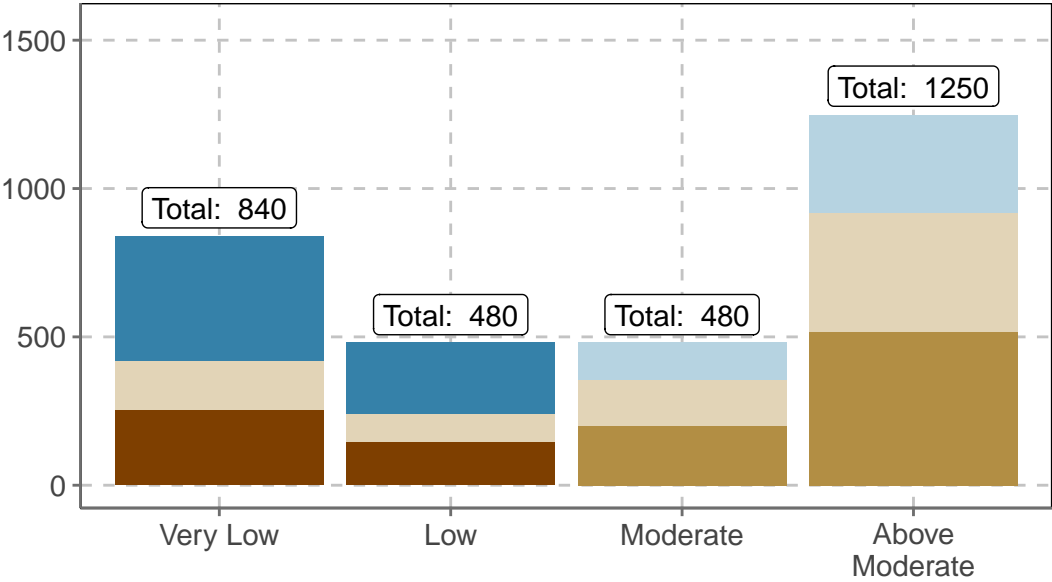
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

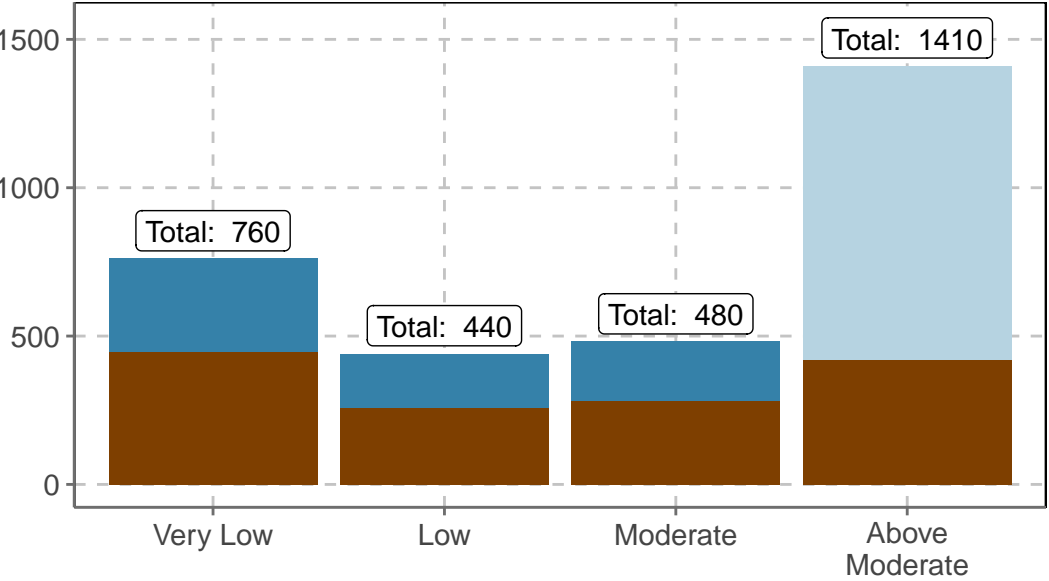
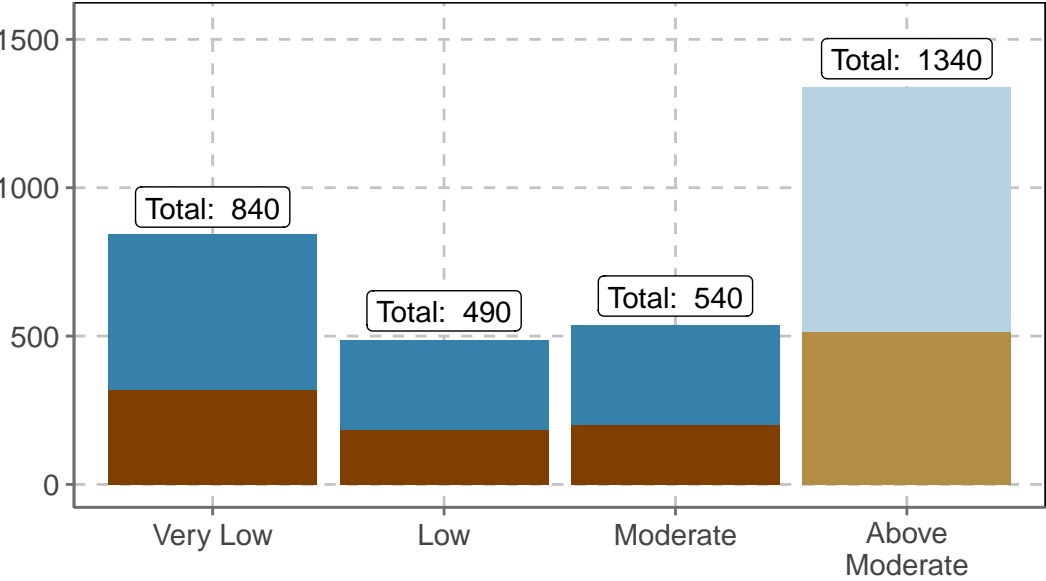
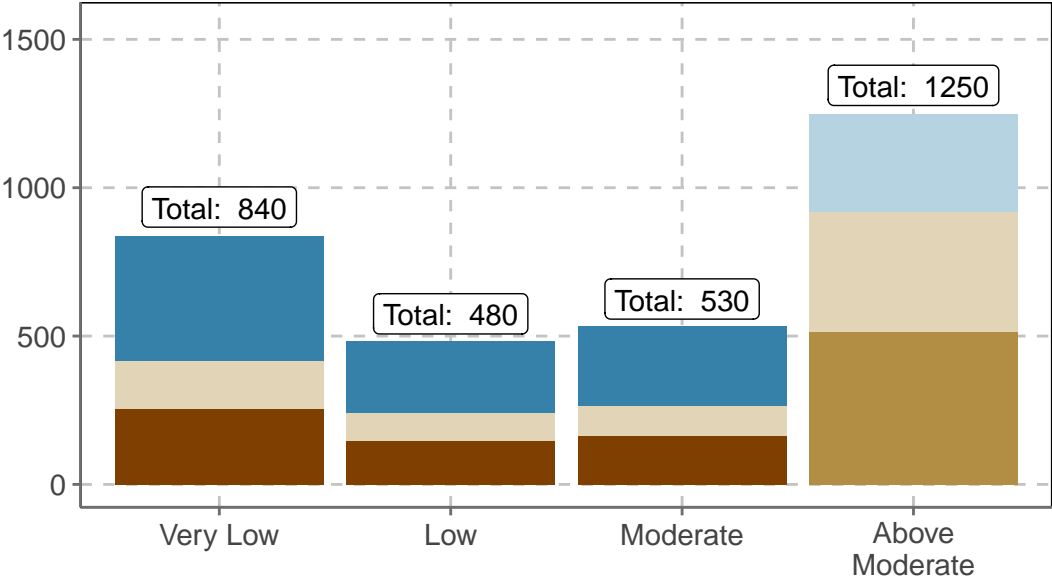
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

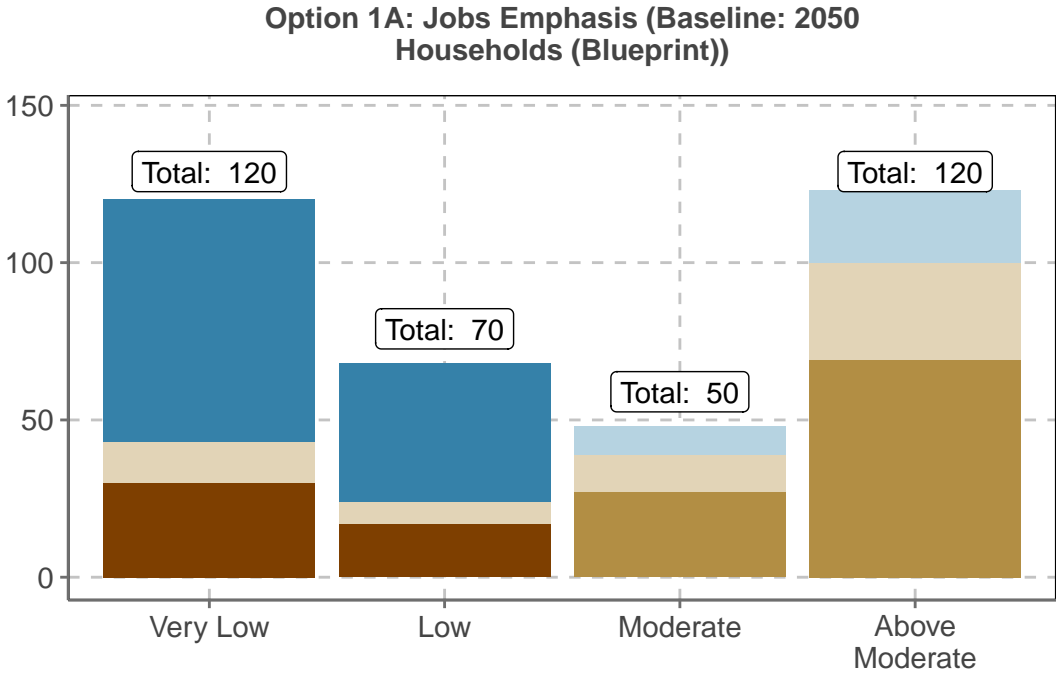


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

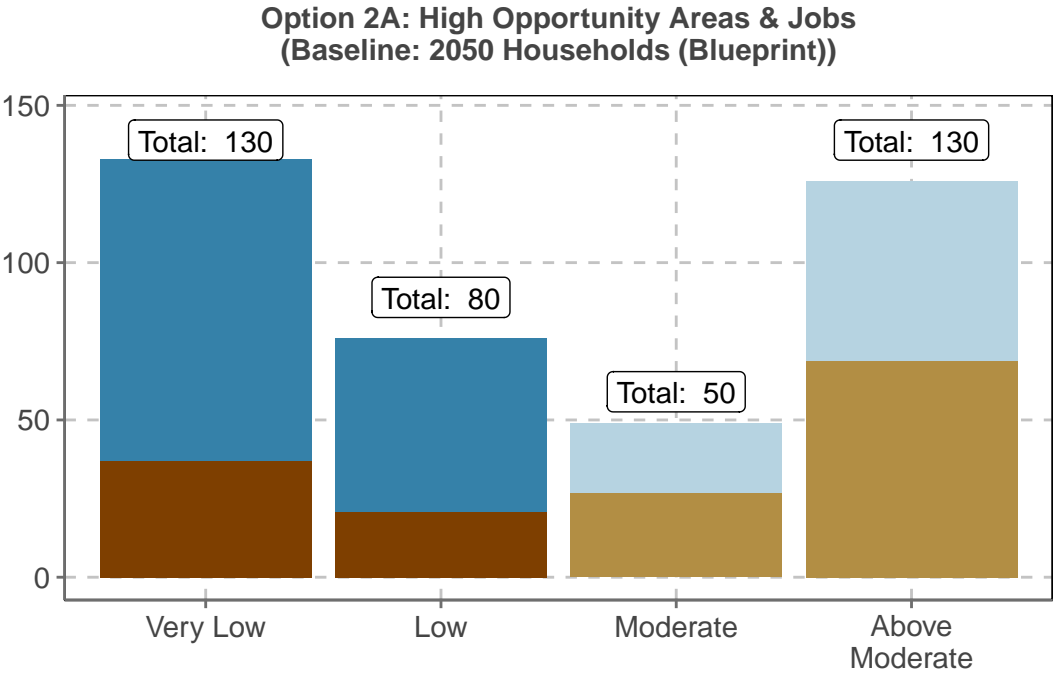
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Atherton  
(2019 households: 2284)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

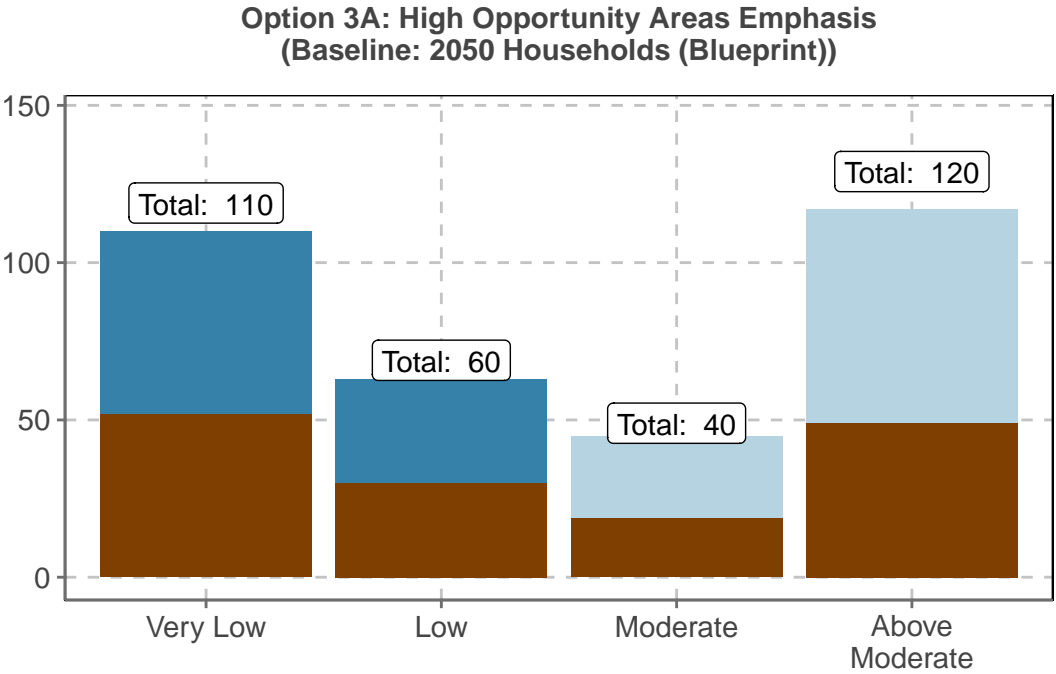
Version A: Original Income Grouping



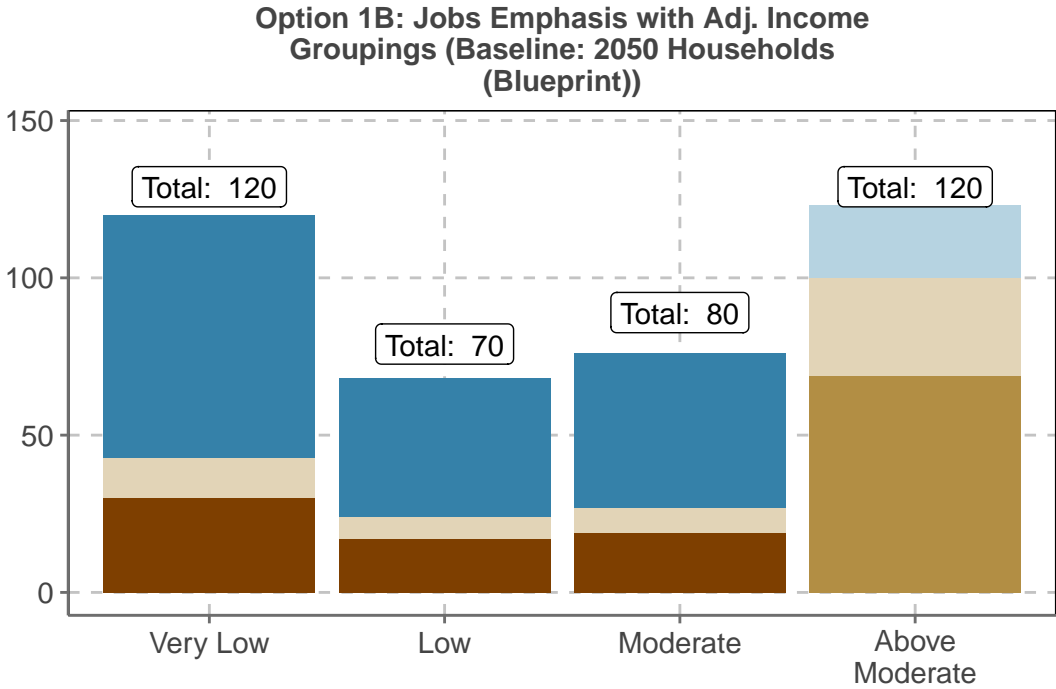
Version A: Original Income Grouping



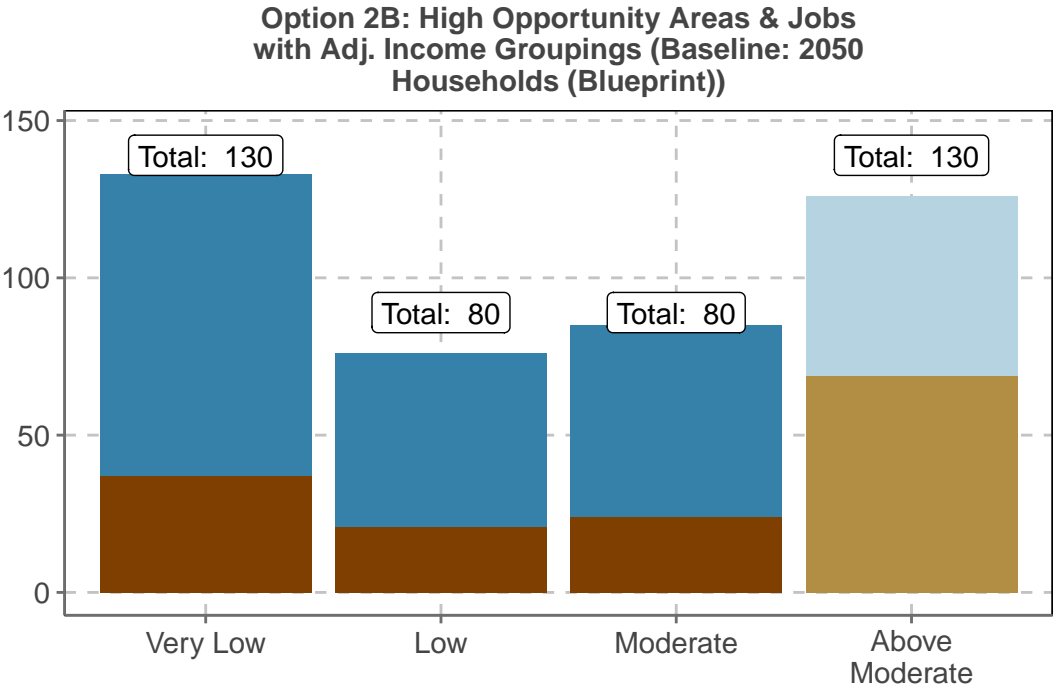
Version A: Original Income Grouping



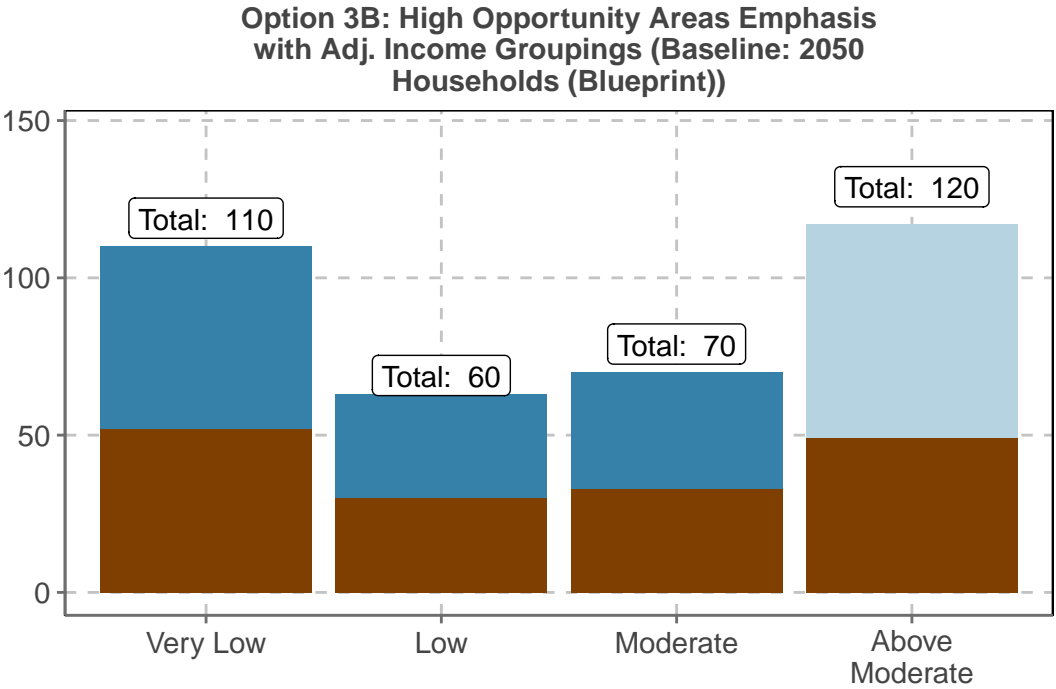
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



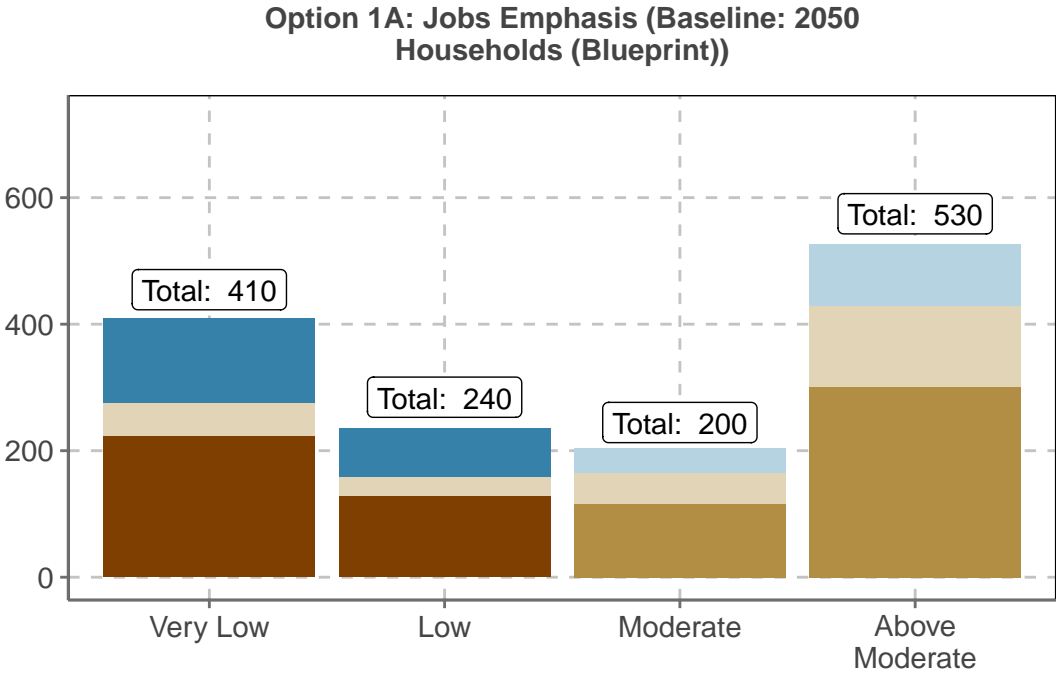
Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit



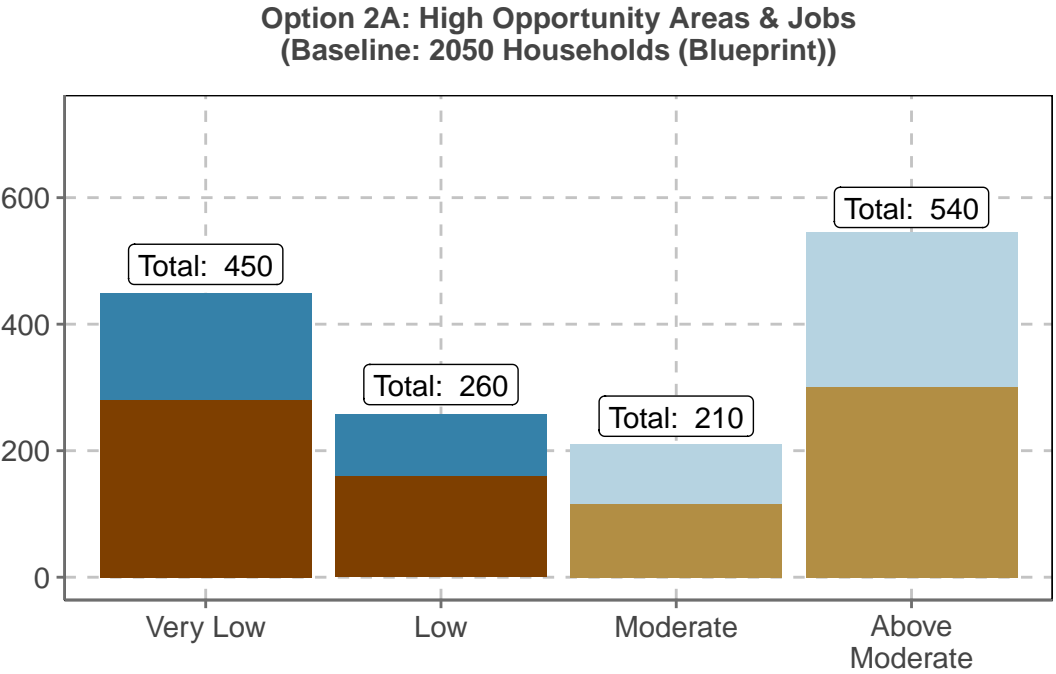
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Belmont**  
**(2019 households: 10658)**  
**(San Mateo County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

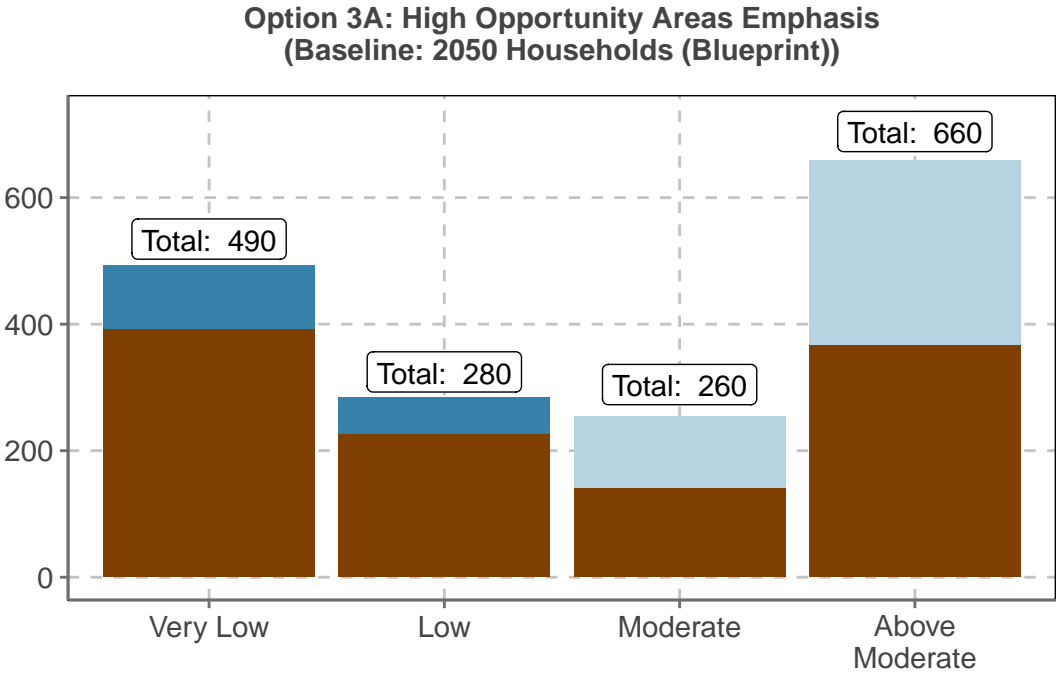
**Version A: Original Income Grouping**



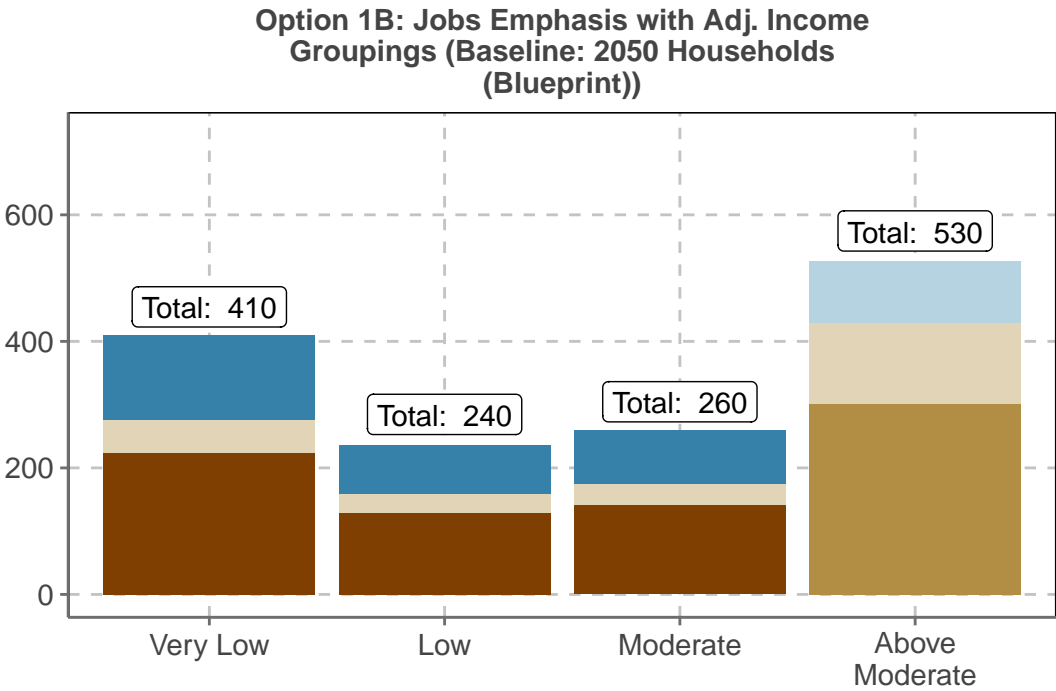
**Version A: Original Income Grouping**



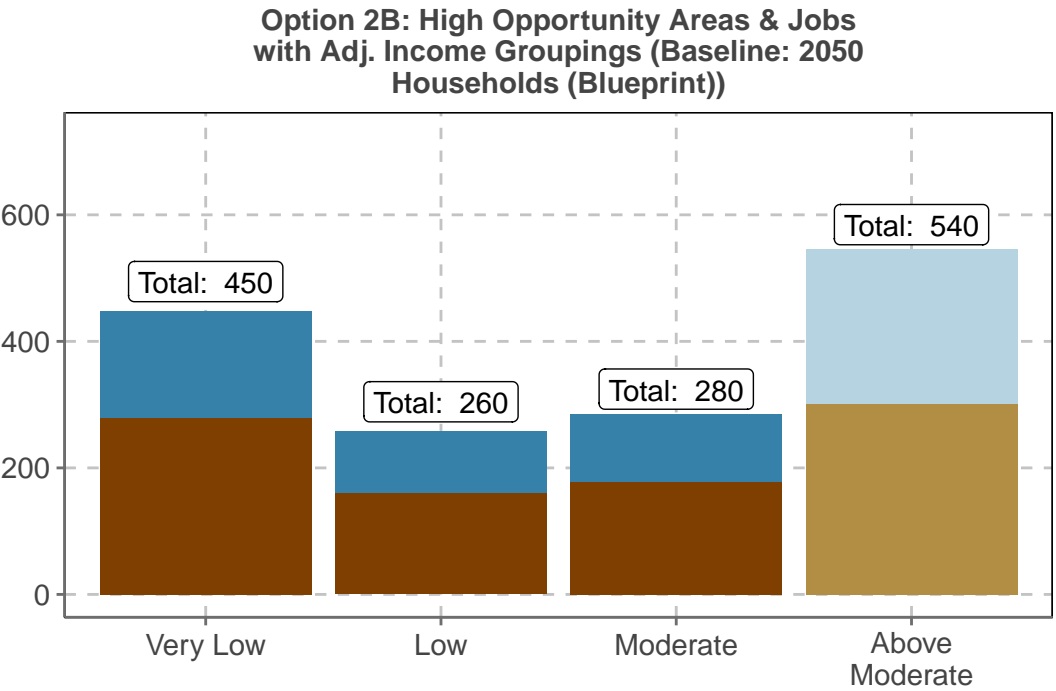
**Version A: Original Income Grouping**



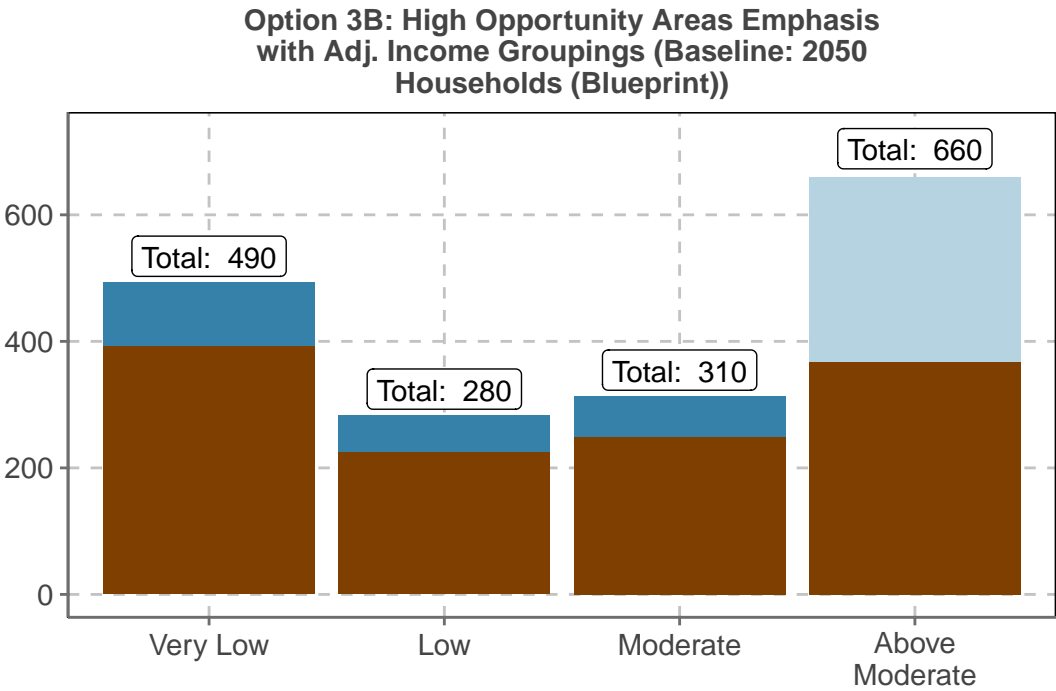
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**

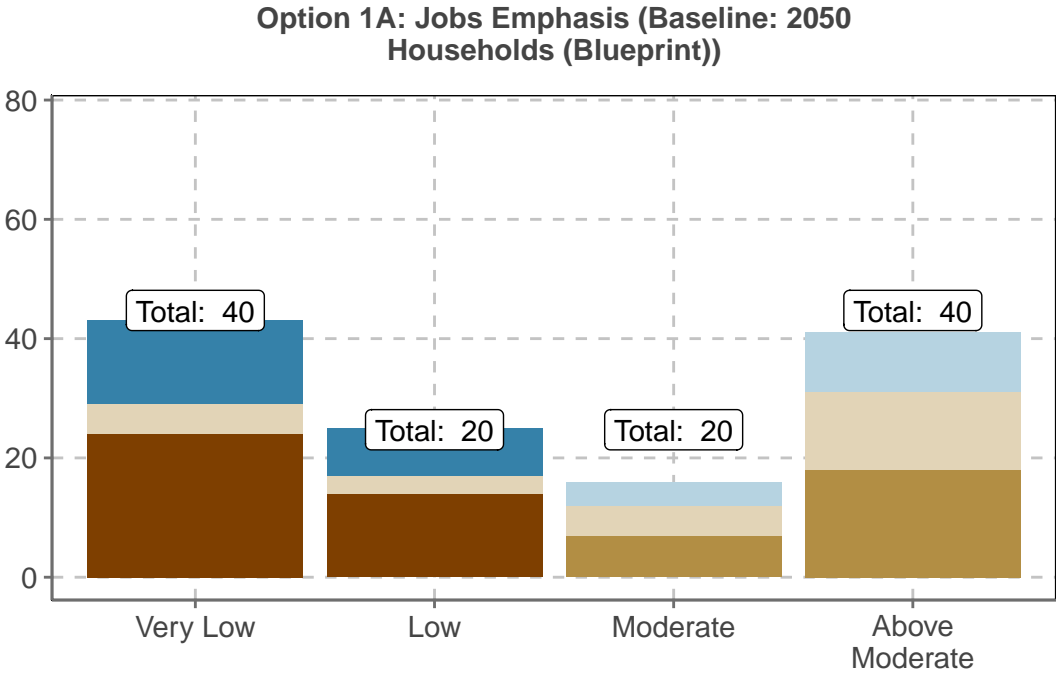


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

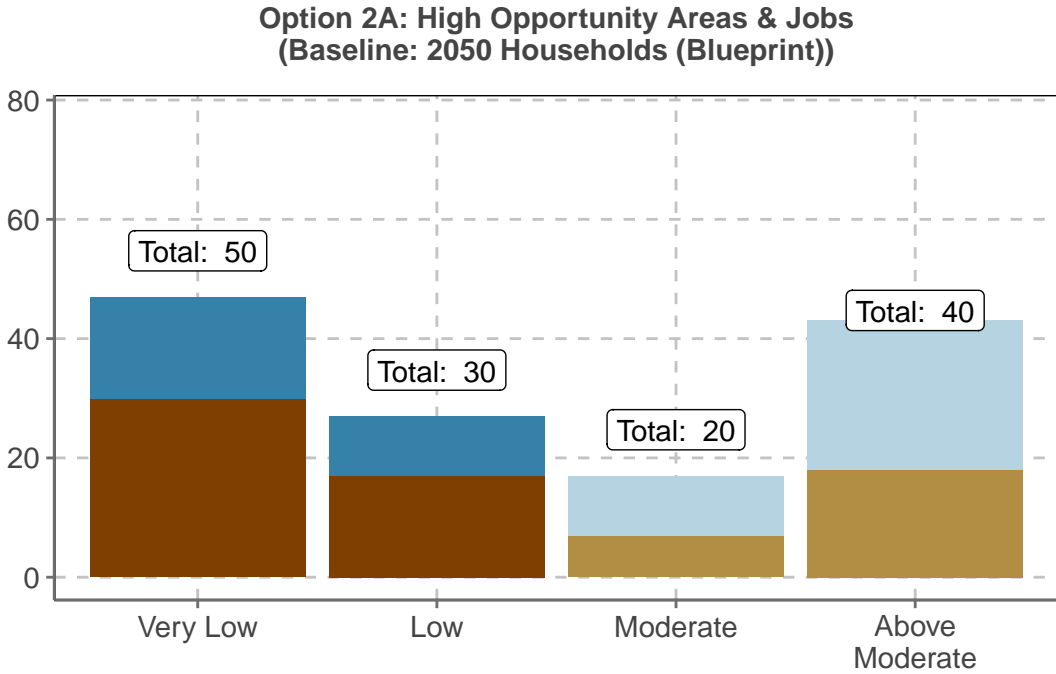
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Belvedere  
(2019 households: 931)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

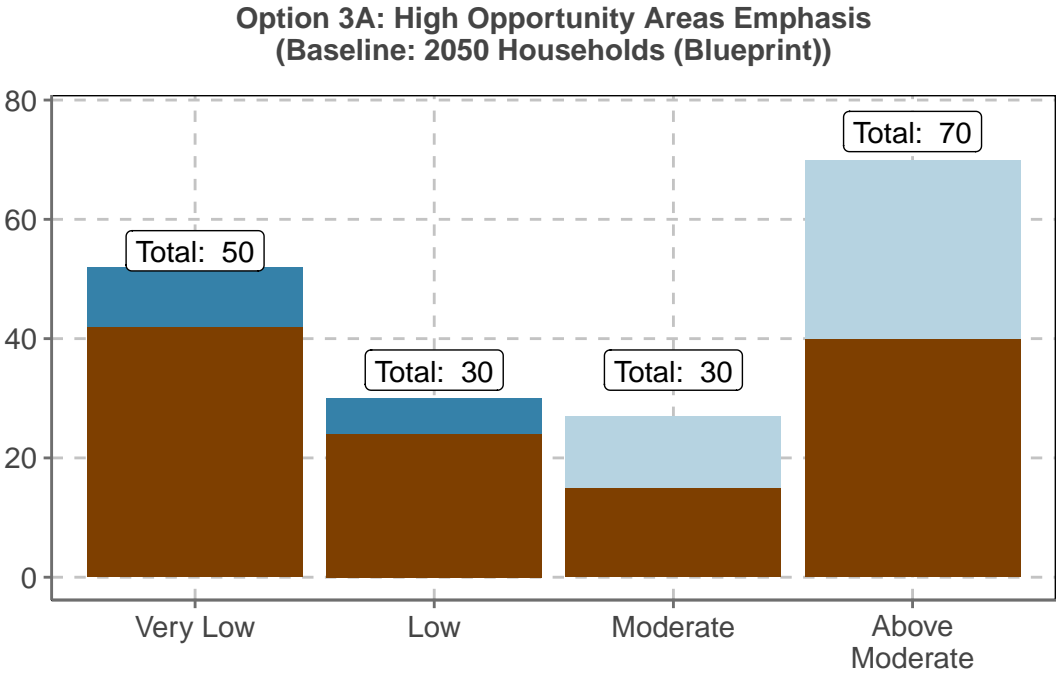
Version A: Original Income Grouping



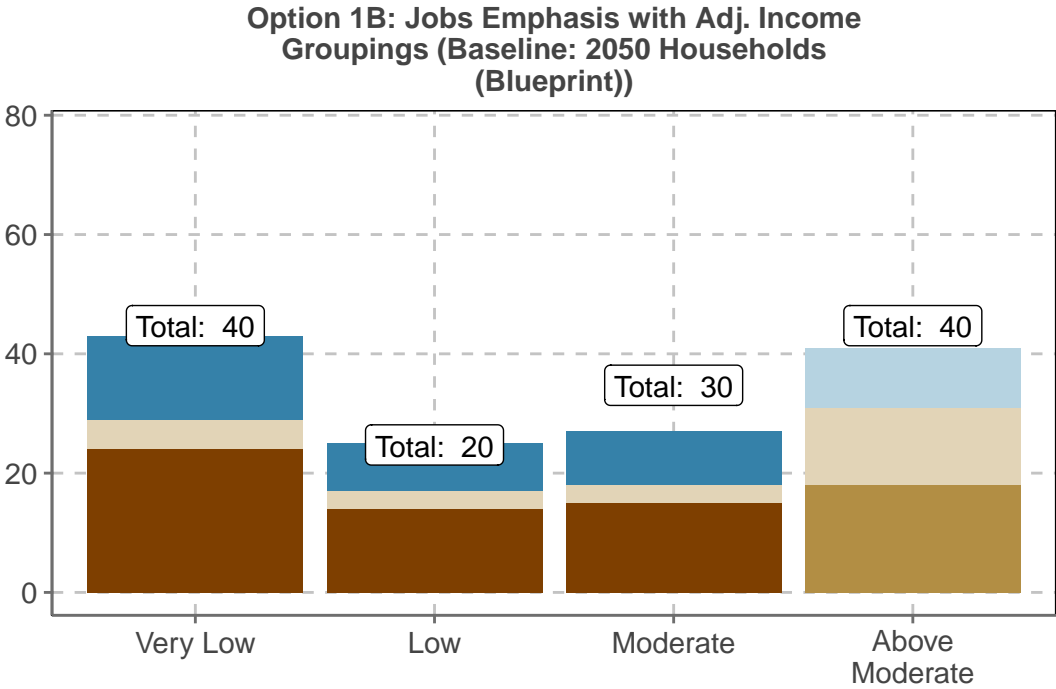
Version A: Original Income Grouping



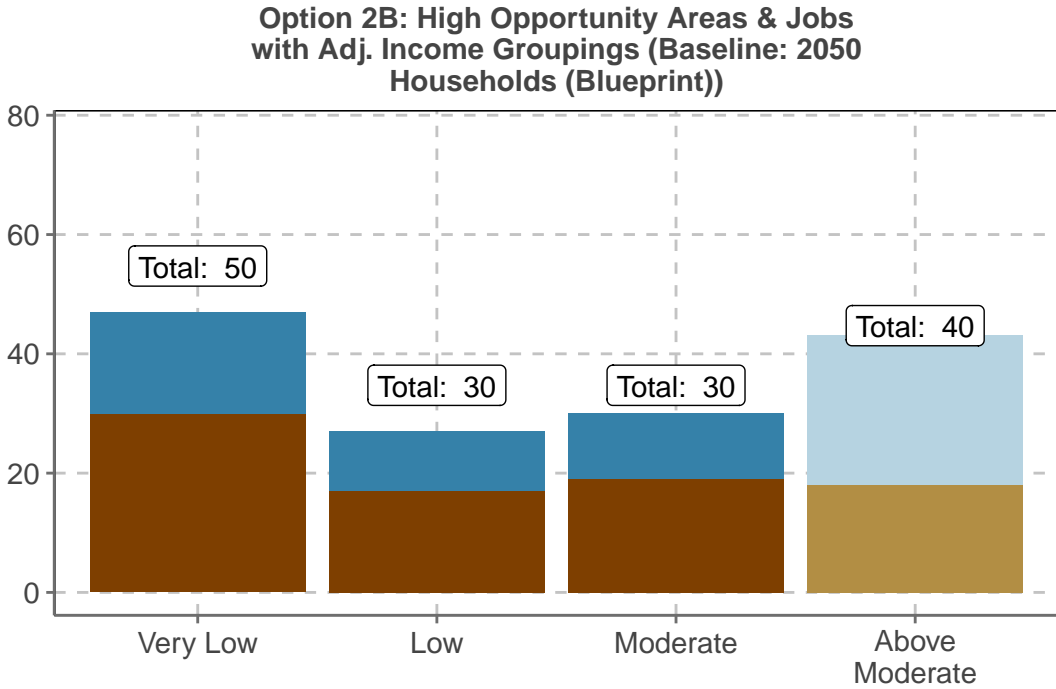
Version A: Original Income Grouping



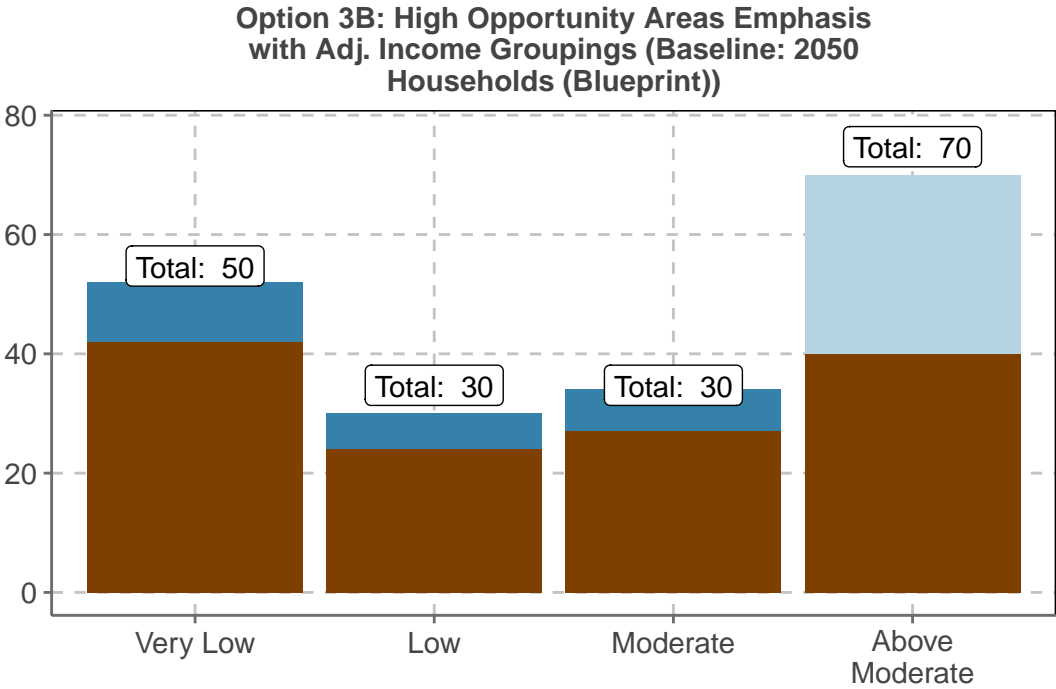
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

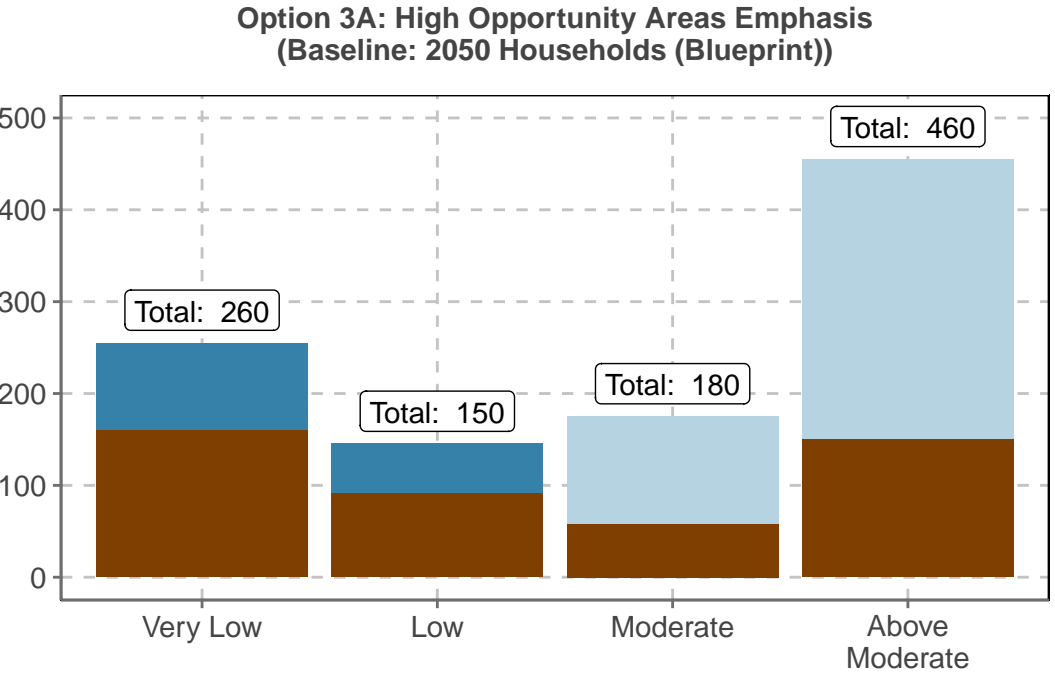
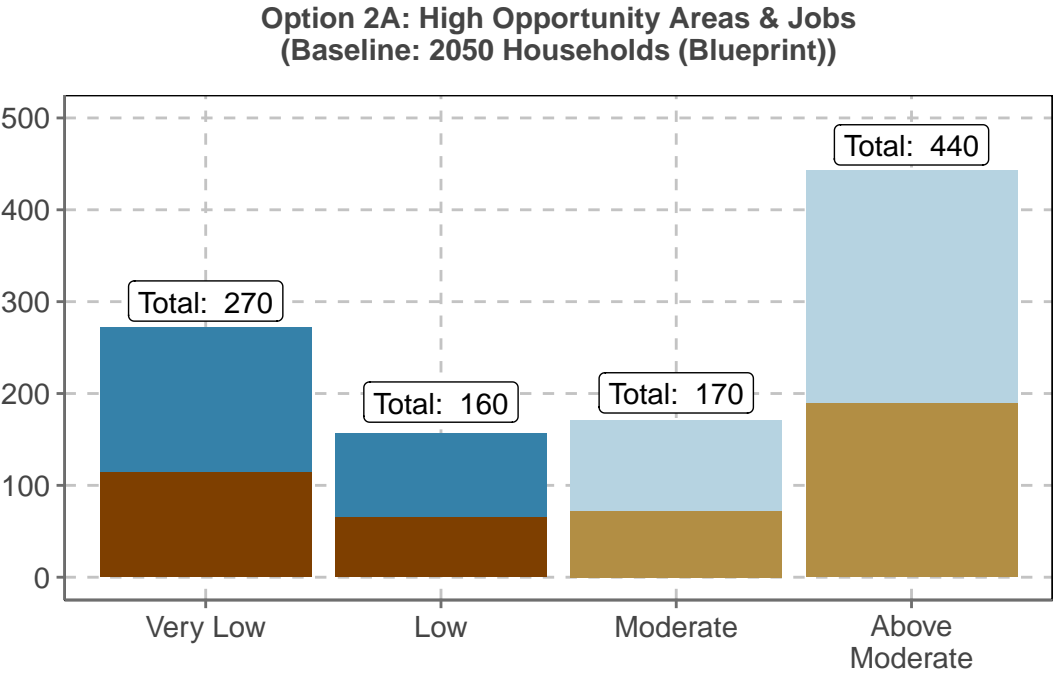
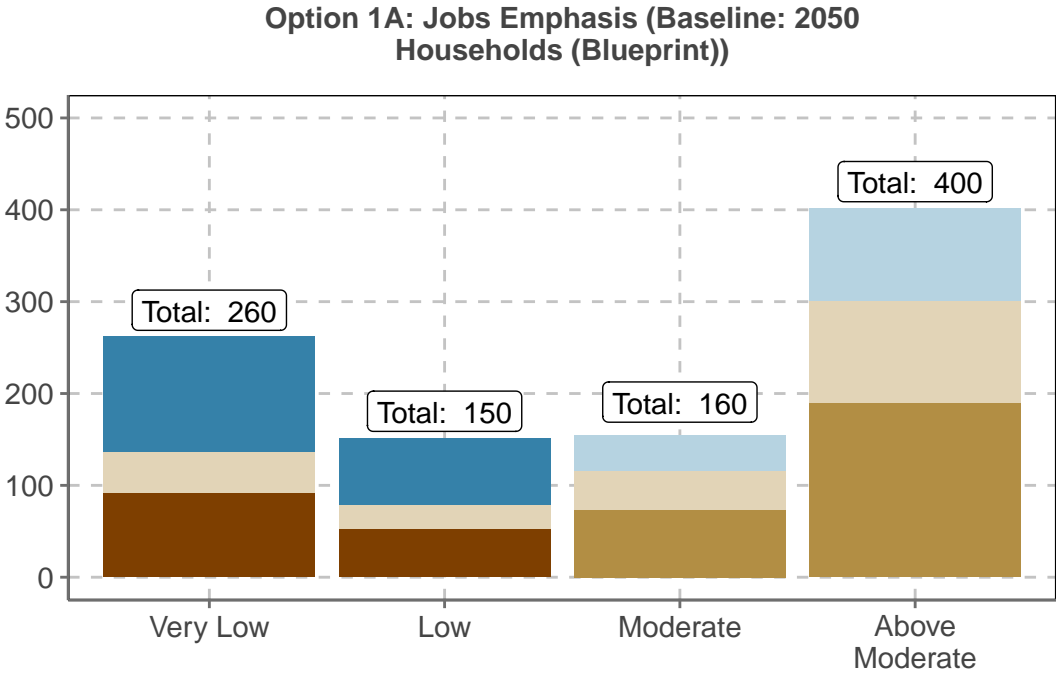
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Benicia  
(2019 households: 10666)  
(Solano County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

Version A: Original Income Grouping

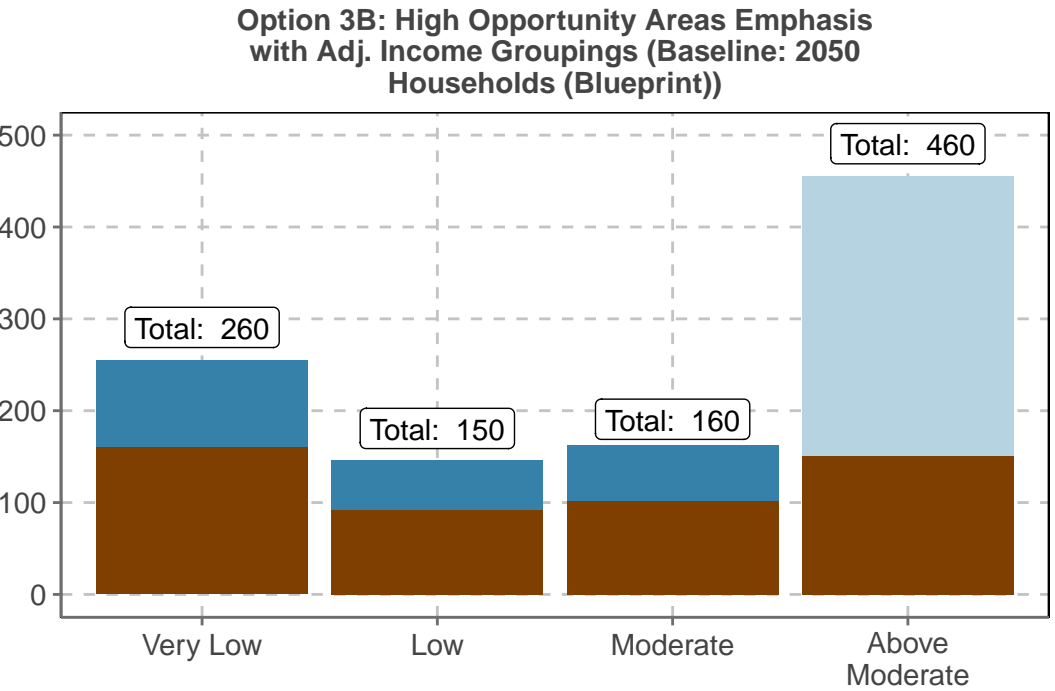
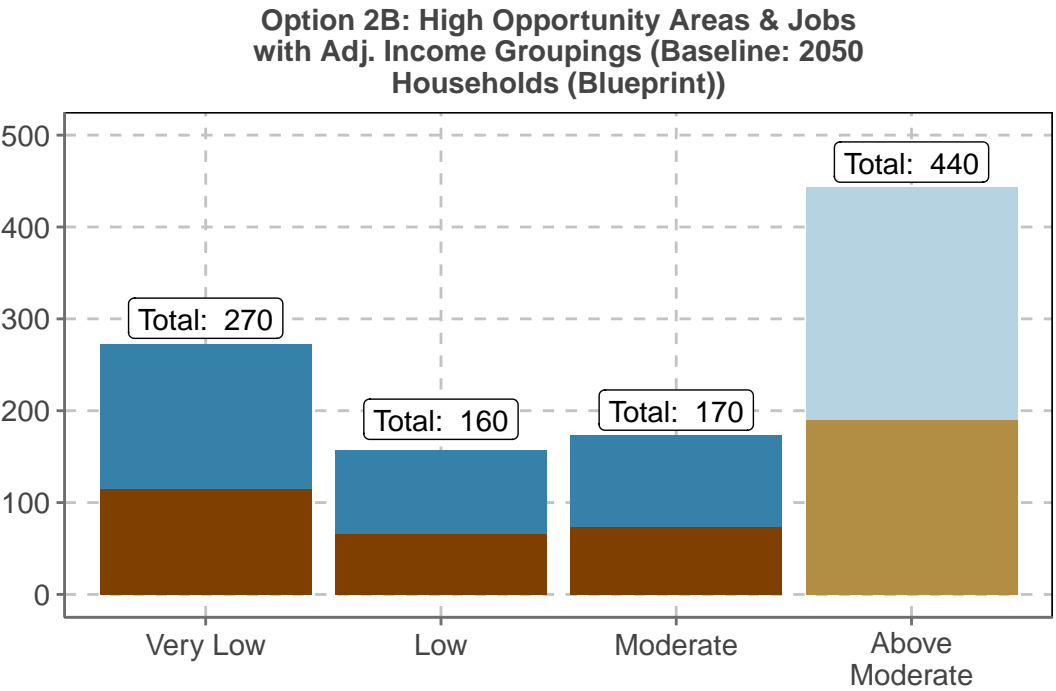
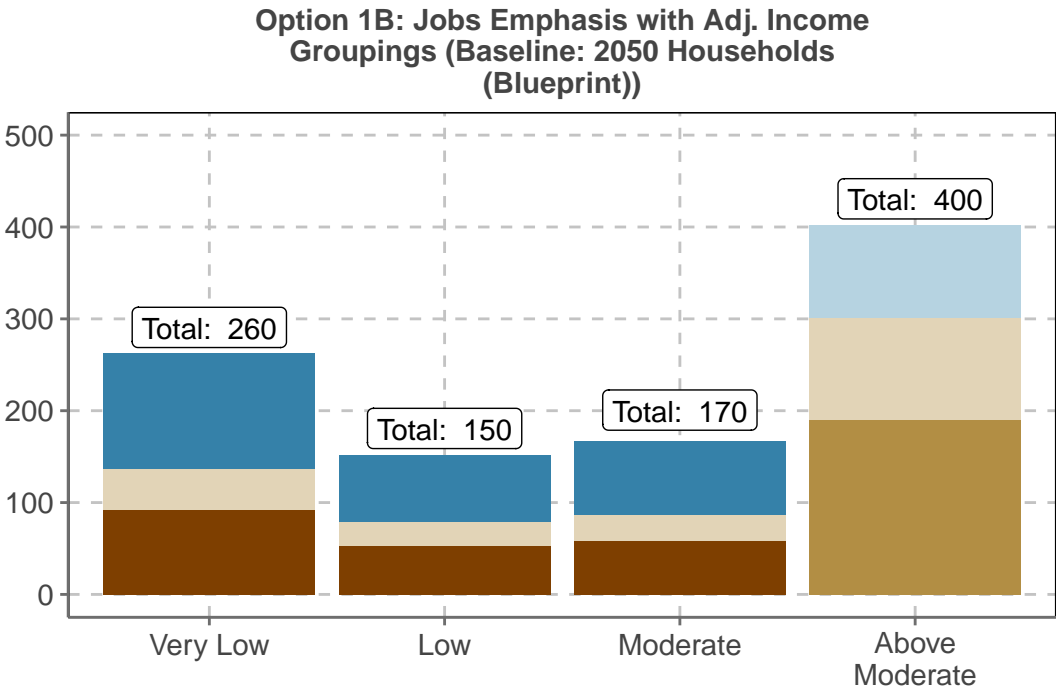
Version A: Original Income Grouping



Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping



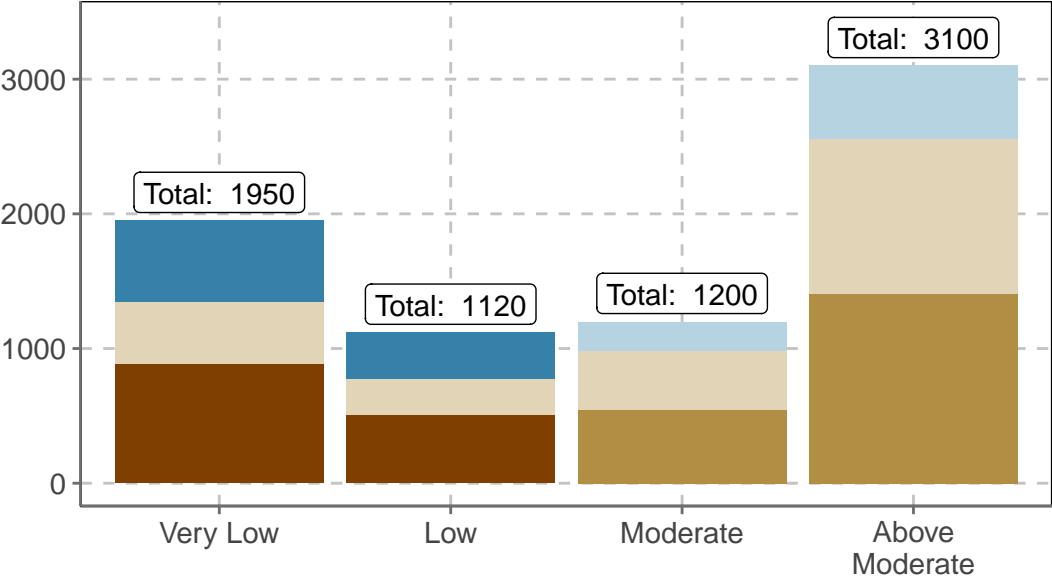
Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Berkeley  
(2019 households: 47604)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

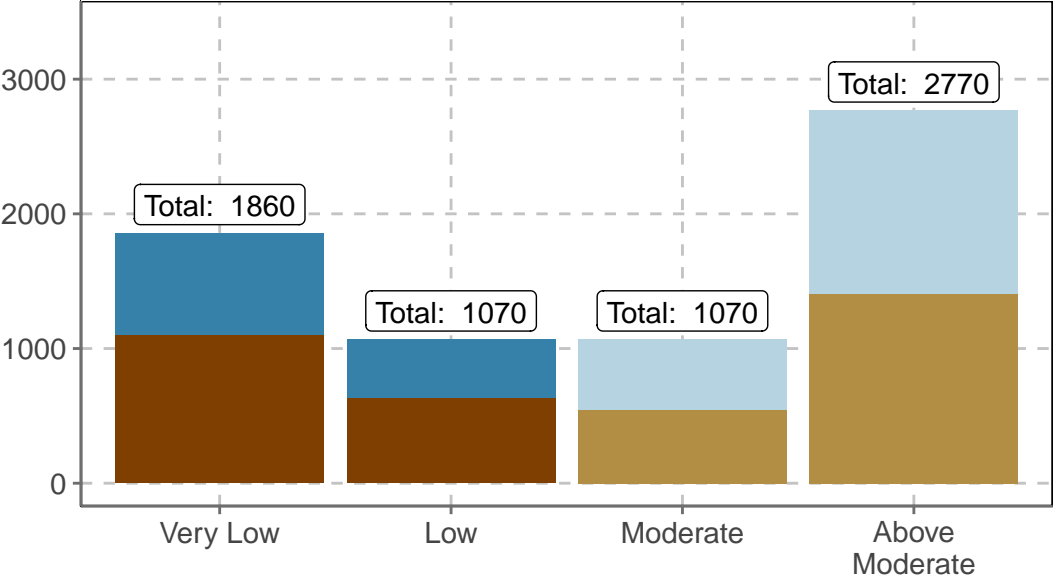
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



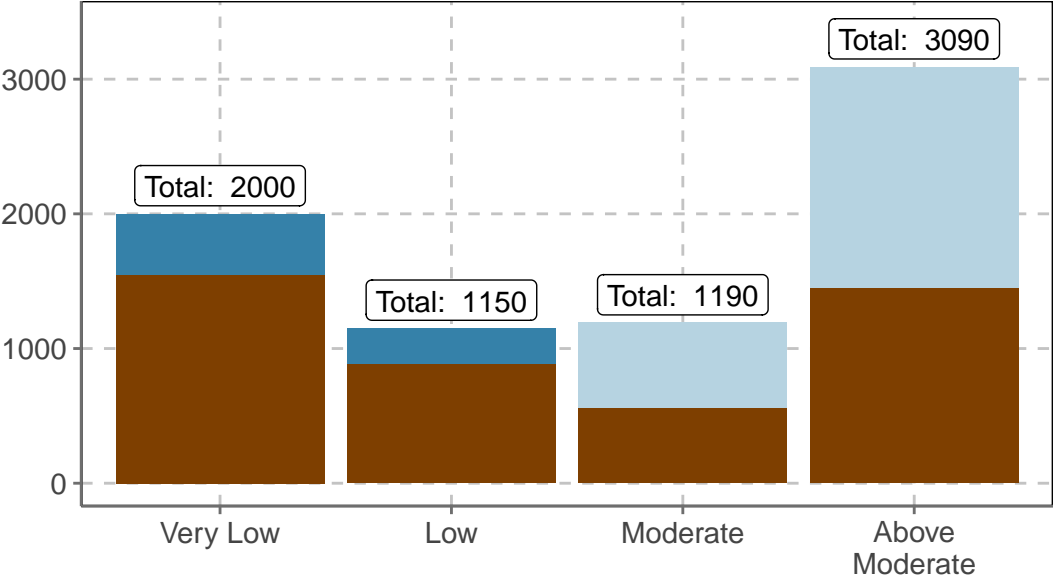
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



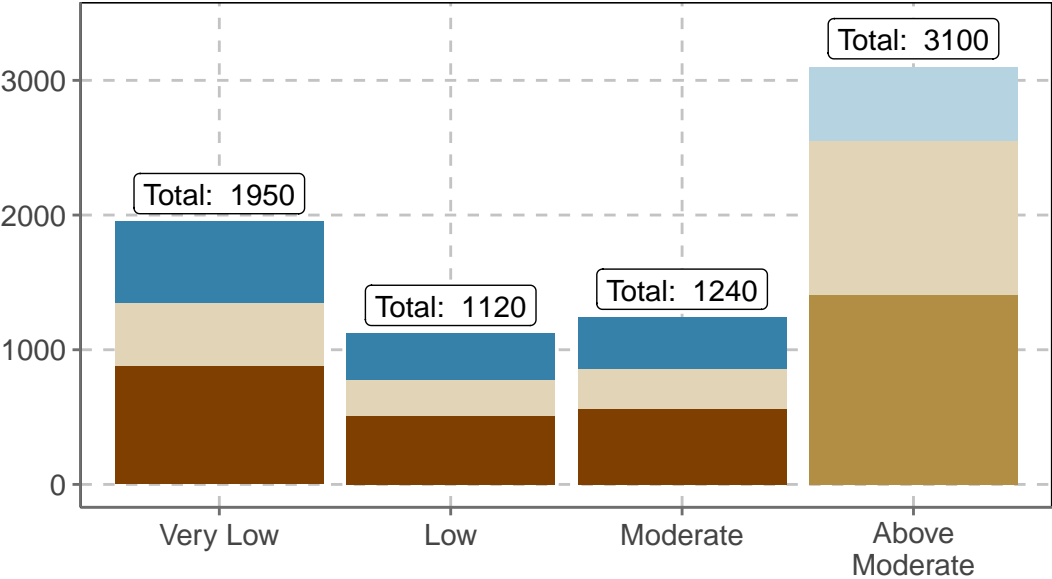
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



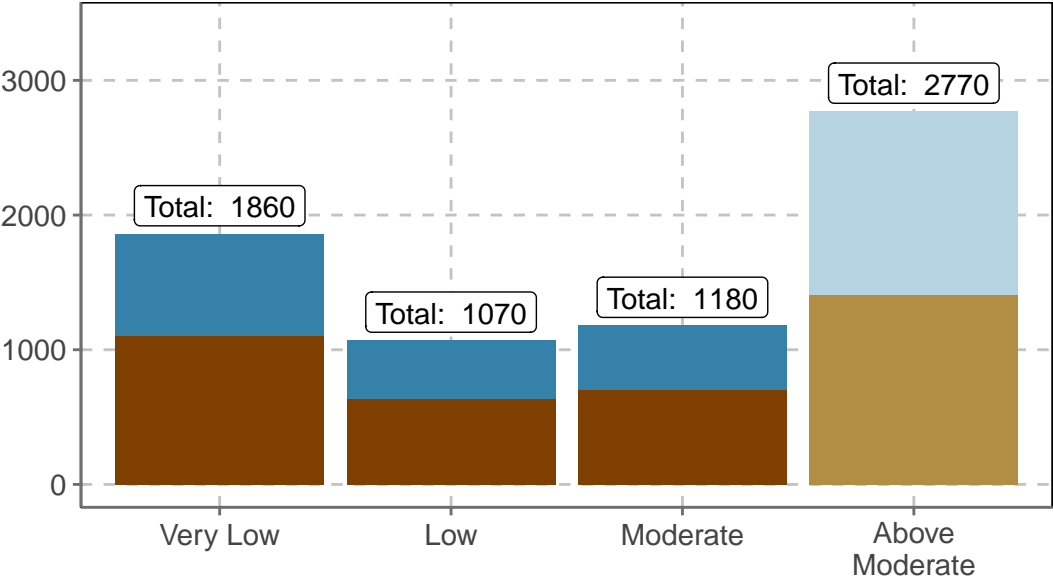
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



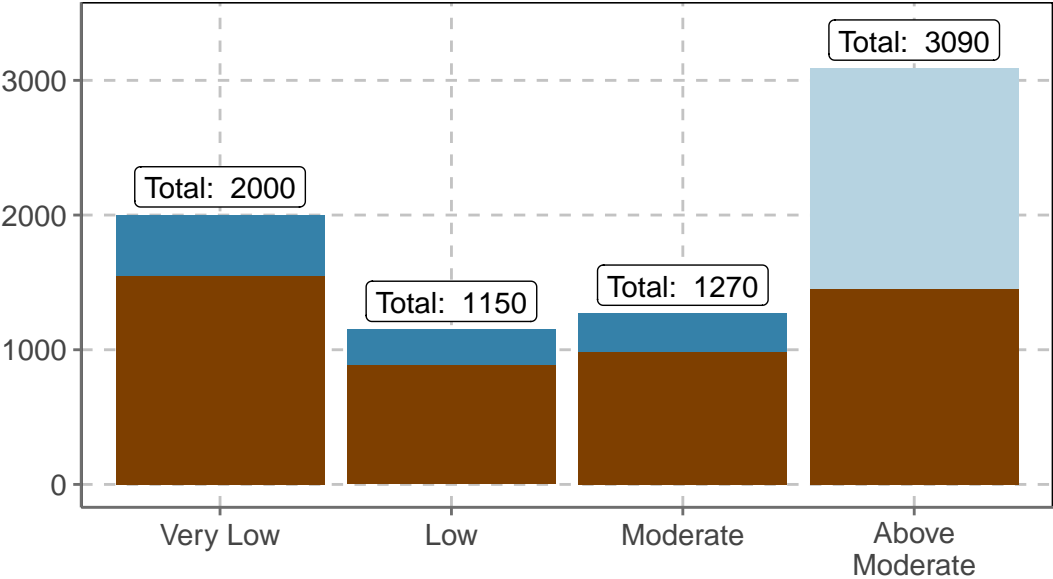
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

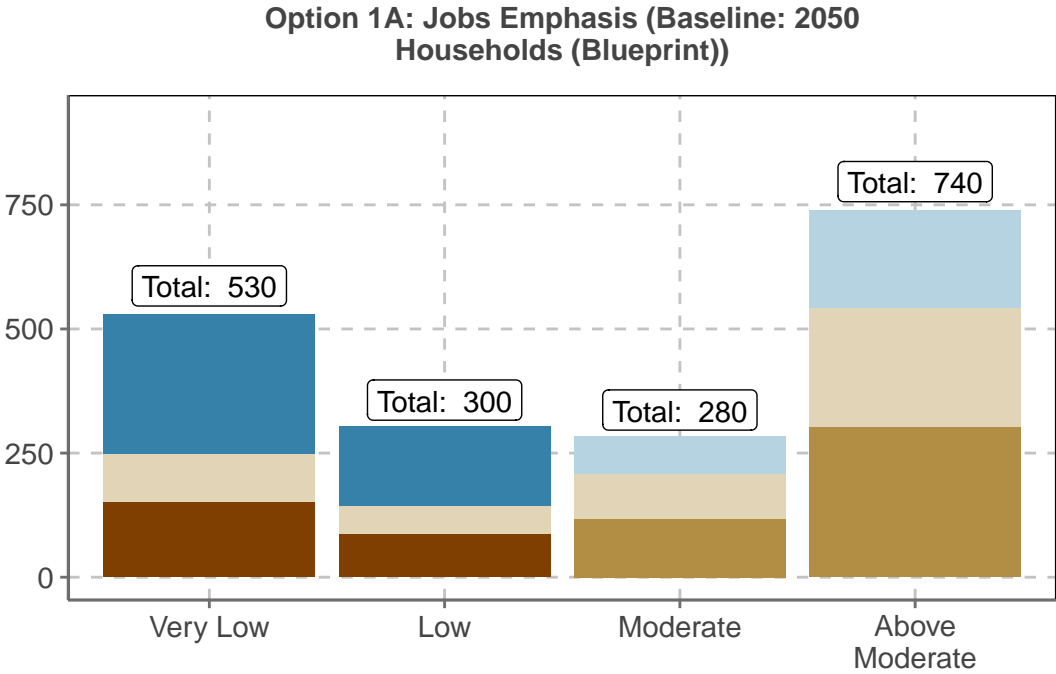


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

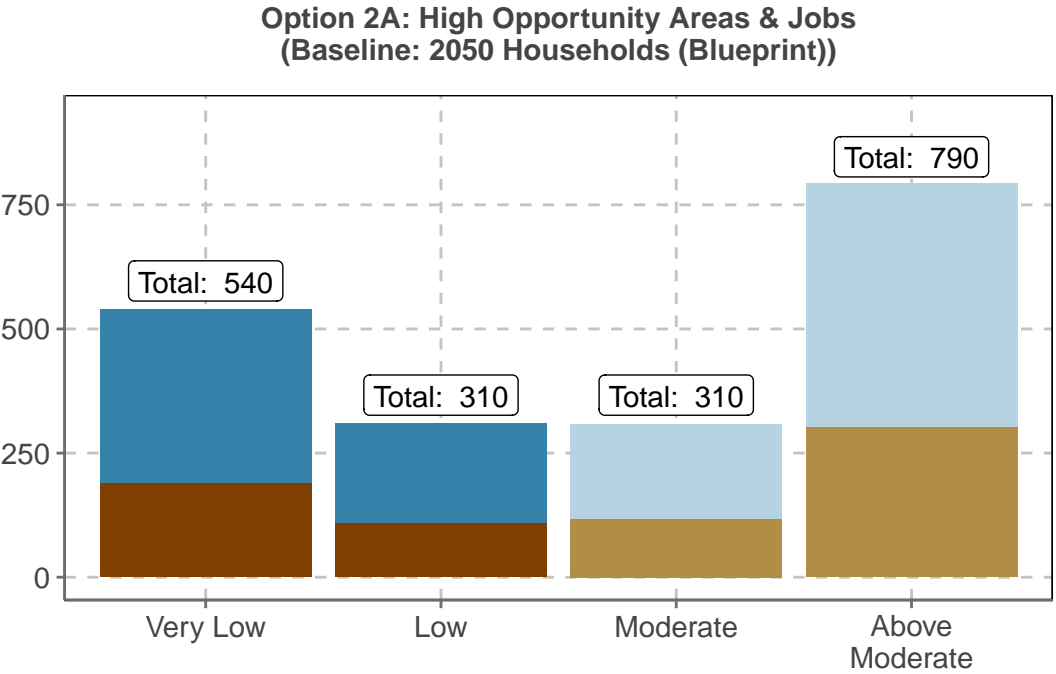
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Brentwood**  
**(2019 households: 19252)**  
**(Contra Costa County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

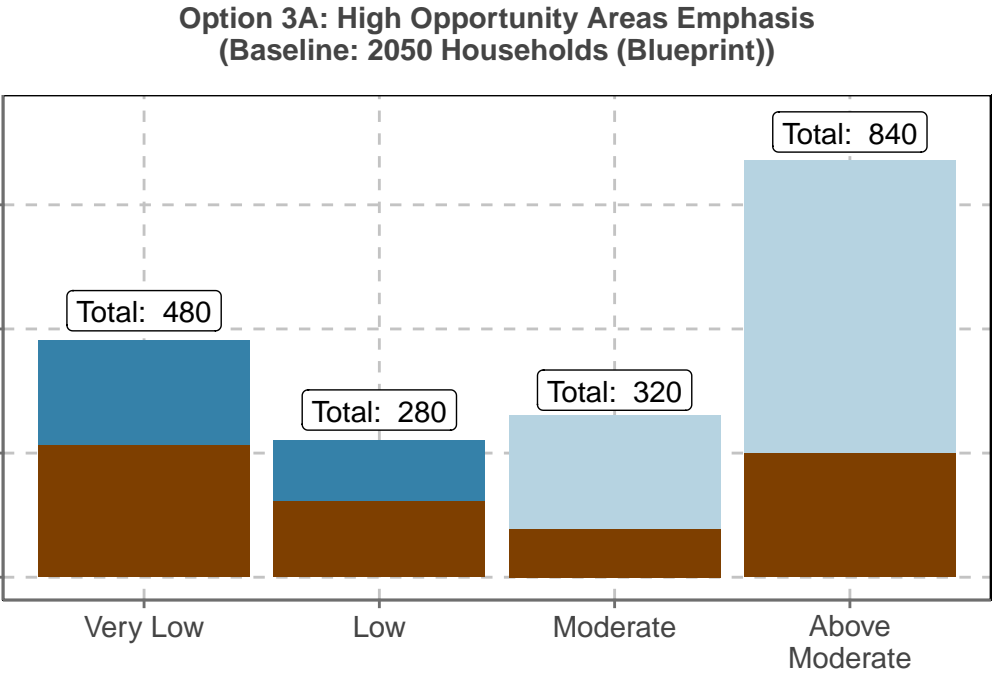
**Version A: Original Income Grouping**



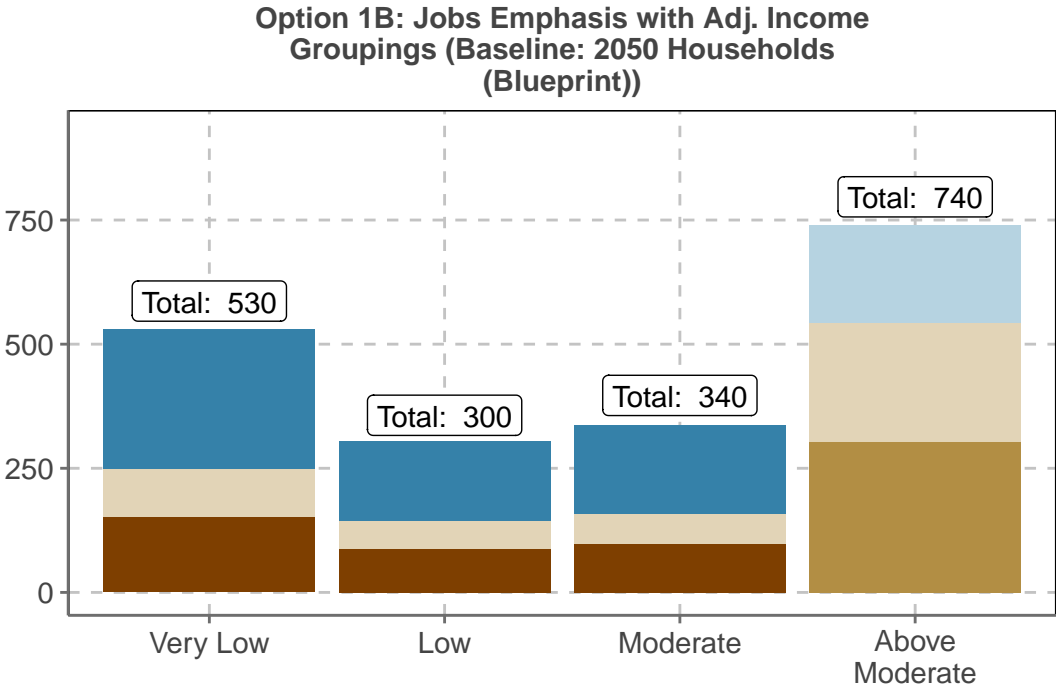
**Version A: Original Income Grouping**



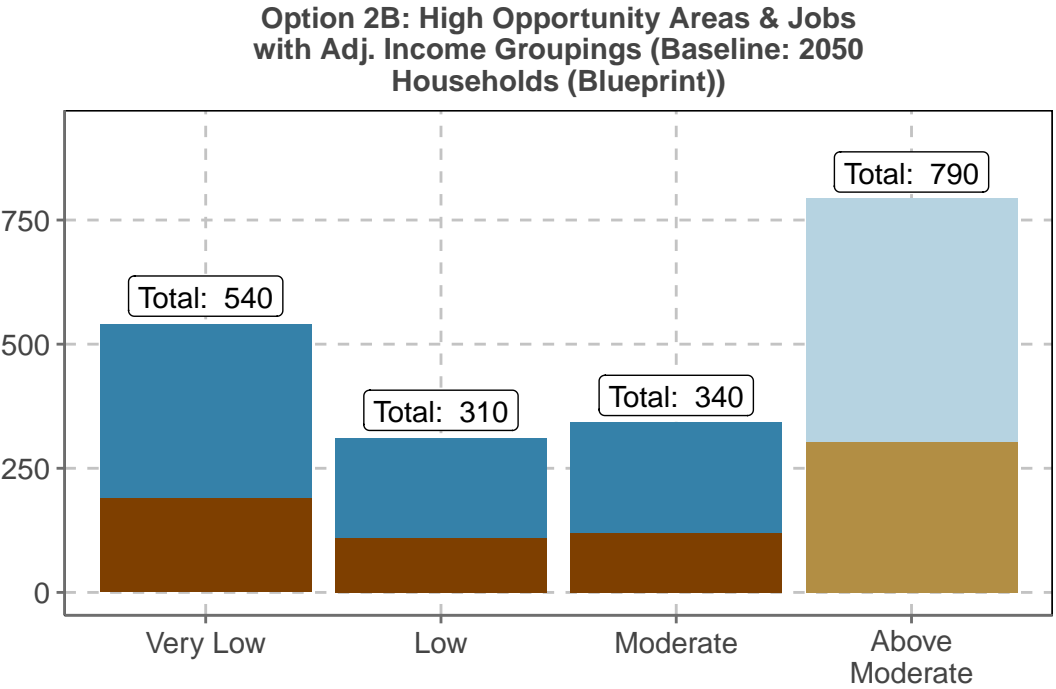
**Version A: Original Income Grouping**



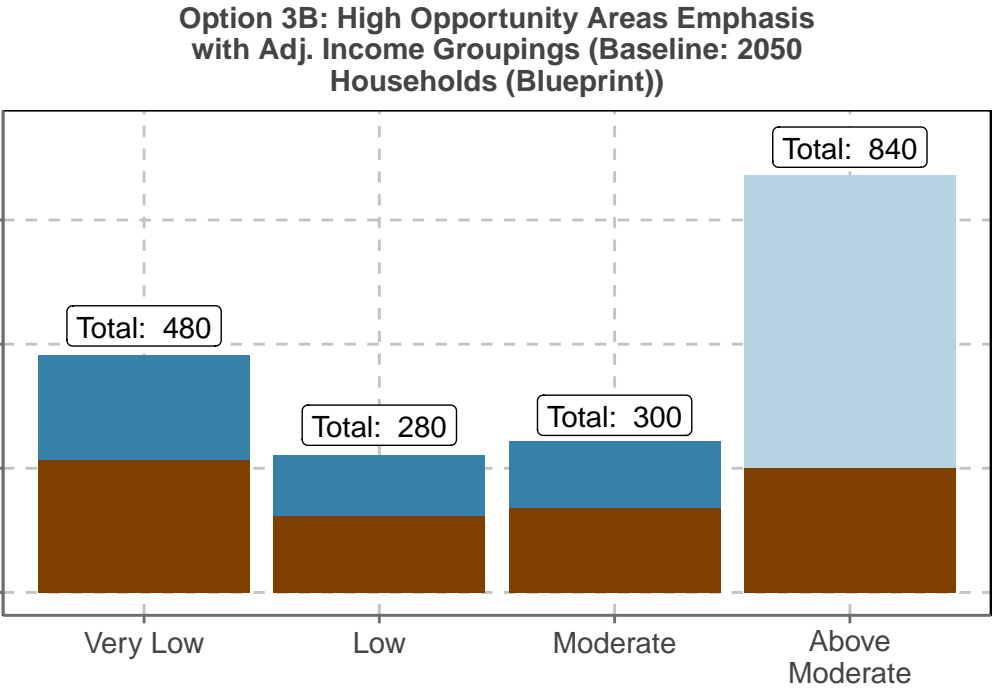
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**a** Access to High Opportunity Areas **a** Job Proximity – Auto **a** Job Proximity – Transit **a** Jobs–Housing Balance **a** Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Brisbane  
(2019 households: 1913)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

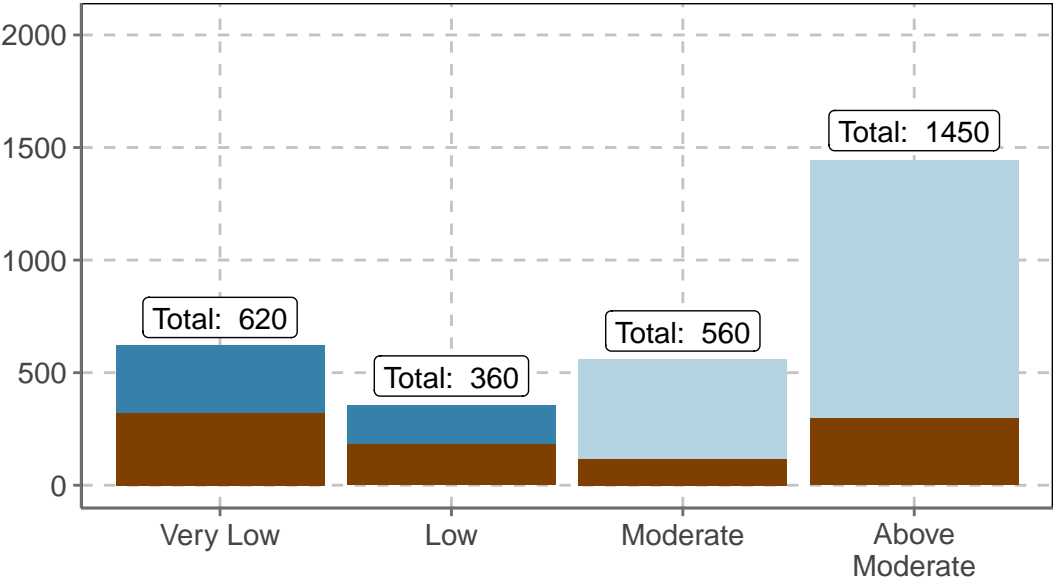
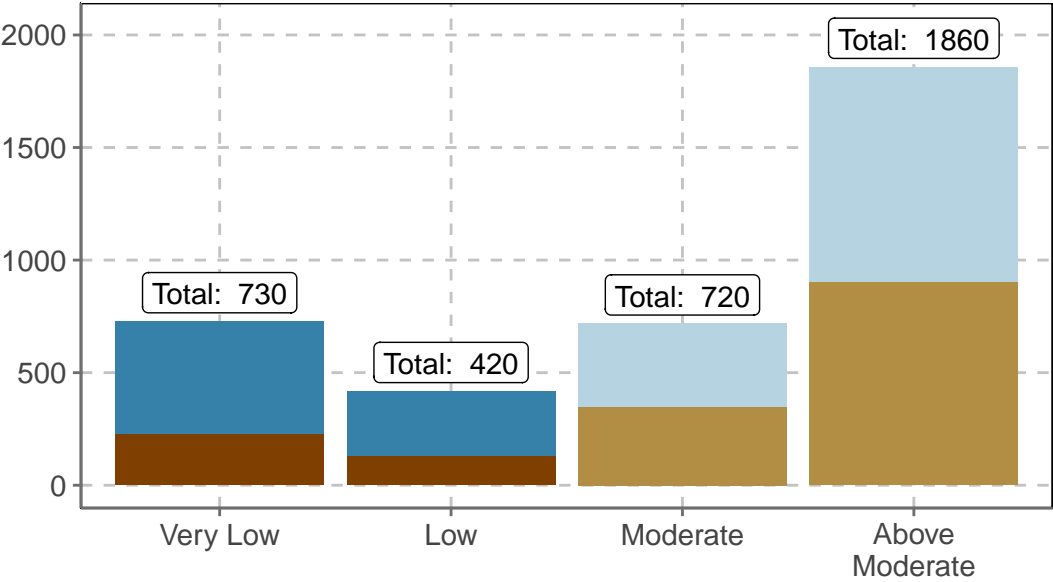
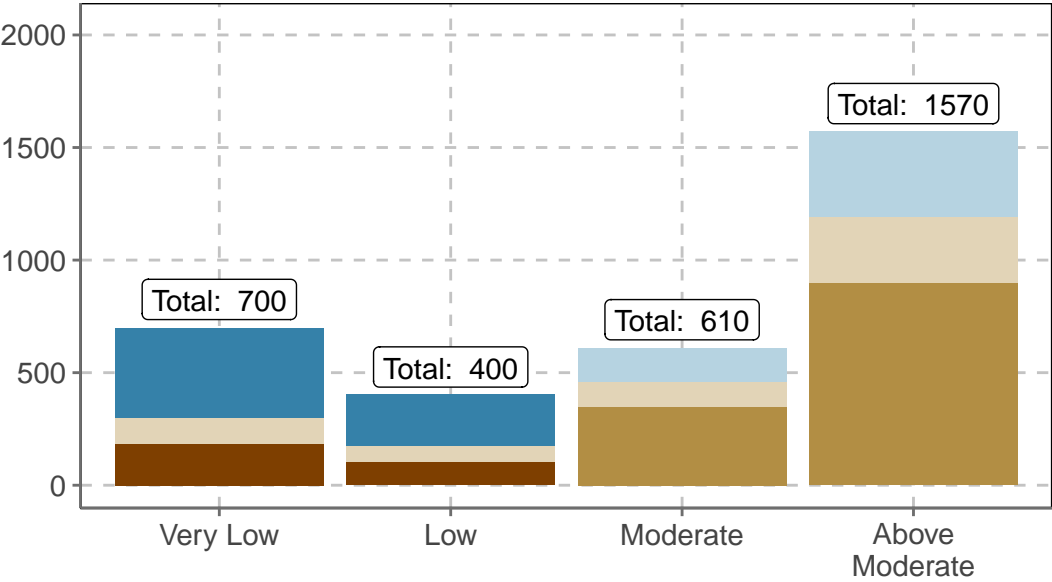
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

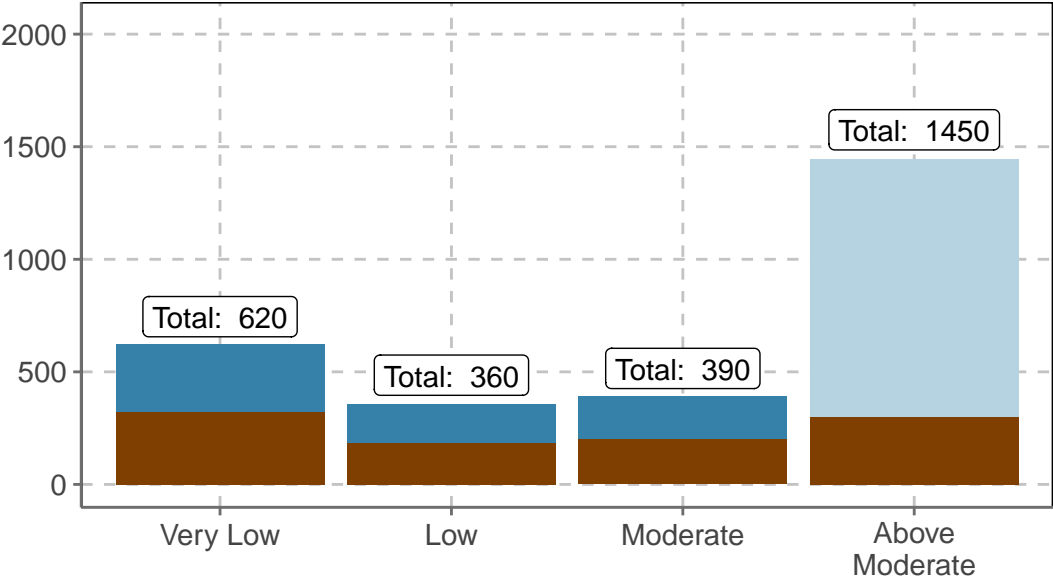
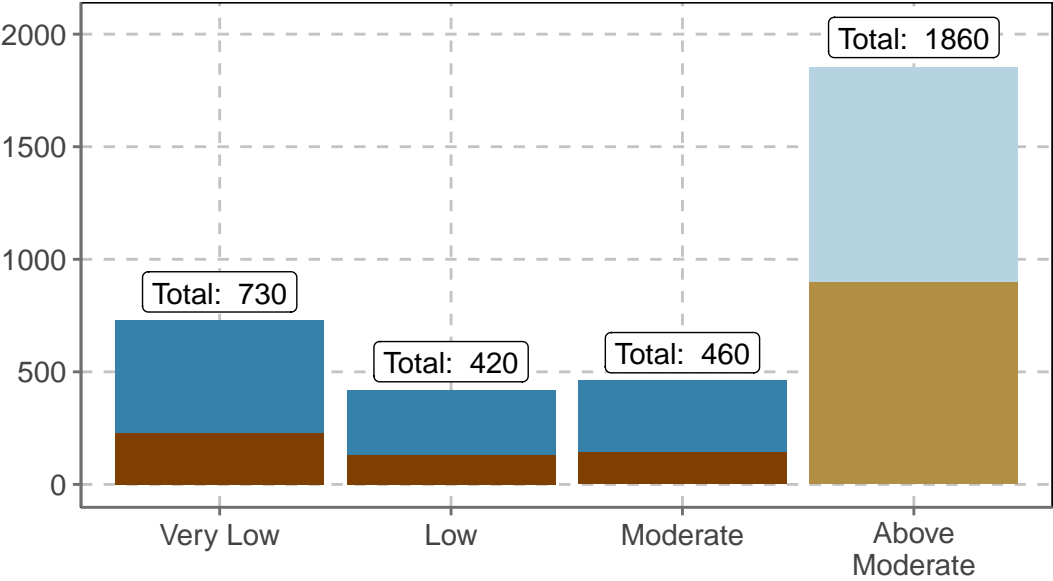
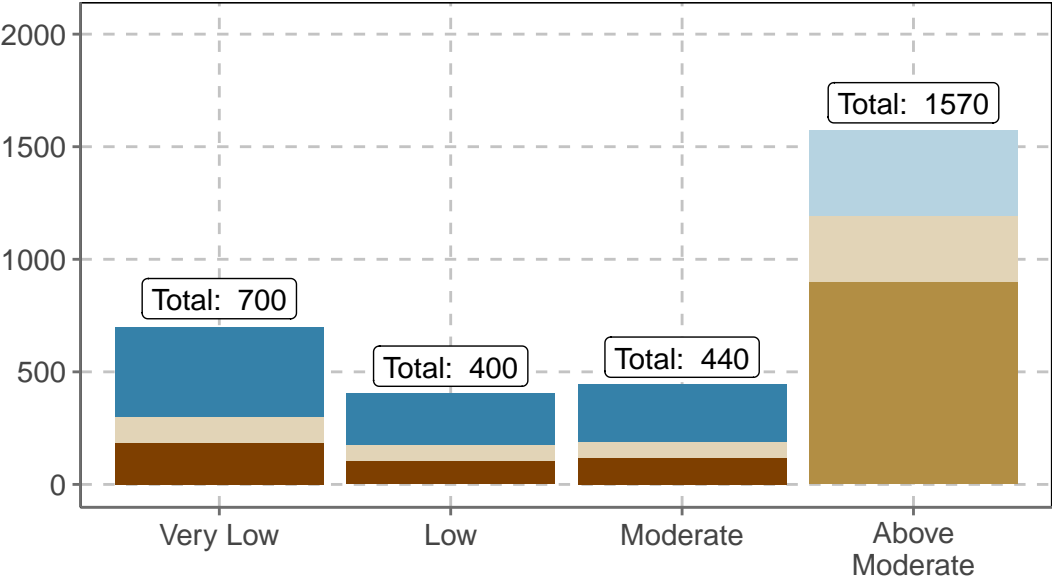
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Burlingame  
(2019 households: 12465)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

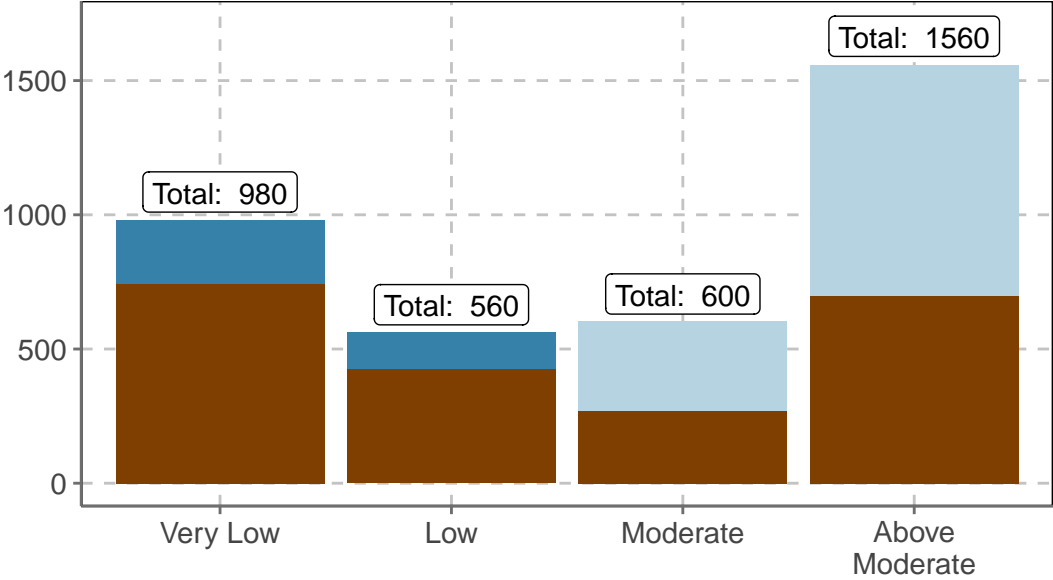
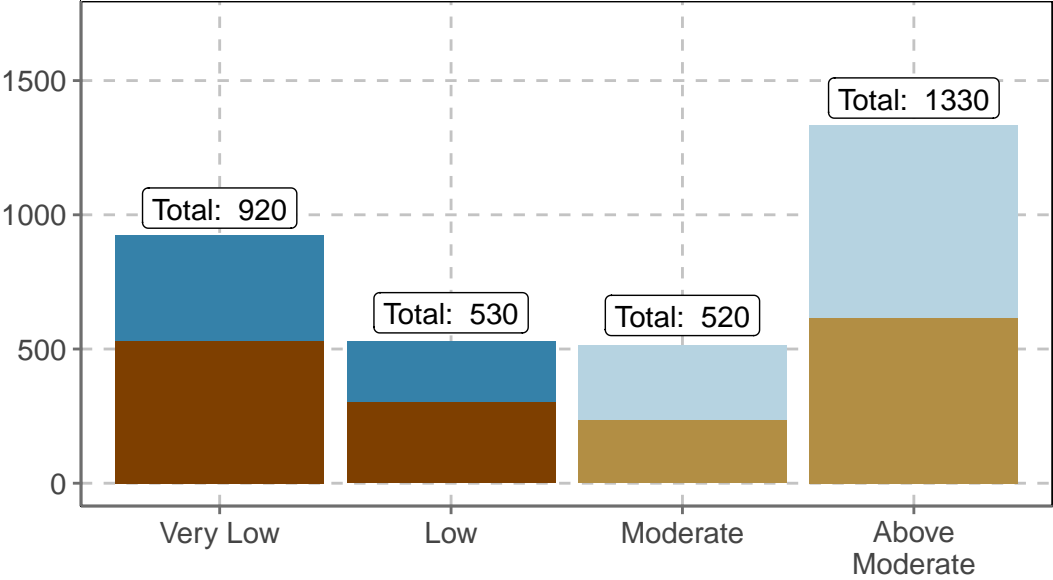
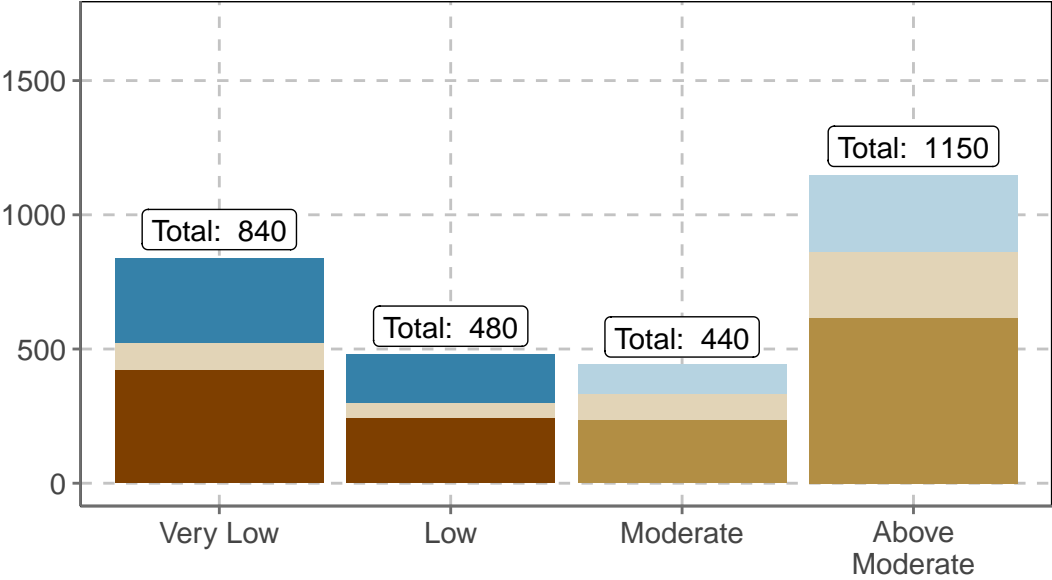
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

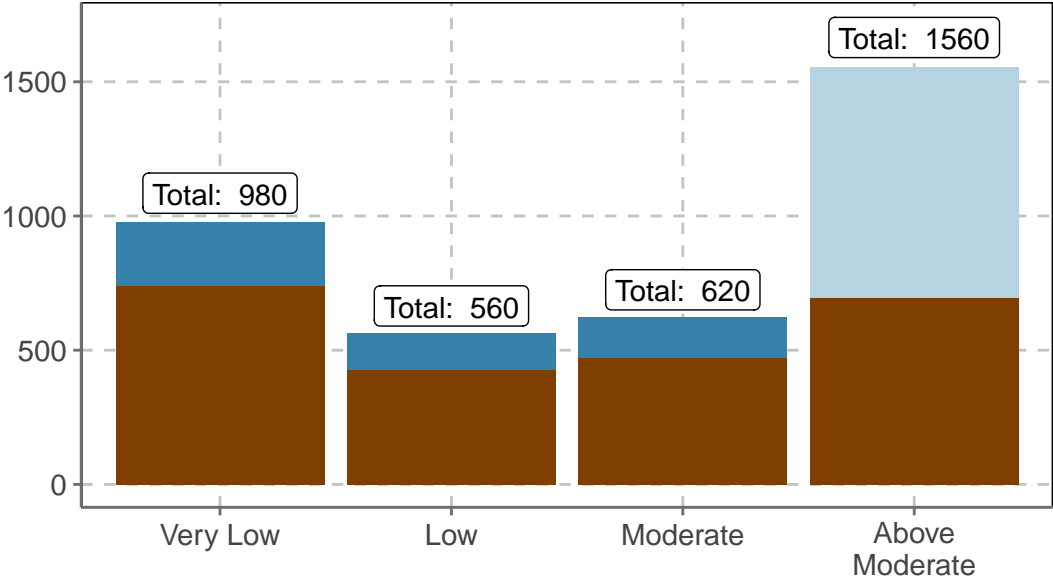
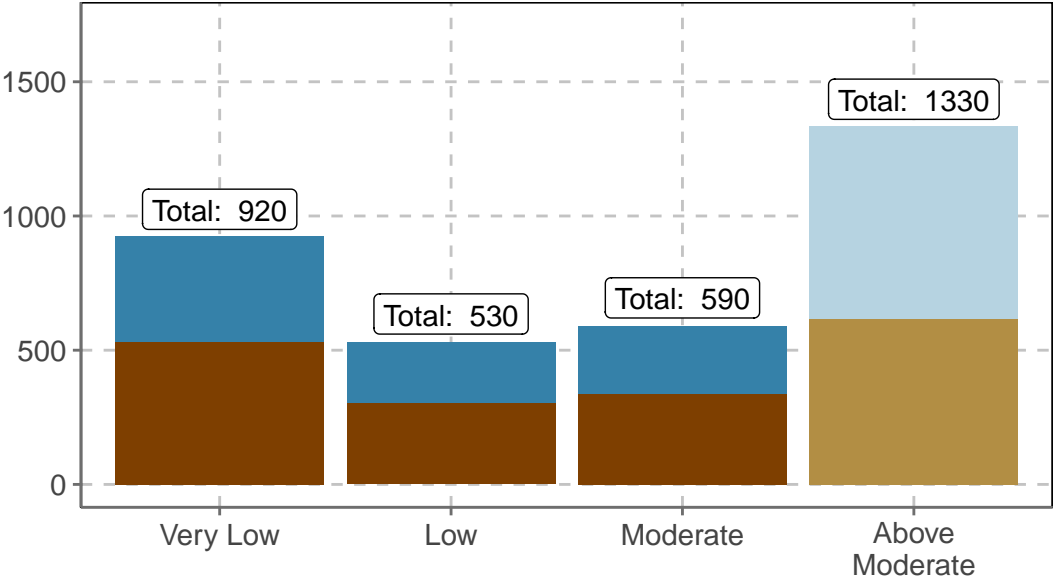
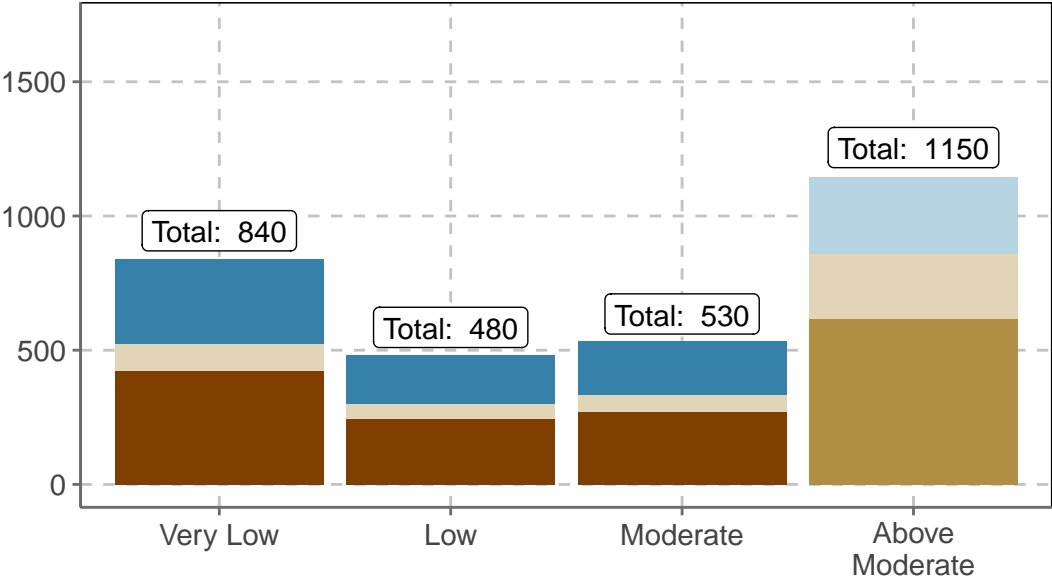
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



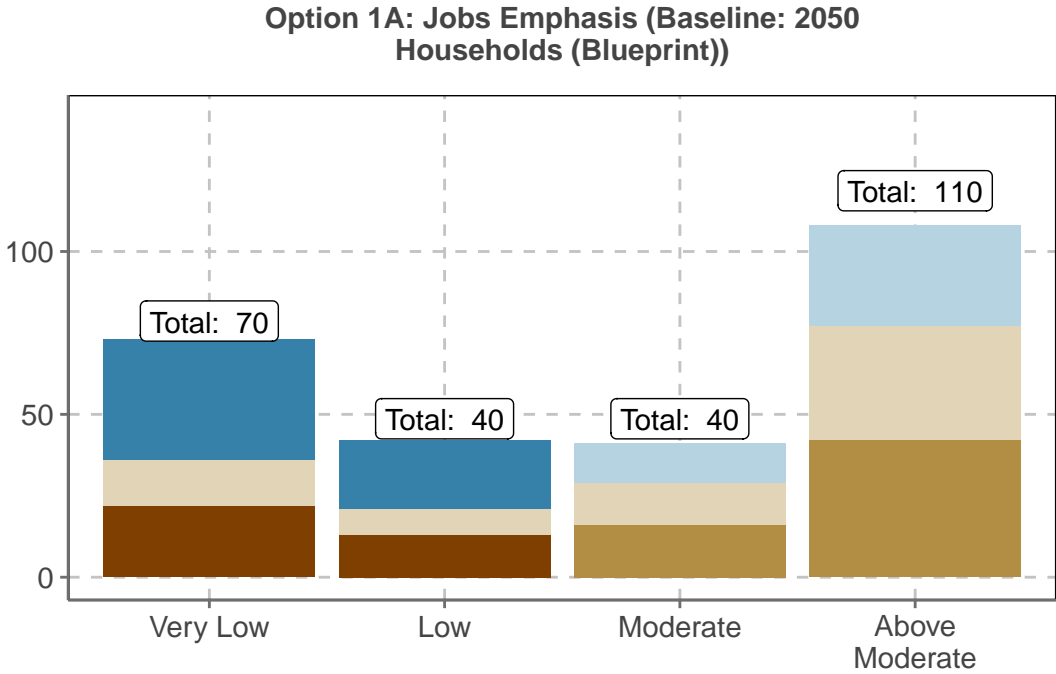
Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit



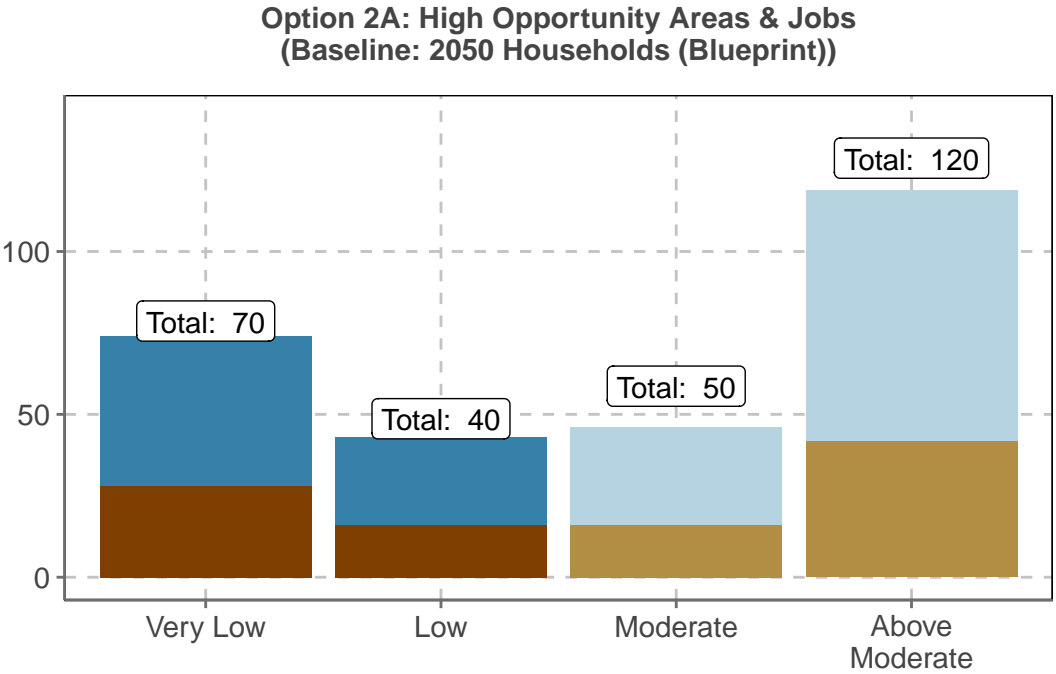
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Calistoga  
(2019 households: 2100)  
(Napa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

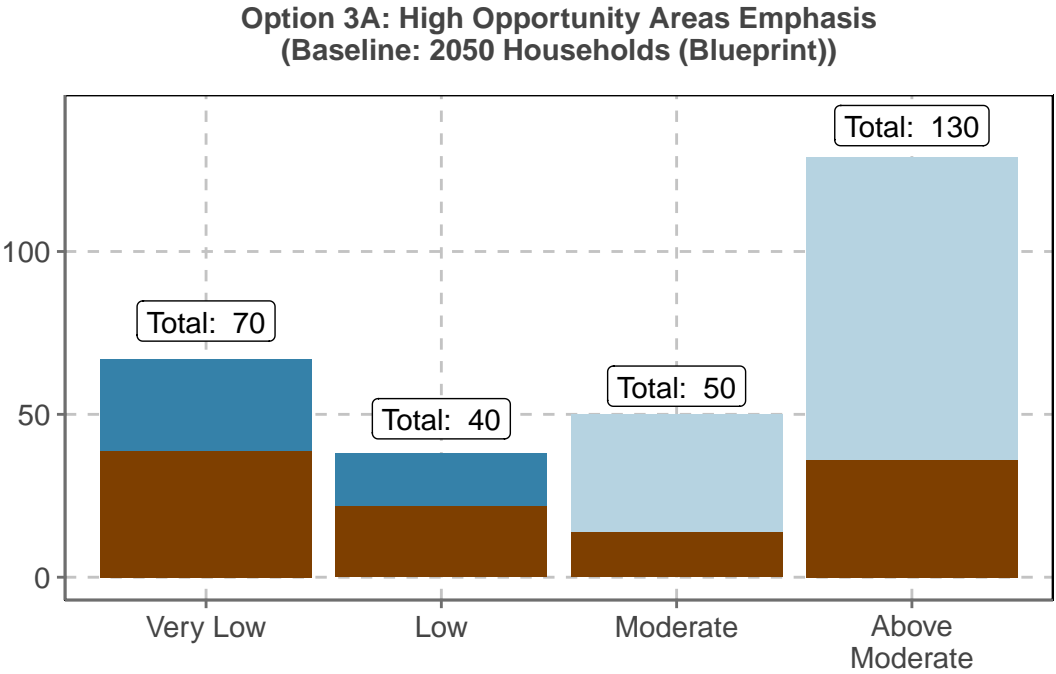
Version A: Original Income Grouping



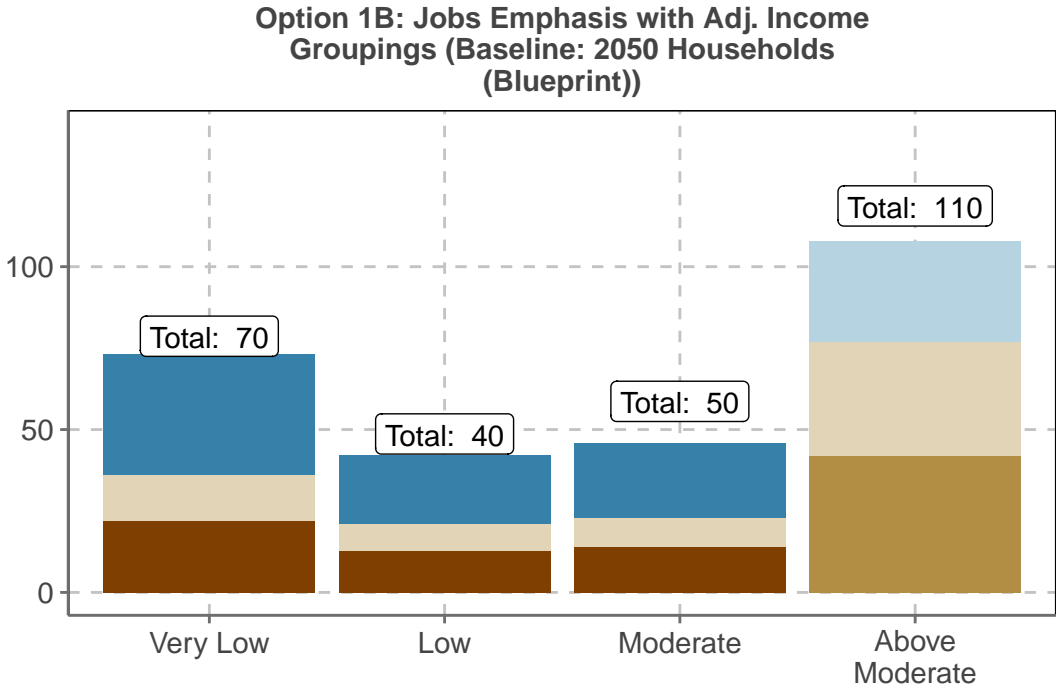
Version A: Original Income Grouping



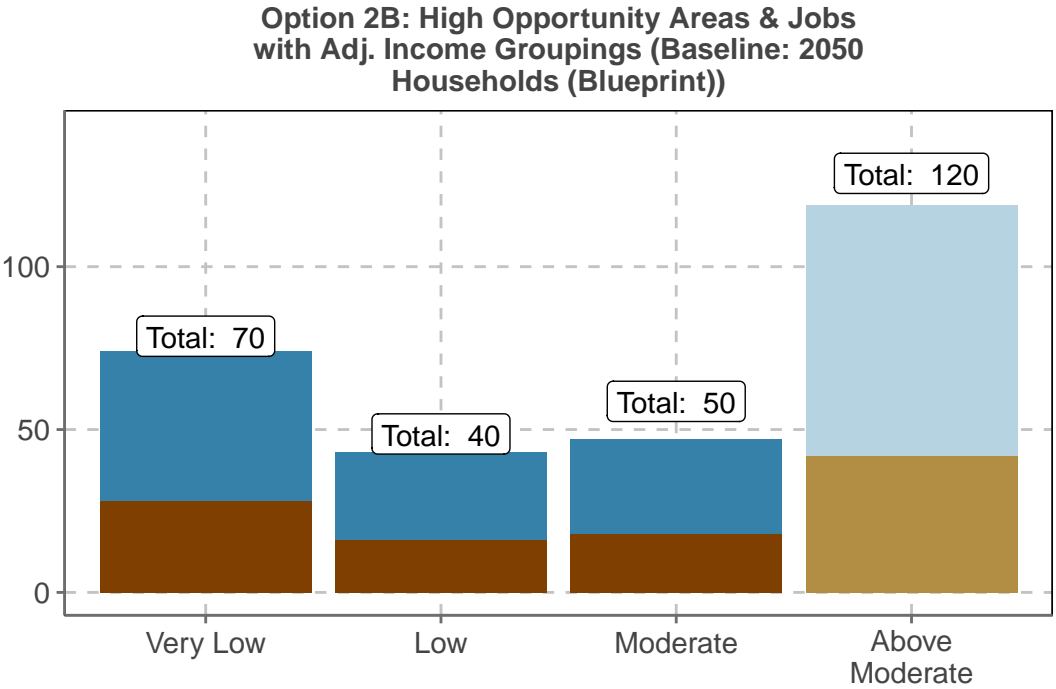
Version A: Original Income Grouping



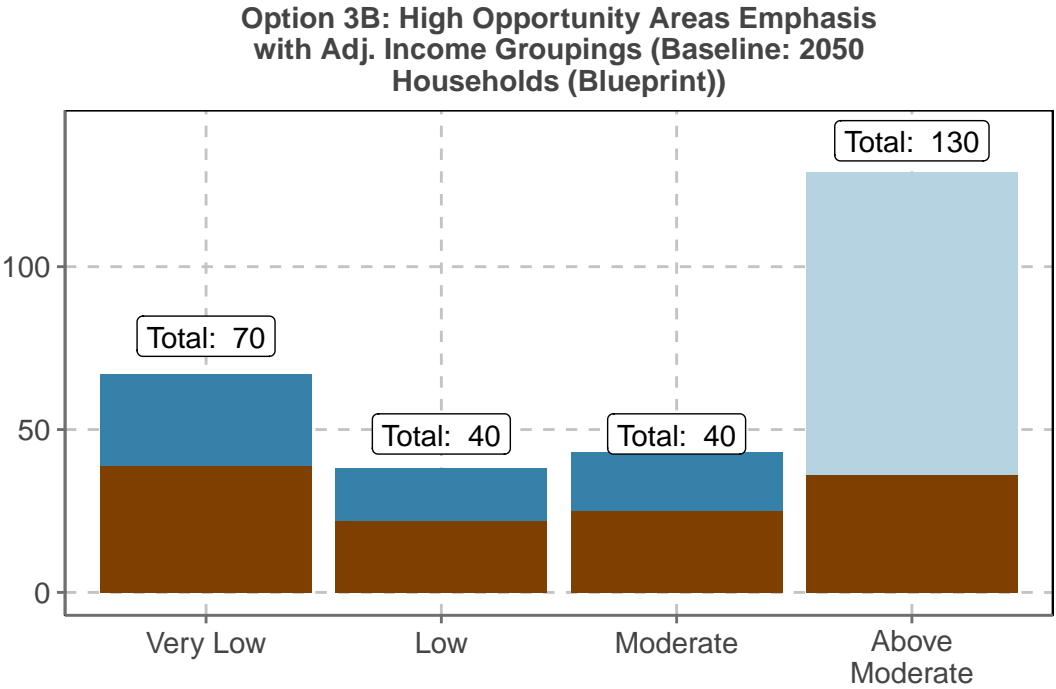
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Campbell  
(2019 households: 17177)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

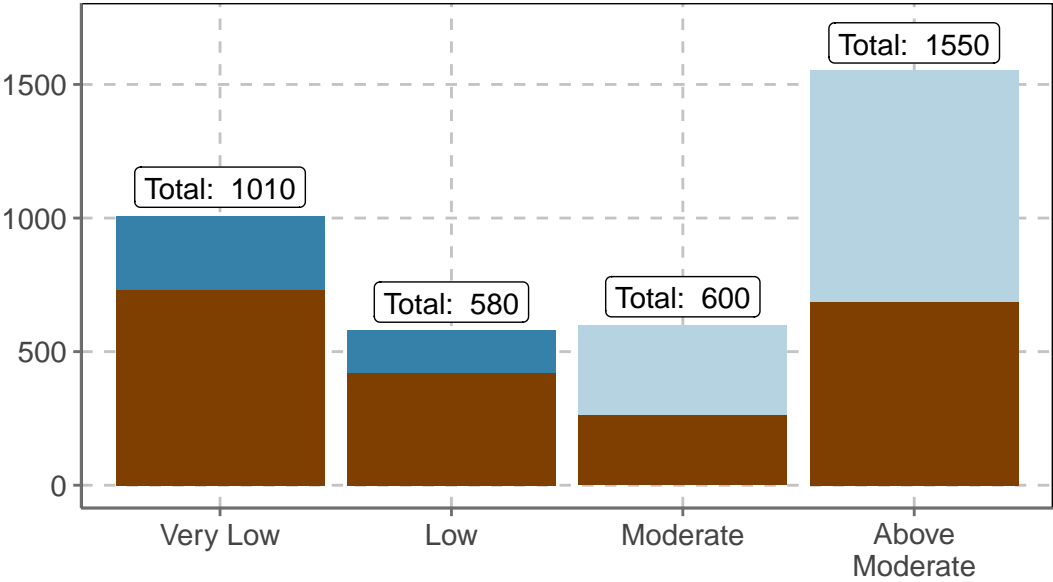
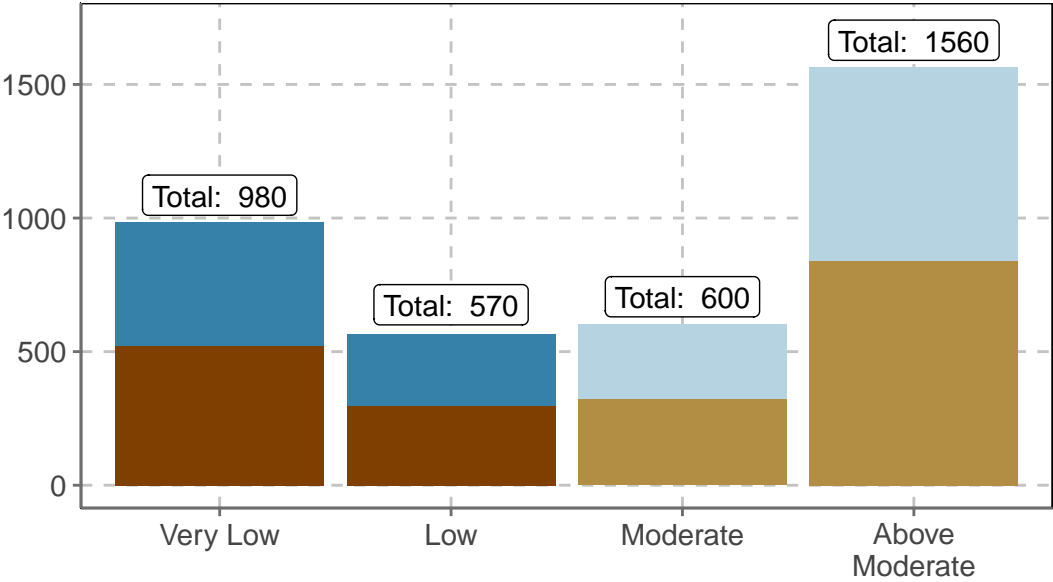
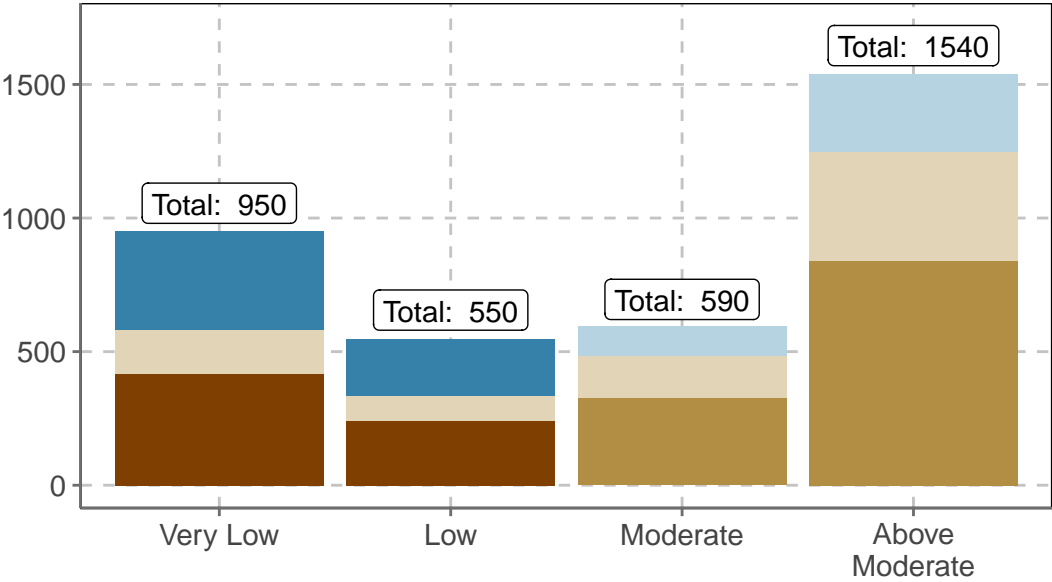
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

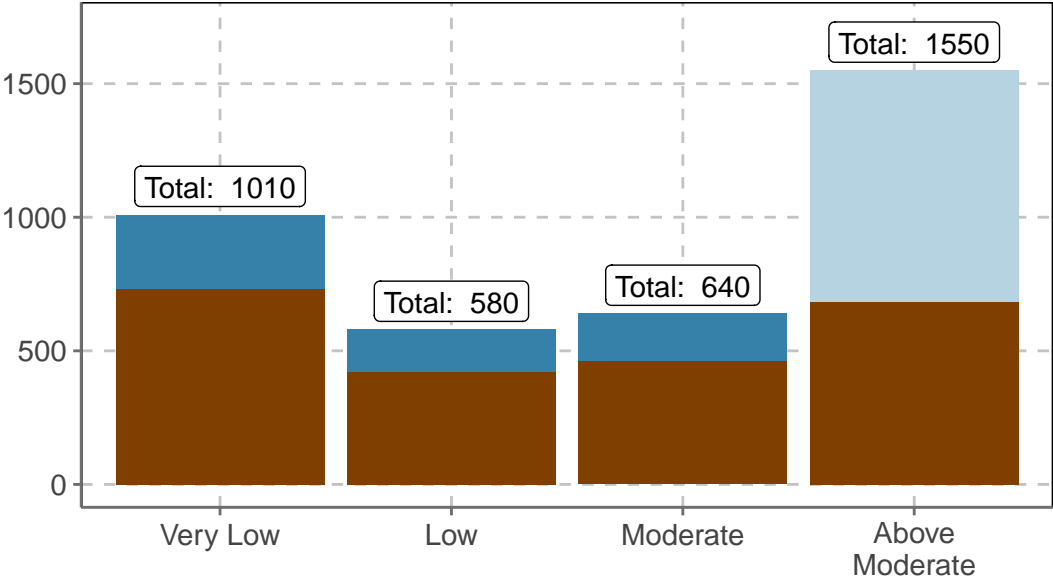
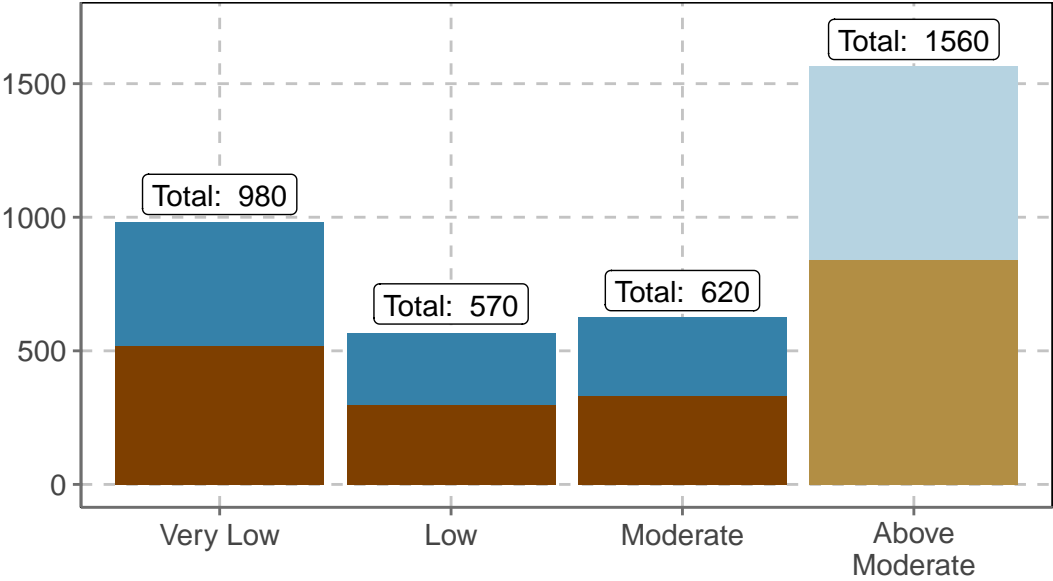
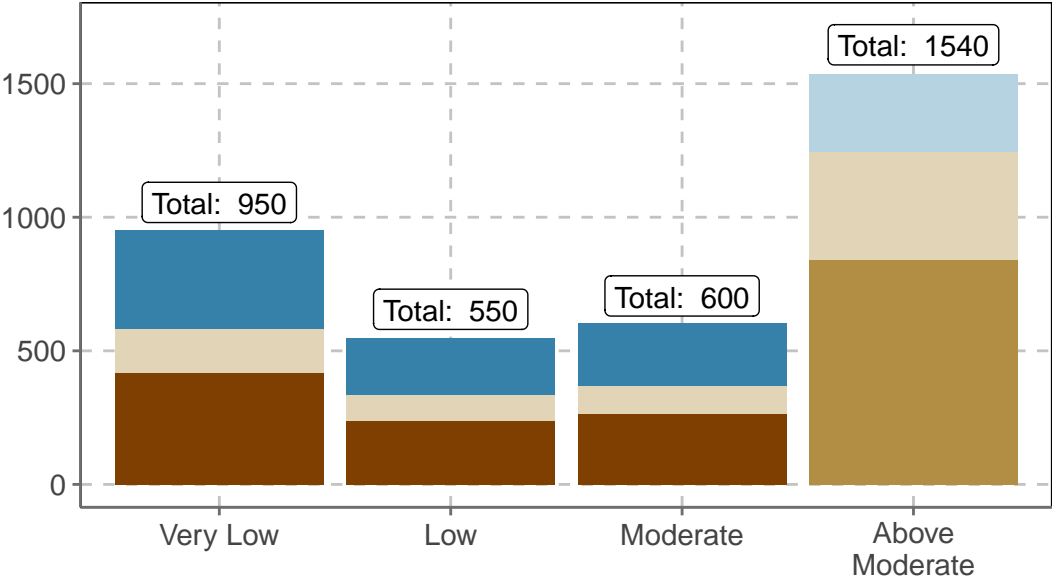
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

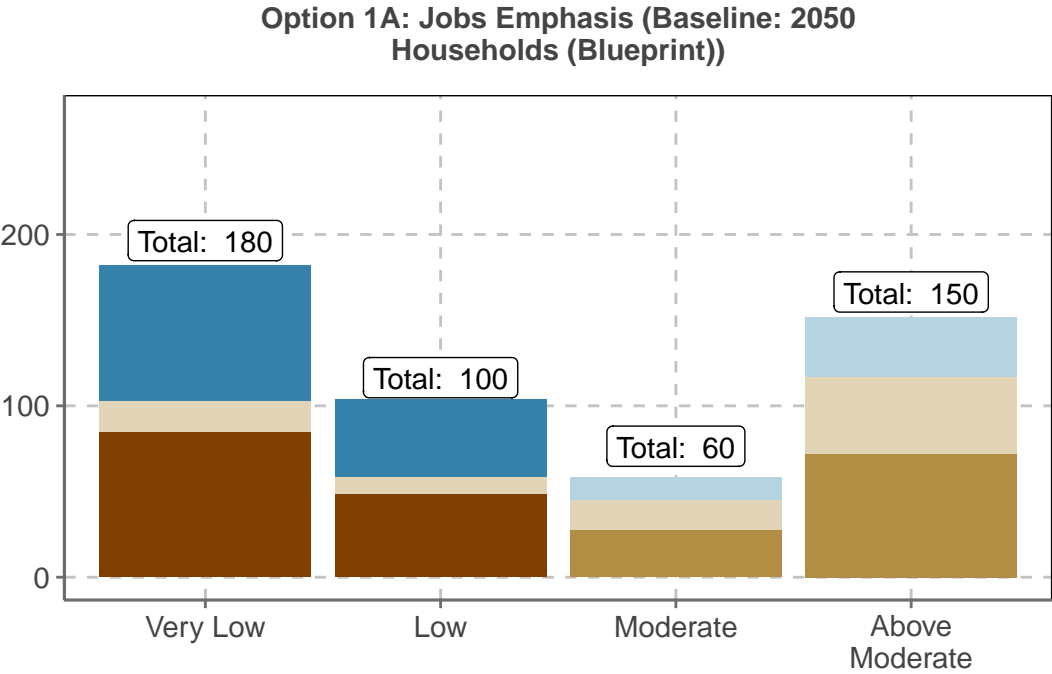


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

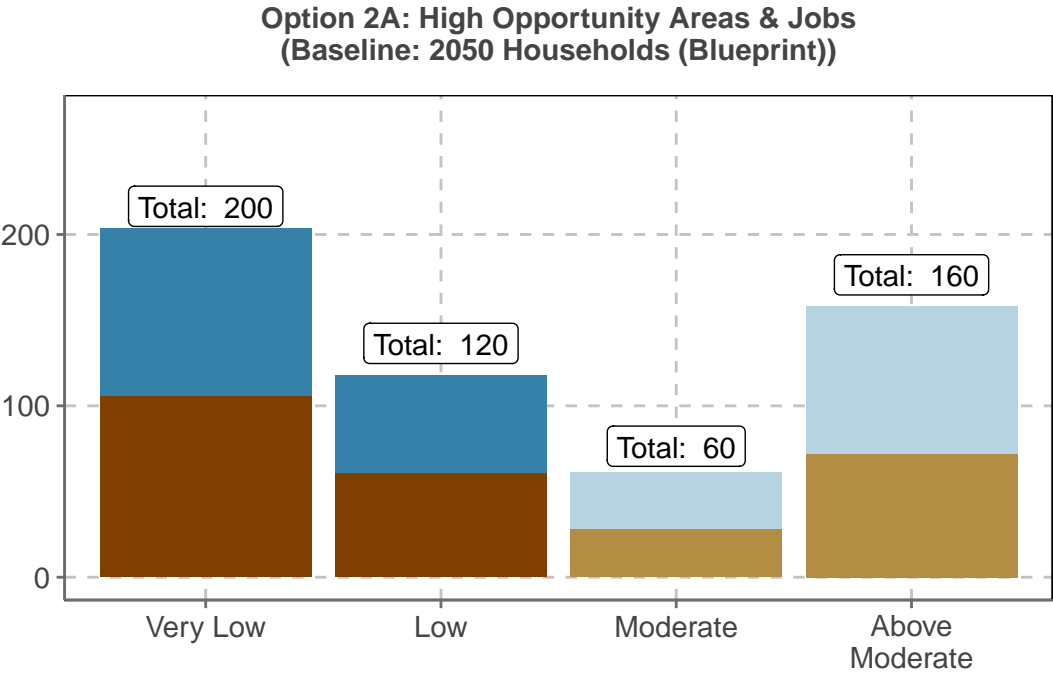
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Clayton  
(2019 households: 4041)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

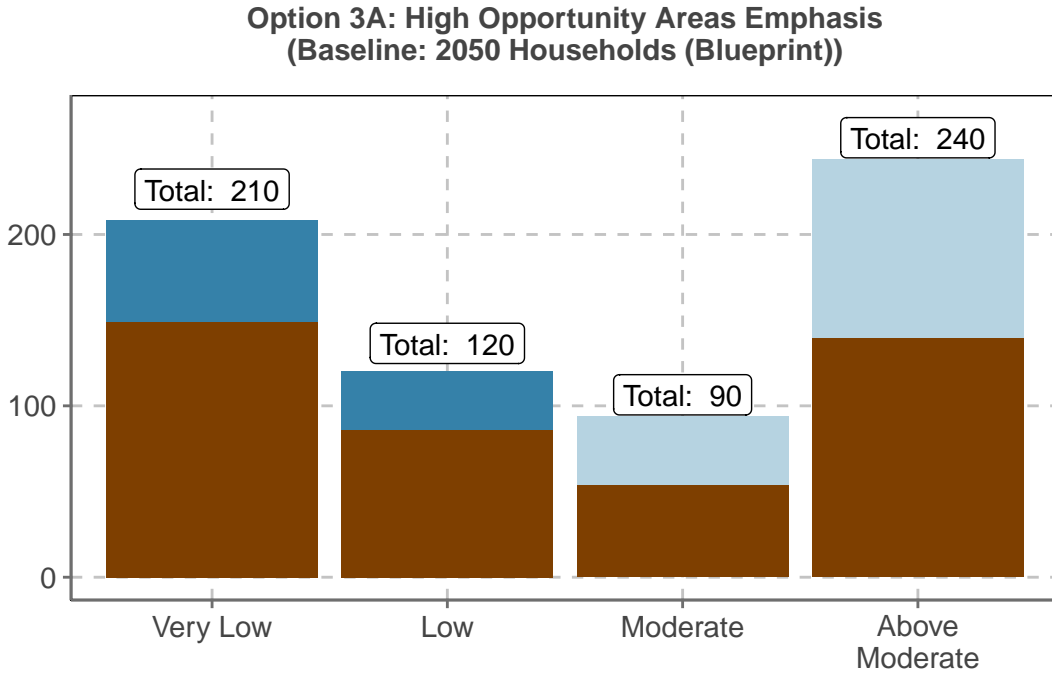
Version A: Original Income Grouping



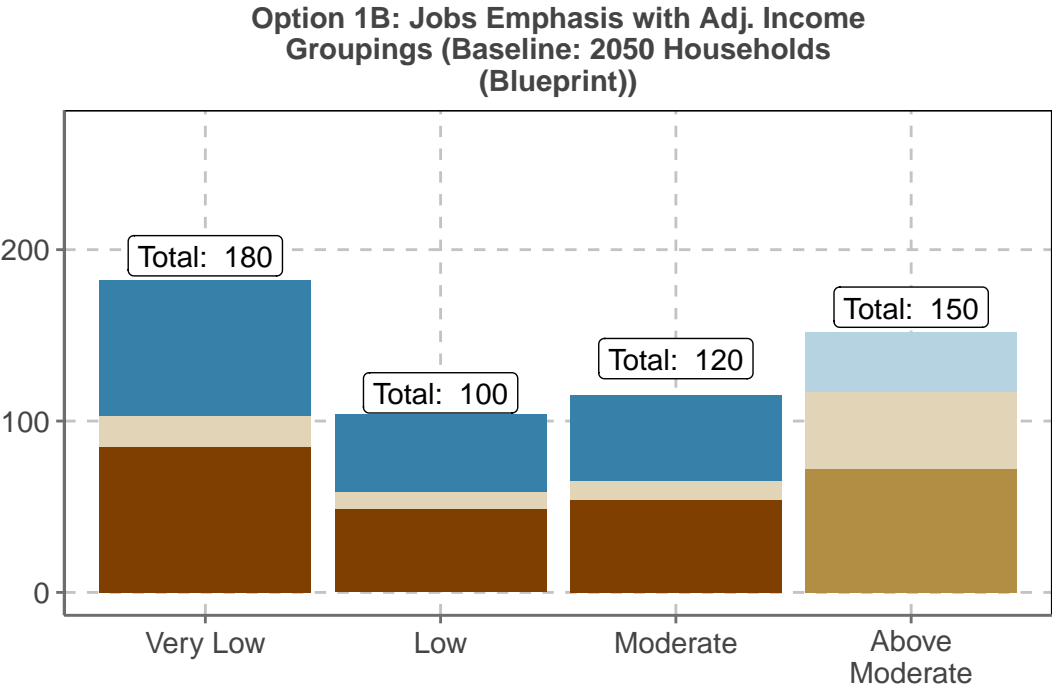
Version A: Original Income Grouping



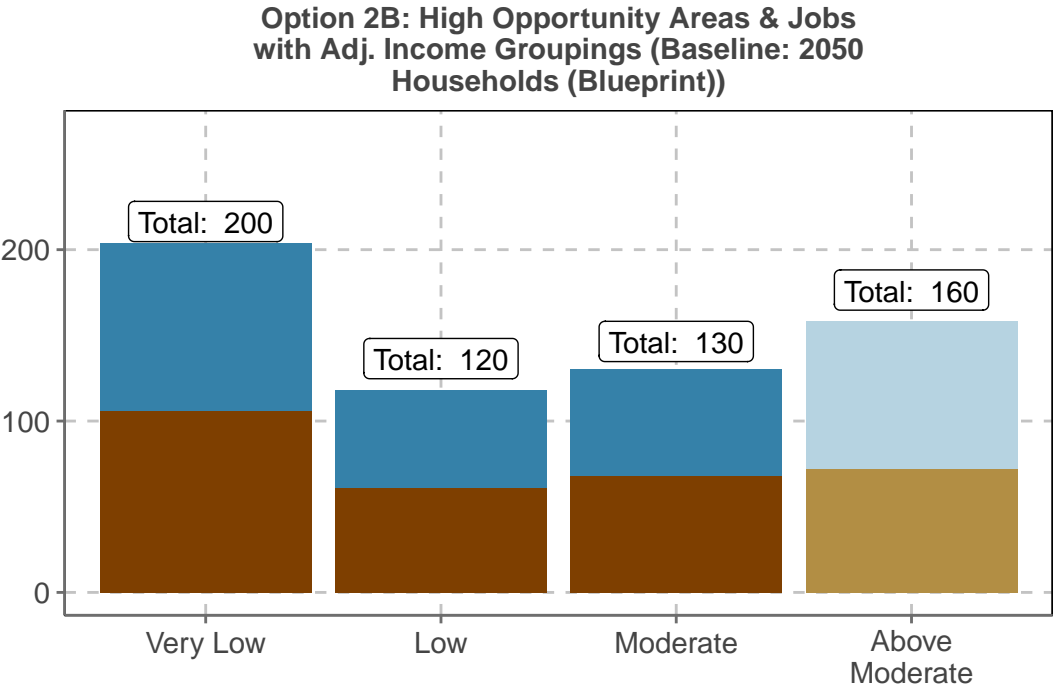
Version A: Original Income Grouping



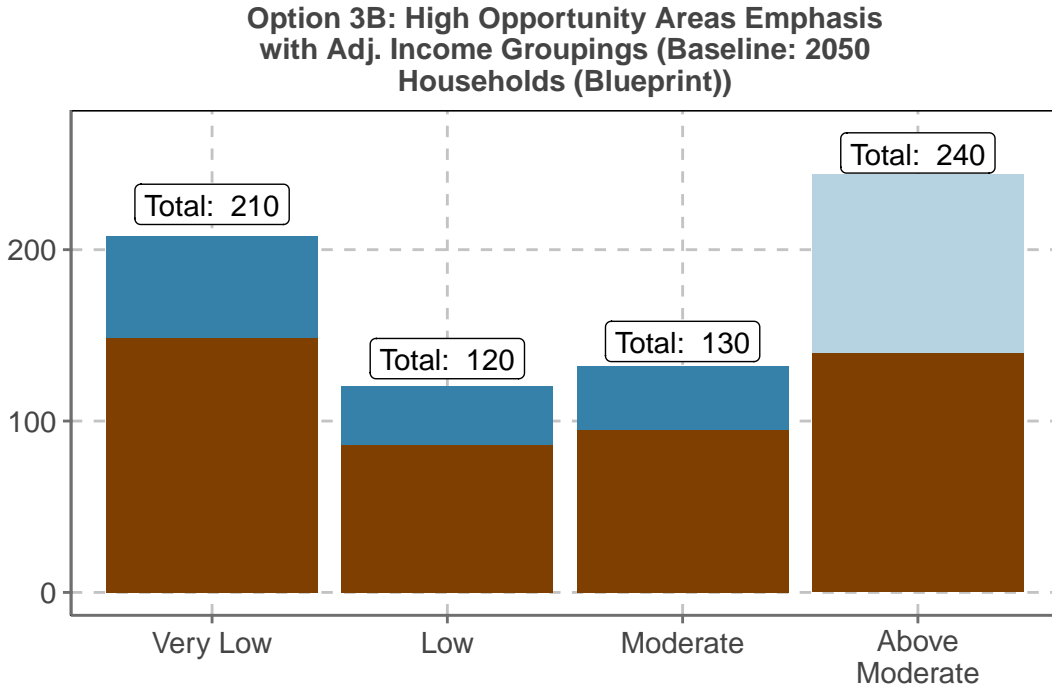
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

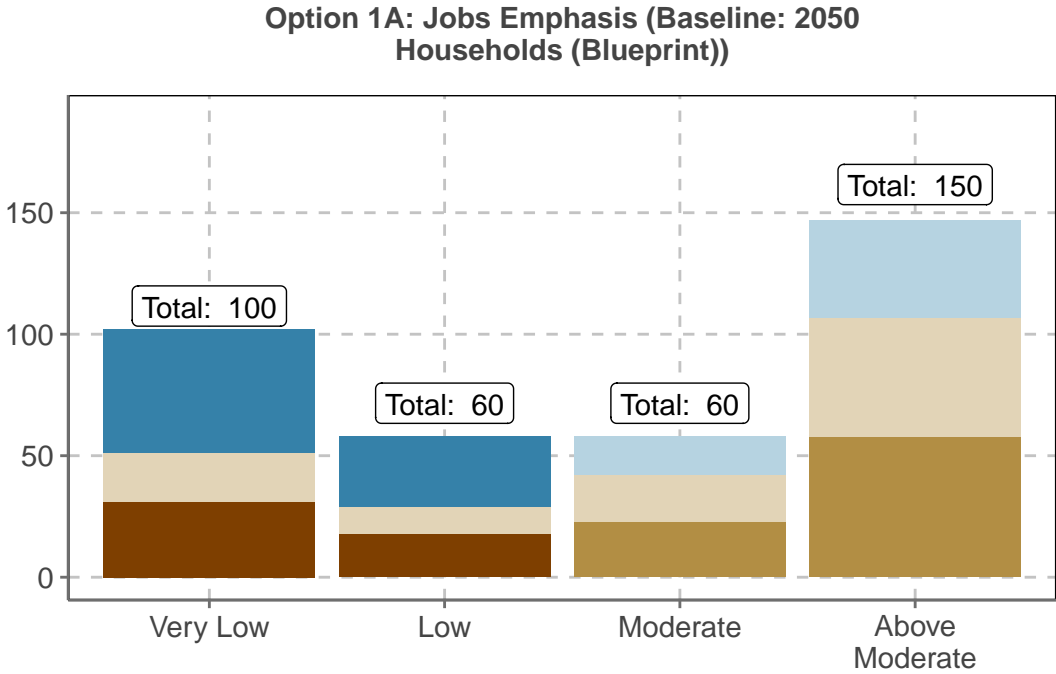


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

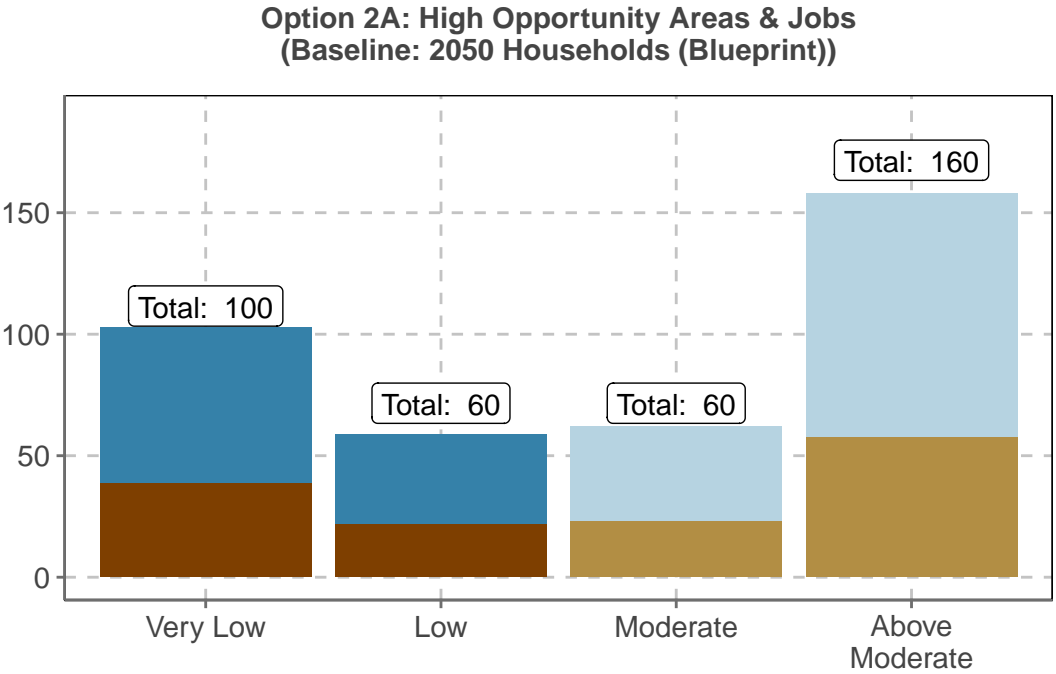
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Cloverdale  
(2019 households: 3252)  
(Sonoma County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

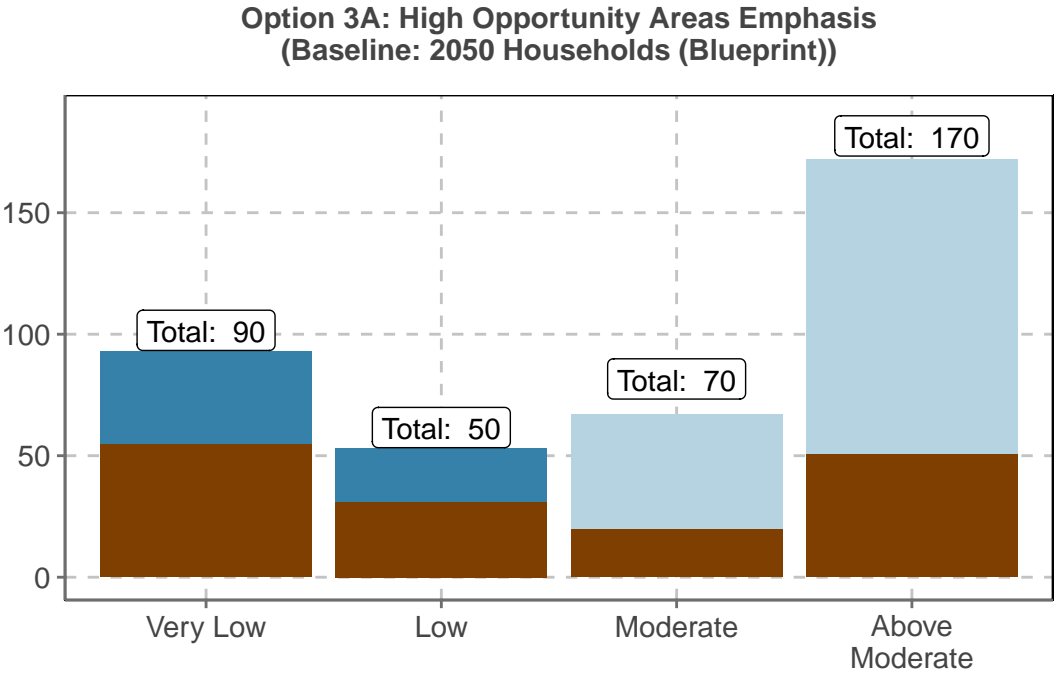
Version A: Original Income Grouping



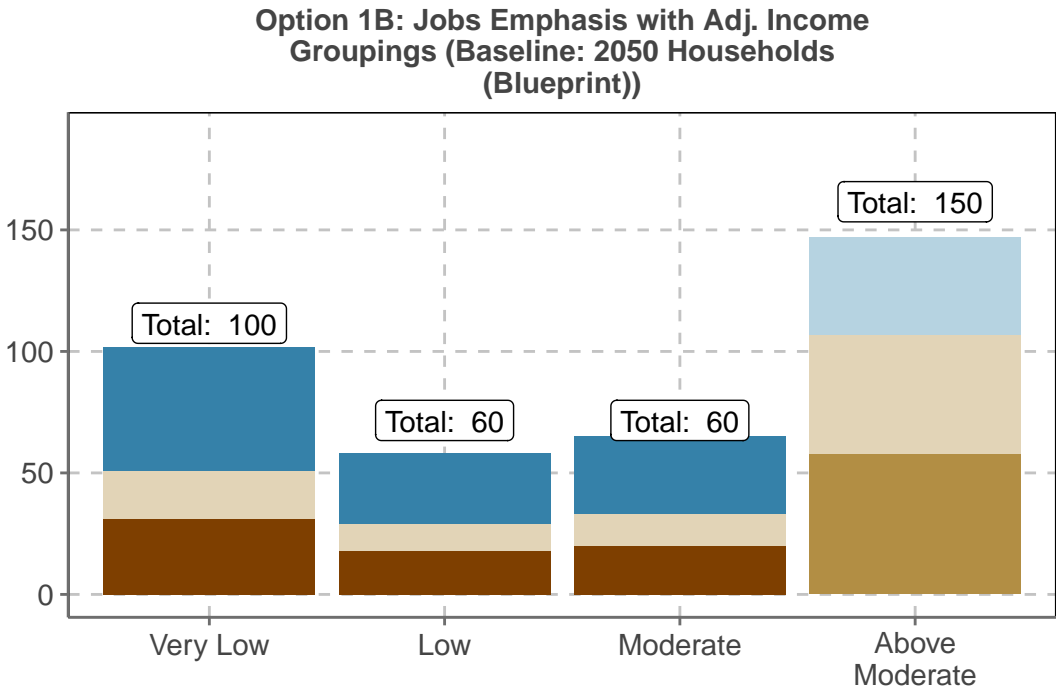
Version A: Original Income Grouping



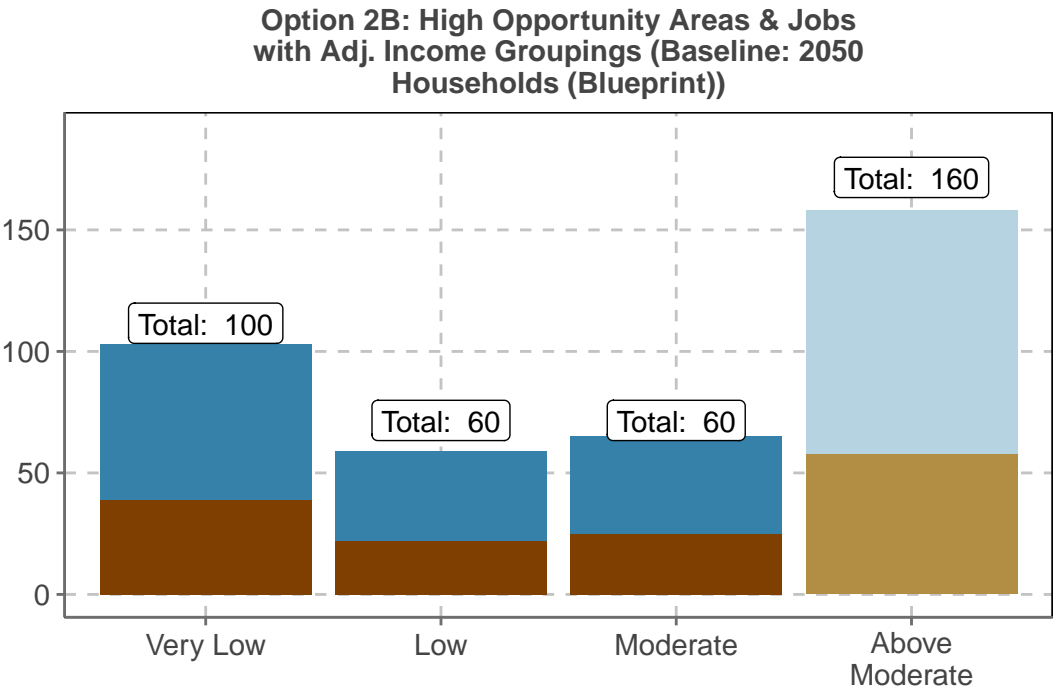
Version A: Original Income Grouping



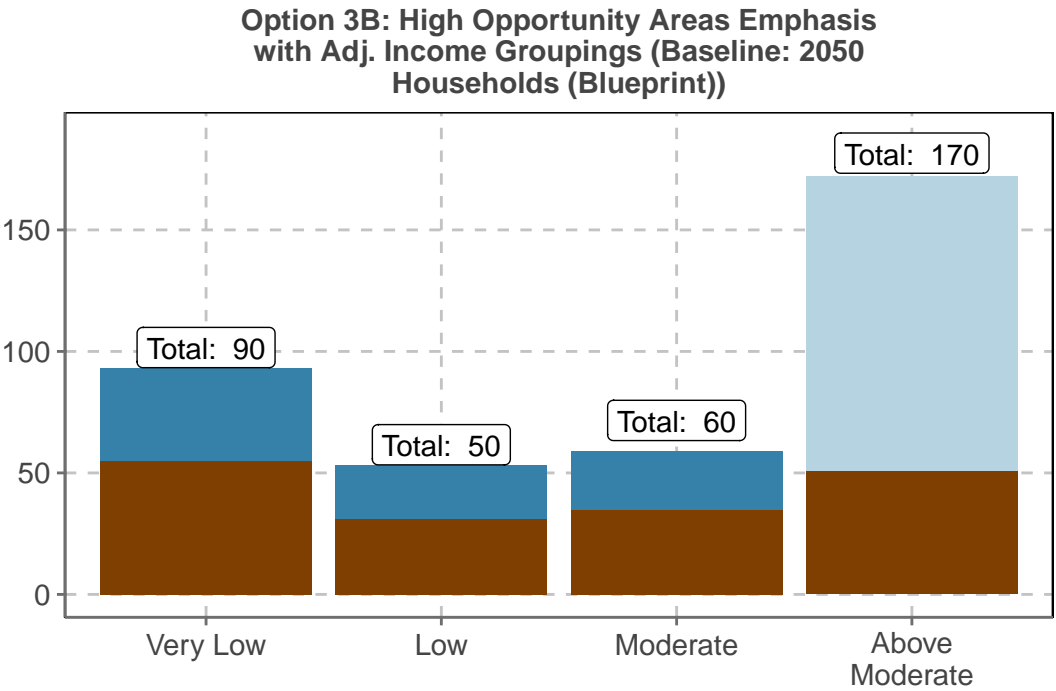
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

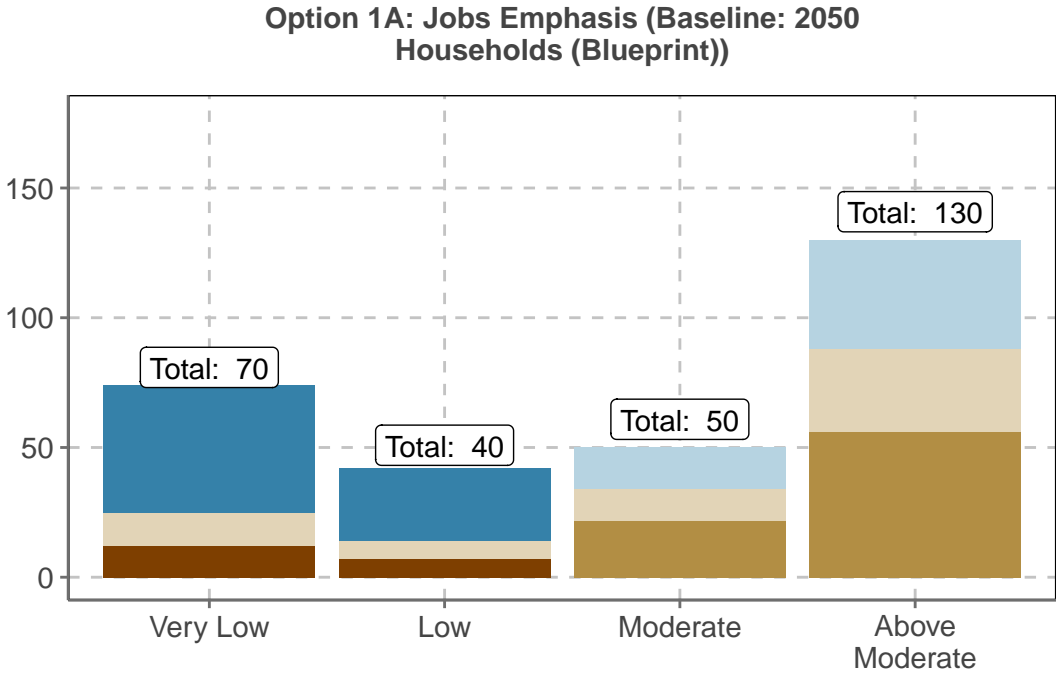


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

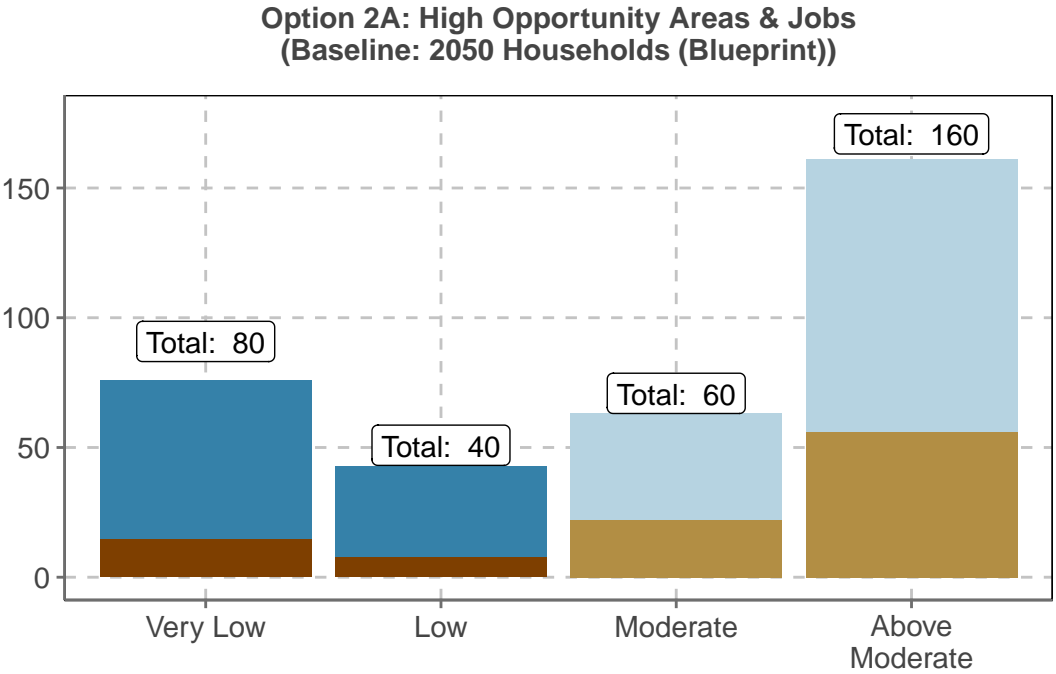
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Colma  
(2019 households: 435)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

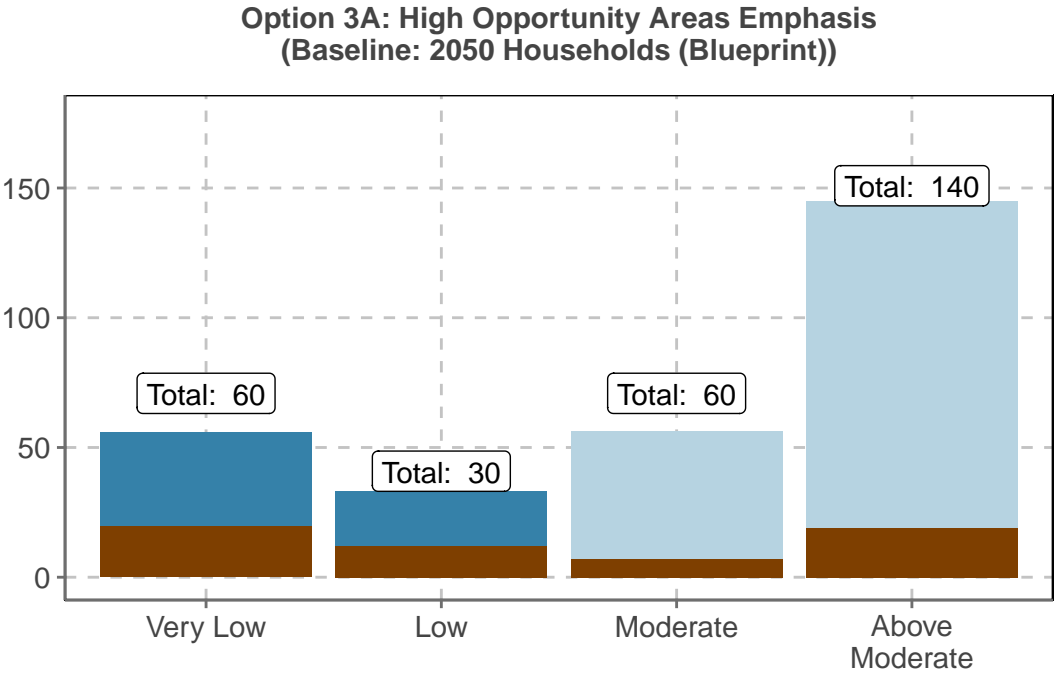
Version A: Original Income Grouping



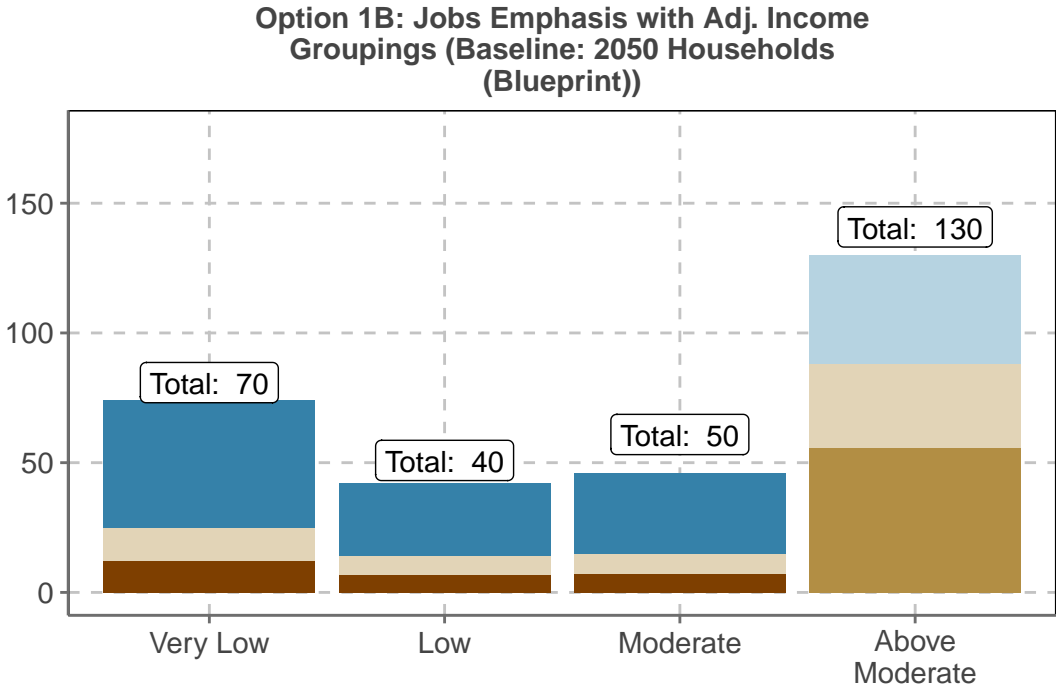
Version A: Original Income Grouping



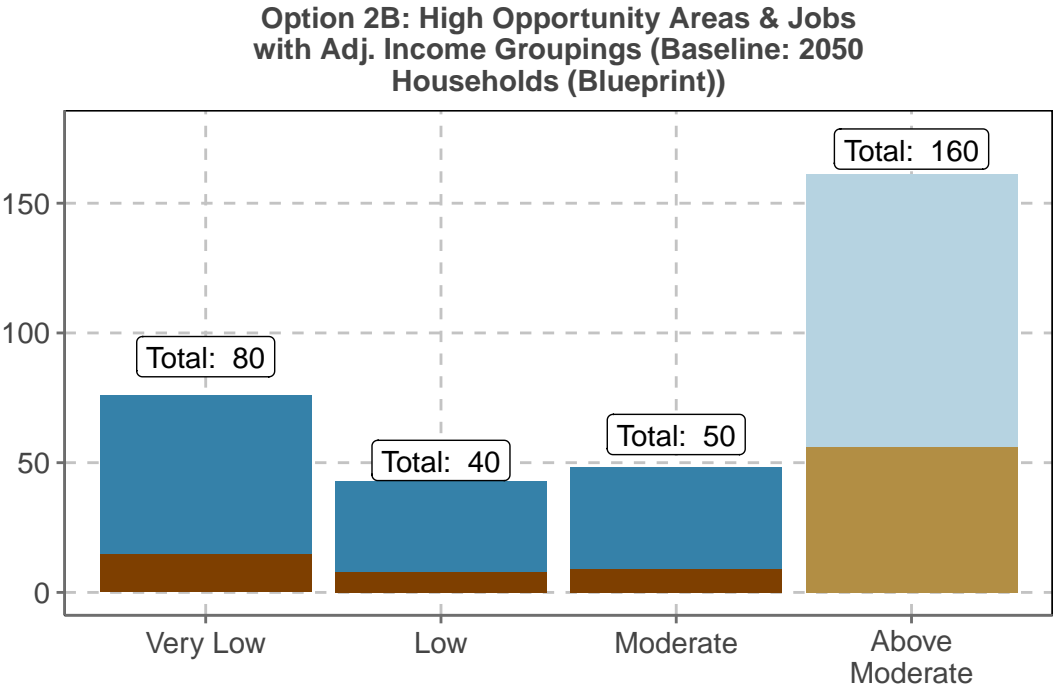
Version A: Original Income Grouping



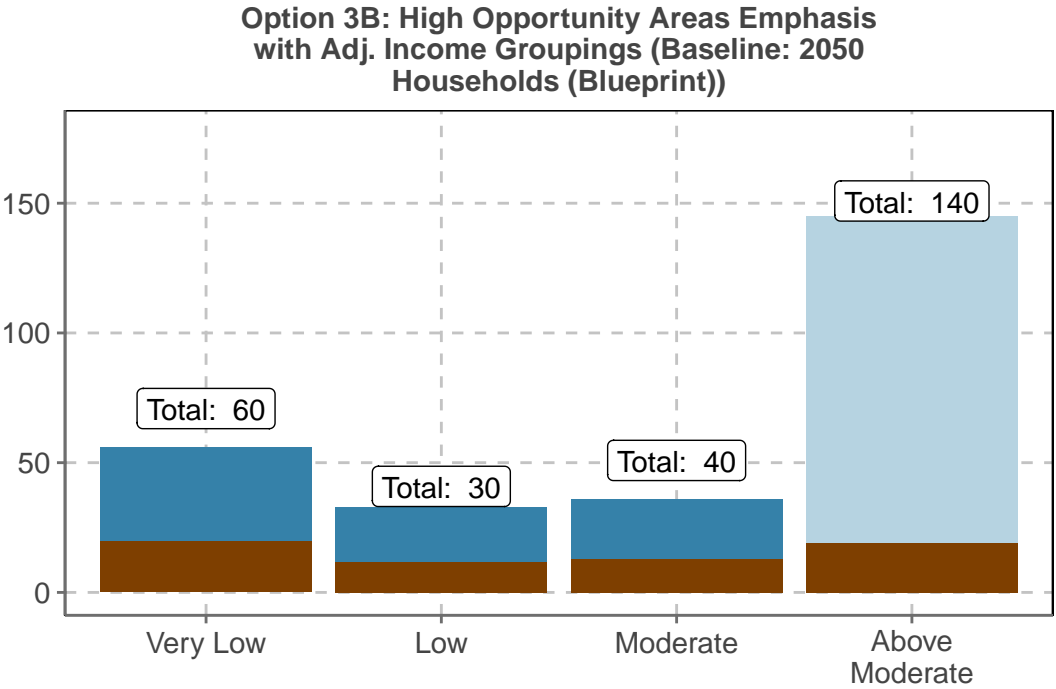
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Concord  
(2019 households: 44367)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

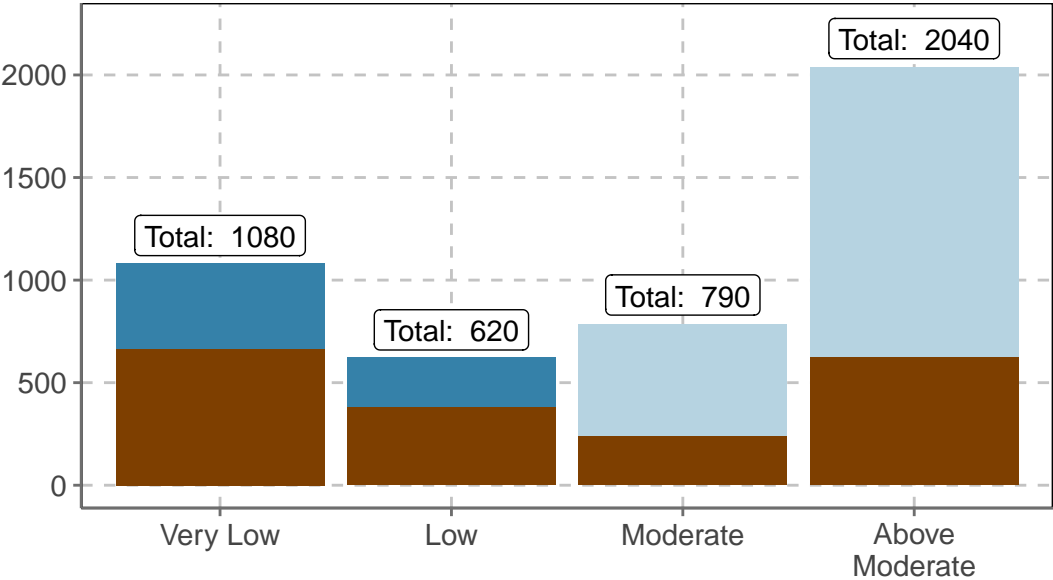
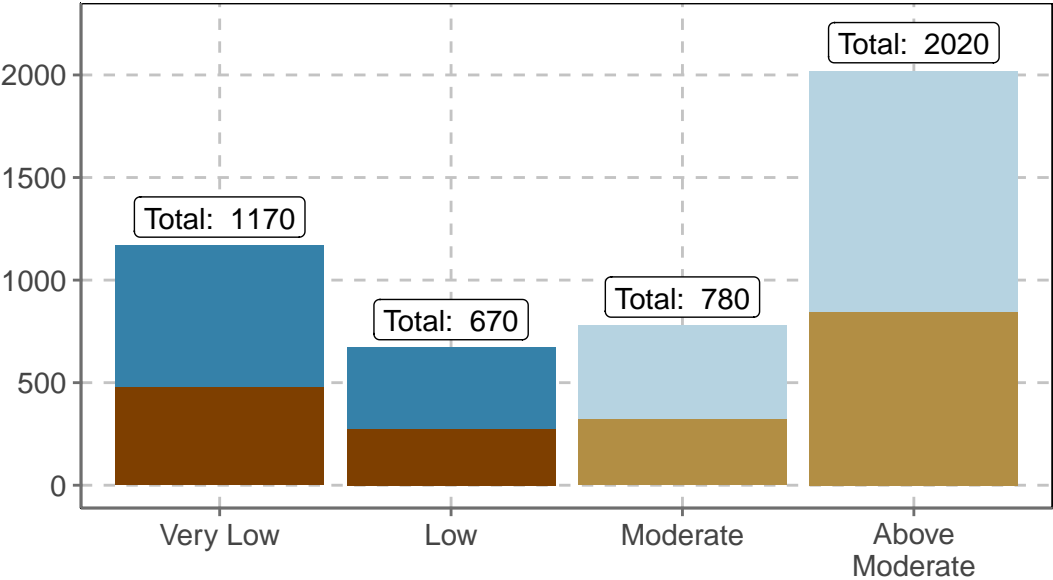
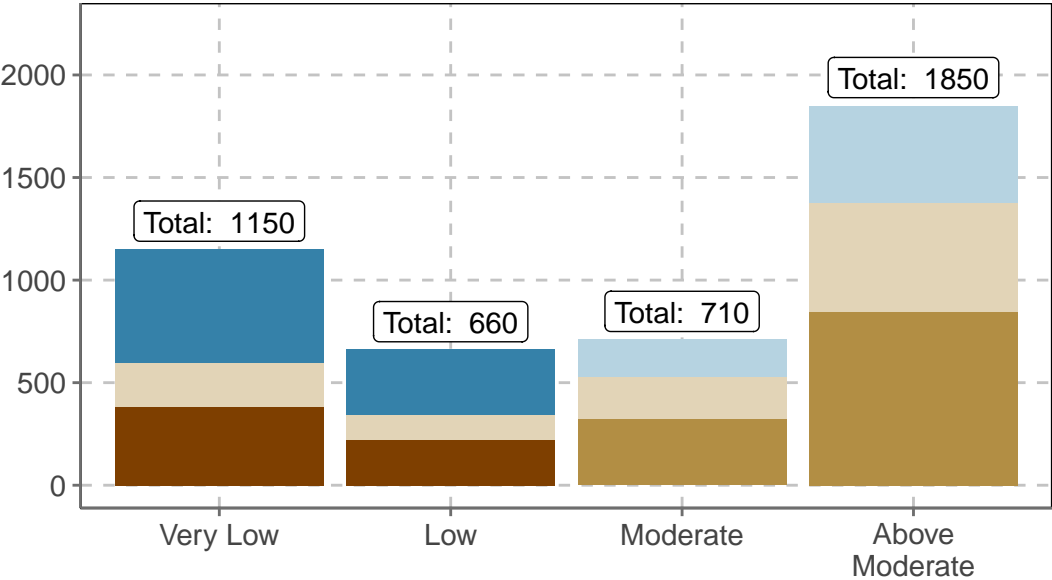
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

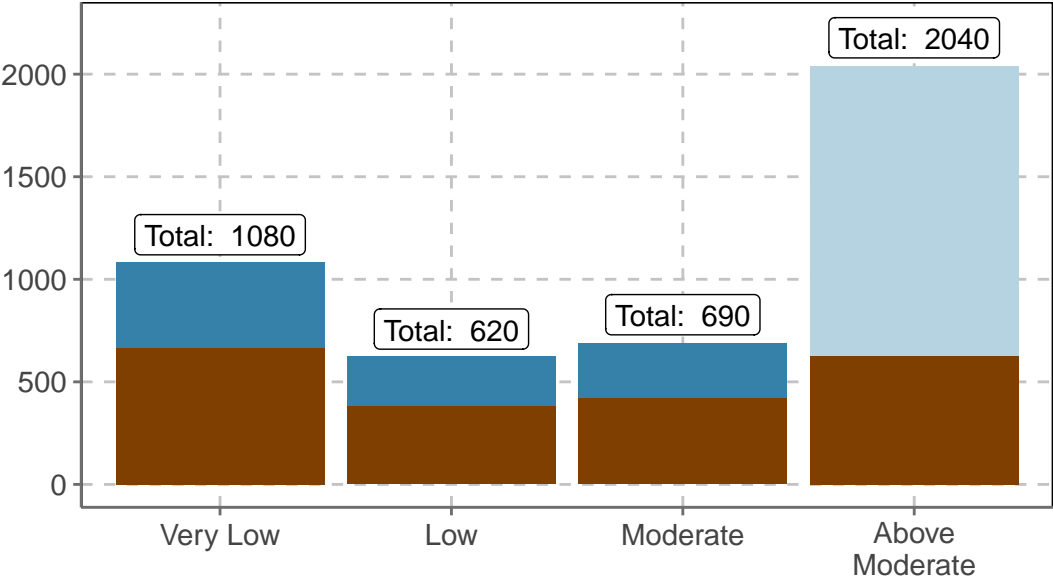
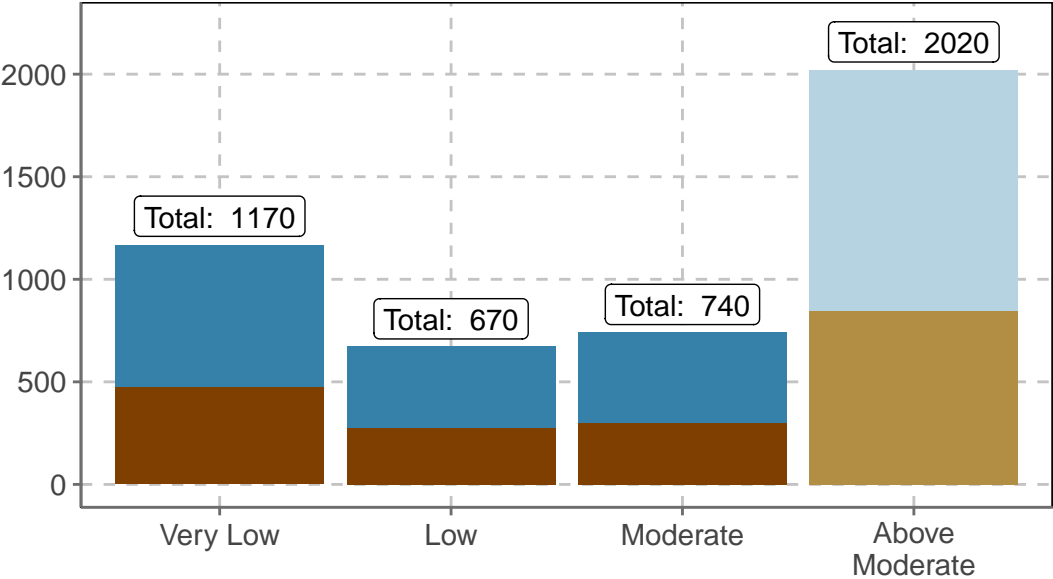
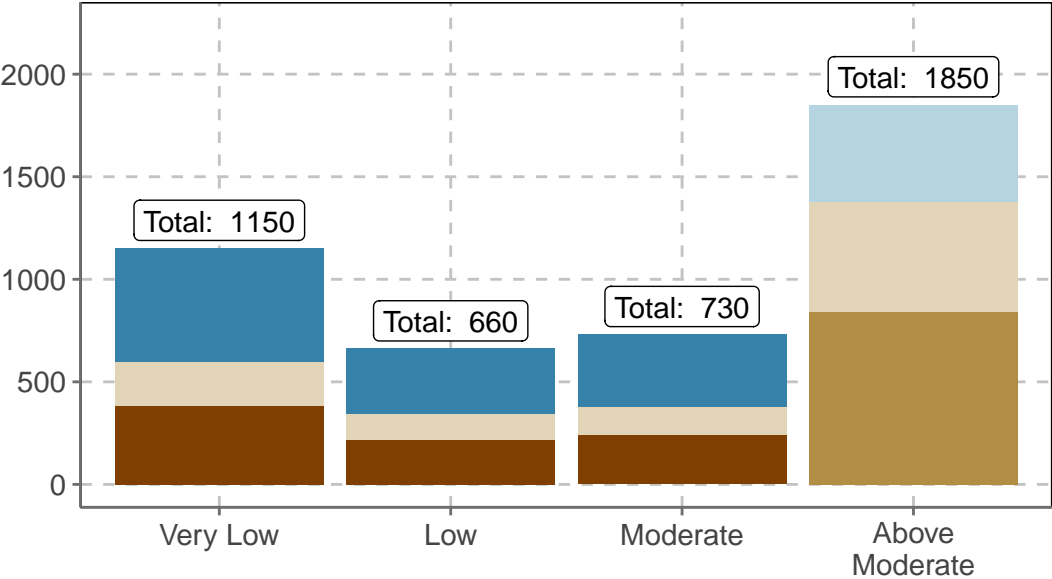
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



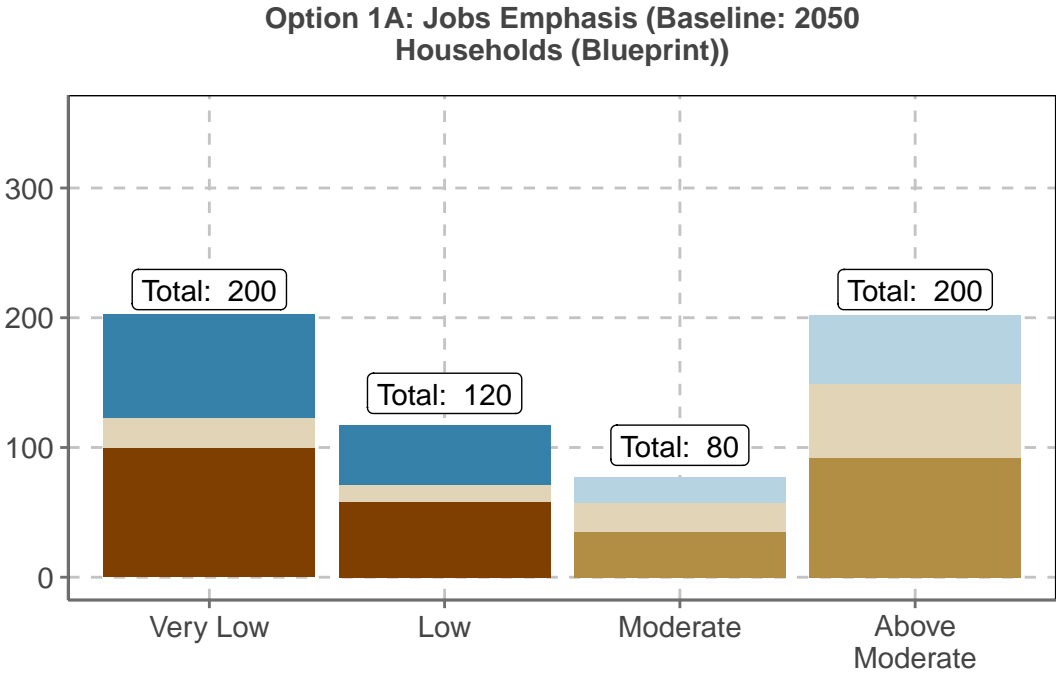
Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit



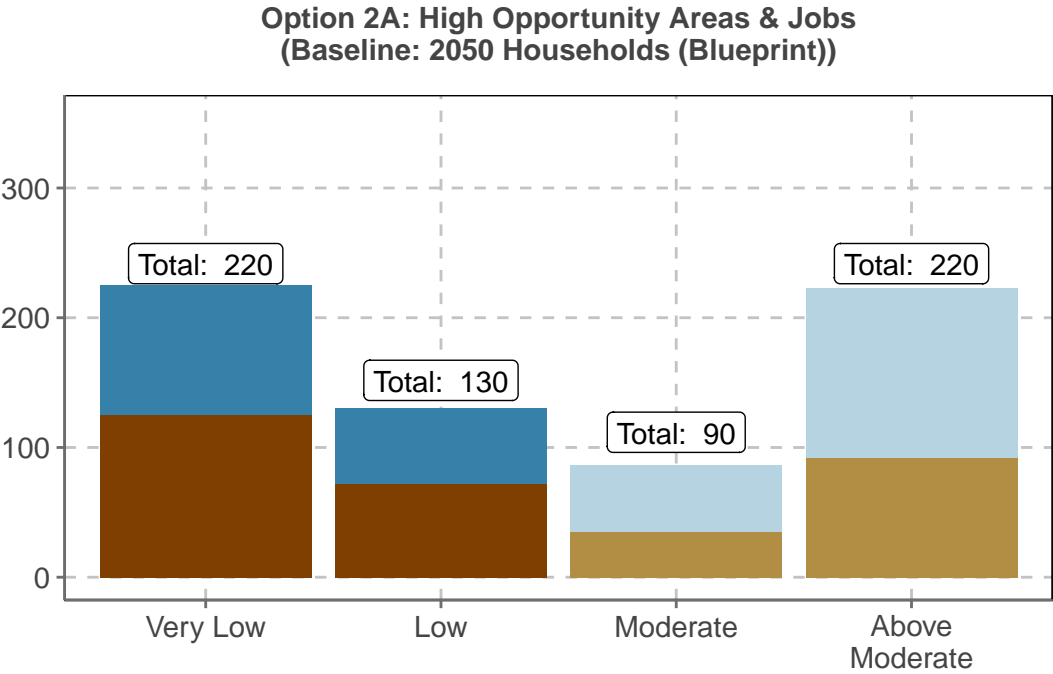
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Corte Madera  
(2019 households: 3978)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

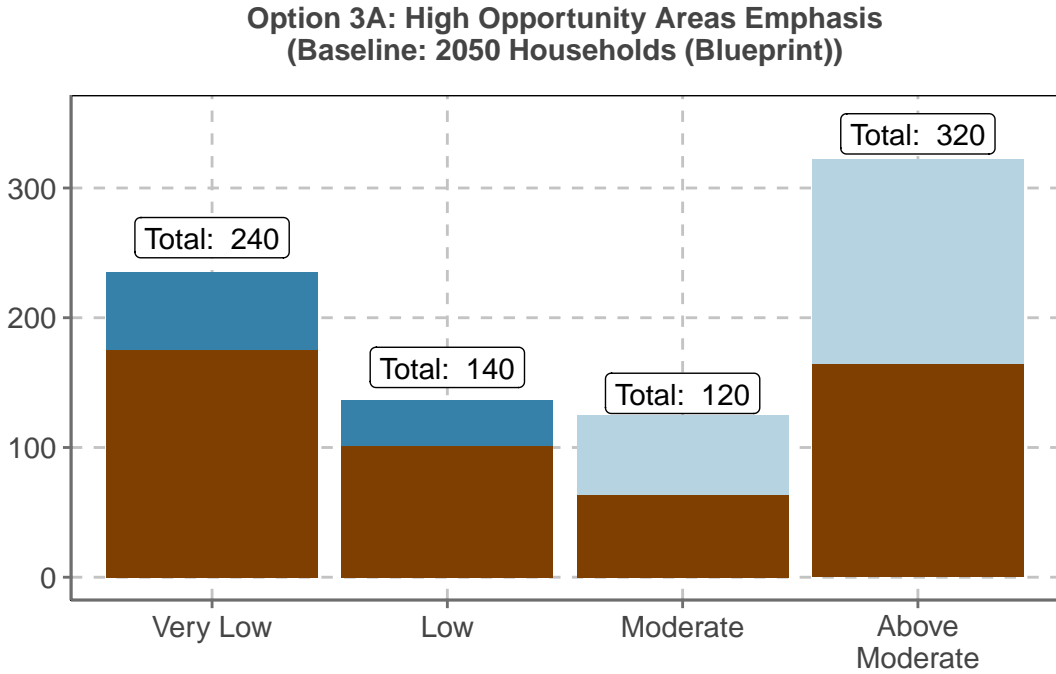
Version A: Original Income Grouping



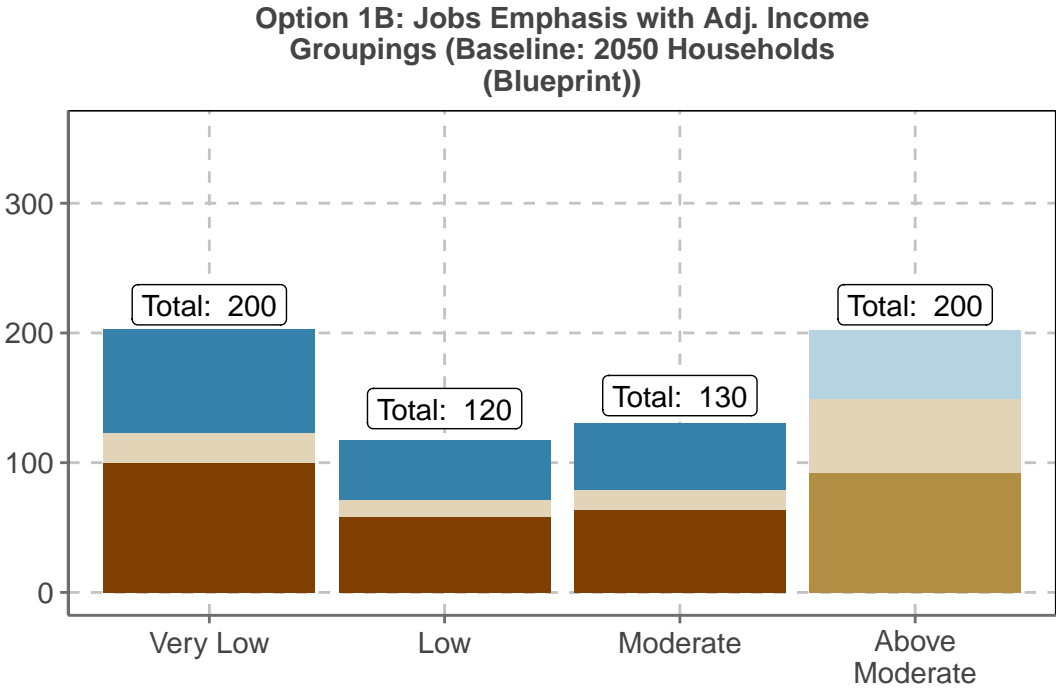
Version A: Original Income Grouping



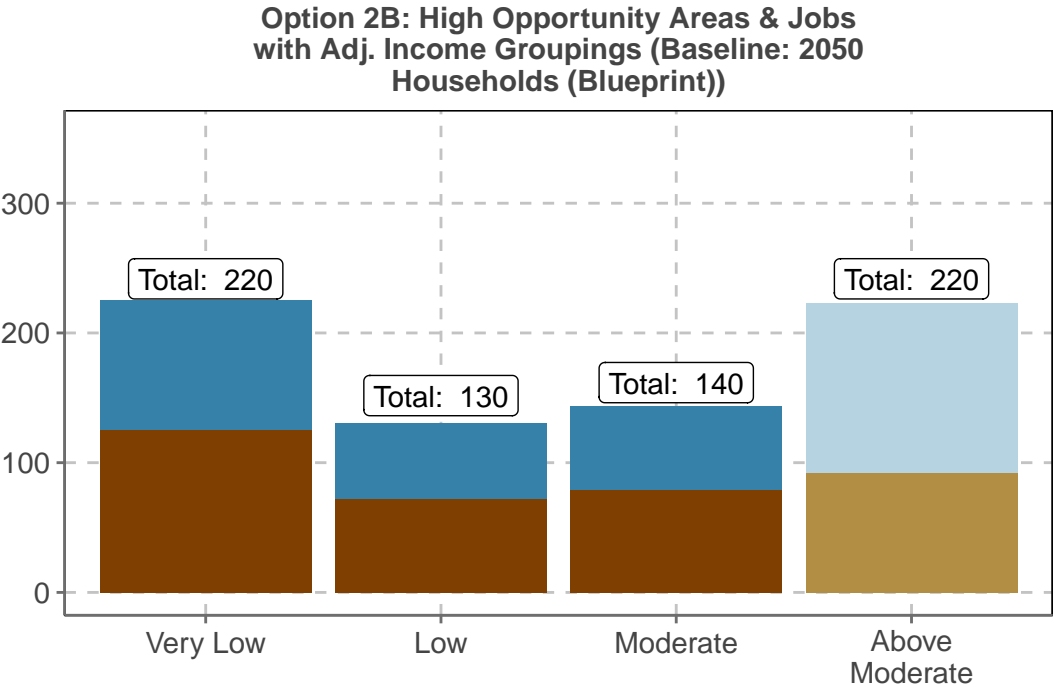
Version A: Original Income Grouping



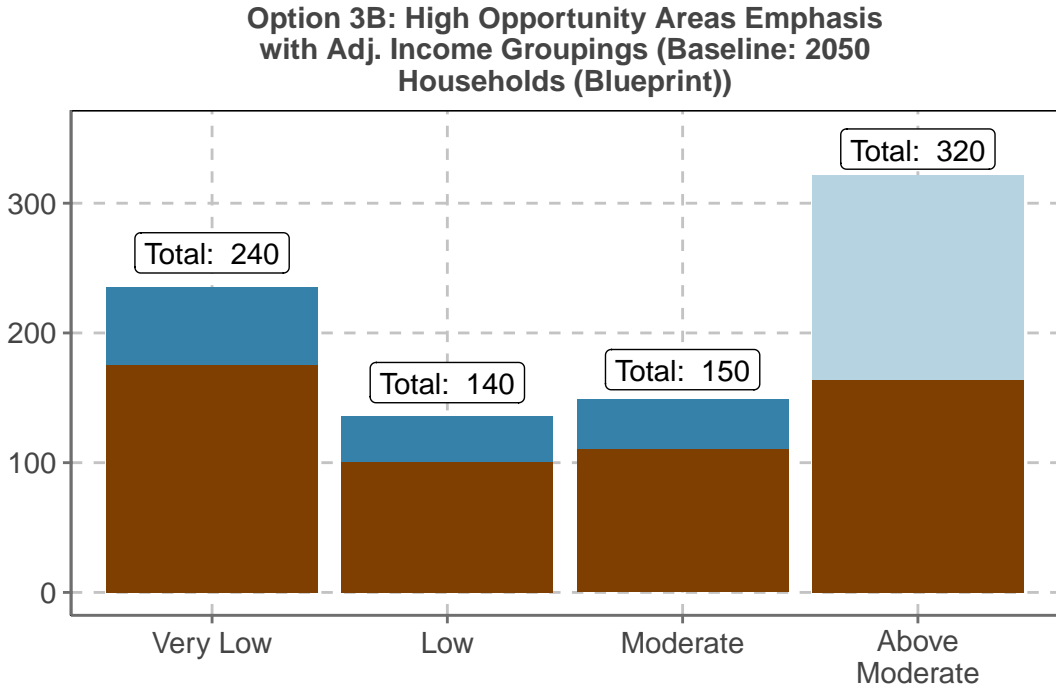
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

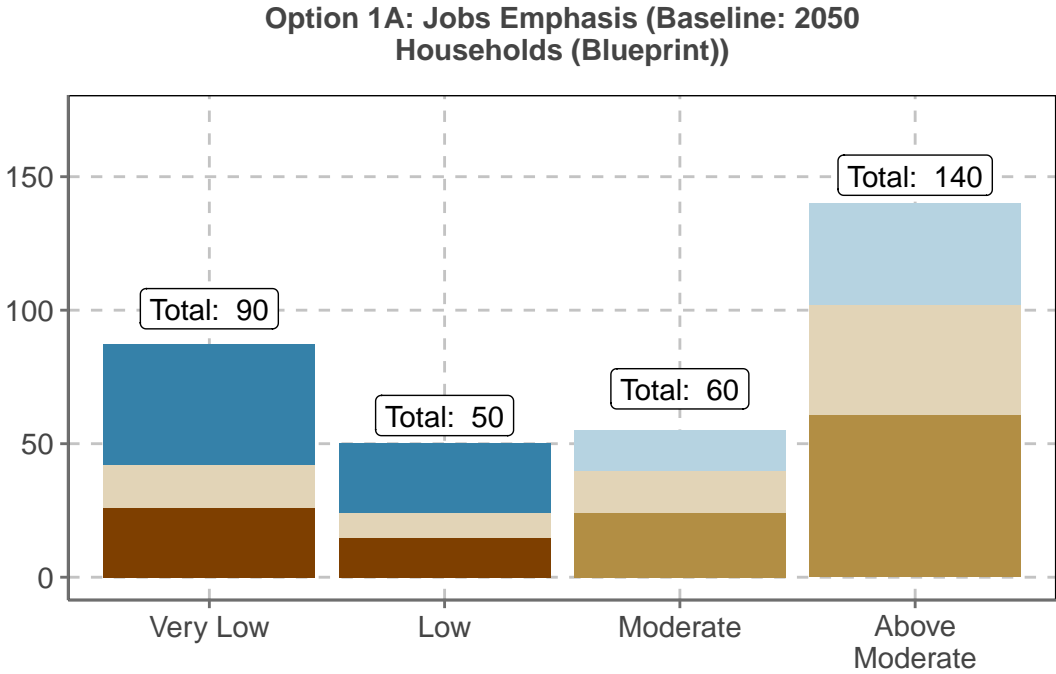


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

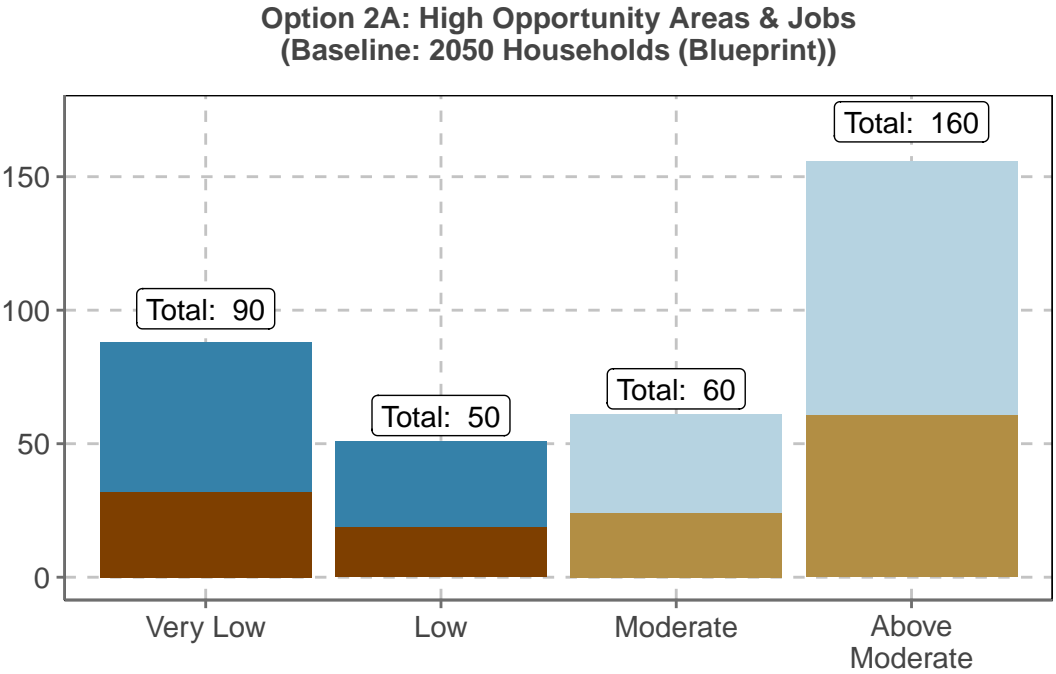
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Cotati  
(2019 households: 3071)  
(Sonoma County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

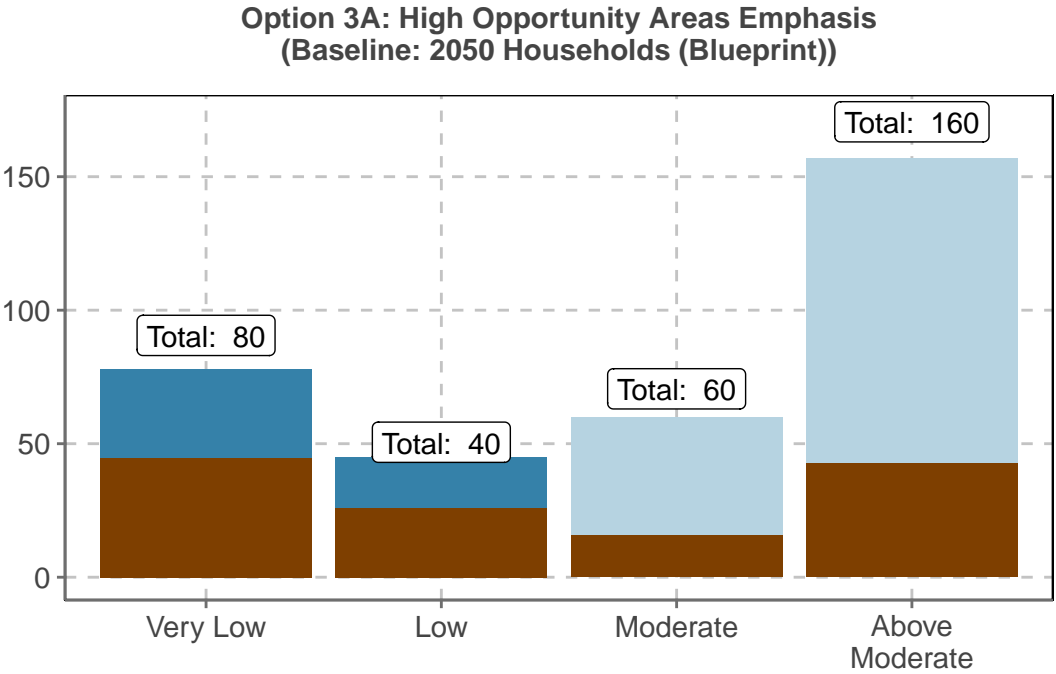
Version A: Original Income Grouping



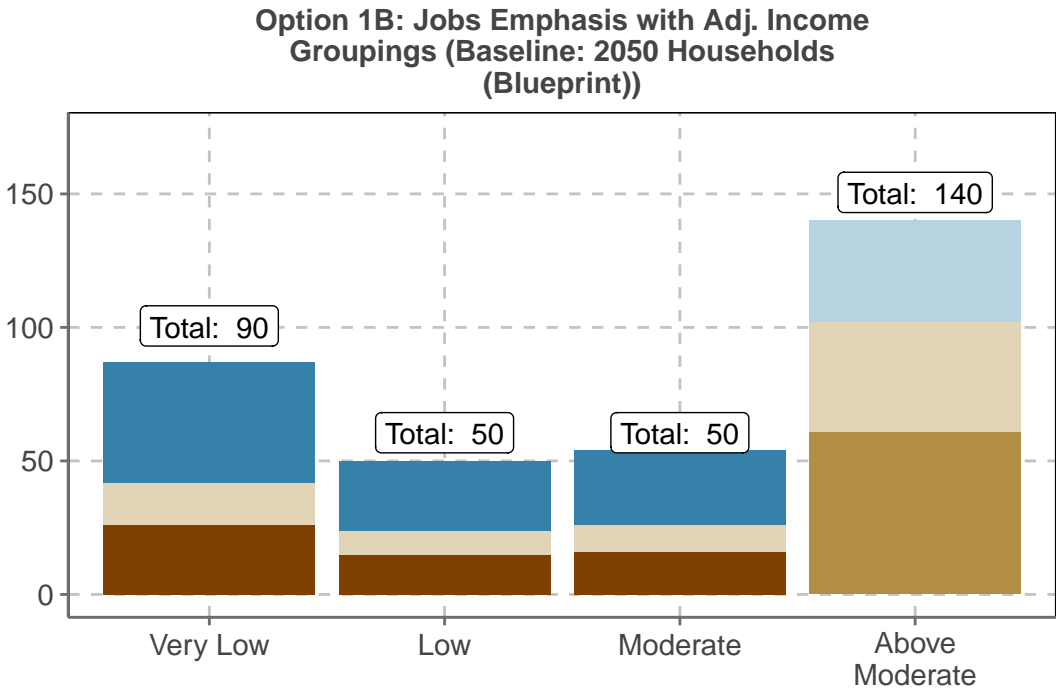
Version A: Original Income Grouping



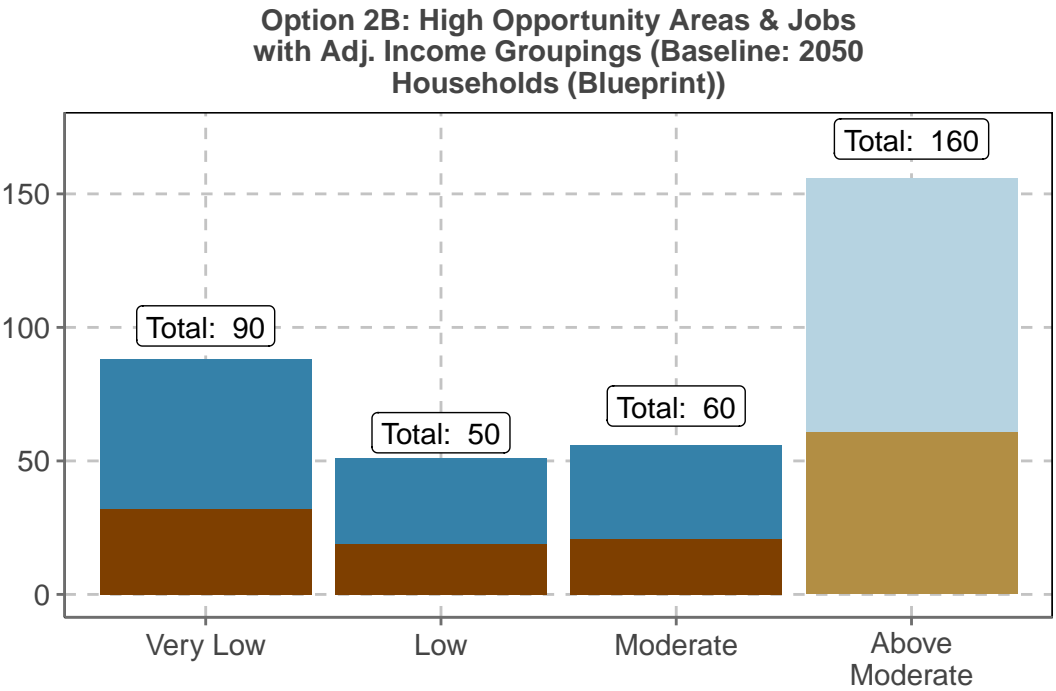
Version A: Original Income Grouping



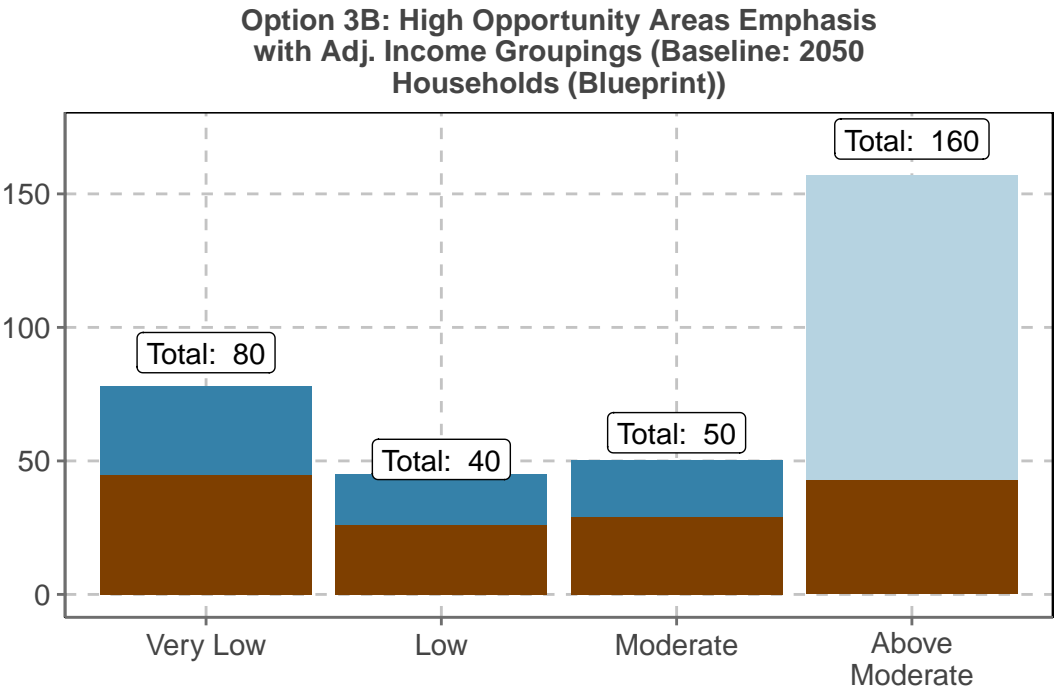
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



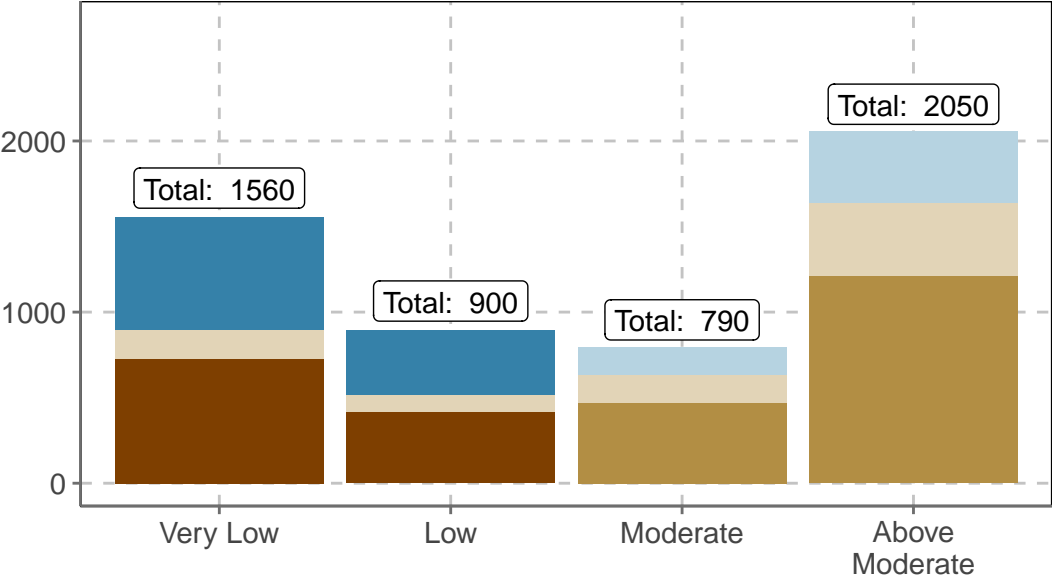
Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Cupertino  
(2019 households: 20035)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

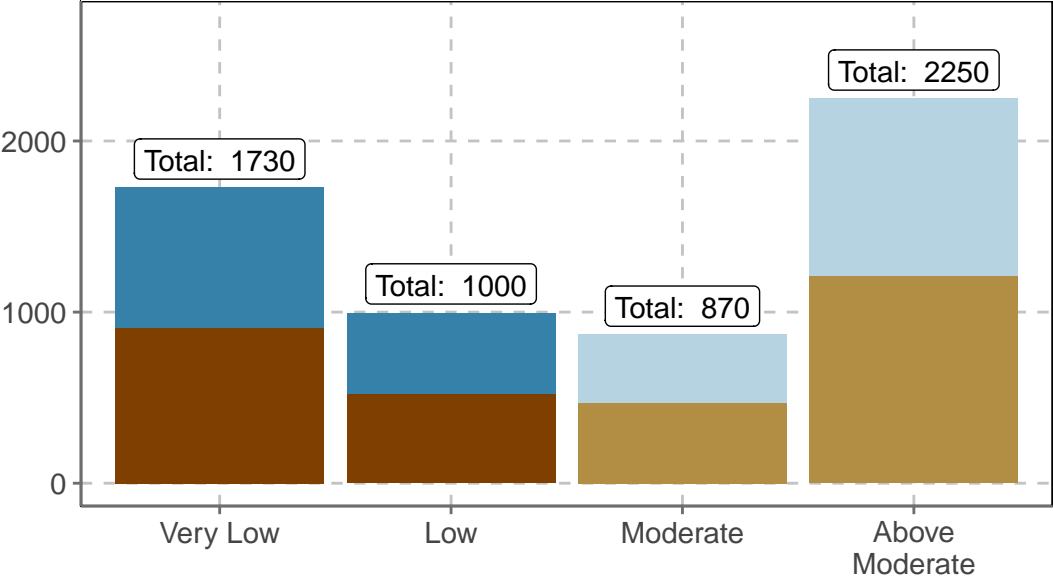
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



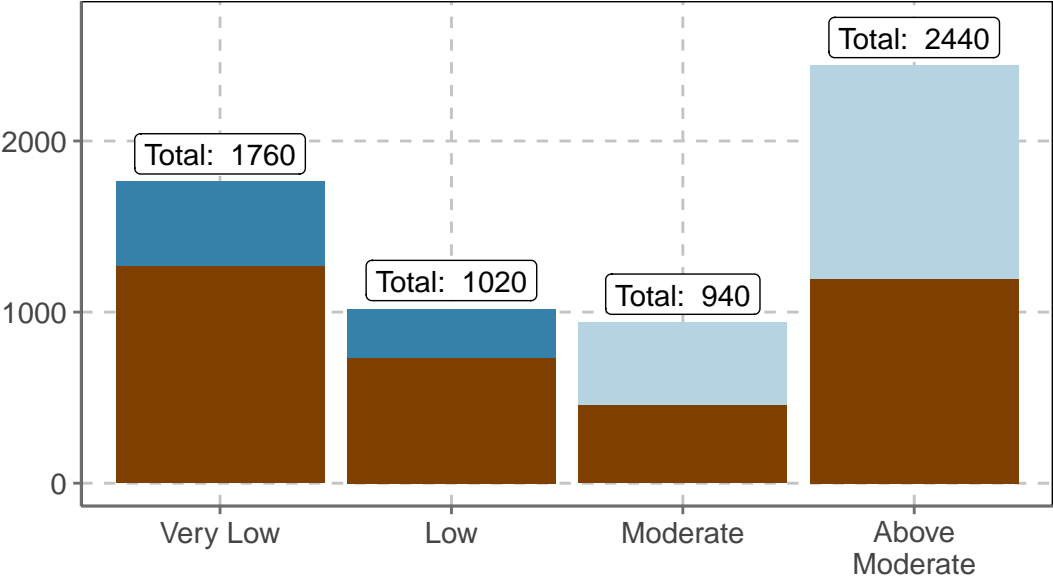
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



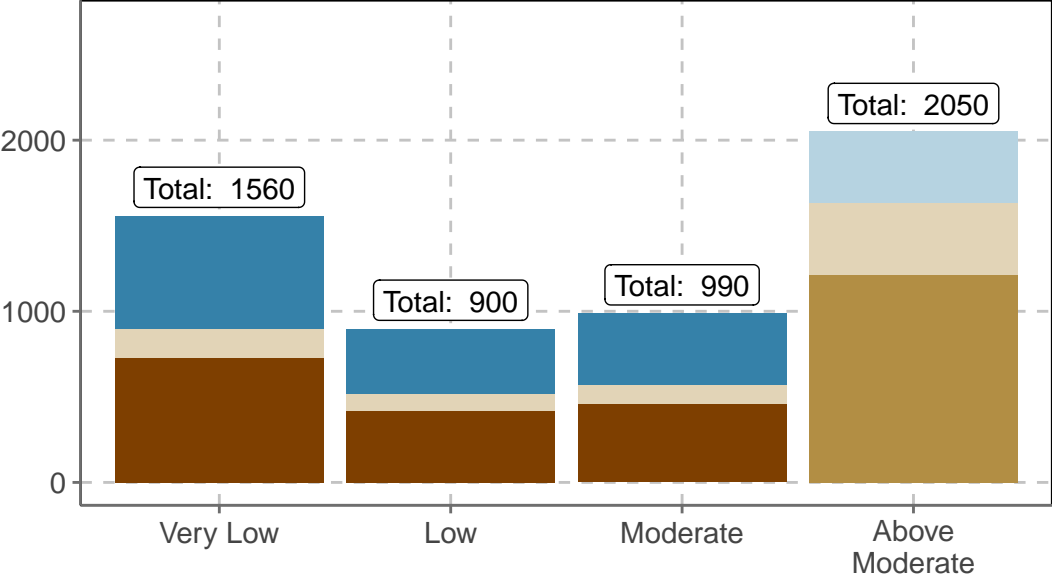
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



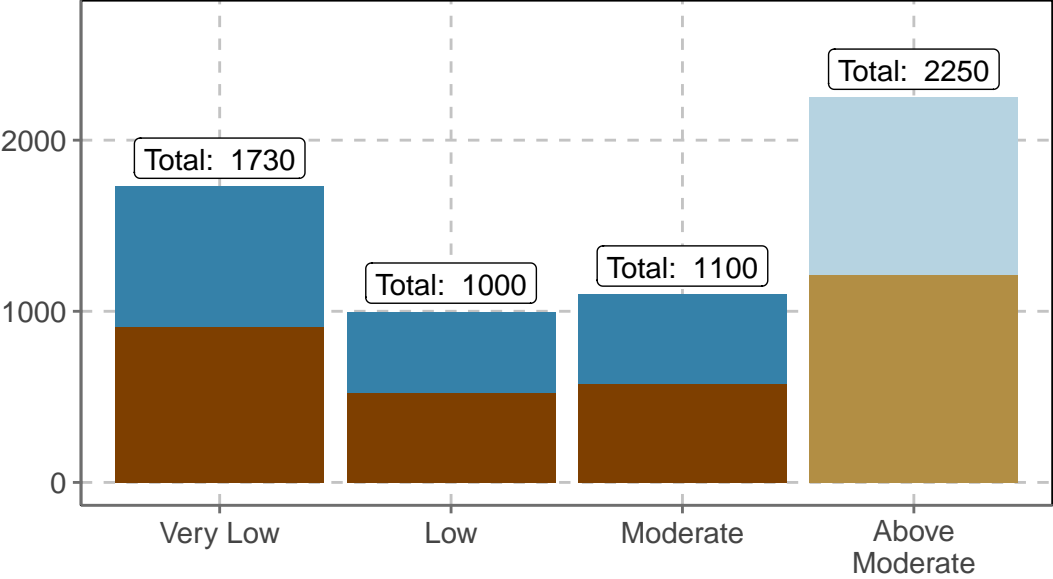
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



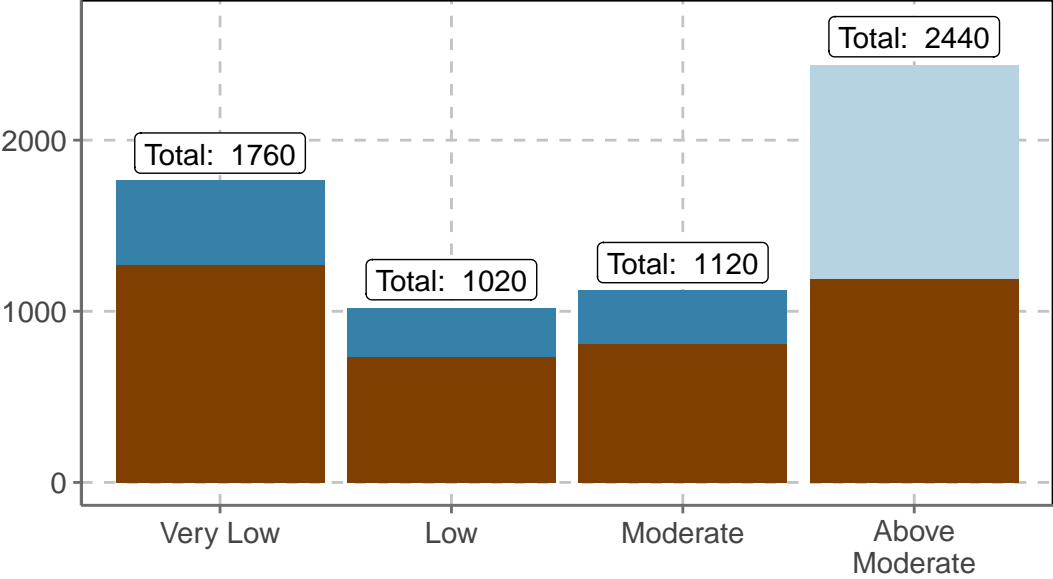
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Daly City  
(2019 households: 32151)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

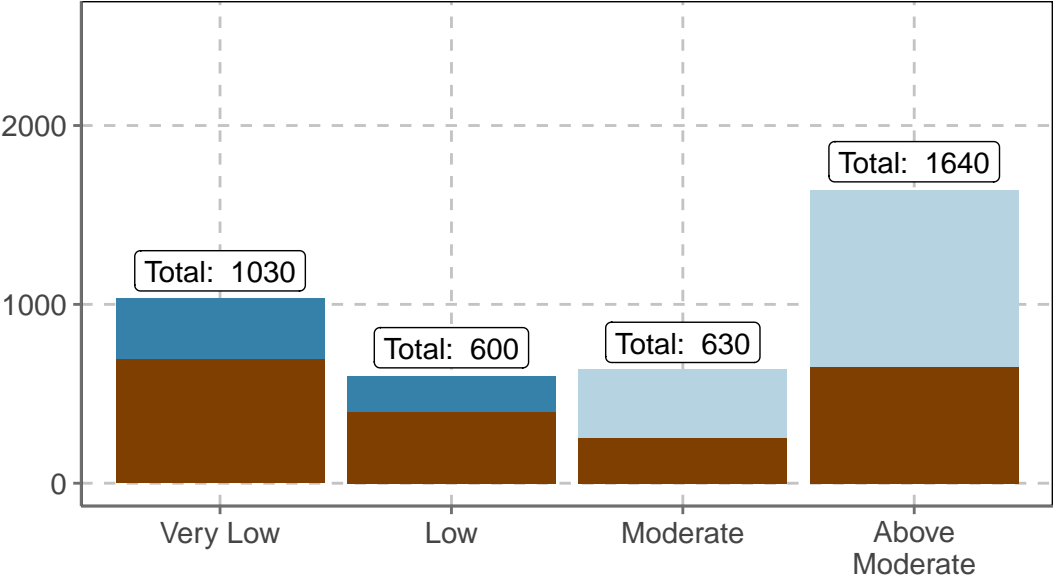
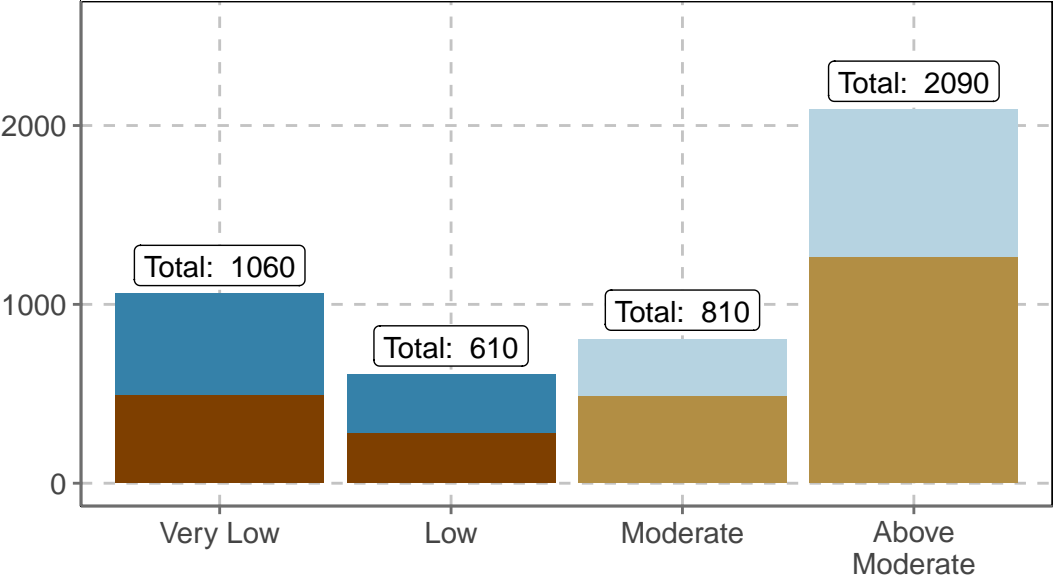
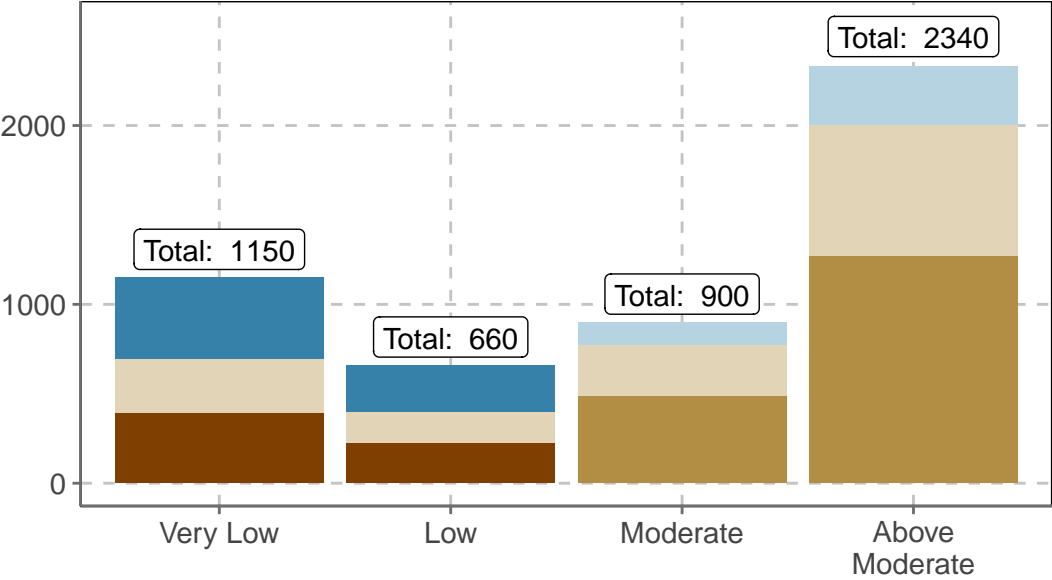
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

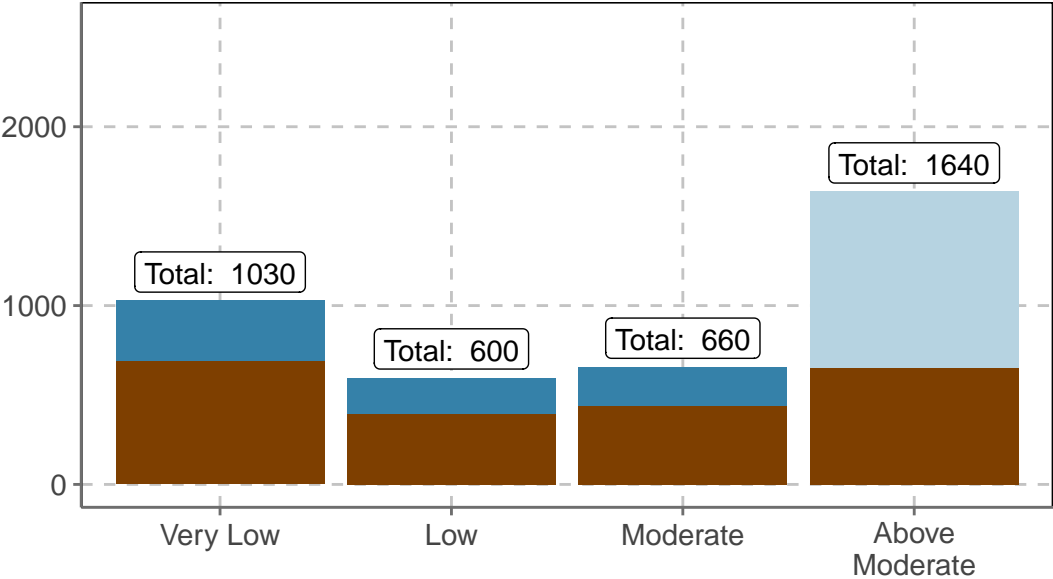
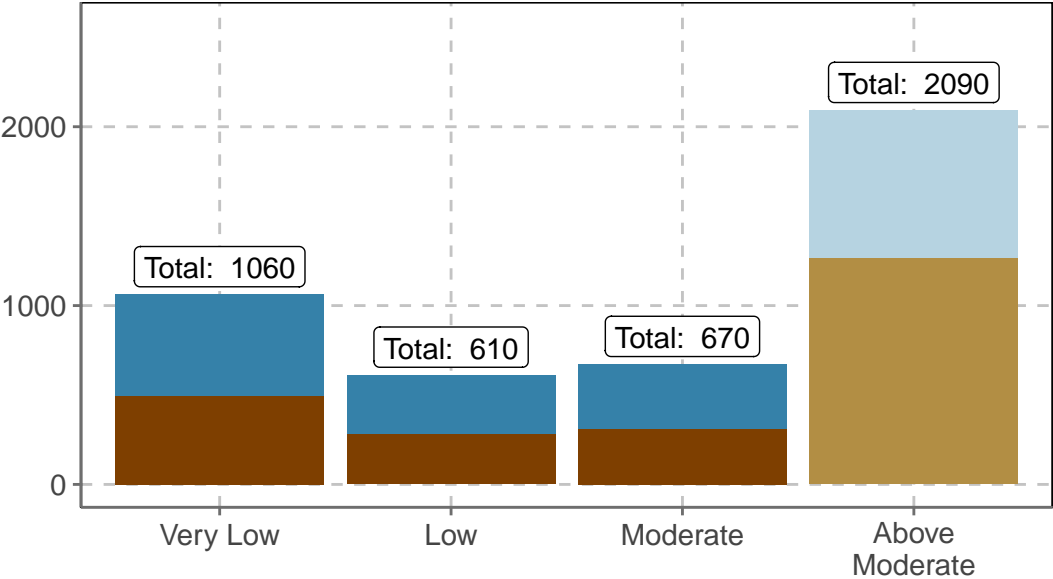
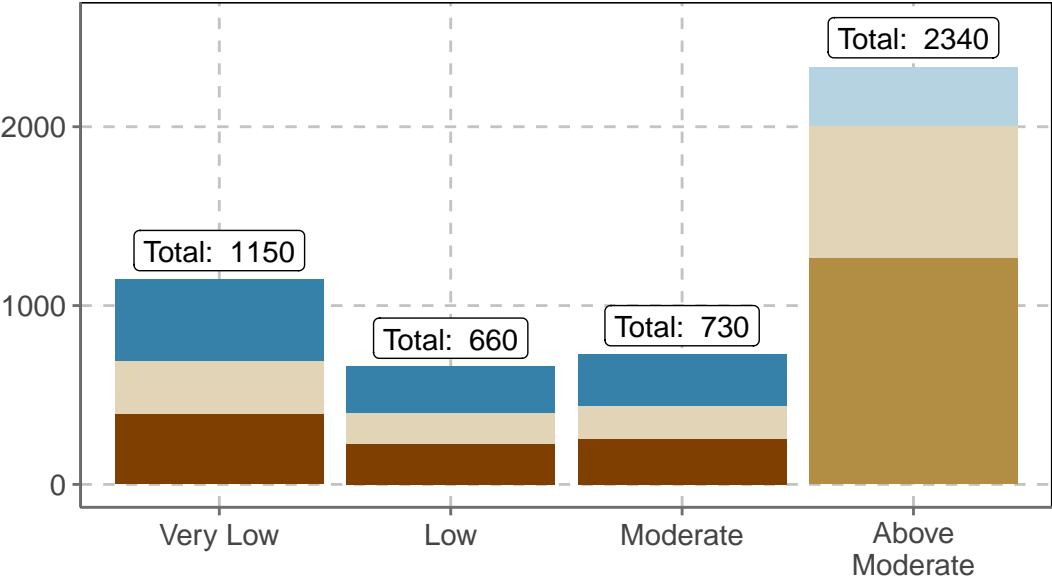
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Danville  
(2019 households: 15670)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

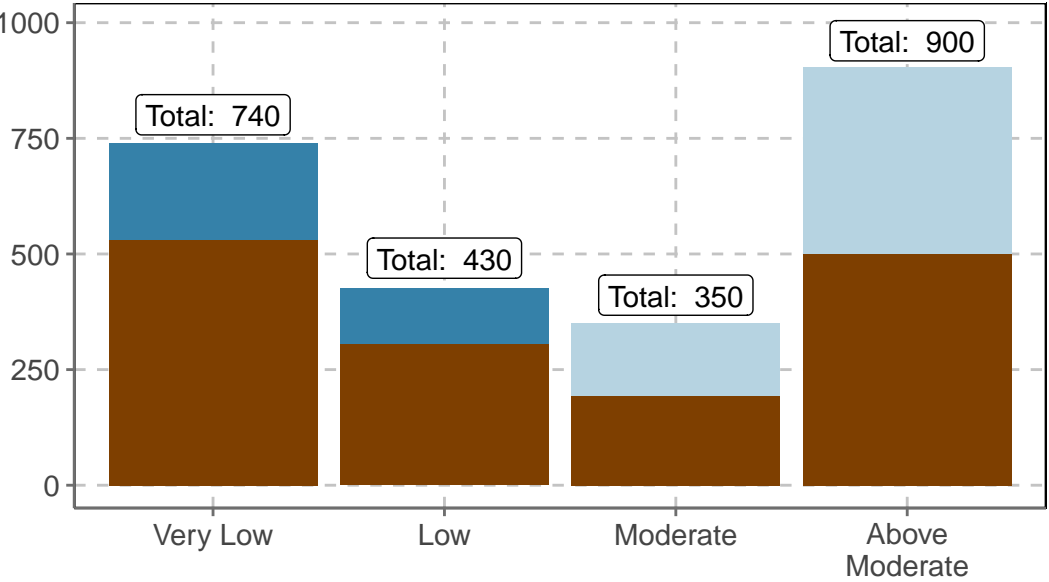
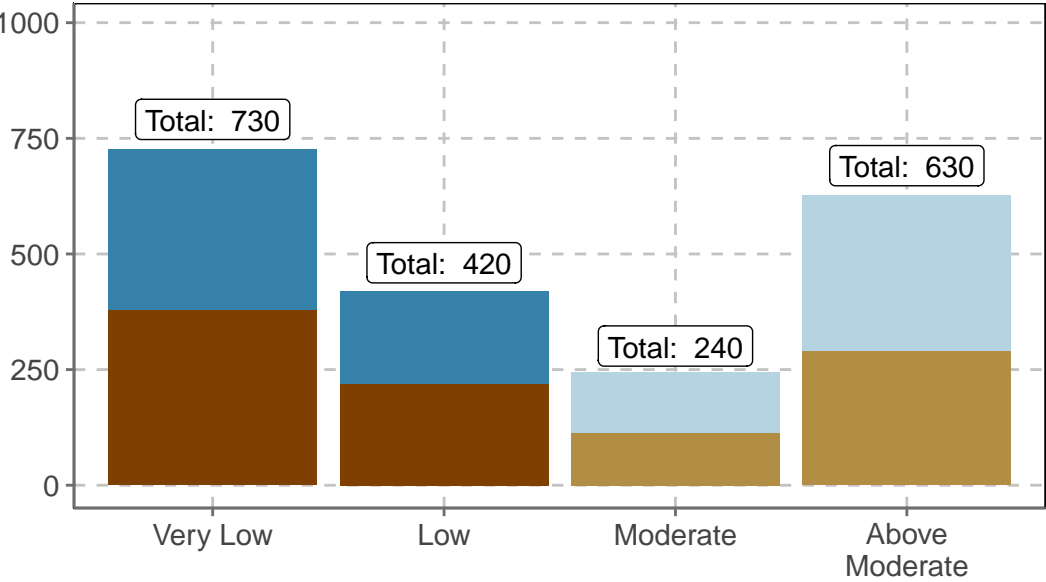
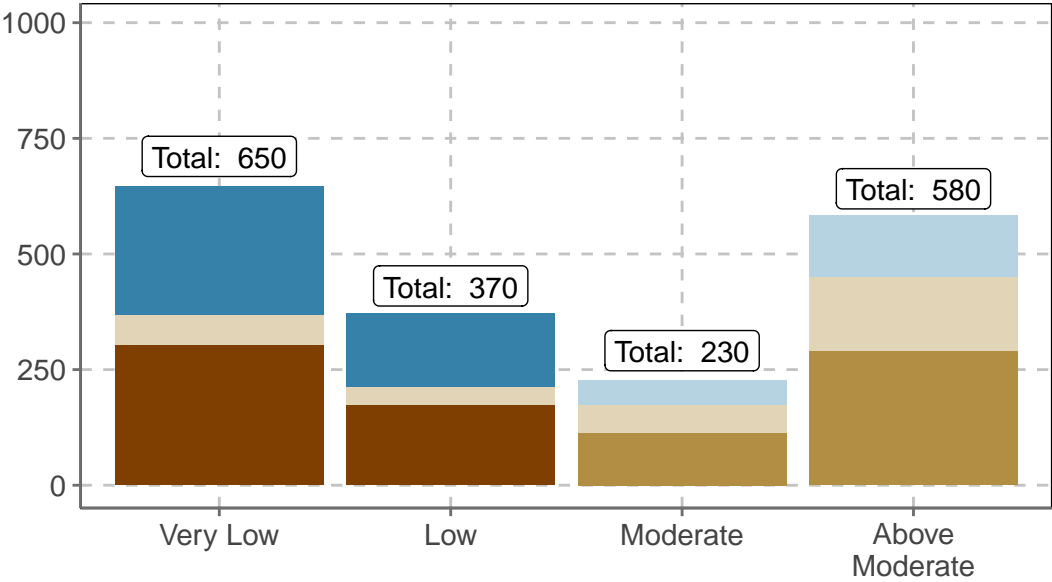
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

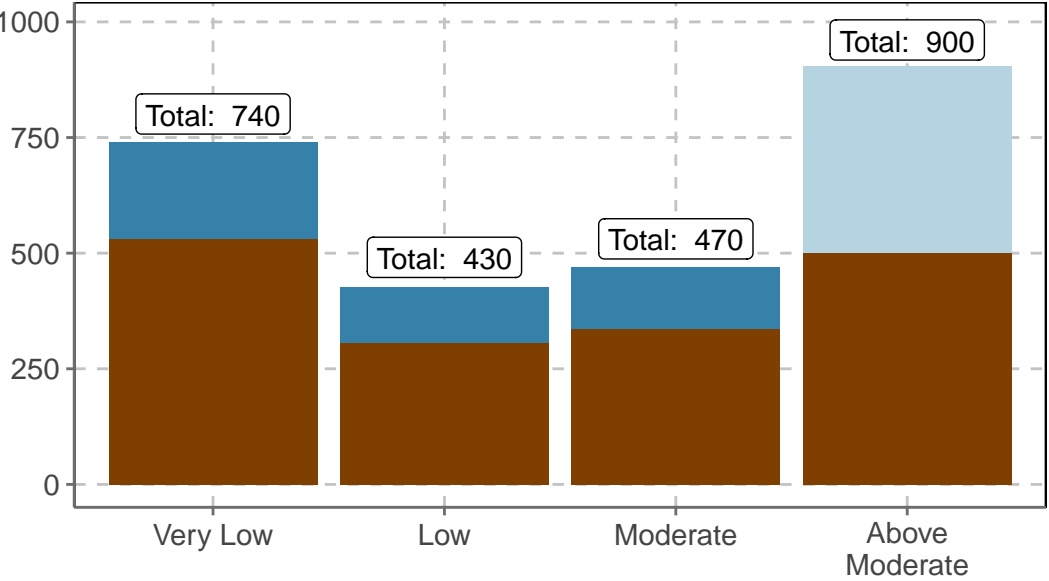
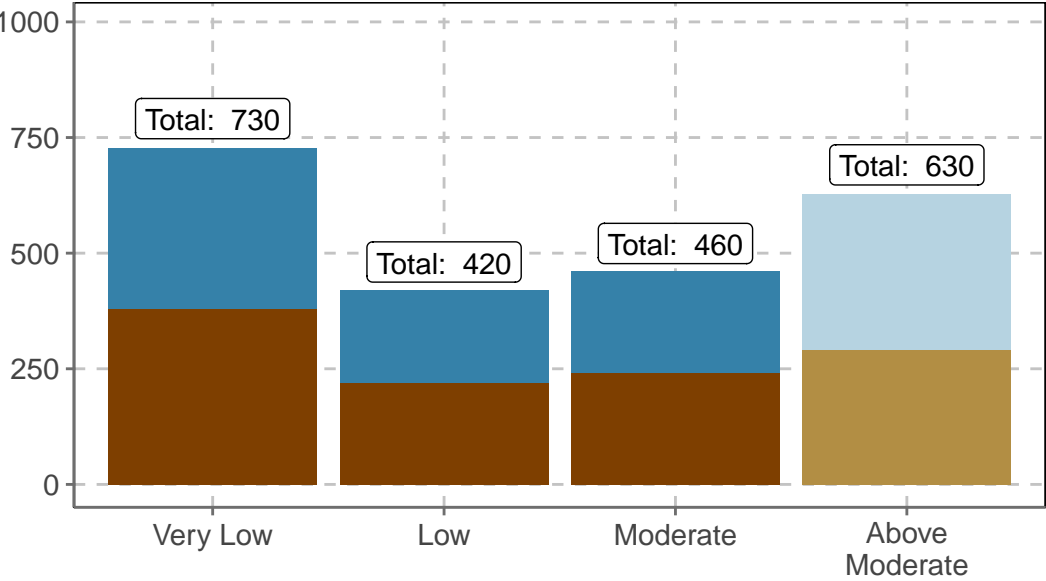
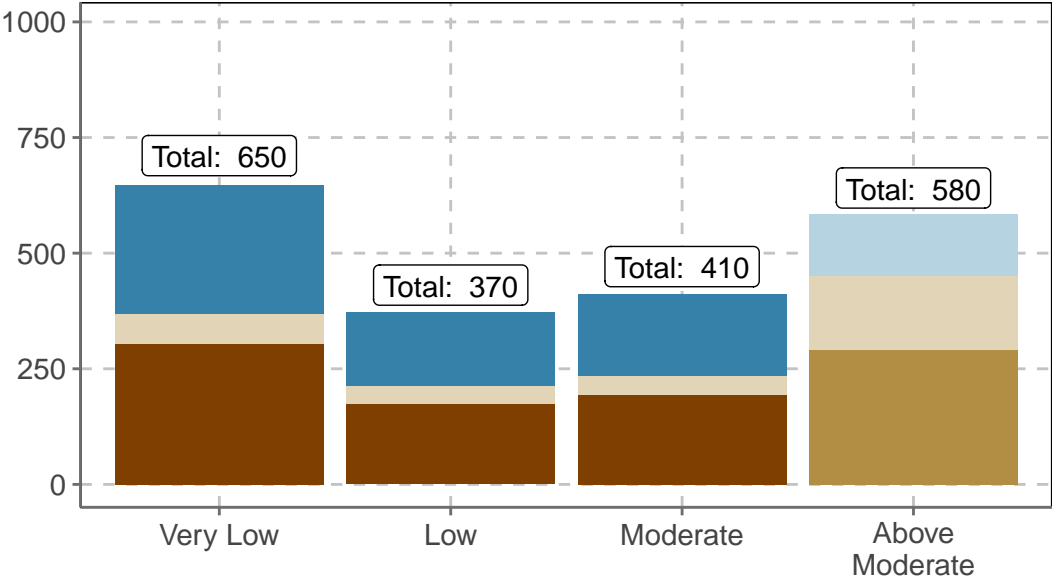
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Dixon**  
**(2019 households: 6174)**  
**(Solano County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

**Version A: Original Income Grouping**

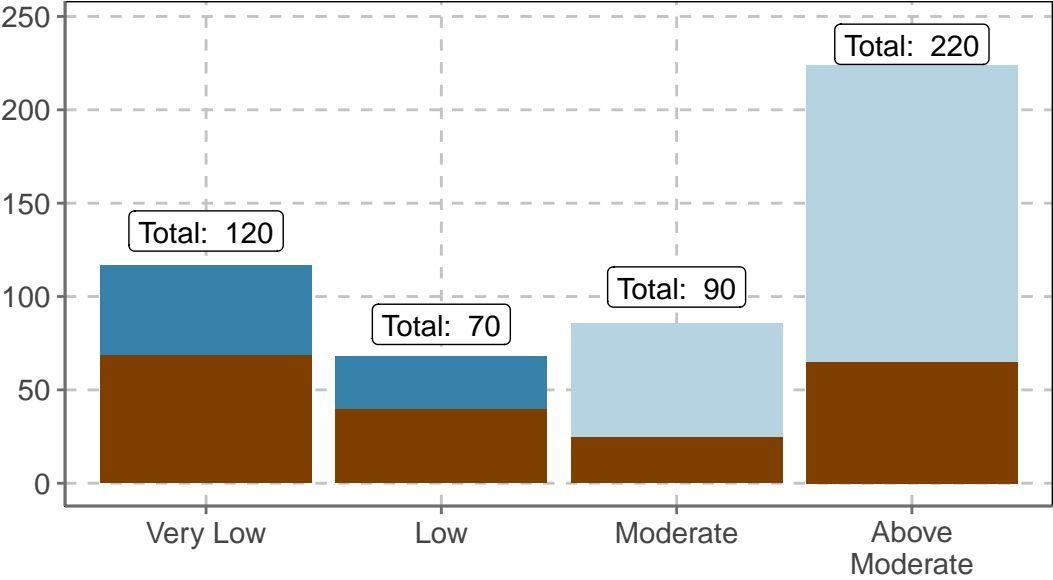
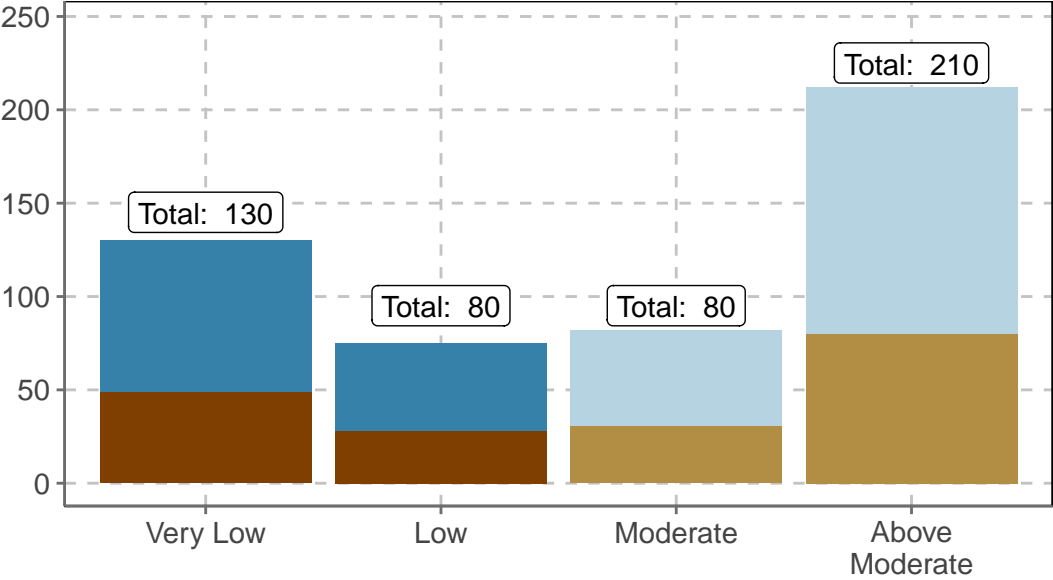
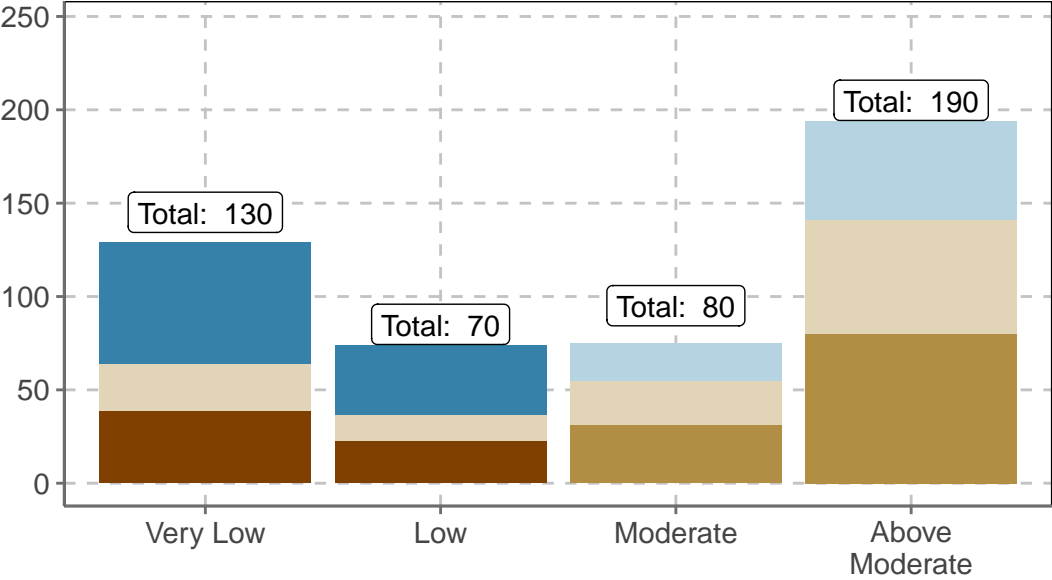
**Version A: Original Income Grouping**

**Version A: Original Income Grouping**

**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

**Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



**Version B: Adjusted Income Grouping**

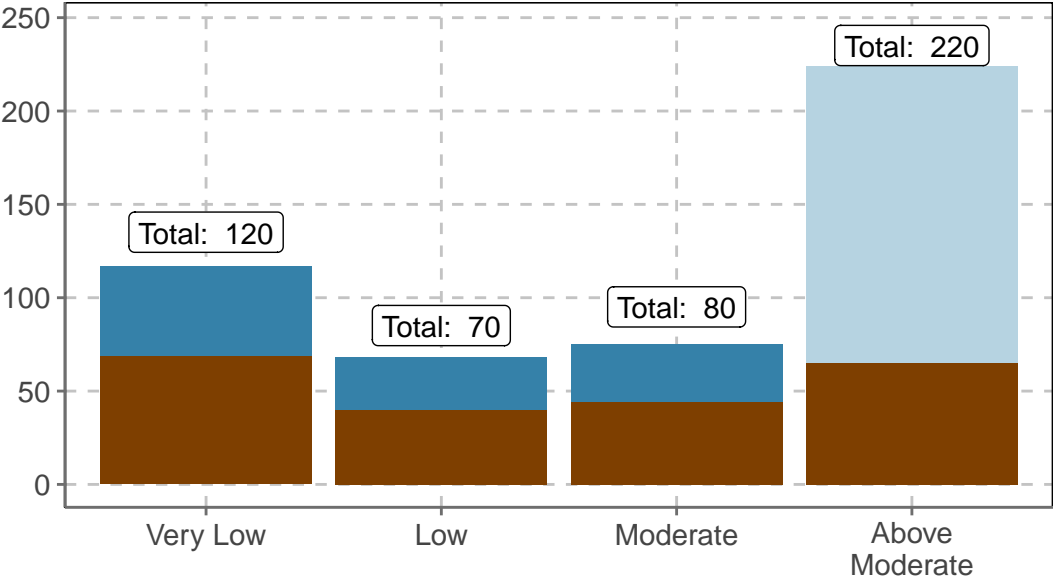
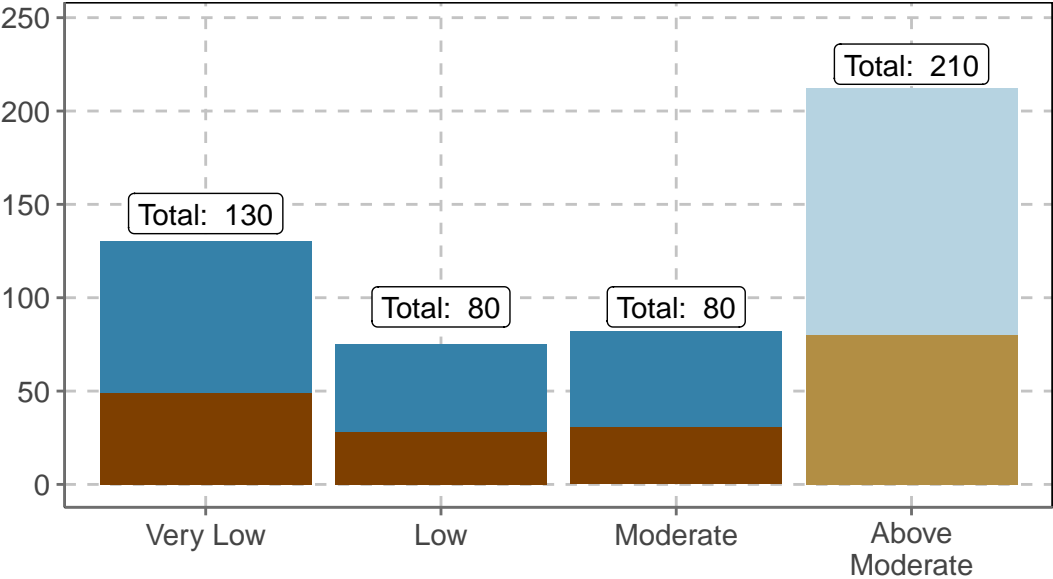
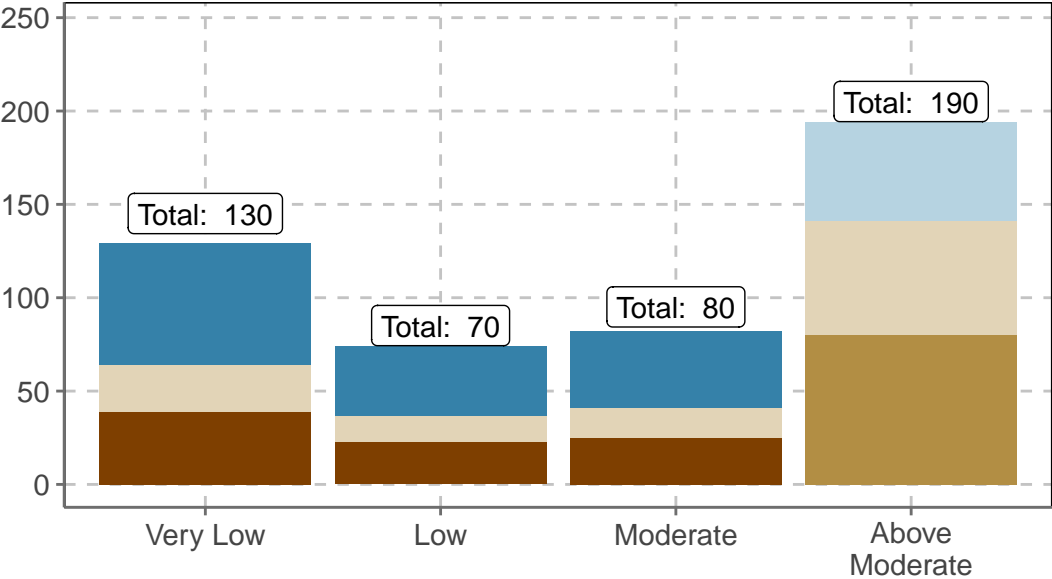
**Version B: Adjusted Income Grouping**

**Version B: Adjusted Income Grouping**

**Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))**

**Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))**

**Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))**



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

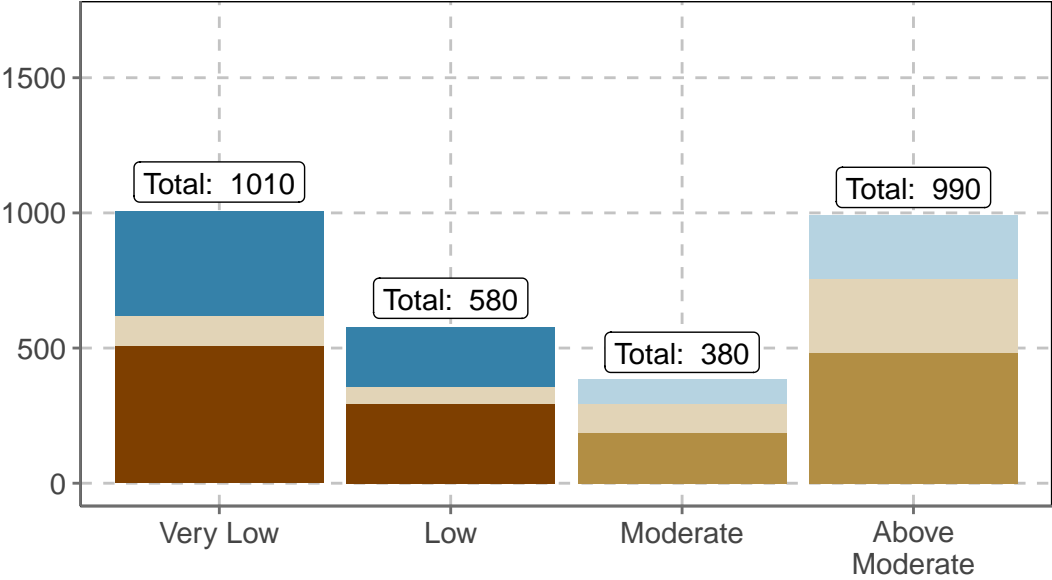


Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Dublin  
(2019 households: 21502)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

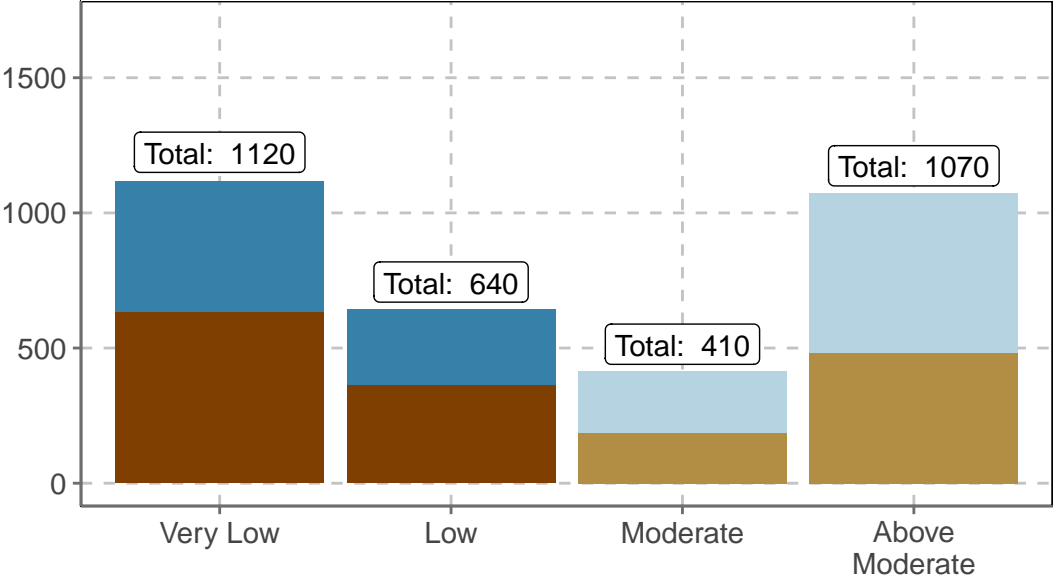
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



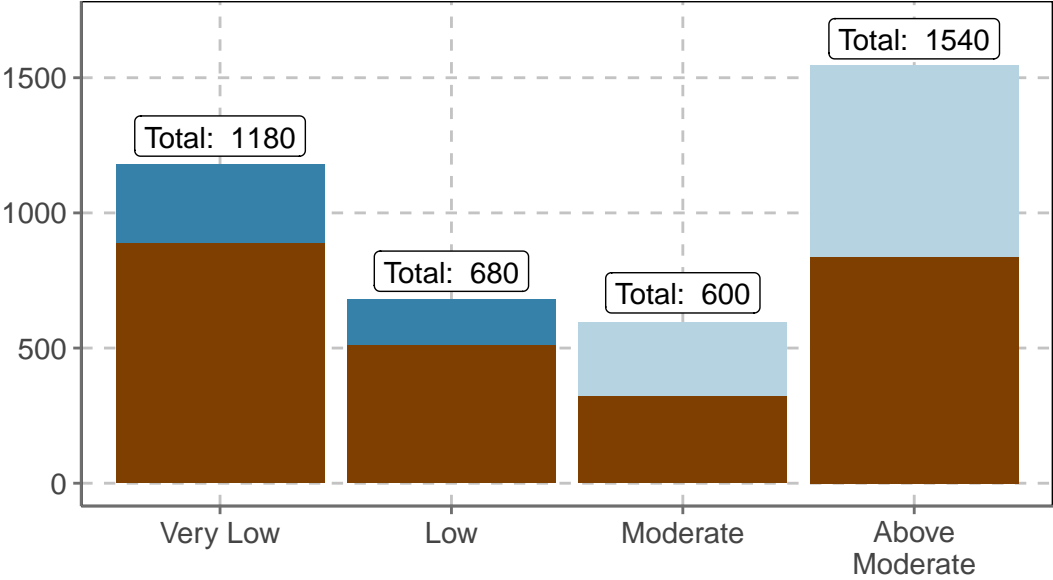
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



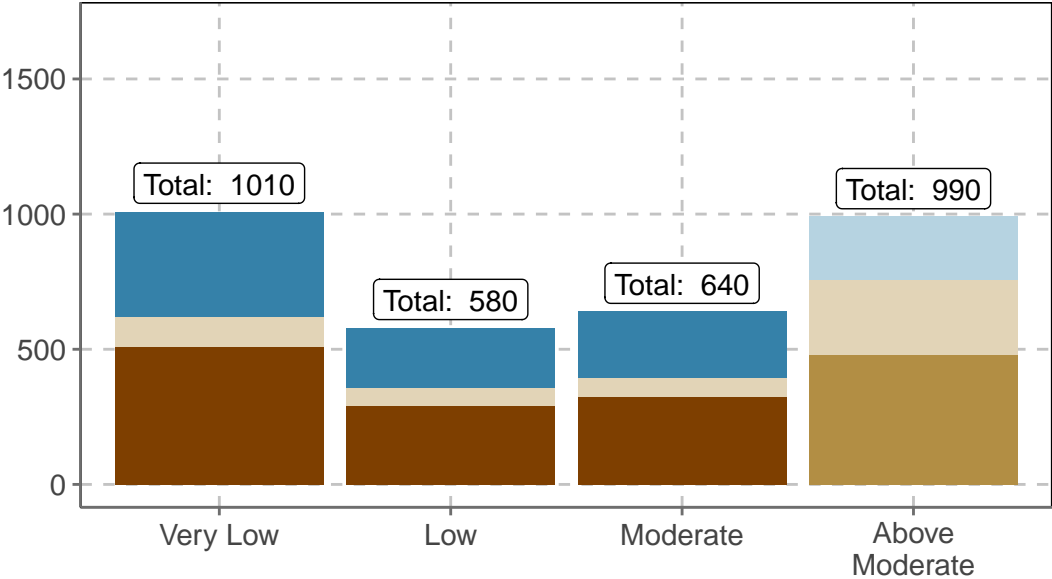
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



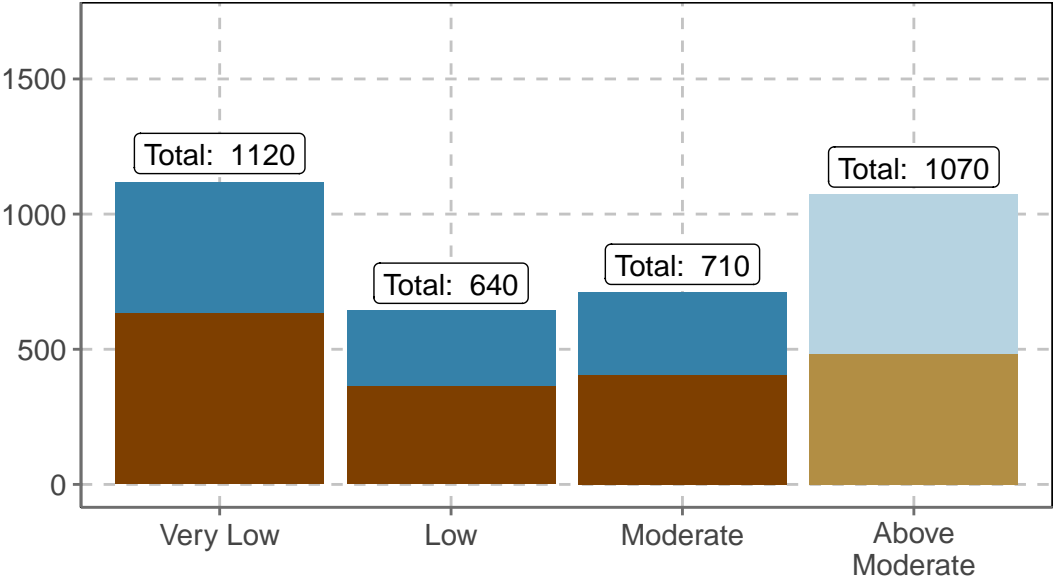
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



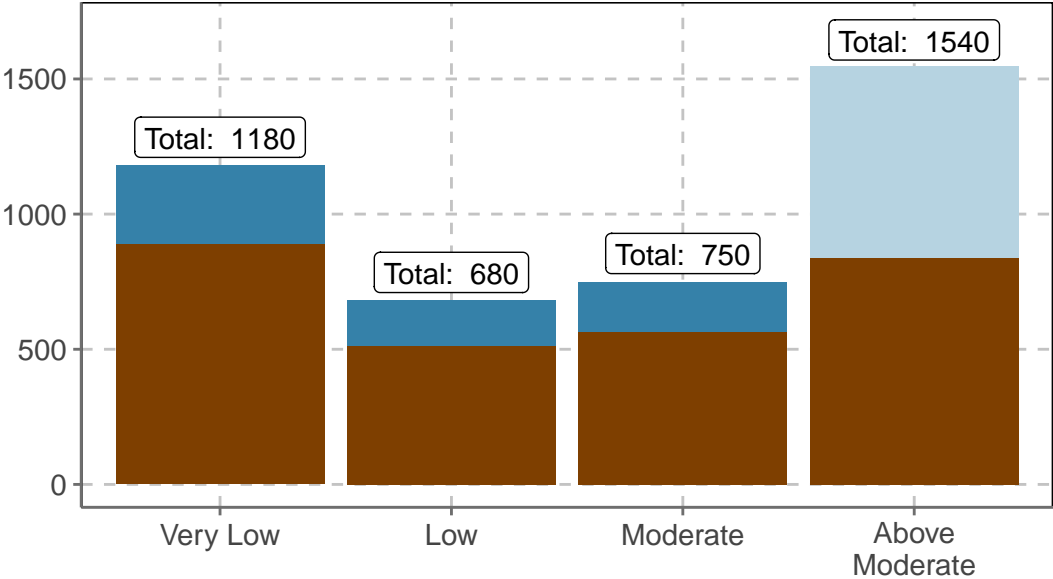
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

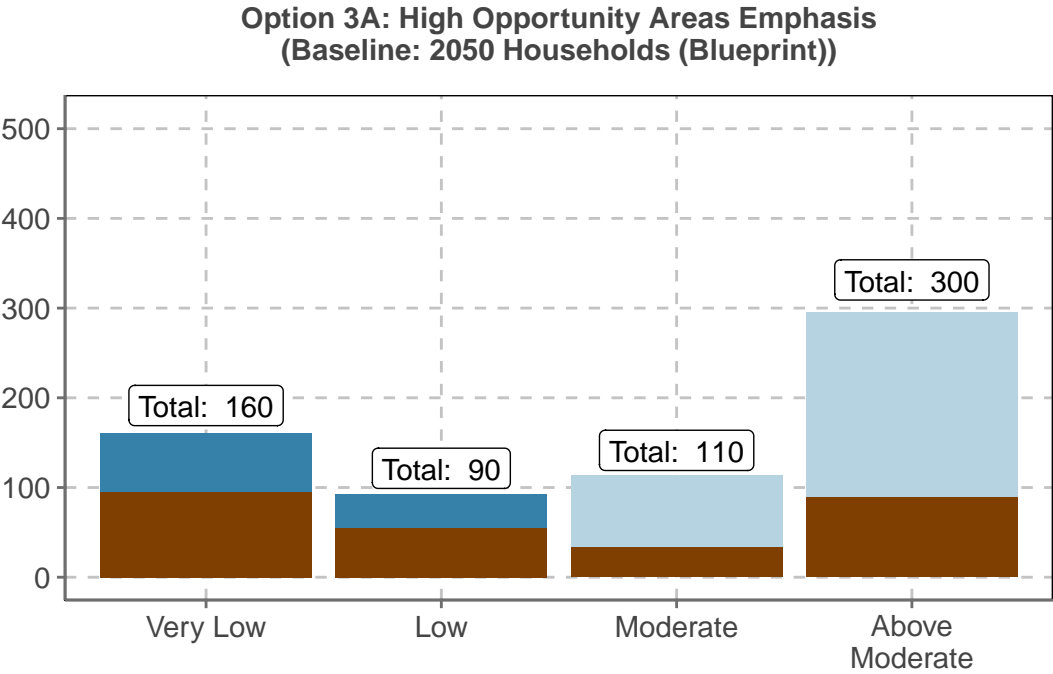
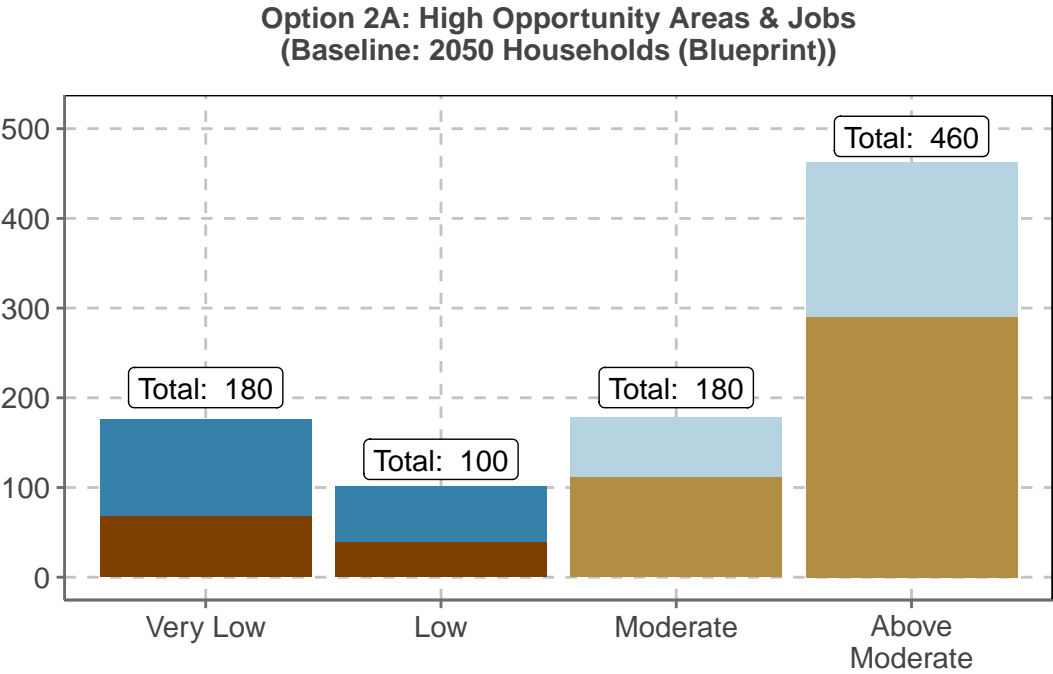
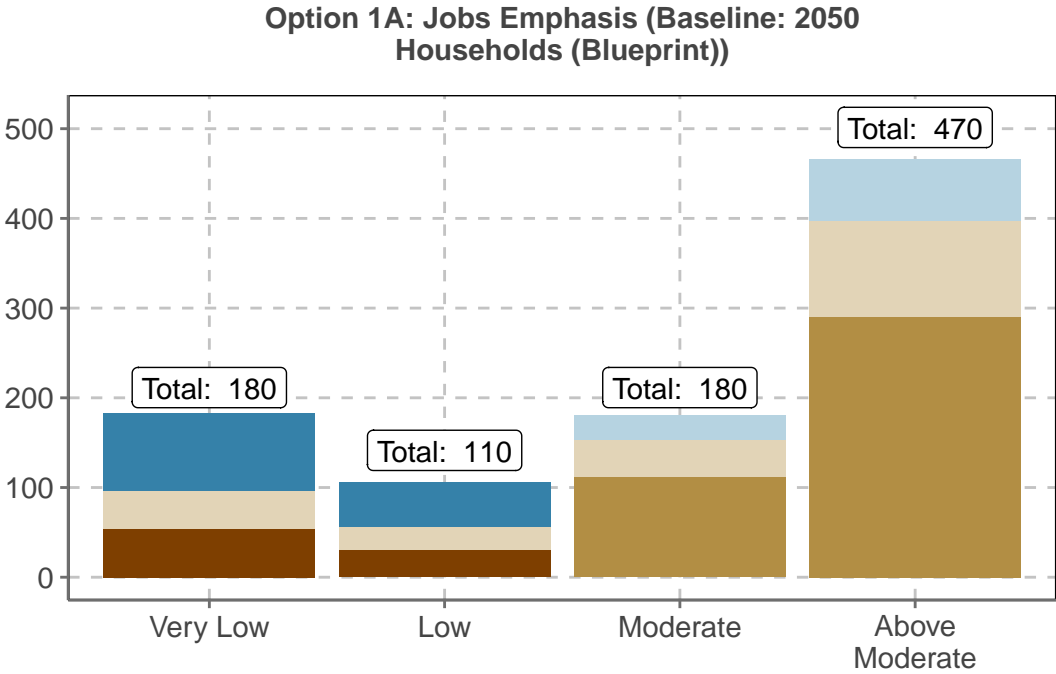
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
East Palo Alto  
(2019 households: 7202)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

Version A: Original Income Grouping

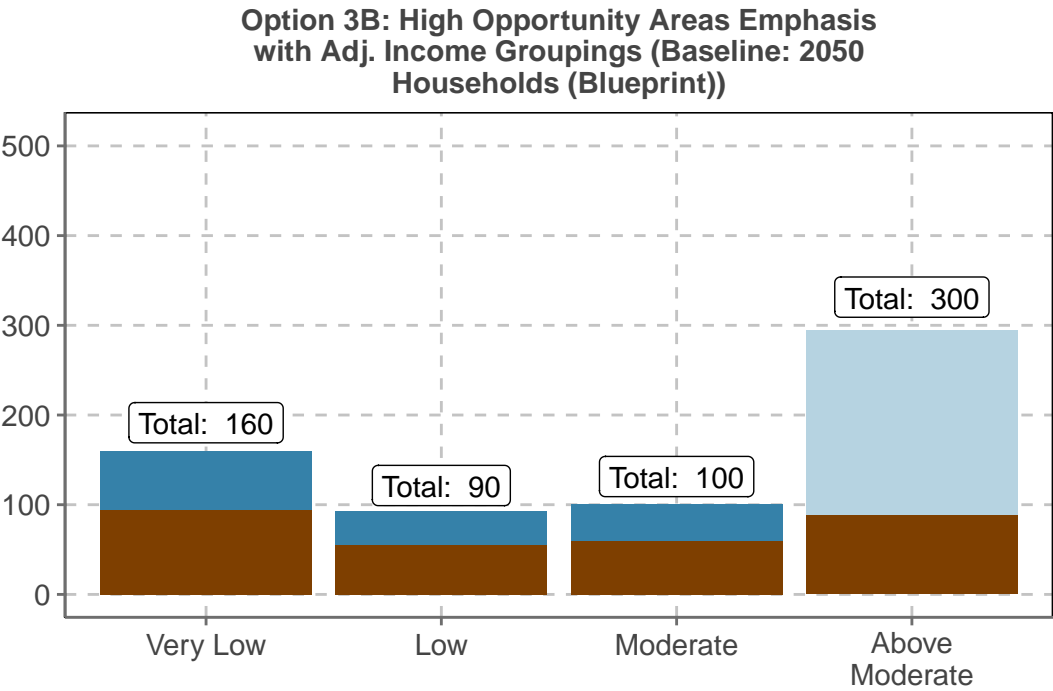
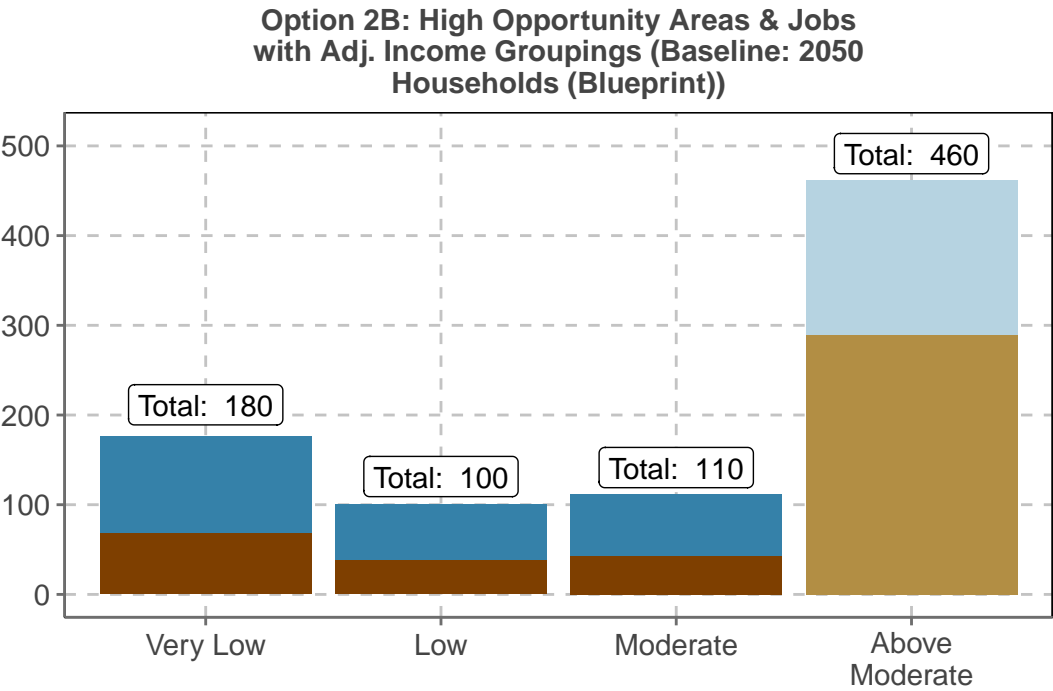
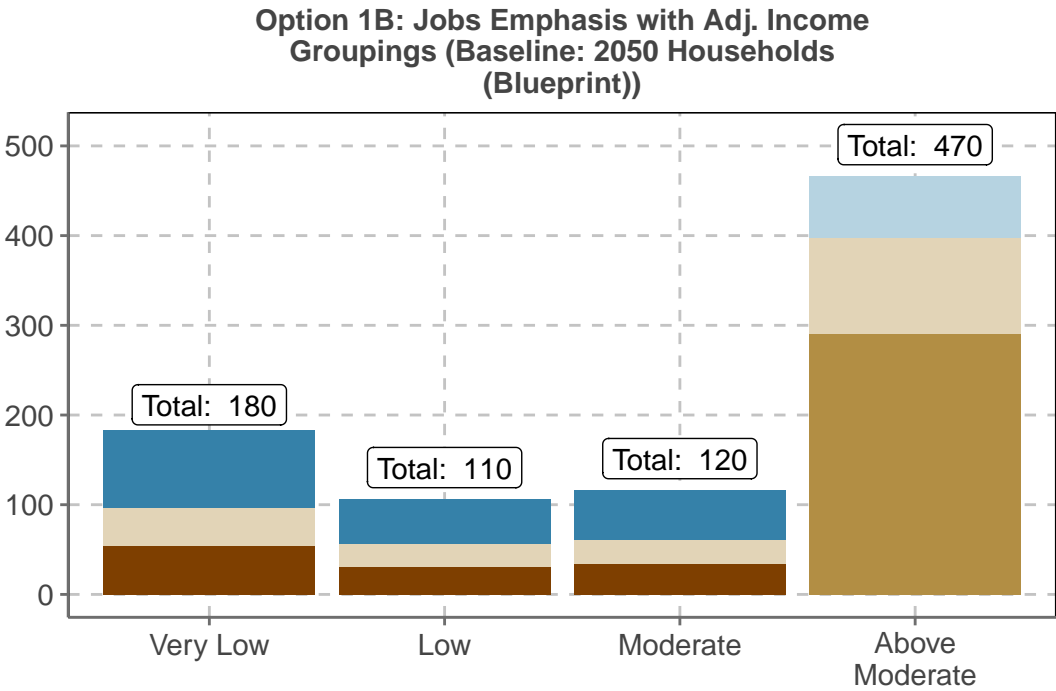
Version A: Original Income Grouping



Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

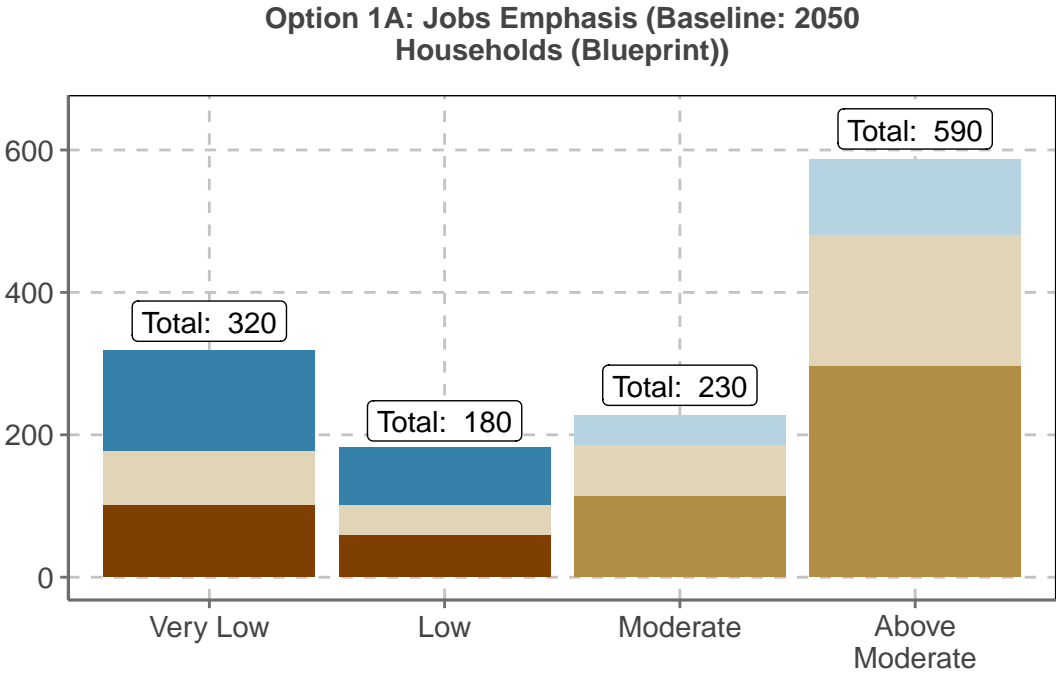


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

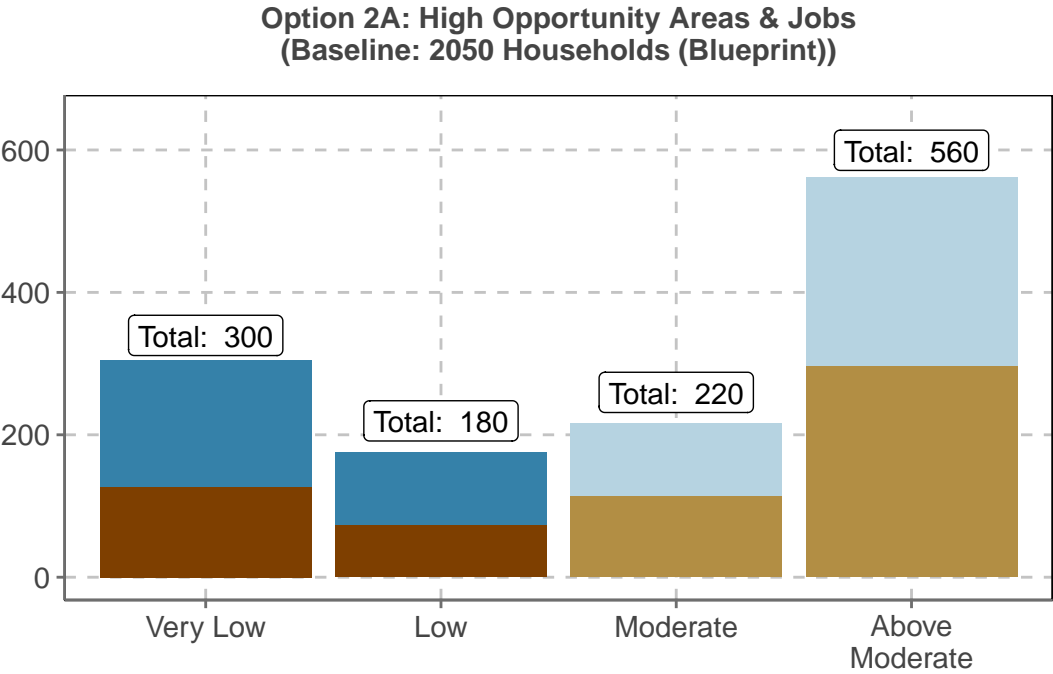
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
El Cerrito  
(2019 households: 10346)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

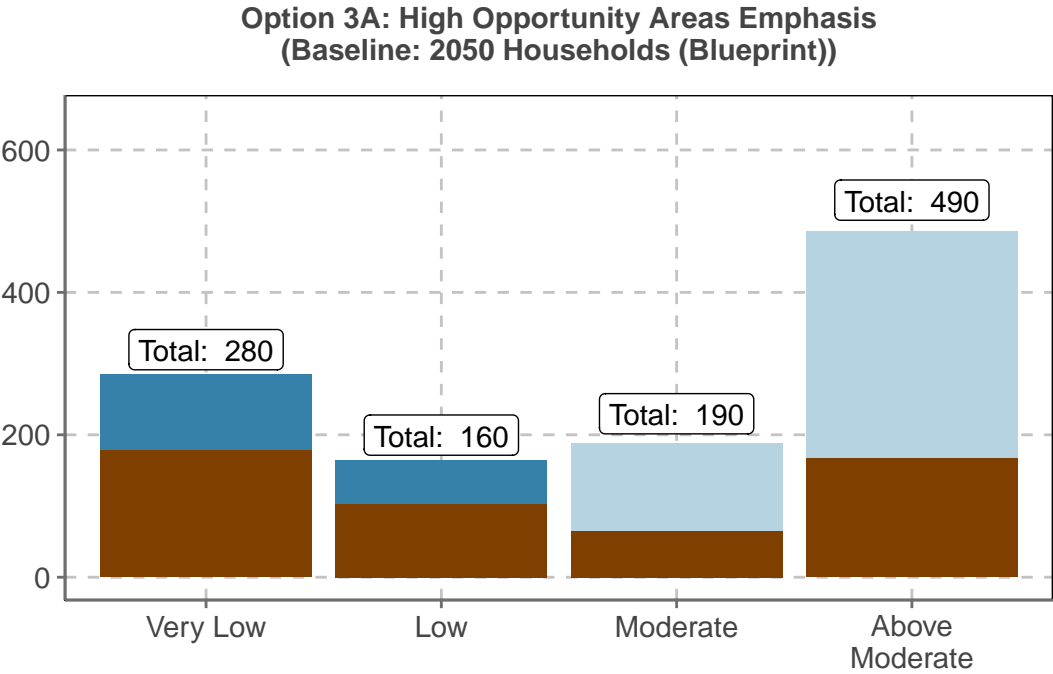
Version A: Original Income Grouping



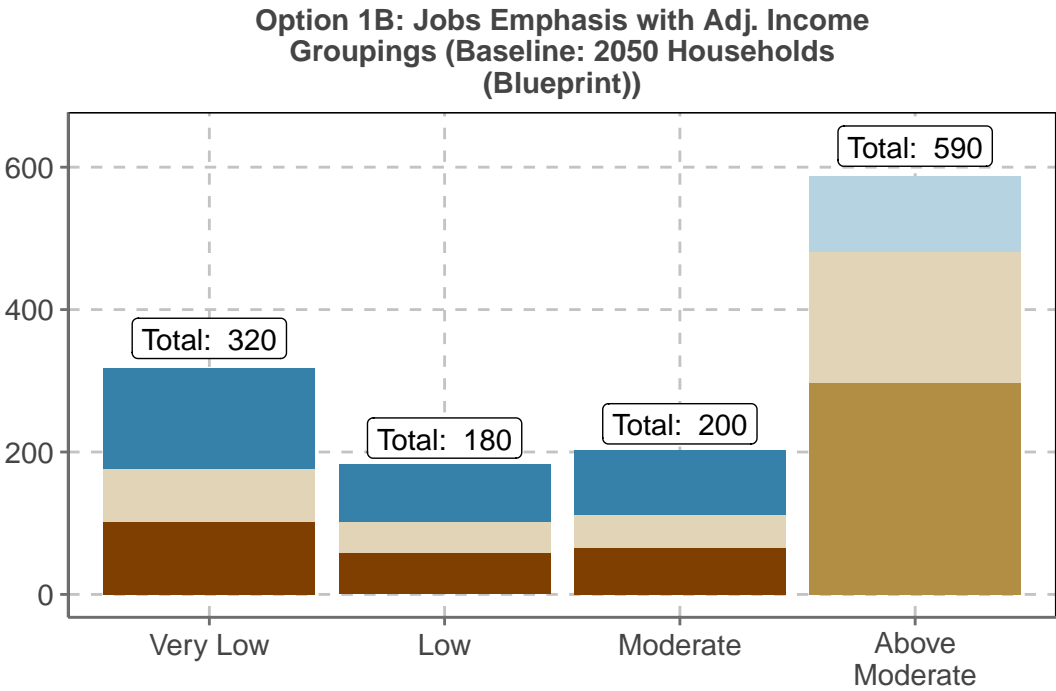
Version A: Original Income Grouping



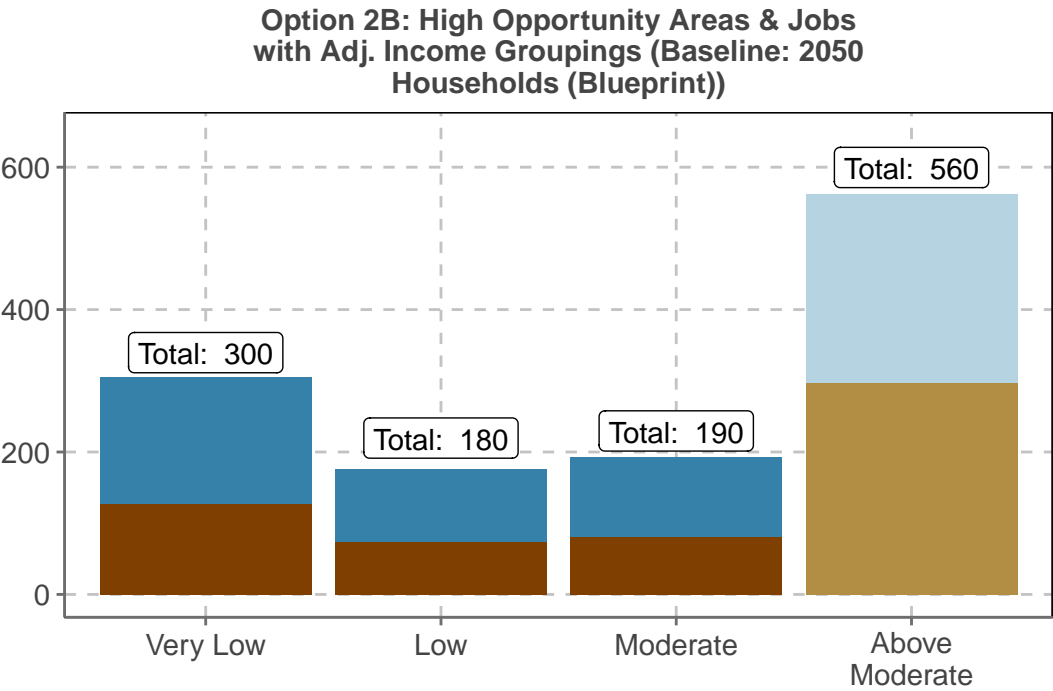
Version A: Original Income Grouping



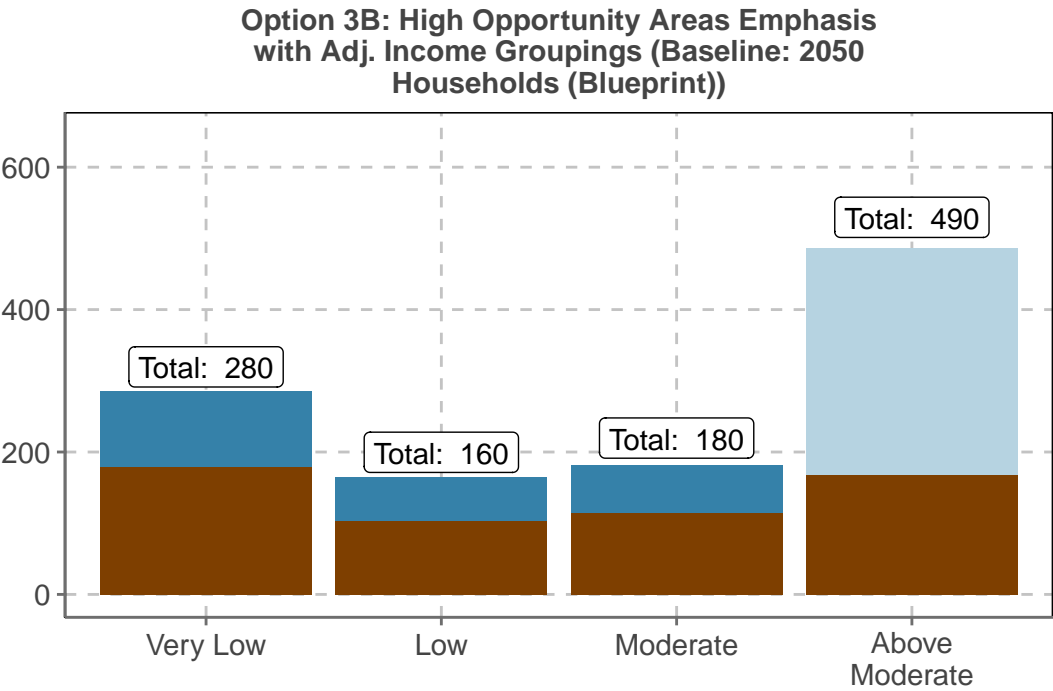
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

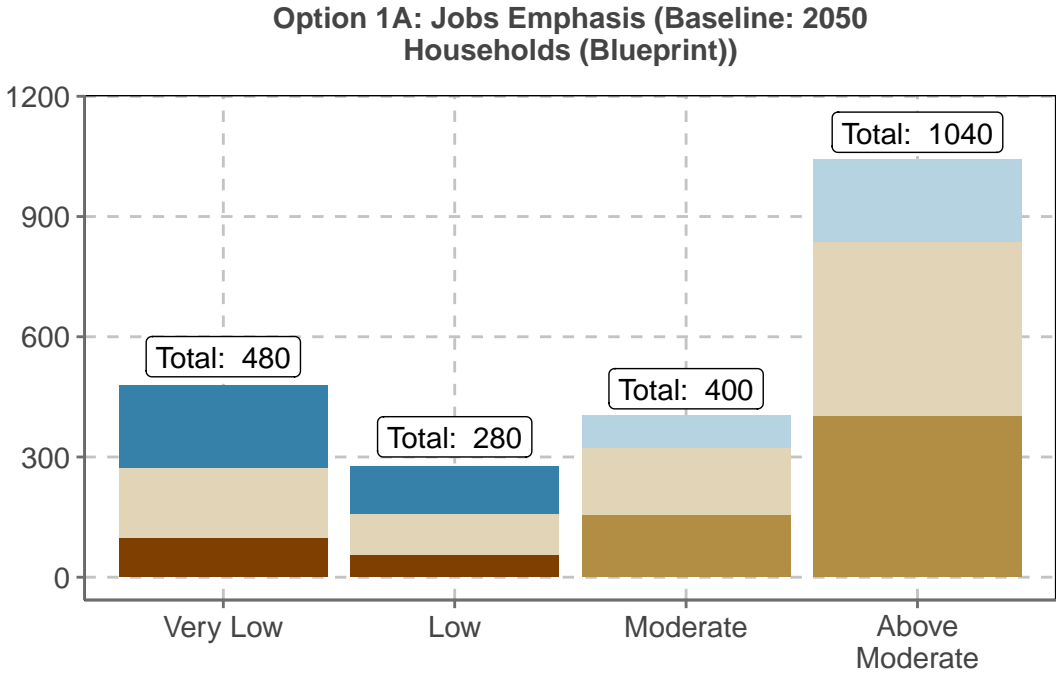


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

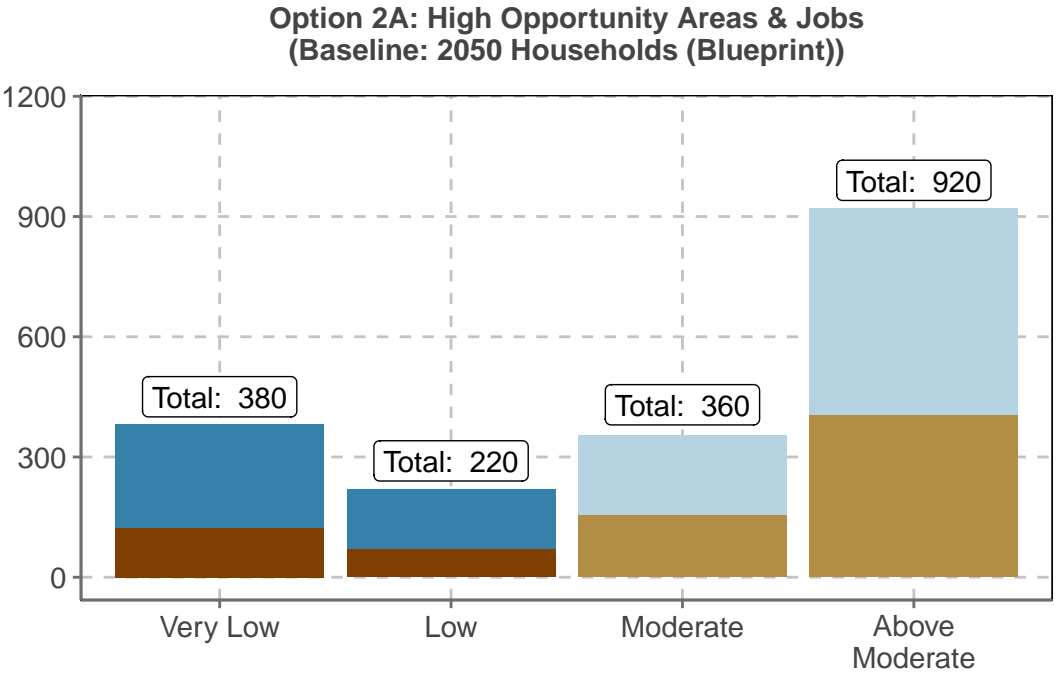
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Emeryville  
(2019 households: 6381)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

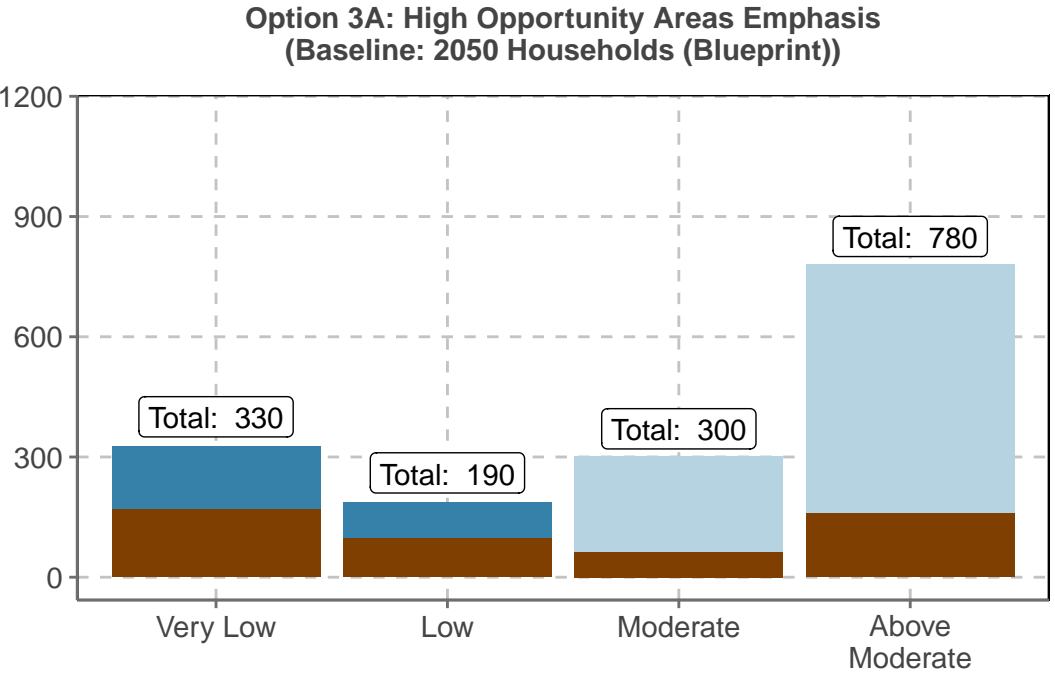
Version A: Original Income Grouping



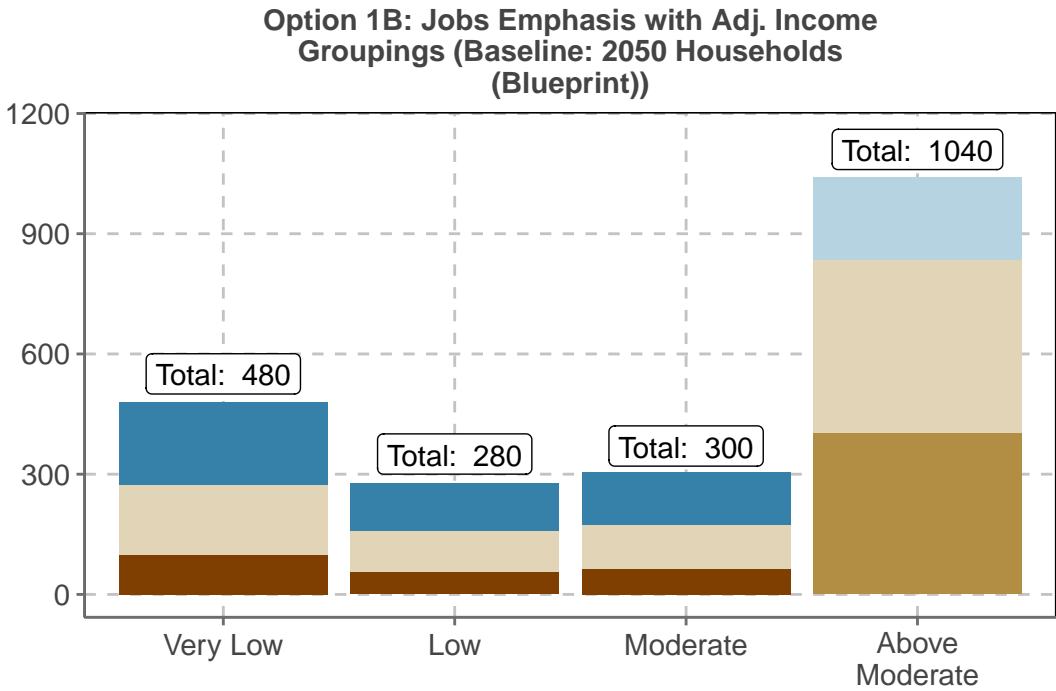
Version A: Original Income Grouping



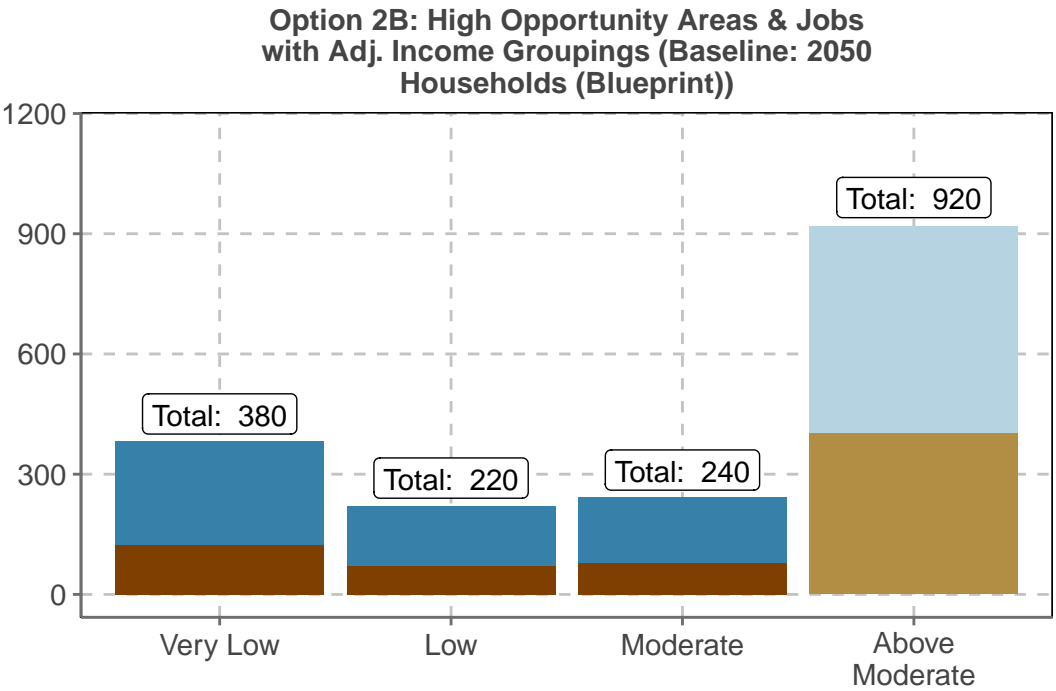
Version A: Original Income Grouping



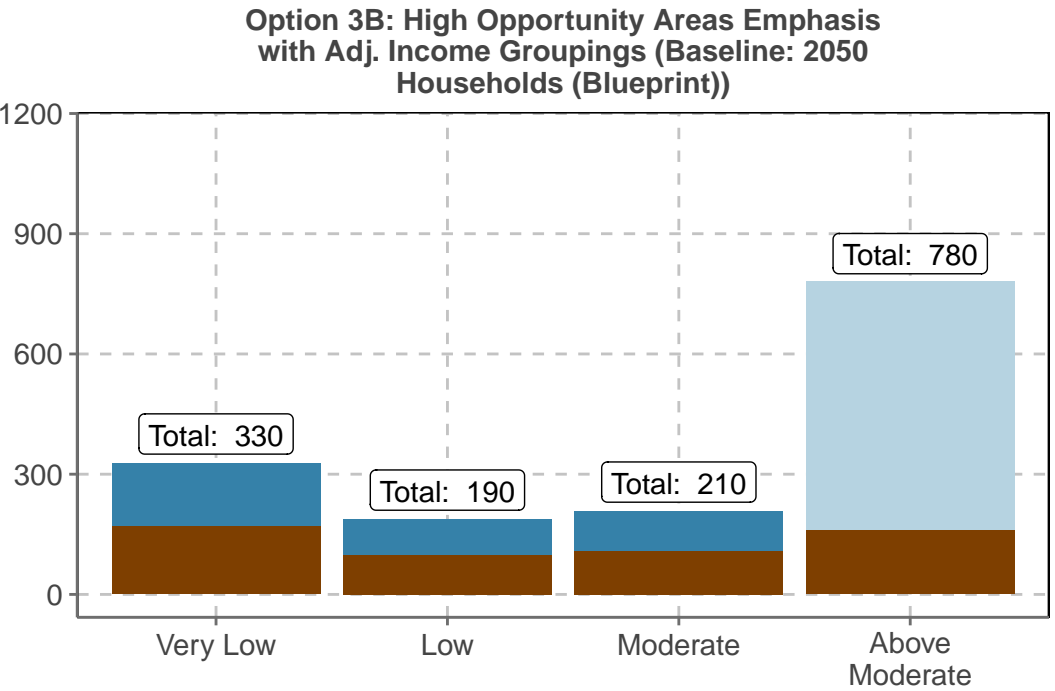
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

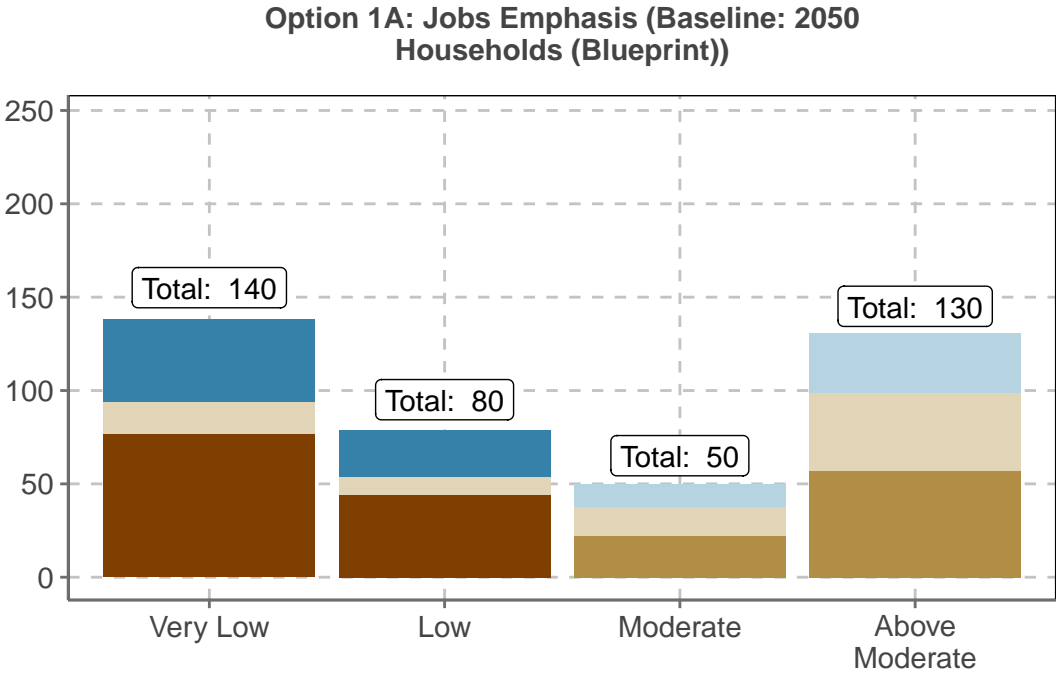


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

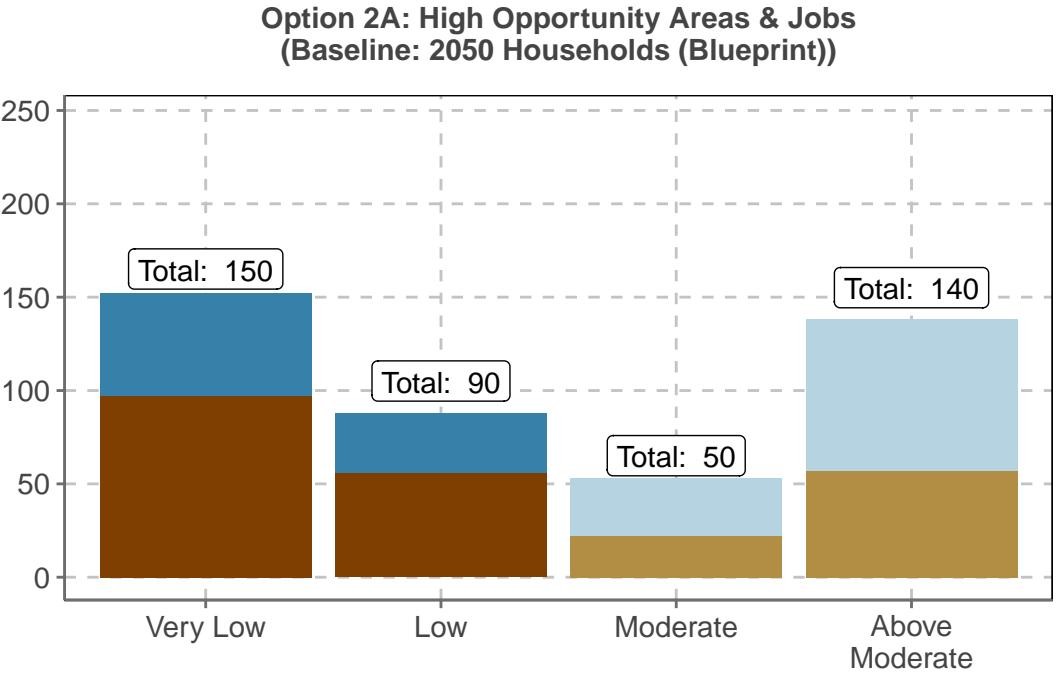
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Fairfax  
(2019 households: 3386)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

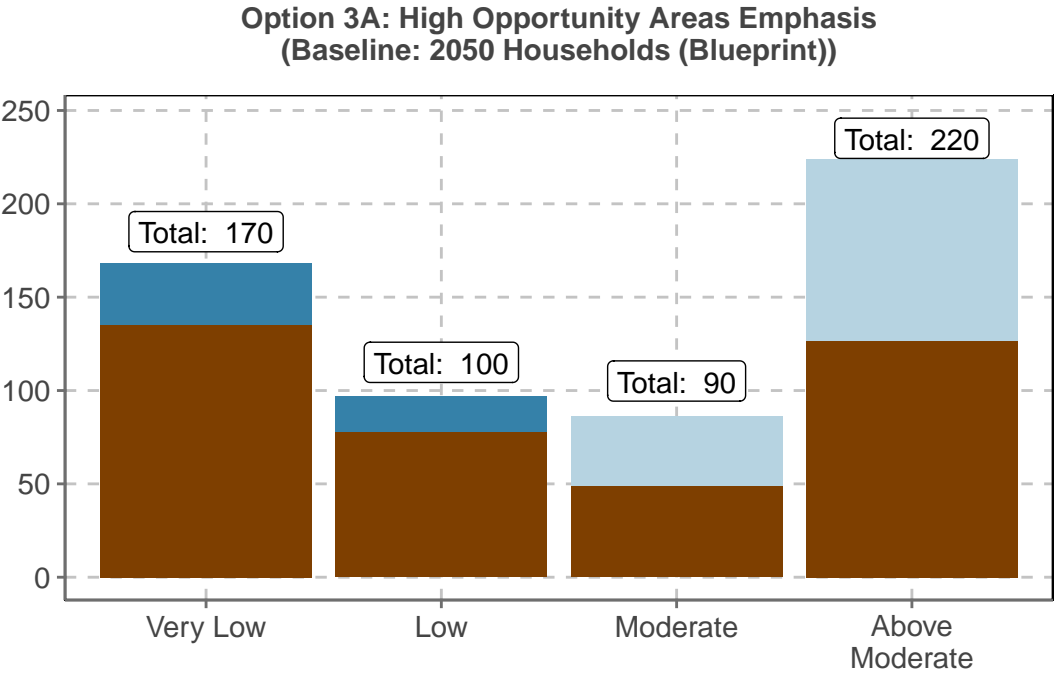
Version A: Original Income Grouping



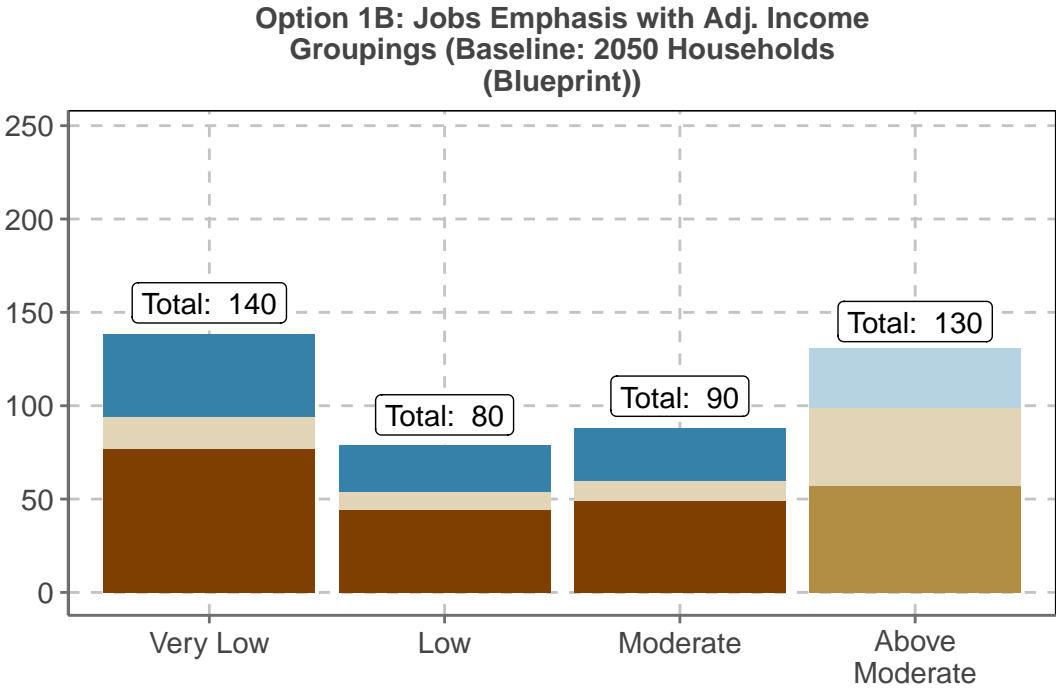
Version A: Original Income Grouping



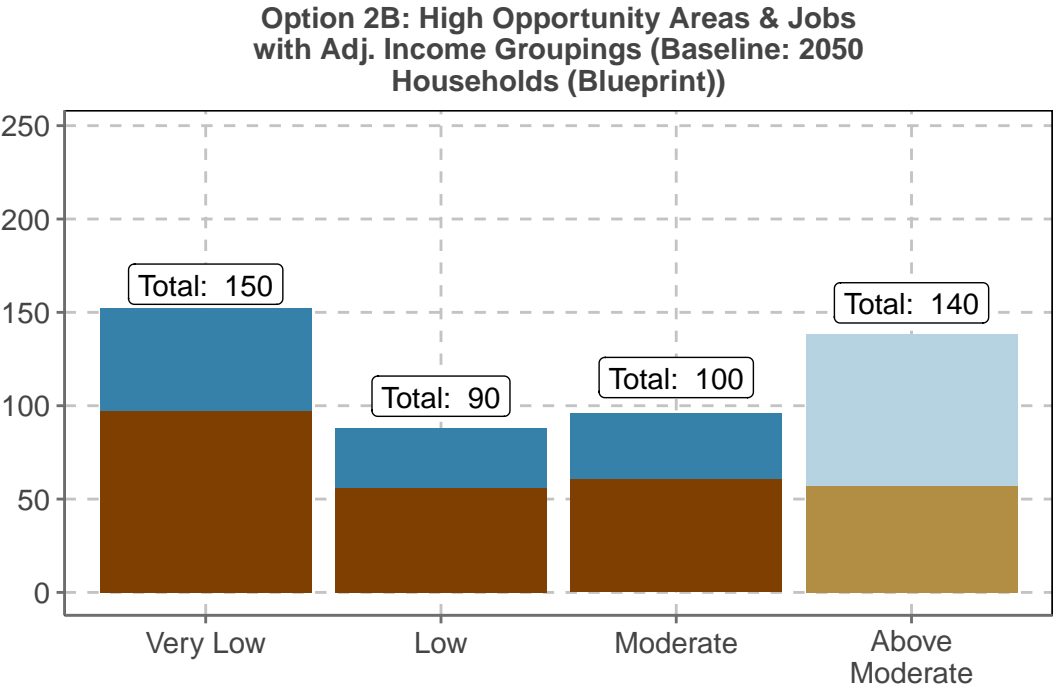
Version A: Original Income Grouping



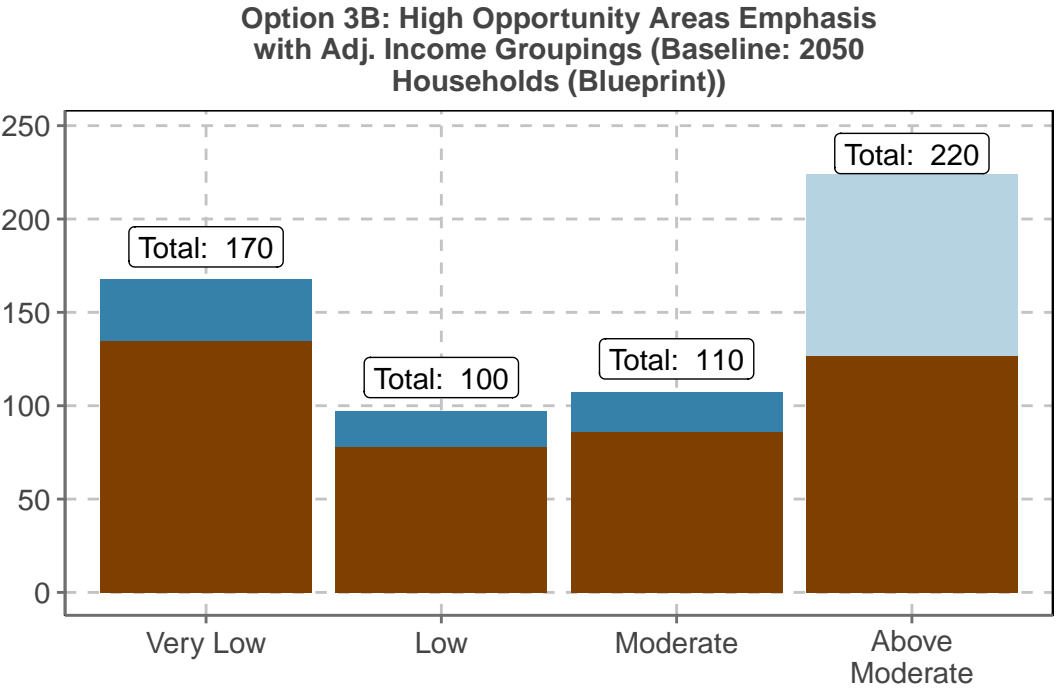
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Fairfield  
(2019 households: 37344)  
(Solano County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

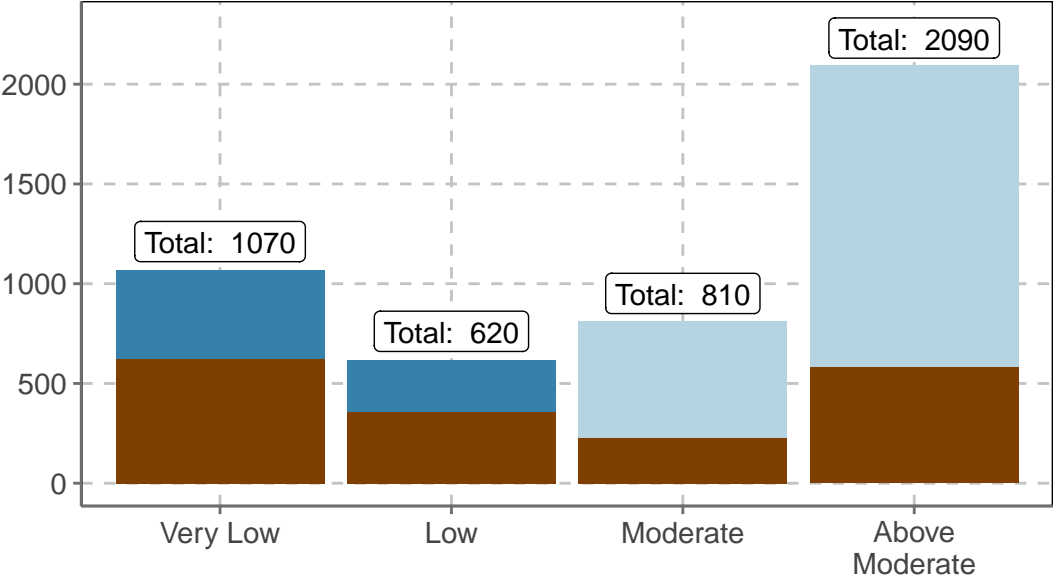
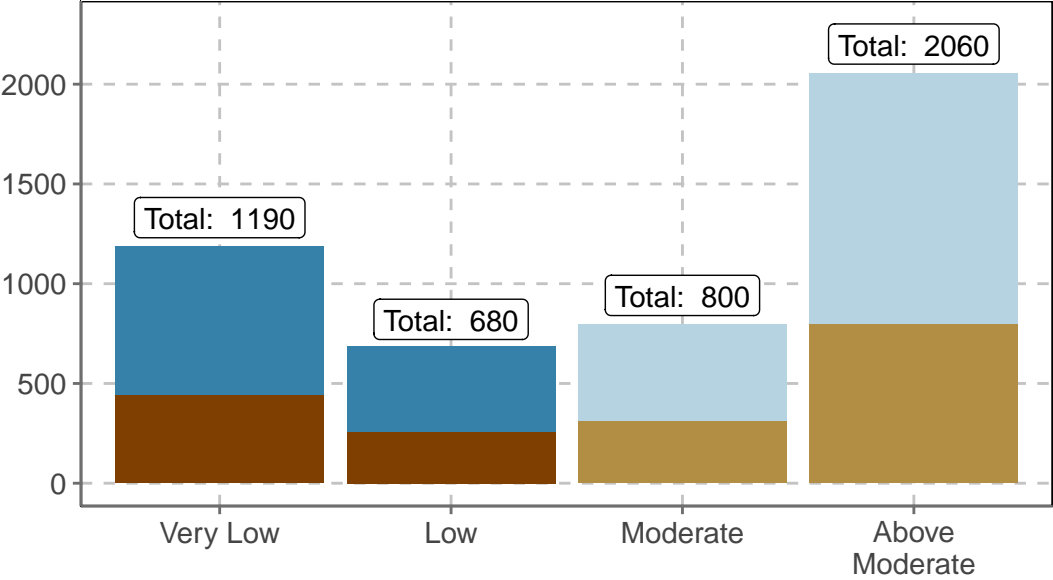
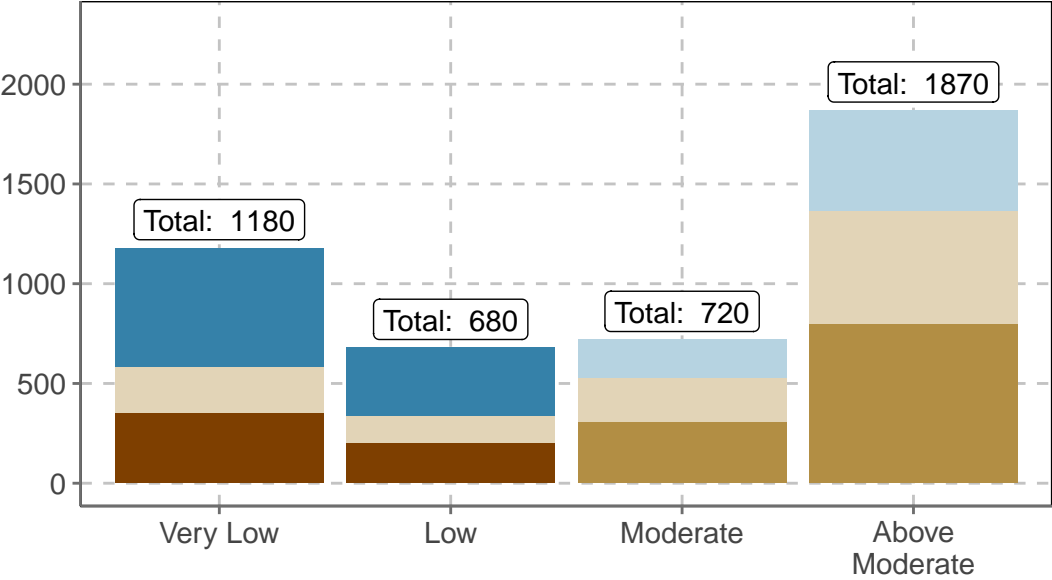
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

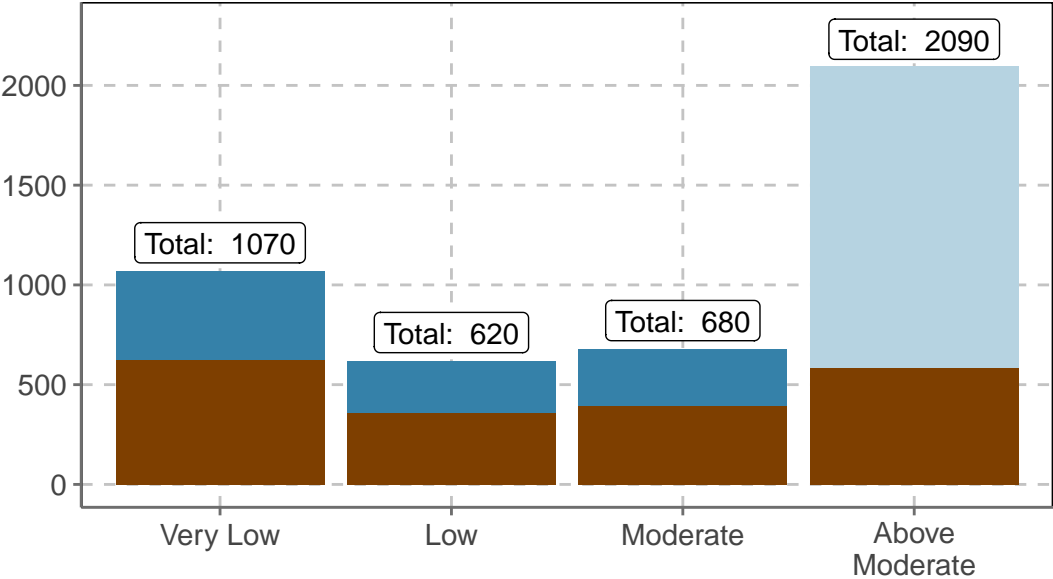
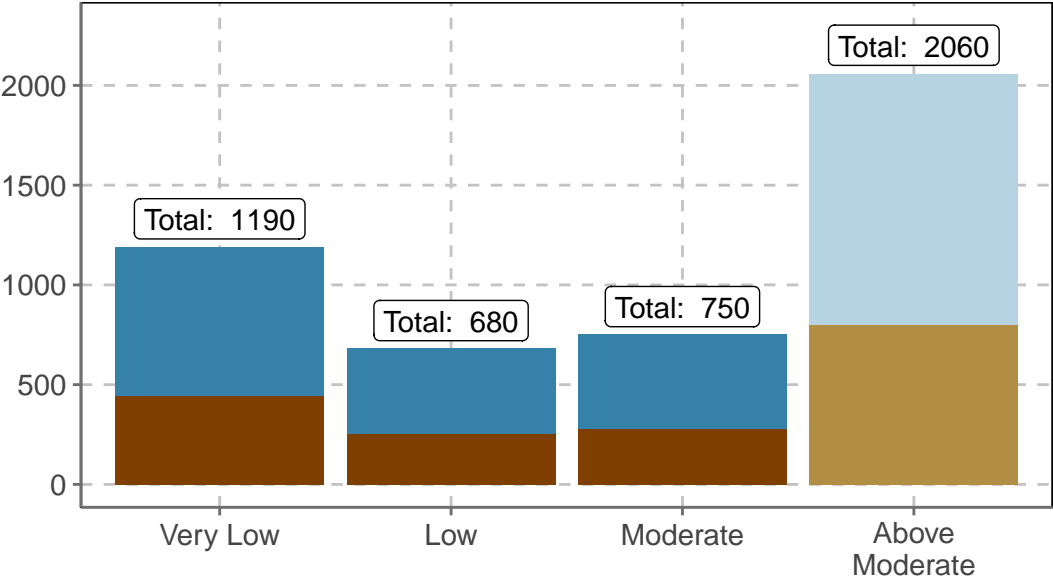
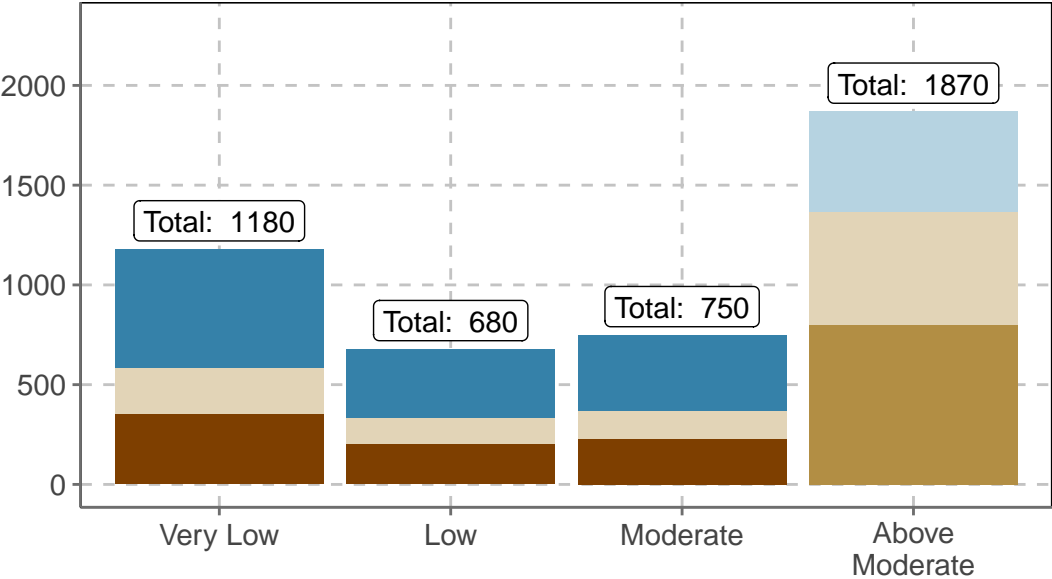
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

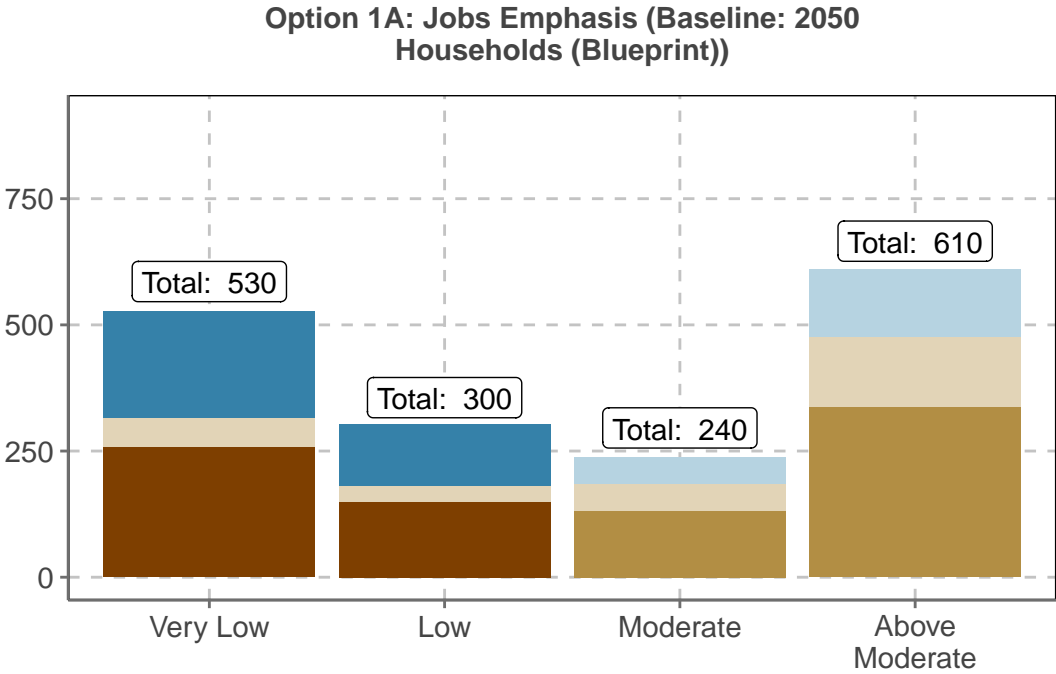


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

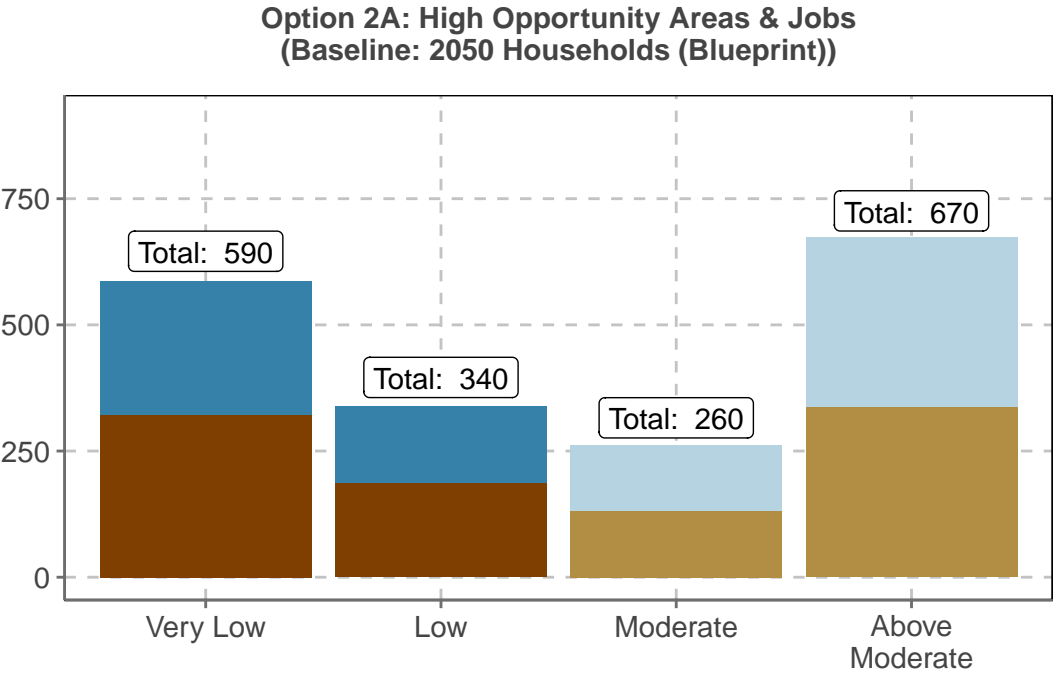
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Foster City  
(2019 households: 12696)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

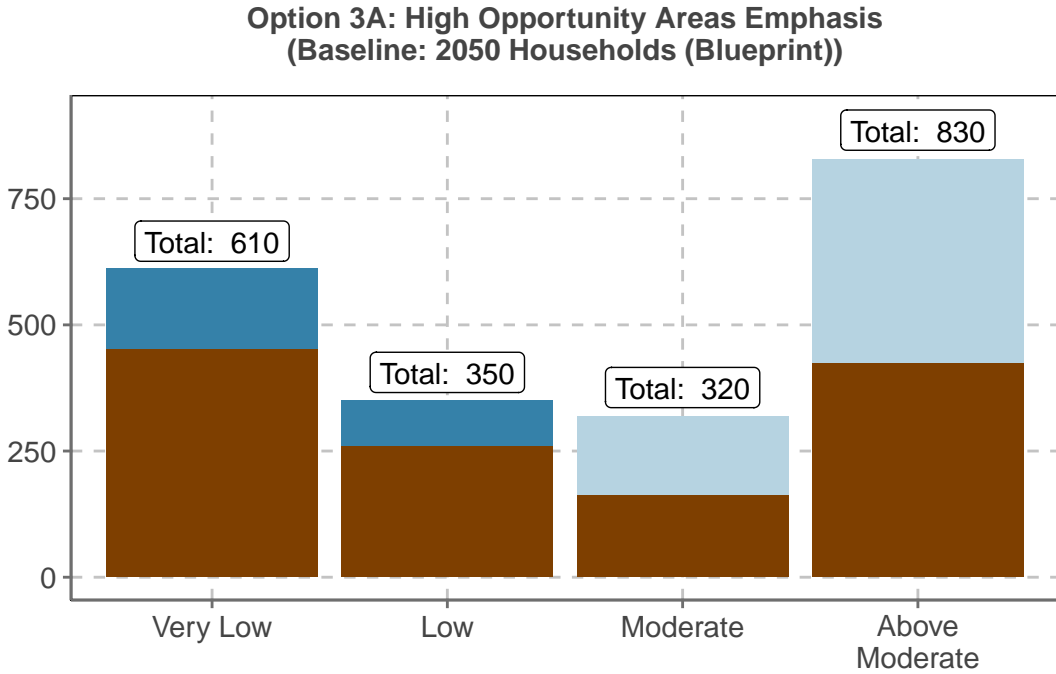
Version A: Original Income Grouping



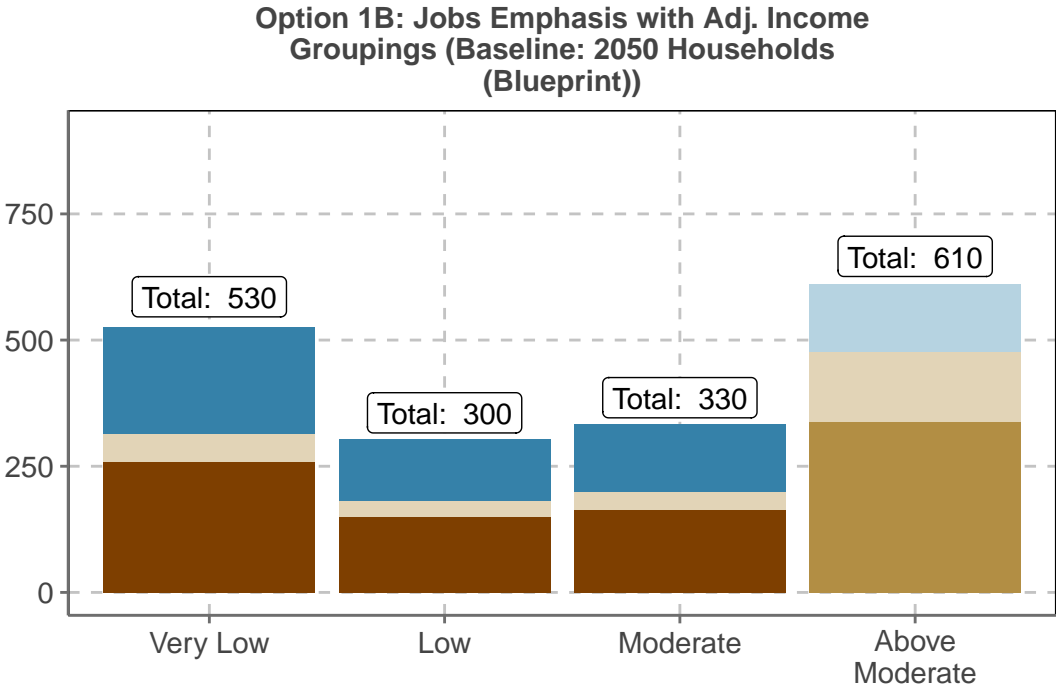
Version A: Original Income Grouping



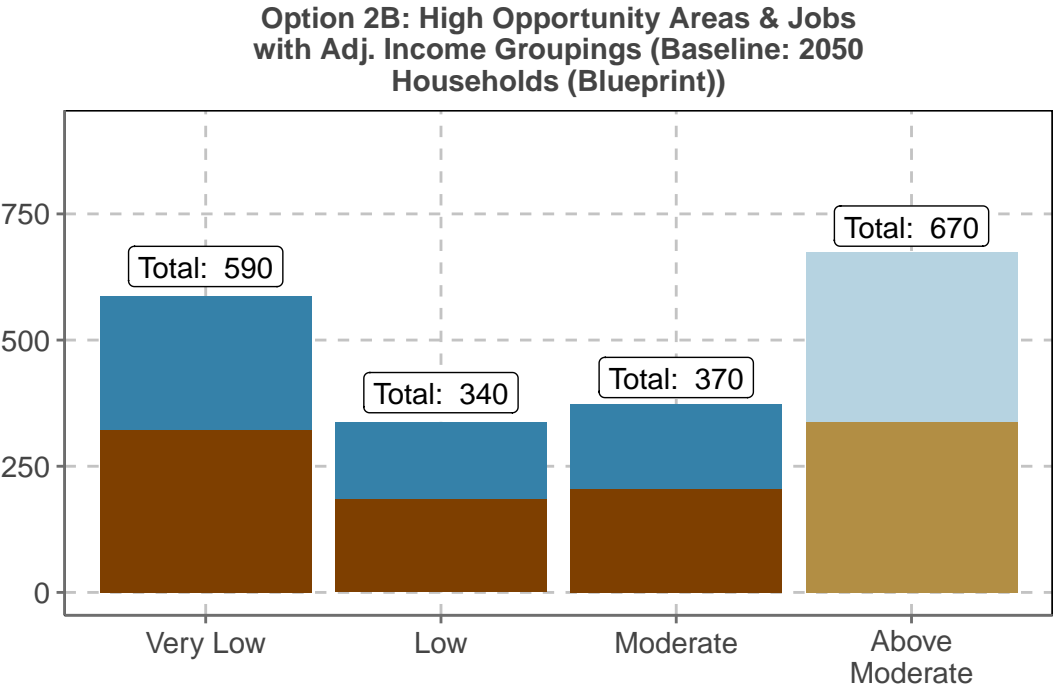
Version A: Original Income Grouping



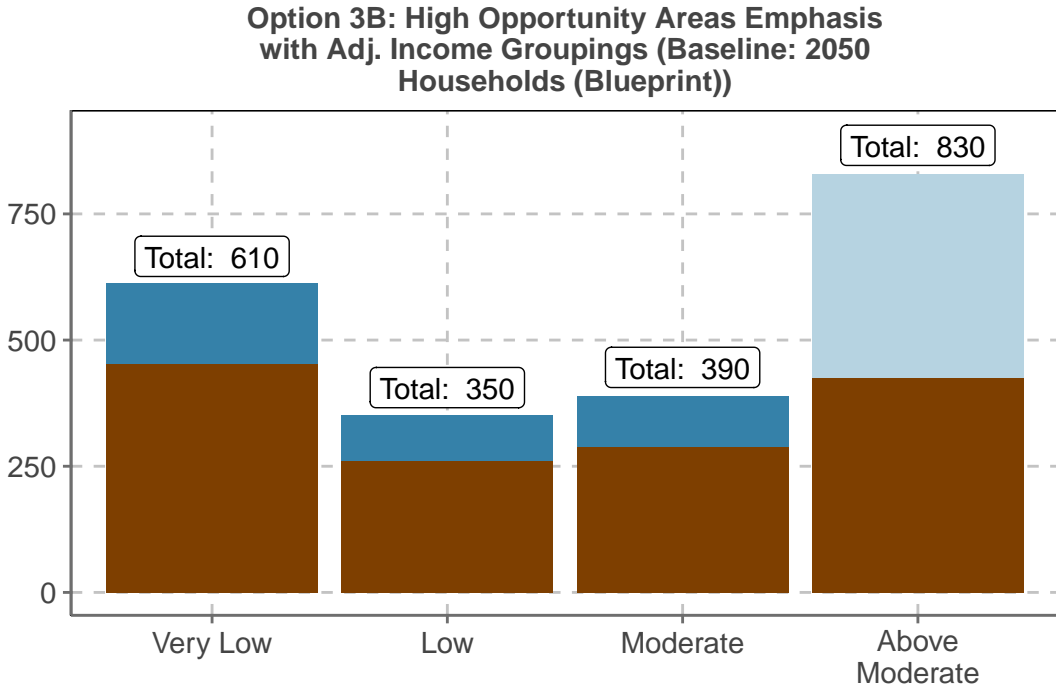
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

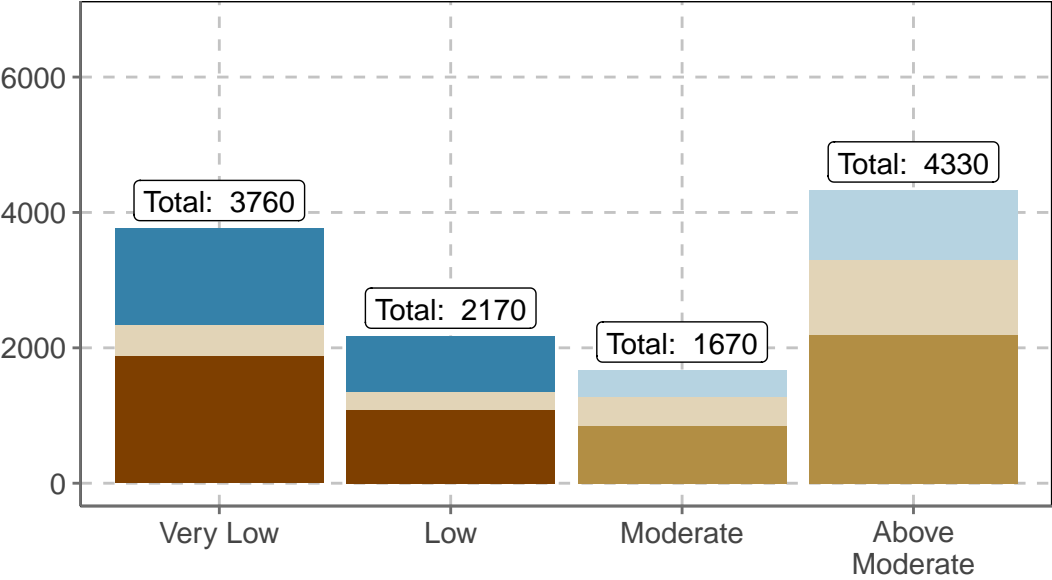


Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Fremont  
(2019 households: 73263)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

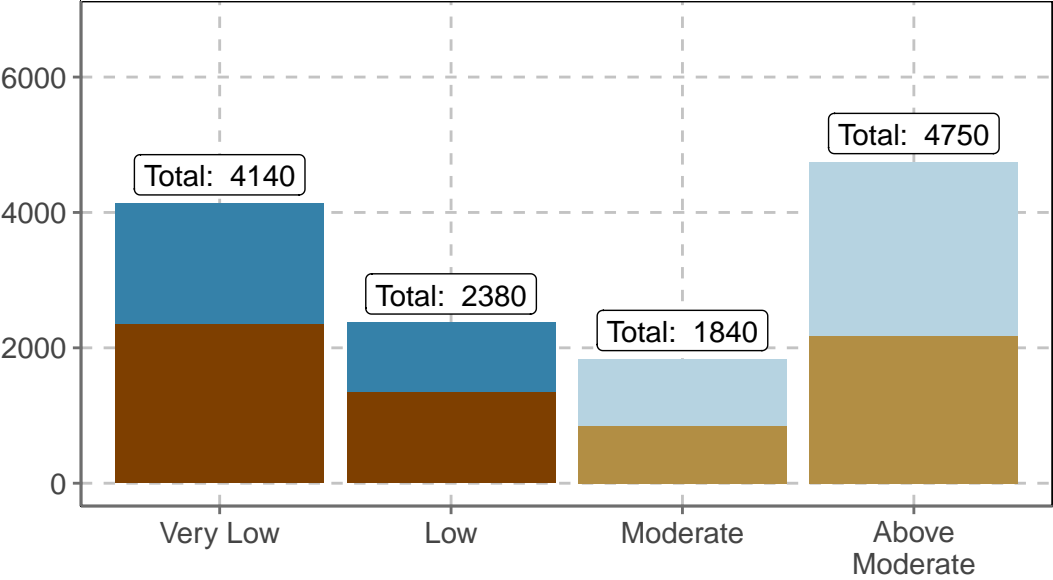
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



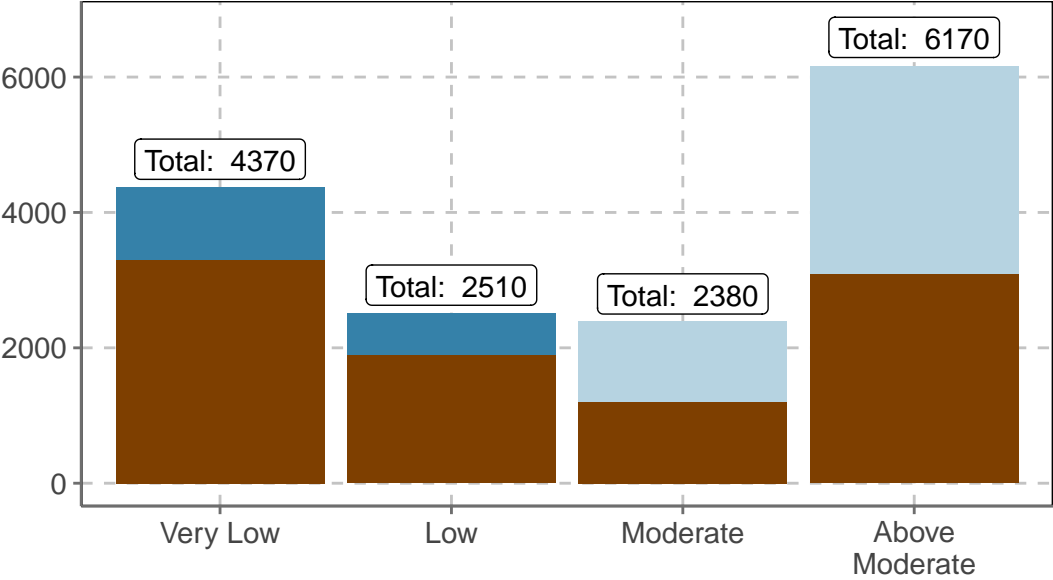
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



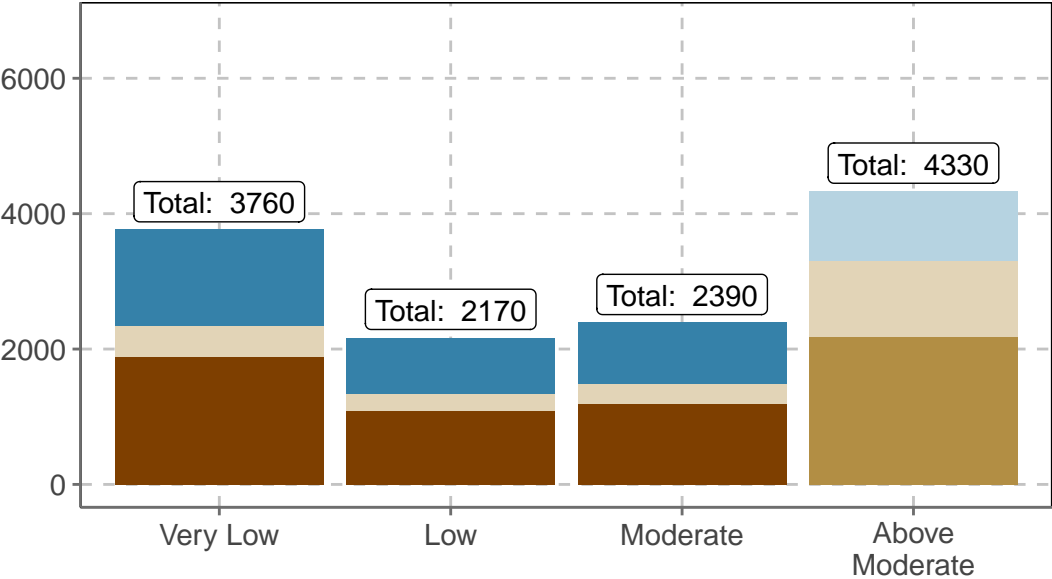
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



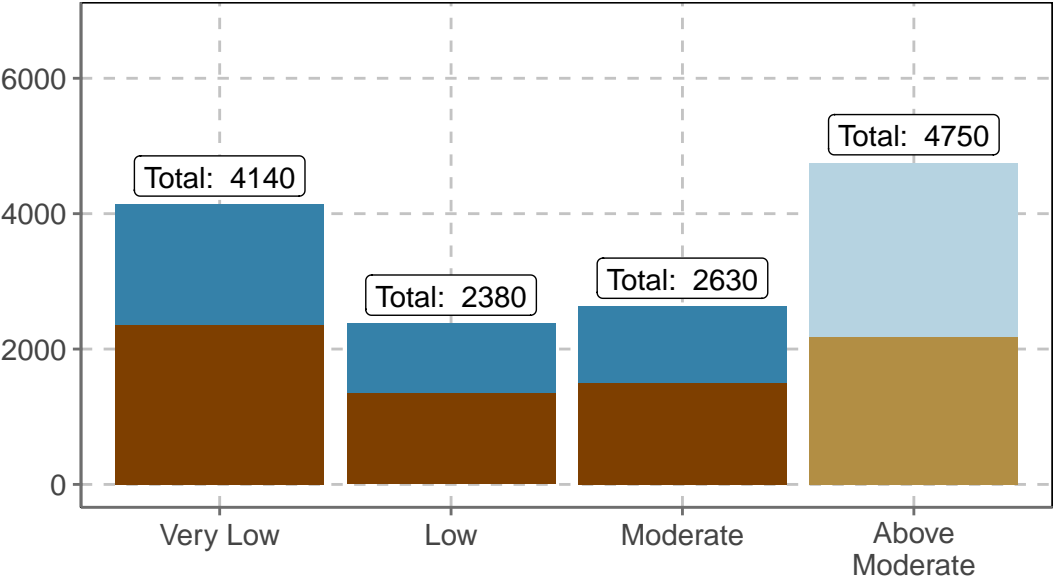
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



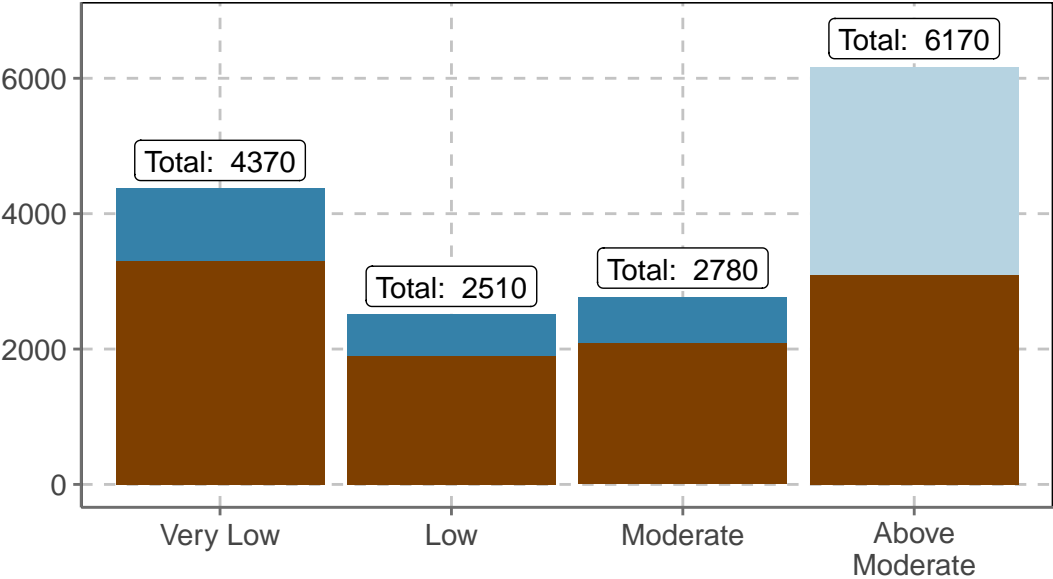
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

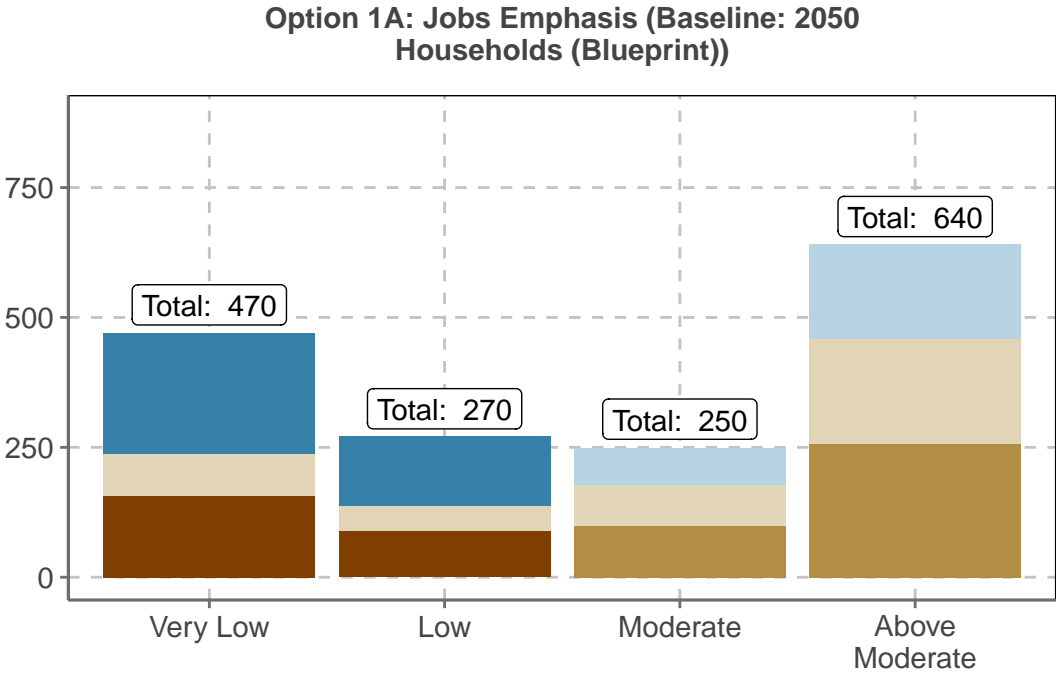


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

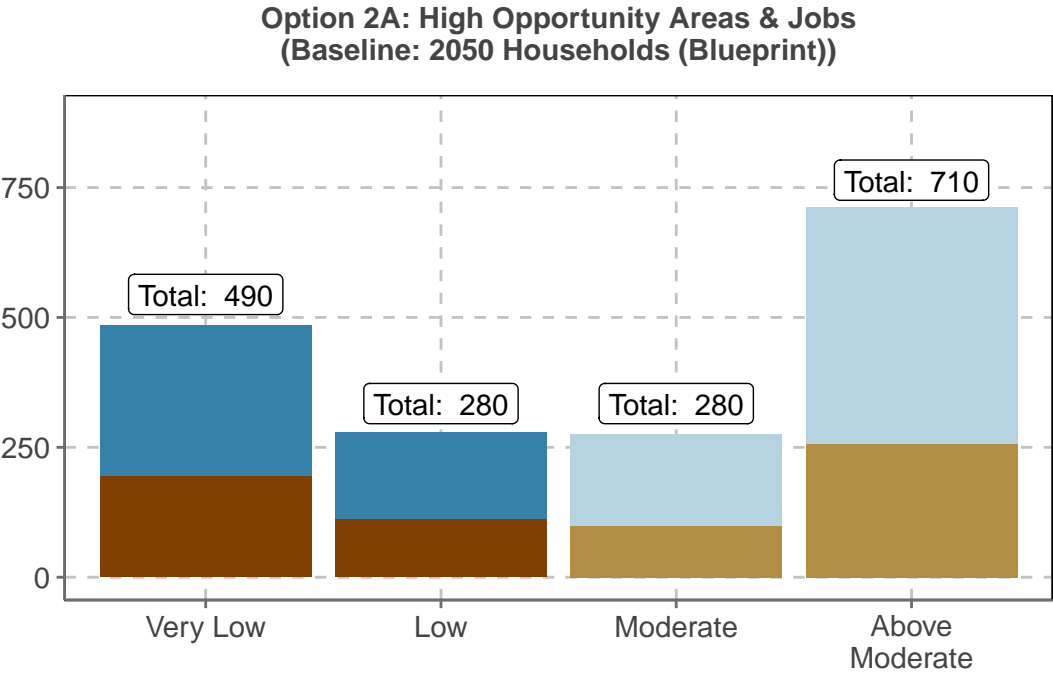
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Gilroy  
(2019 households: 15725)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

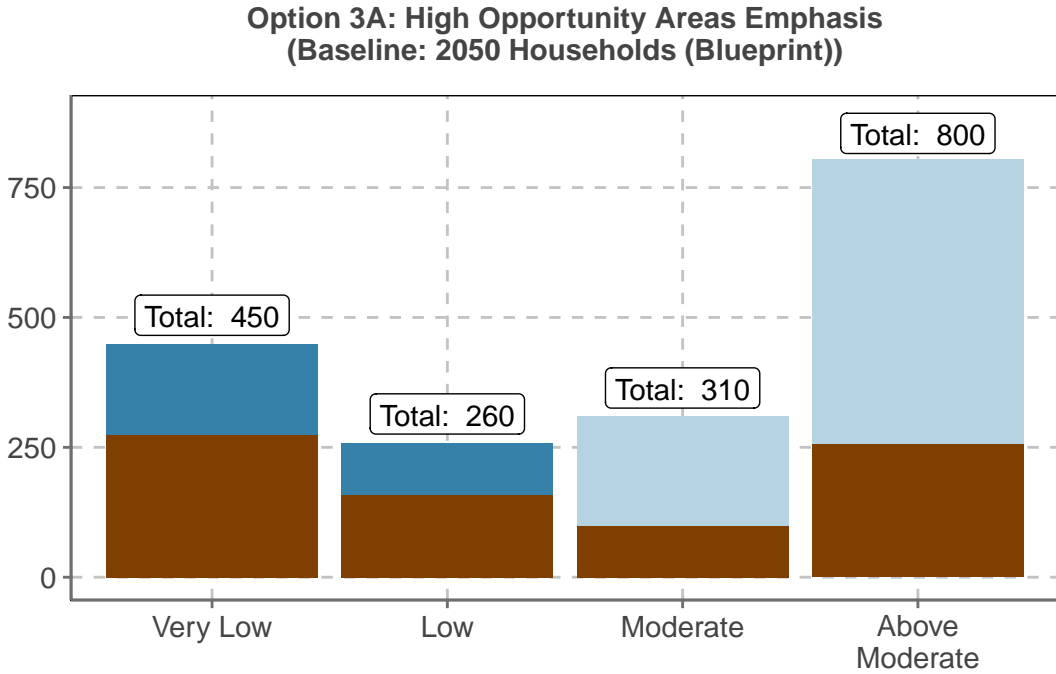
Version A: Original Income Grouping



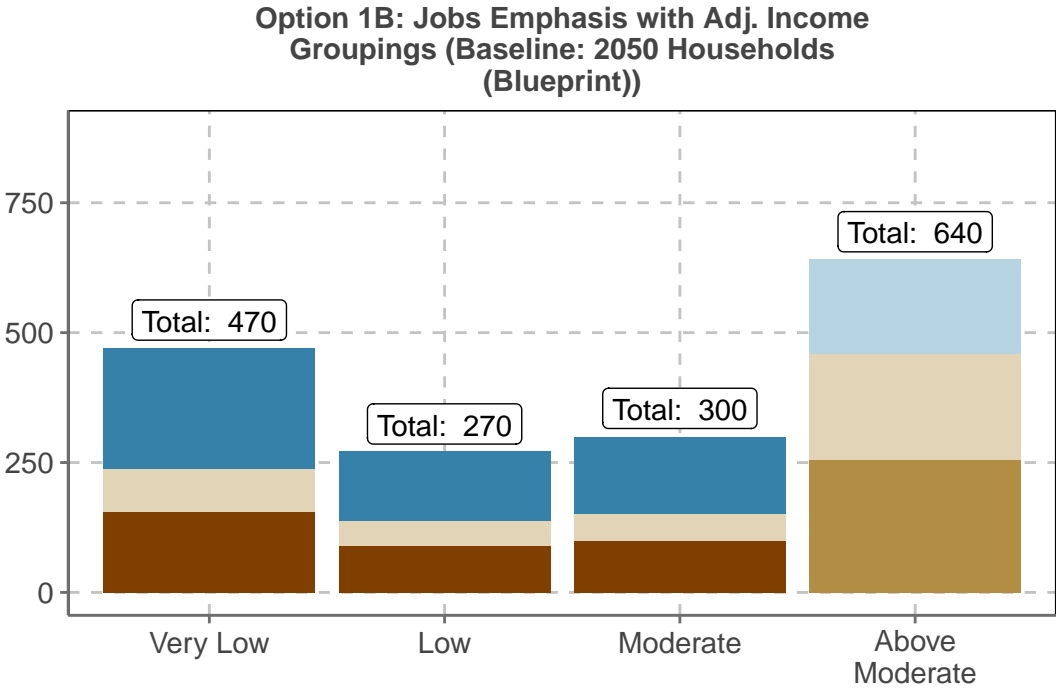
Version A: Original Income Grouping



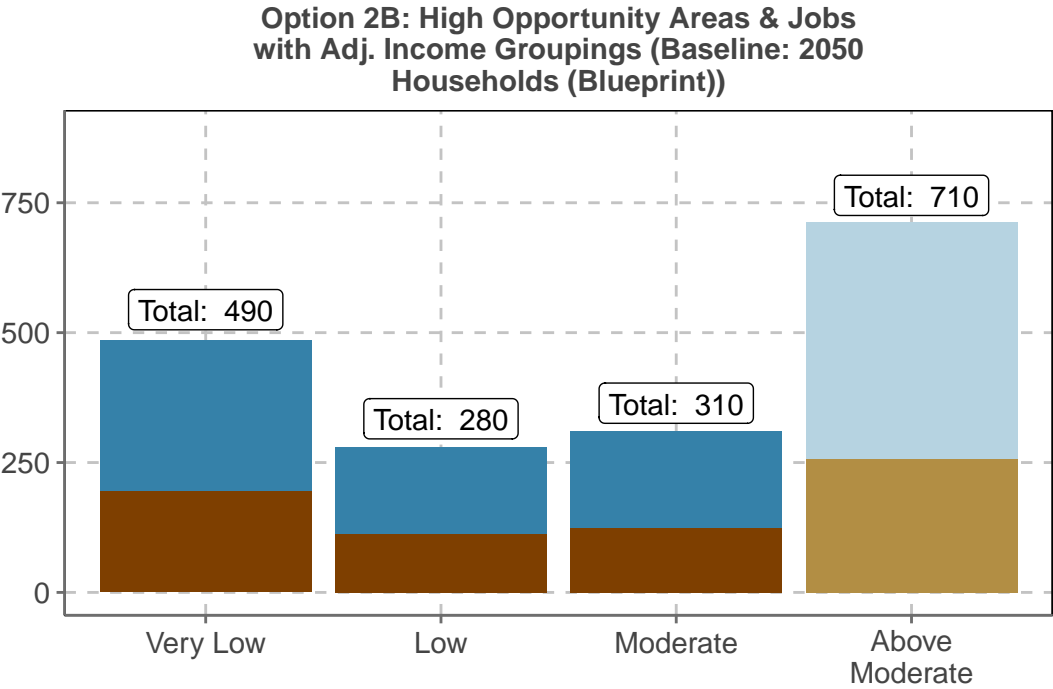
Version A: Original Income Grouping



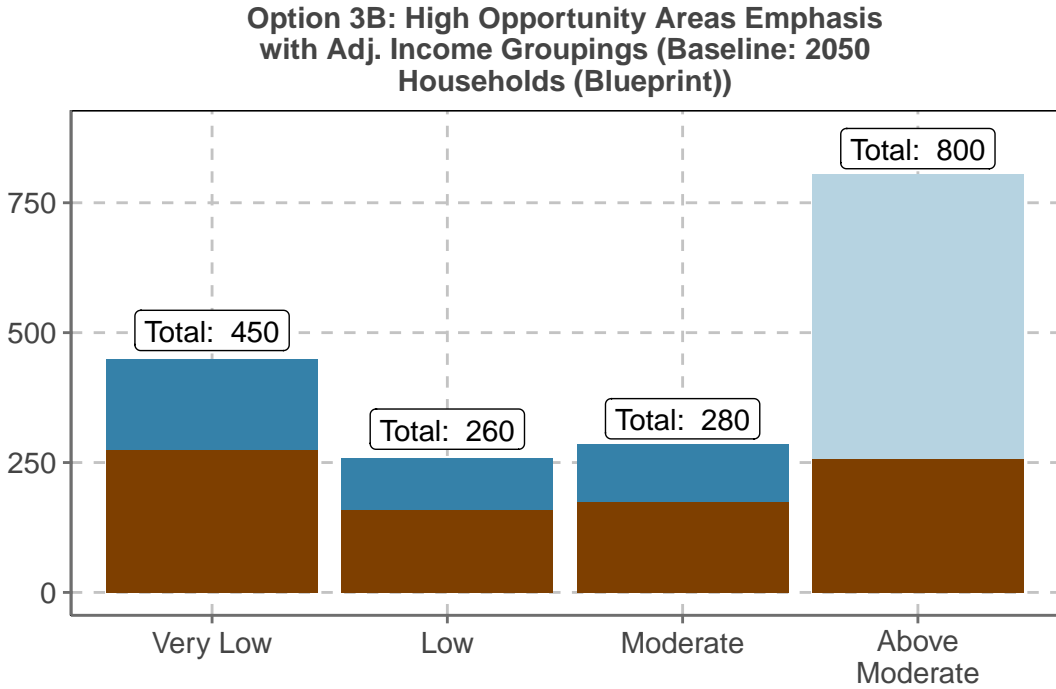
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

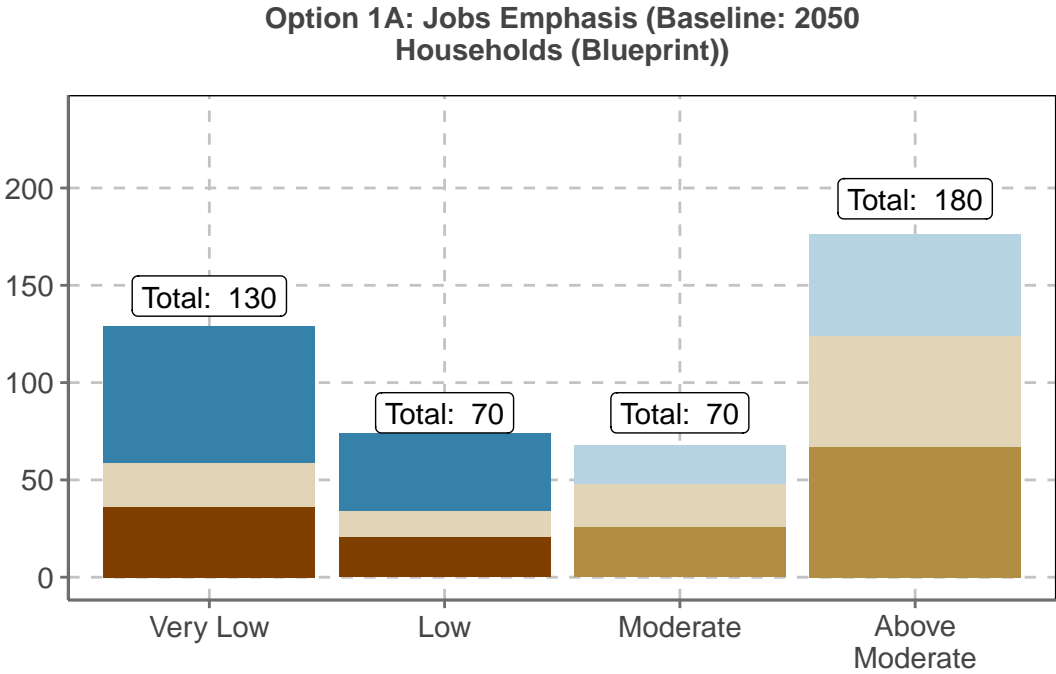


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

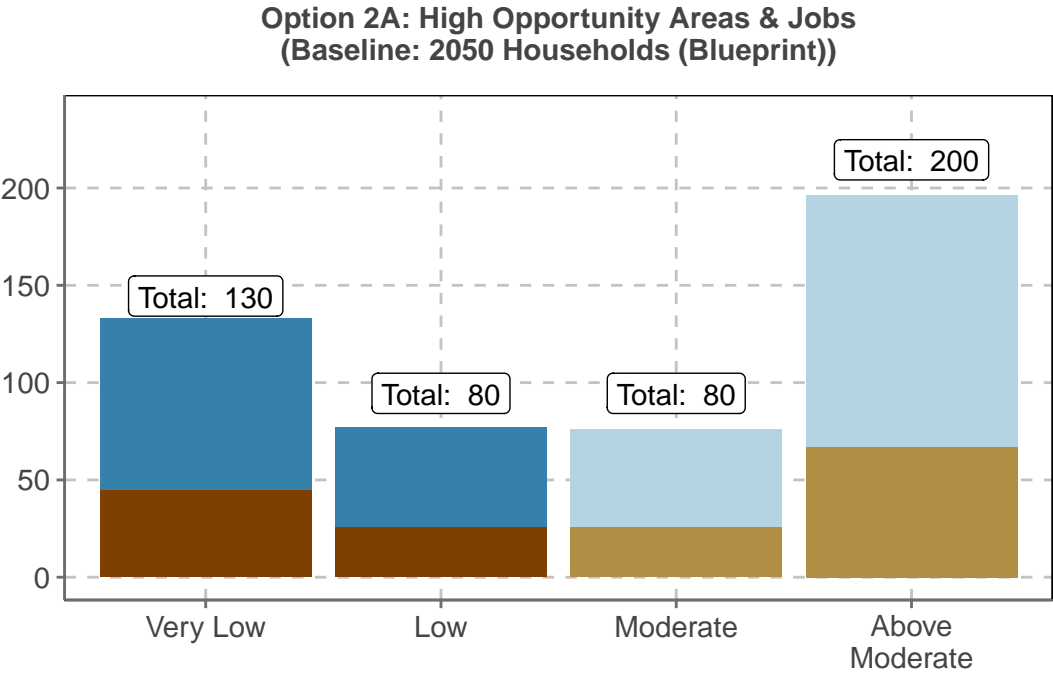
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Half Moon Bay  
(2019 households: 4434)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

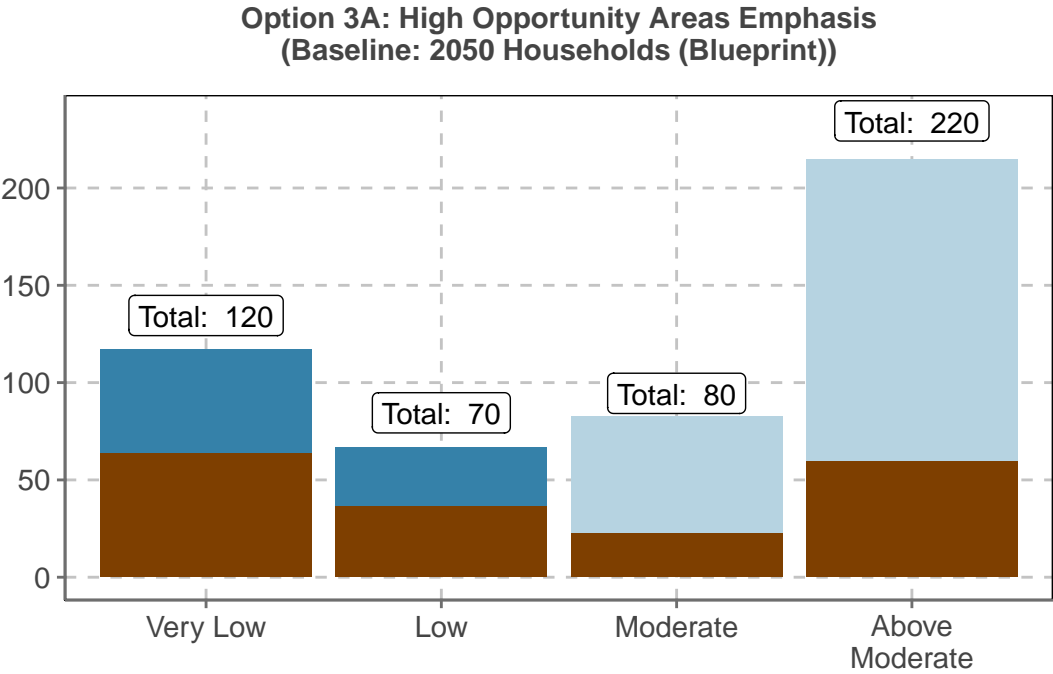
Version A: Original Income Grouping



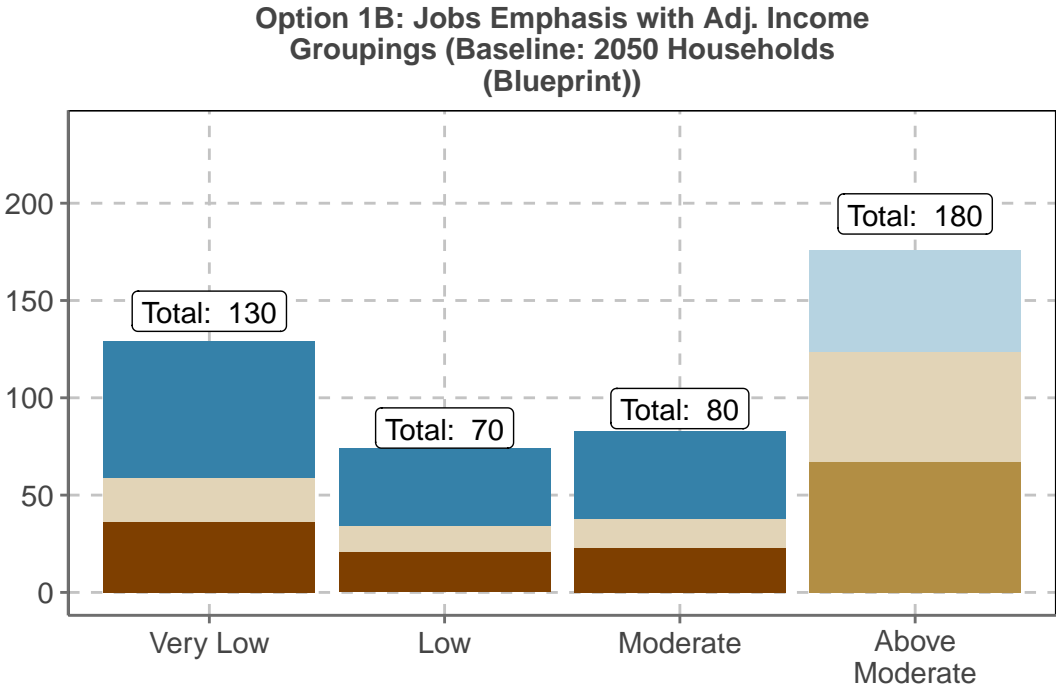
Version A: Original Income Grouping



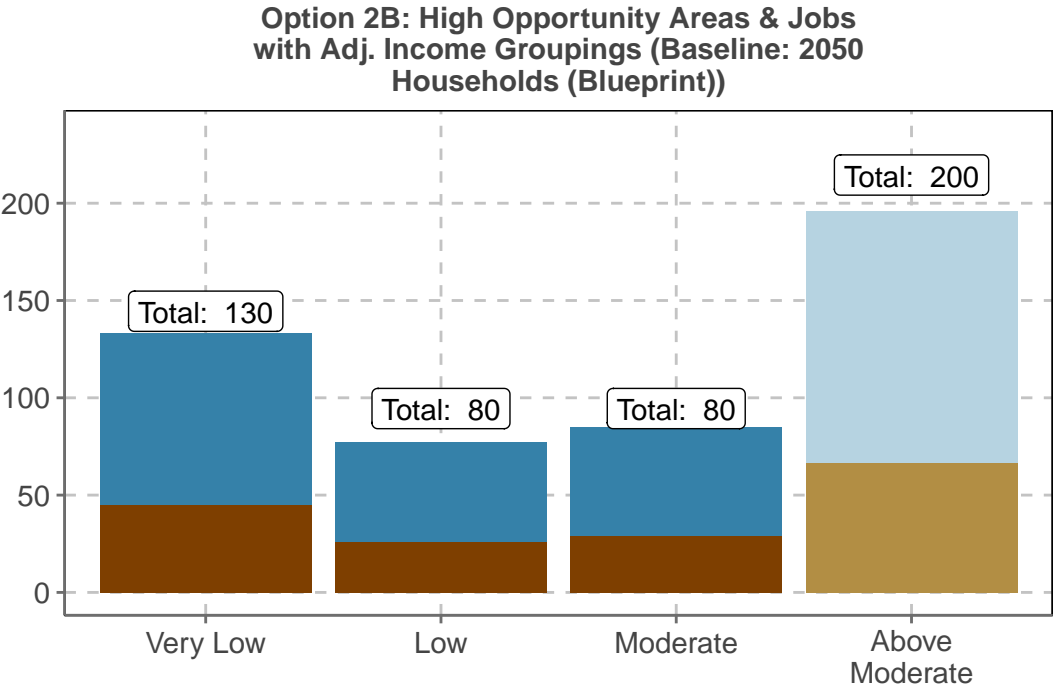
Version A: Original Income Grouping



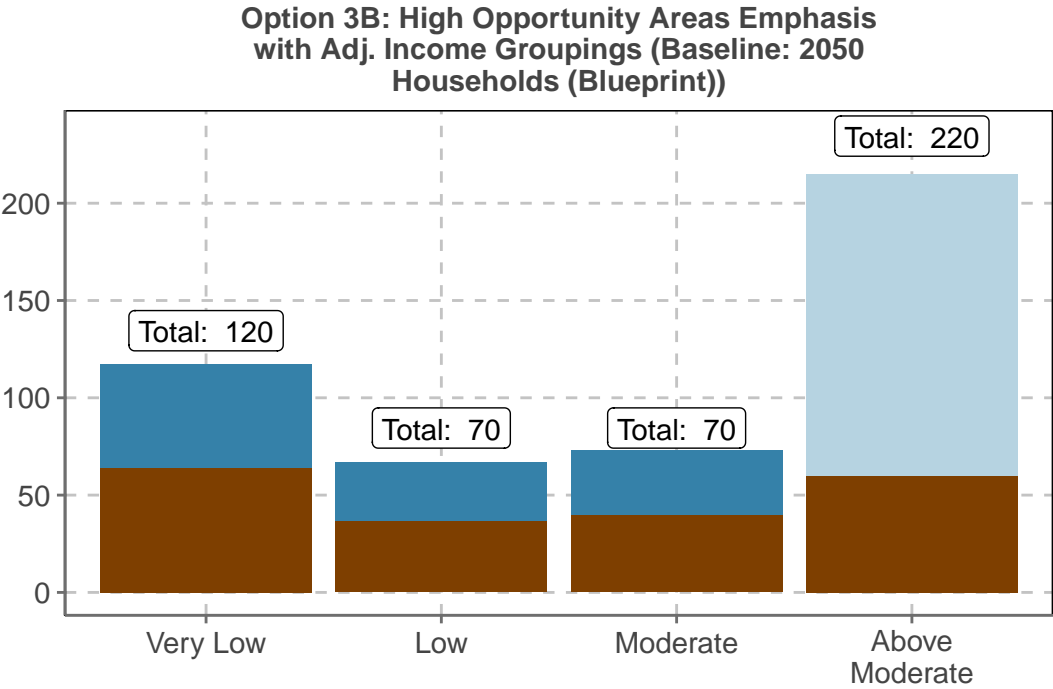
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Hayward  
(2019 households: 47532)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

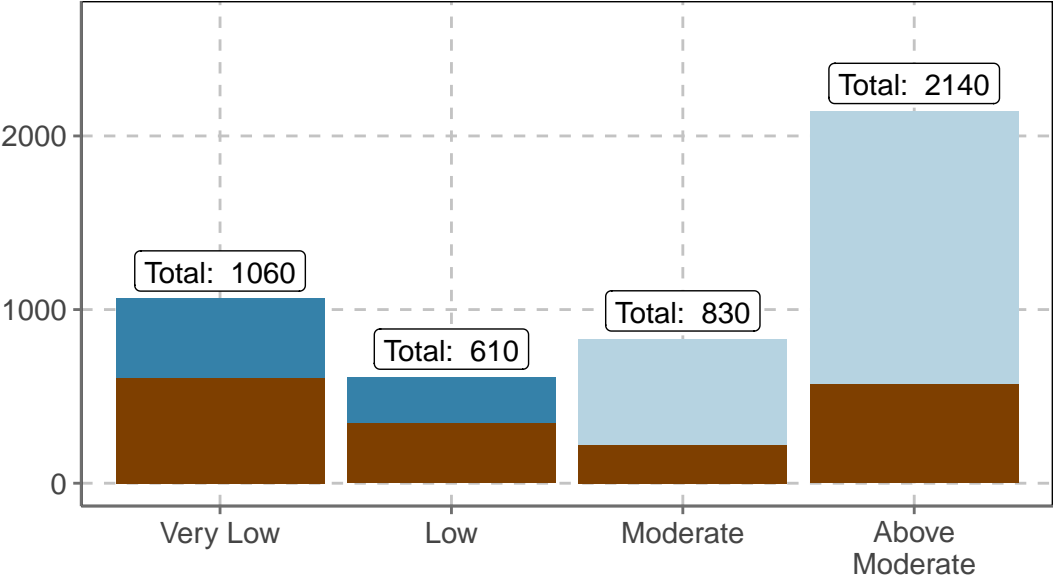
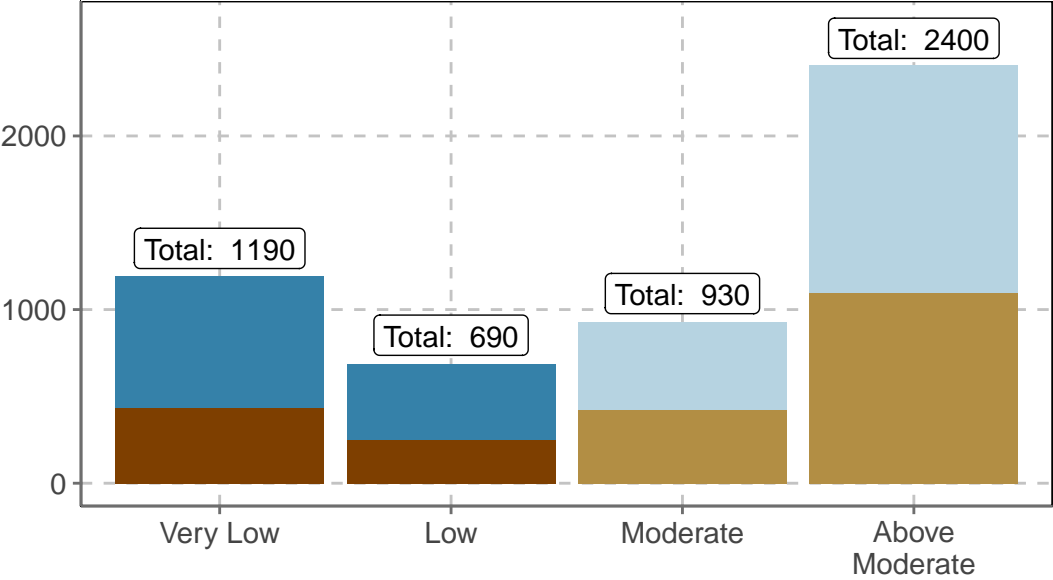
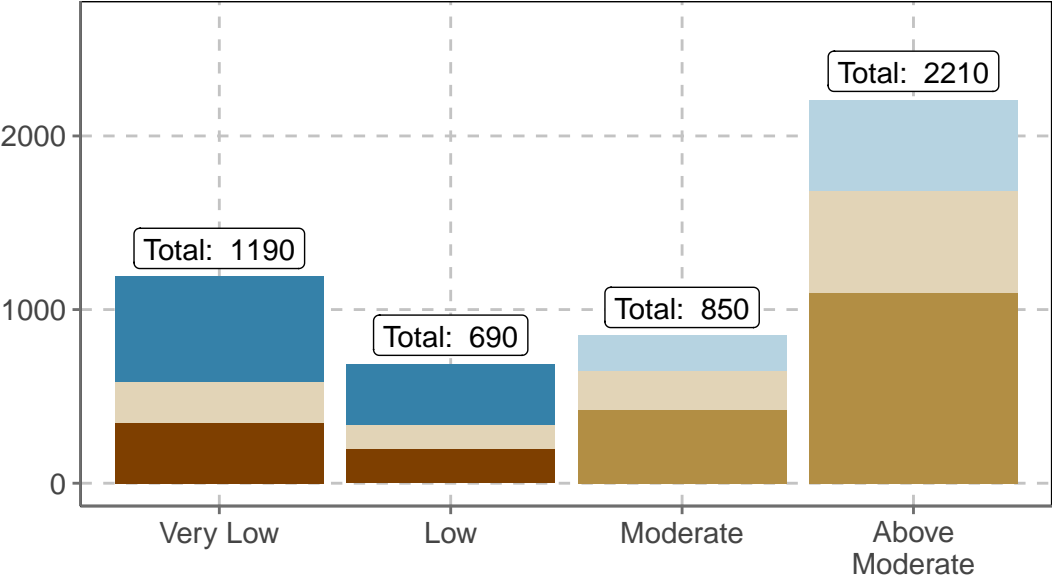
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

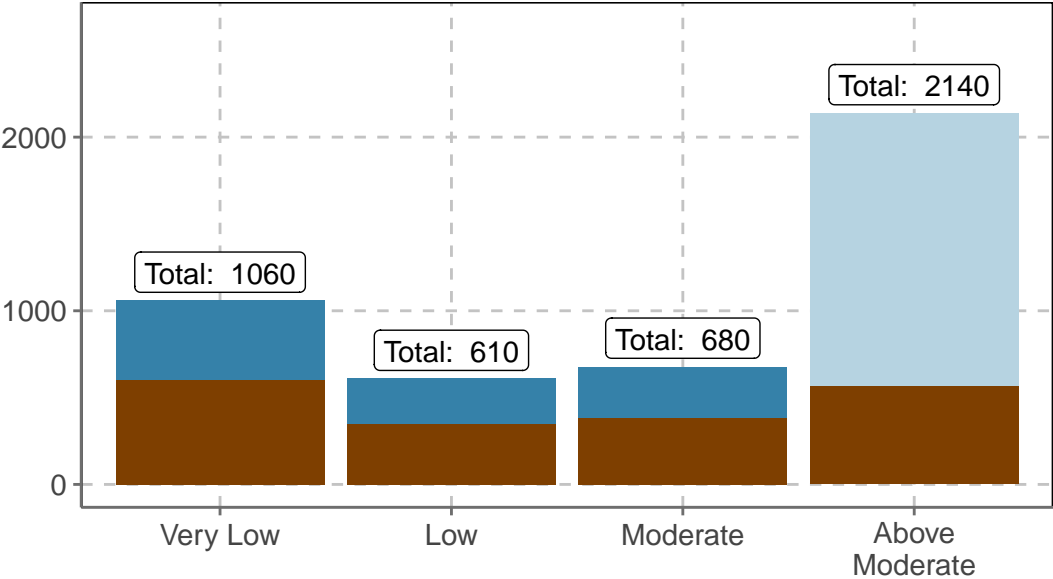
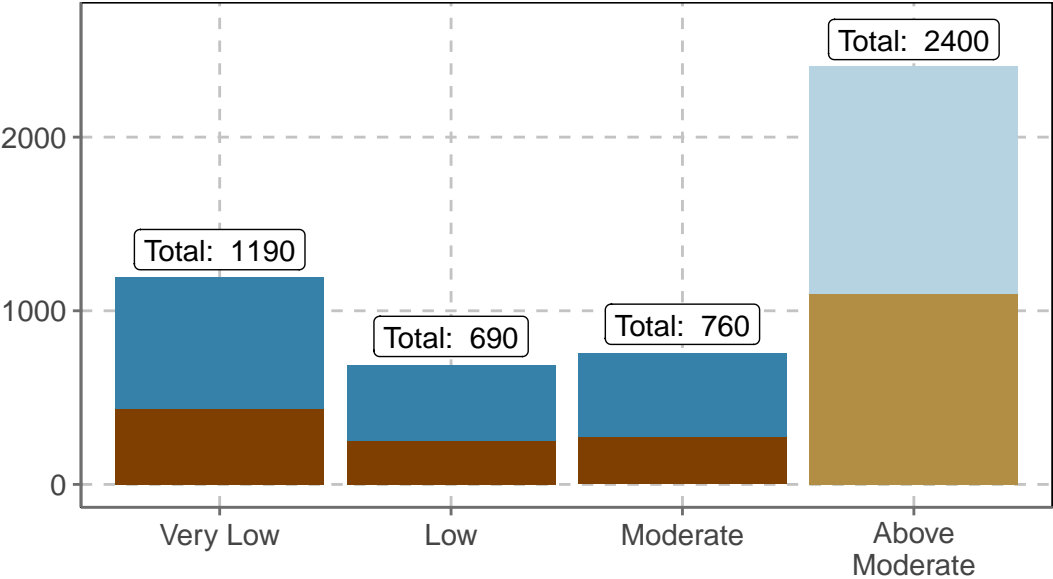
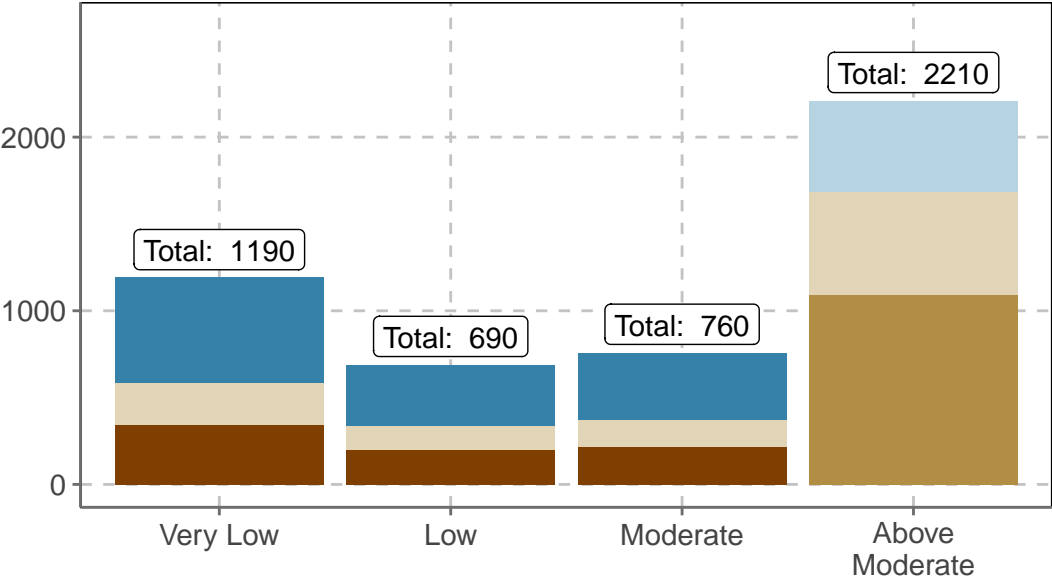
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

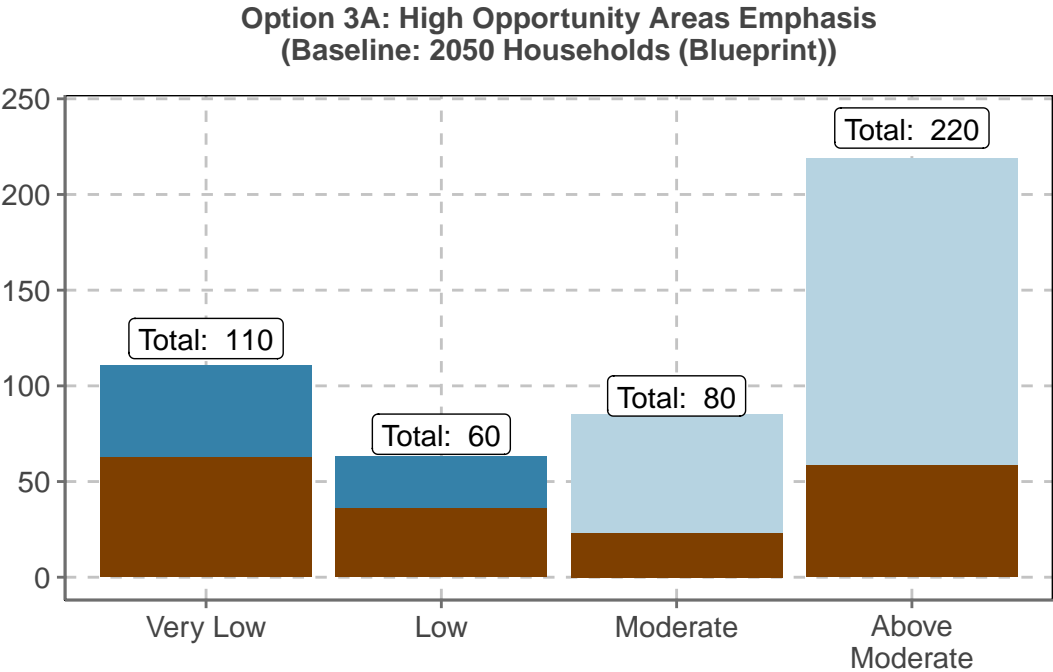
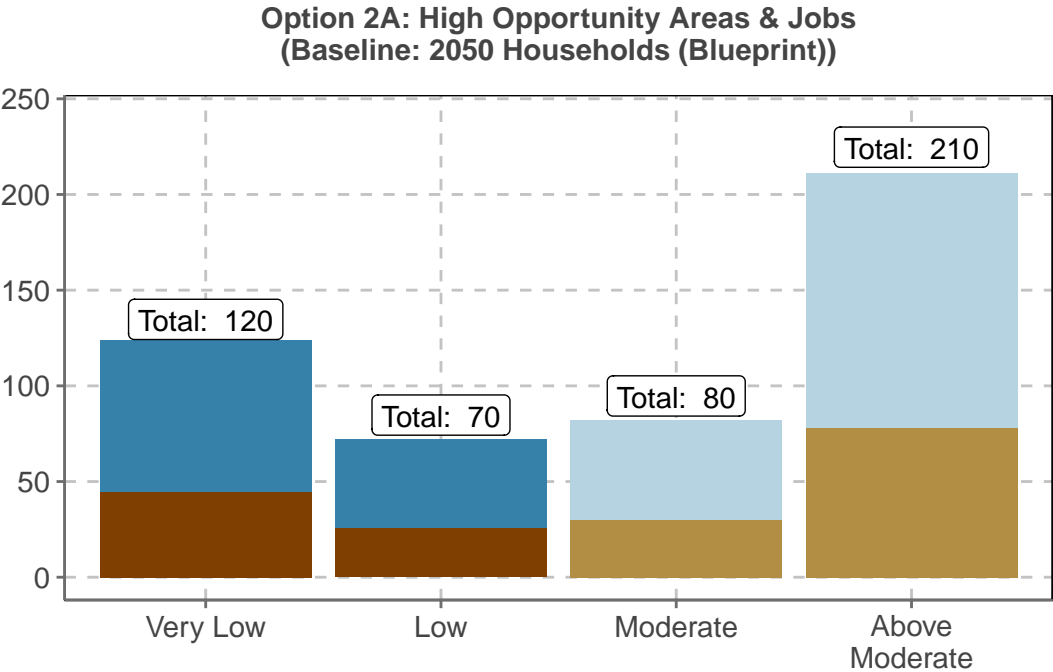
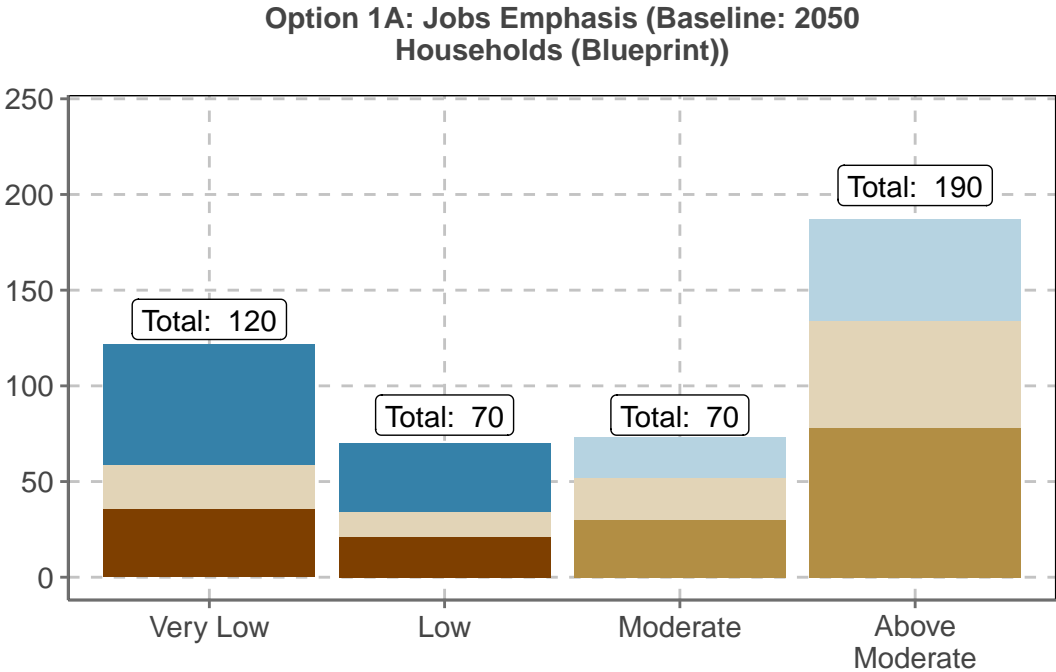
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Healdsburg  
(2019 households: 4603)  
(Sonoma County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

Version A: Original Income Grouping

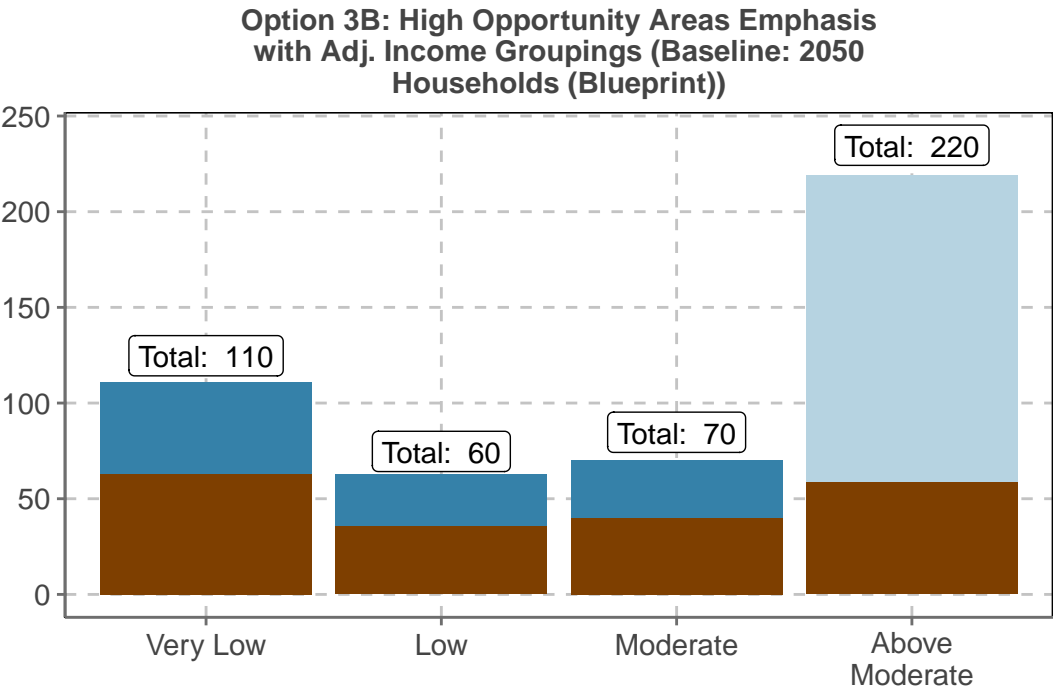
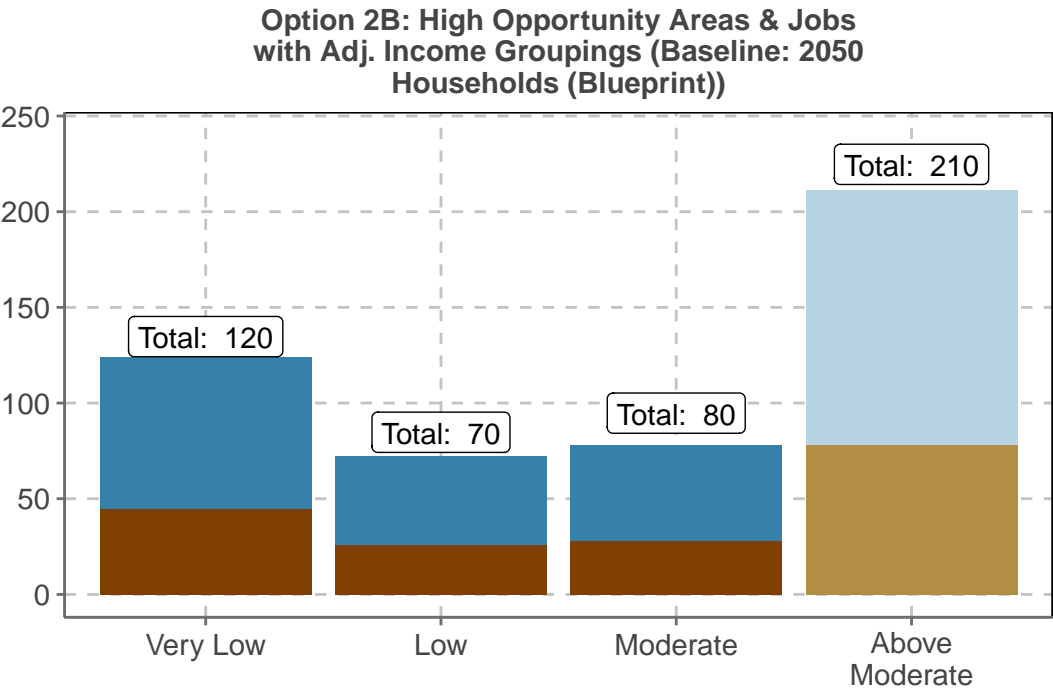
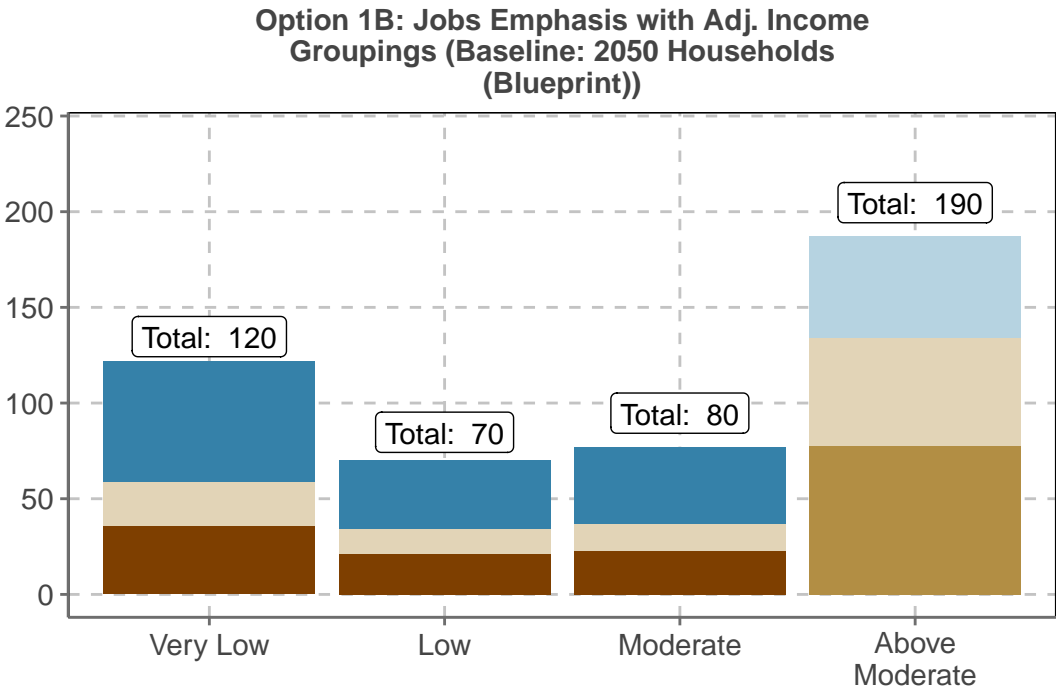
Version A: Original Income Grouping



Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

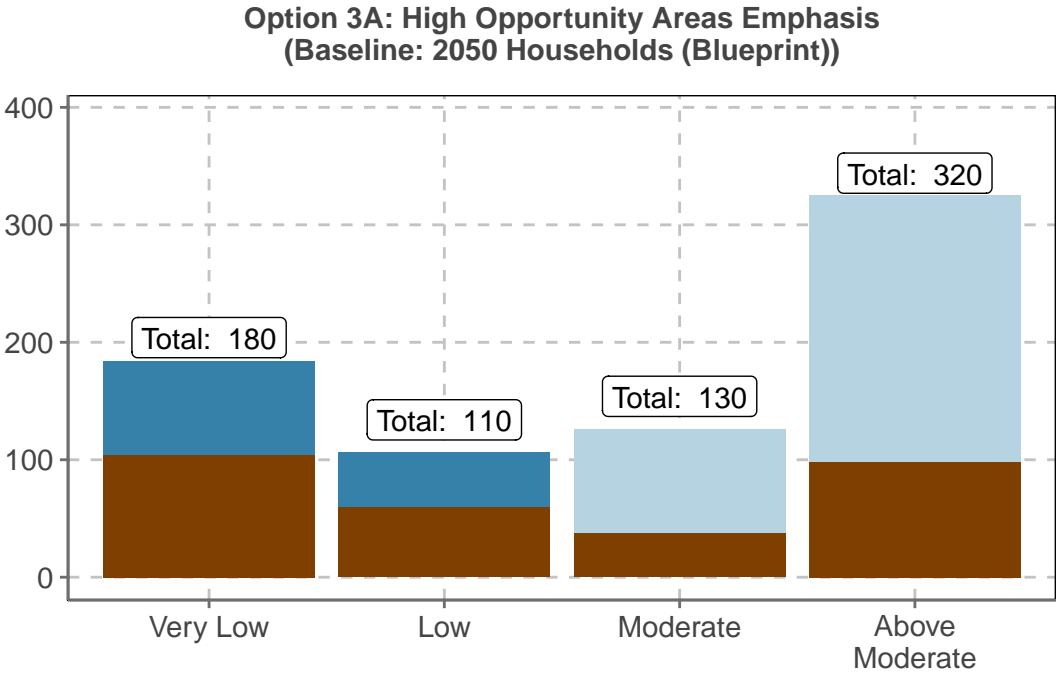
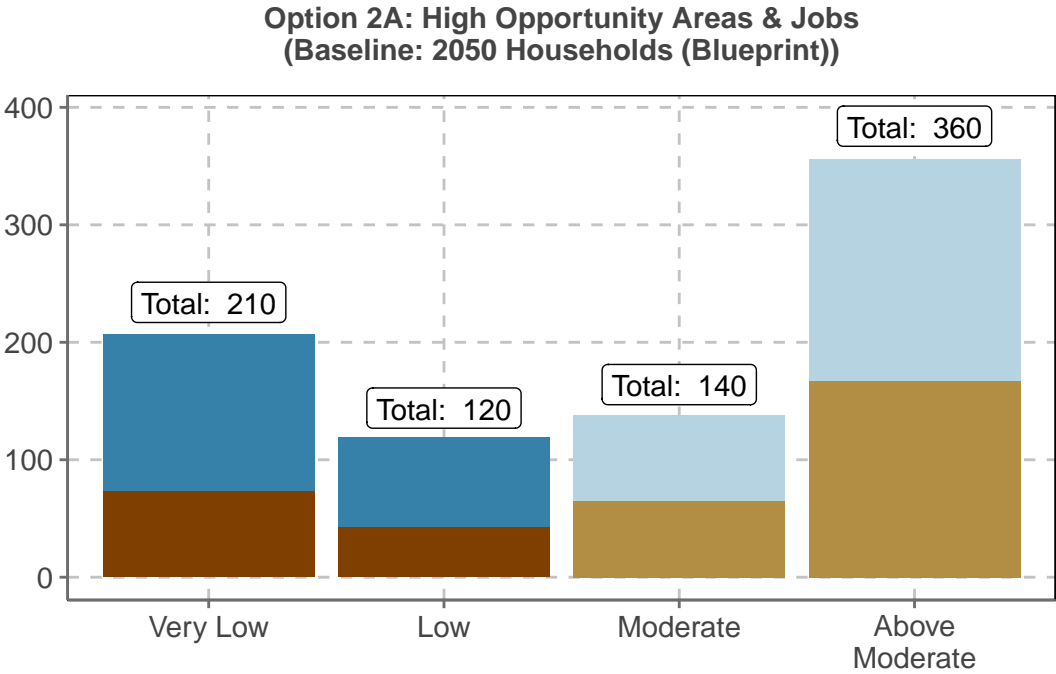
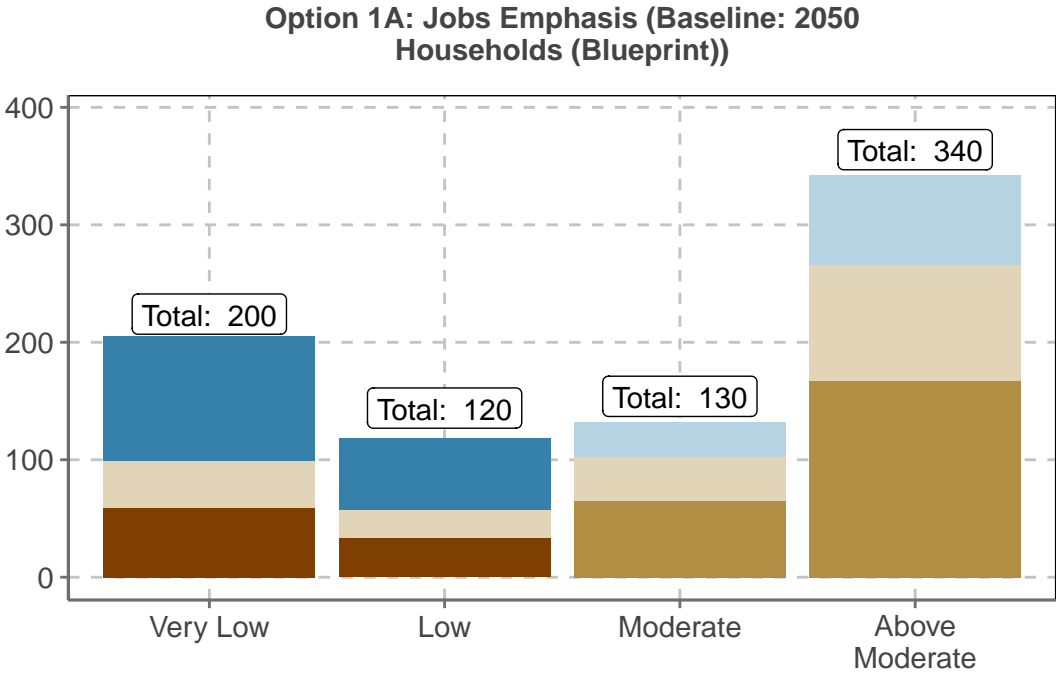
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Hercules**  
**(2019 households: 8347)**  
**(Contra Costa County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

**Version A: Original Income Grouping**

**Version A: Original Income Grouping**

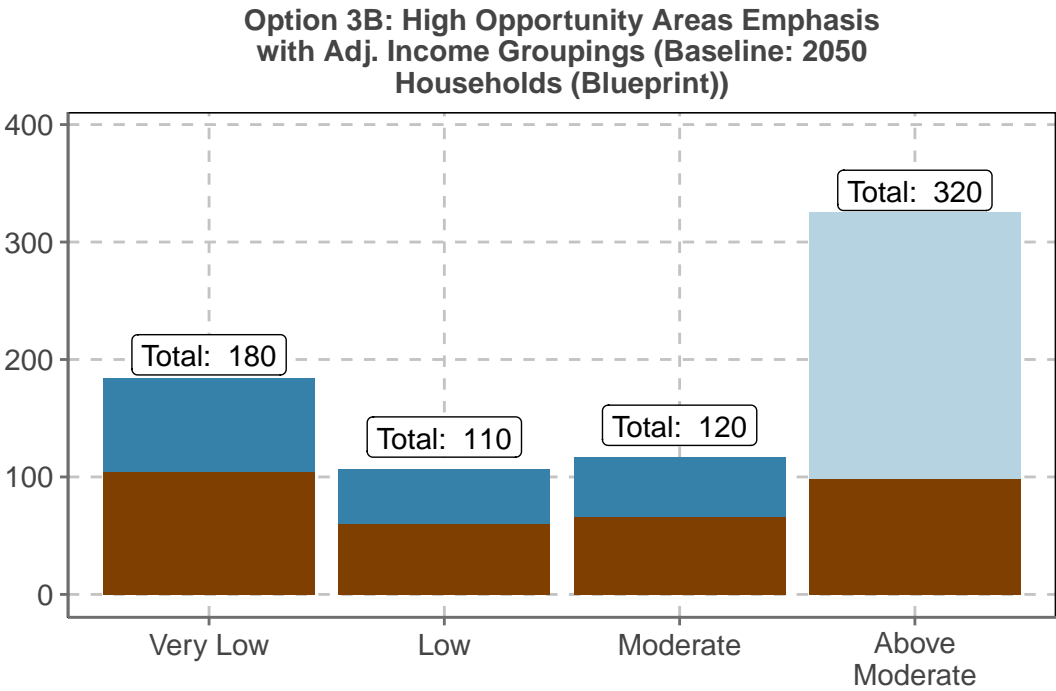
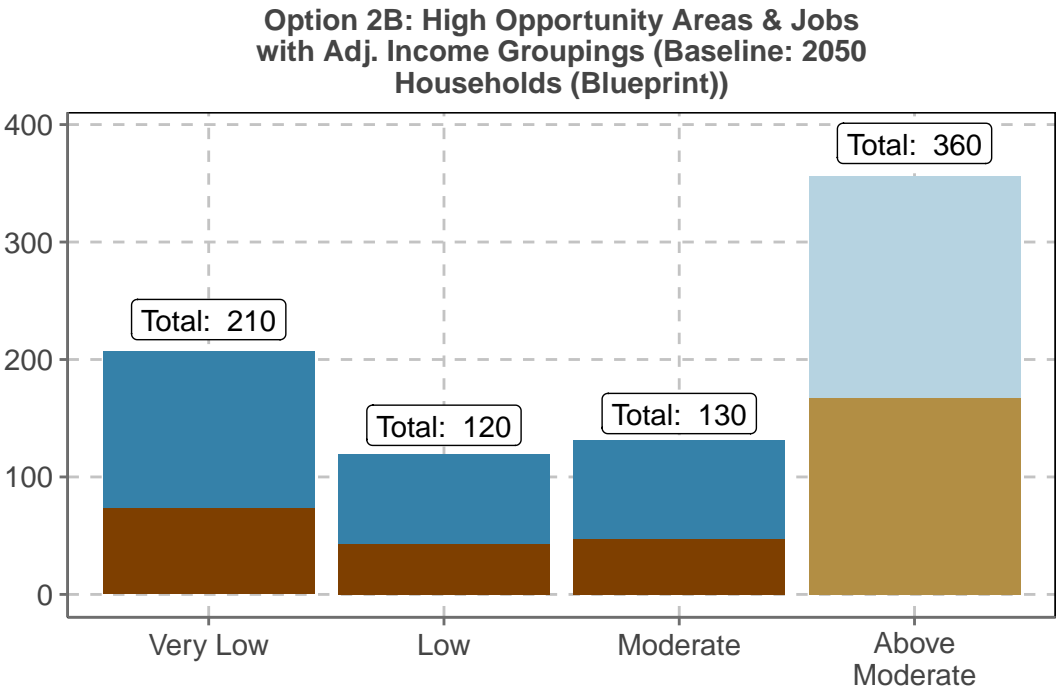
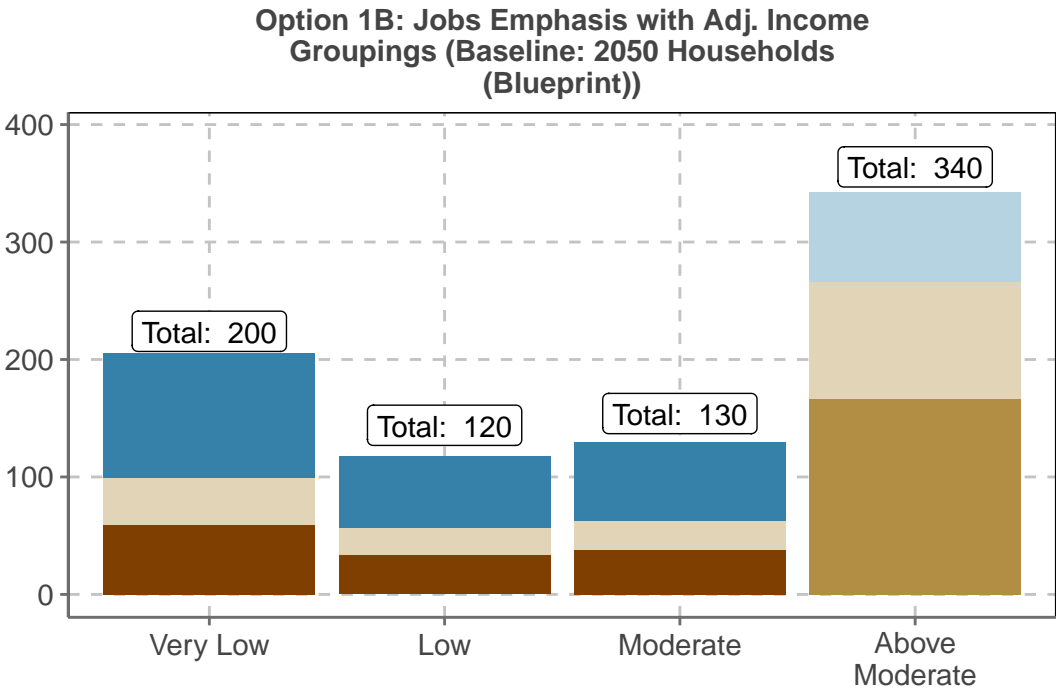
**Version A: Original Income Grouping**



**Version B: Adjusted Income Grouping**

**Version B: Adjusted Income Grouping**

**Version B: Adjusted Income Grouping**

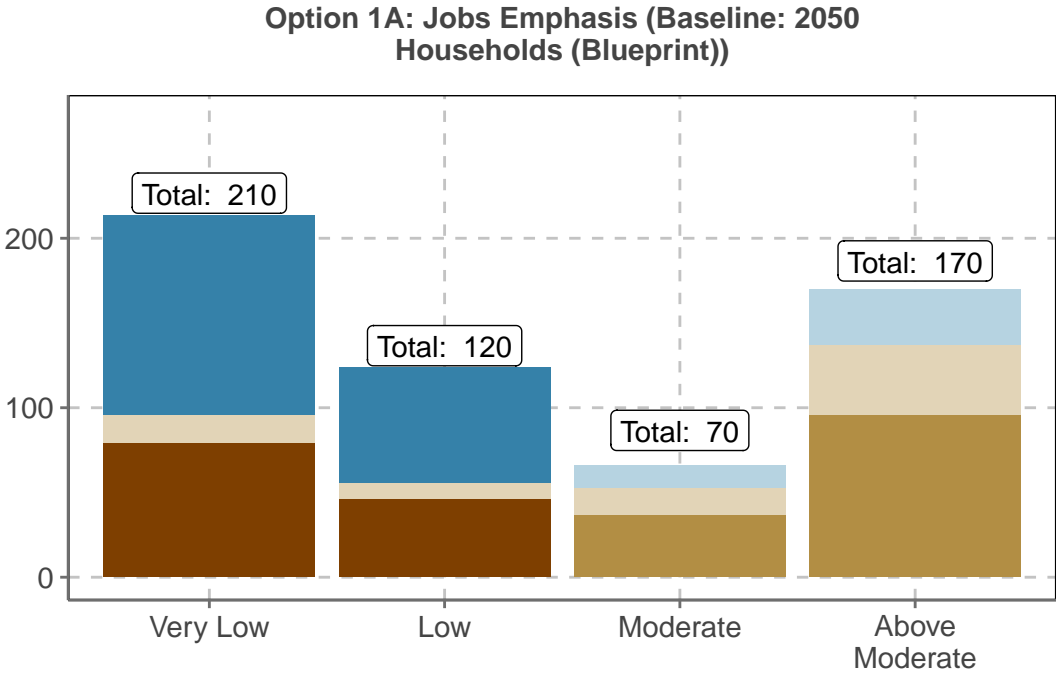


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

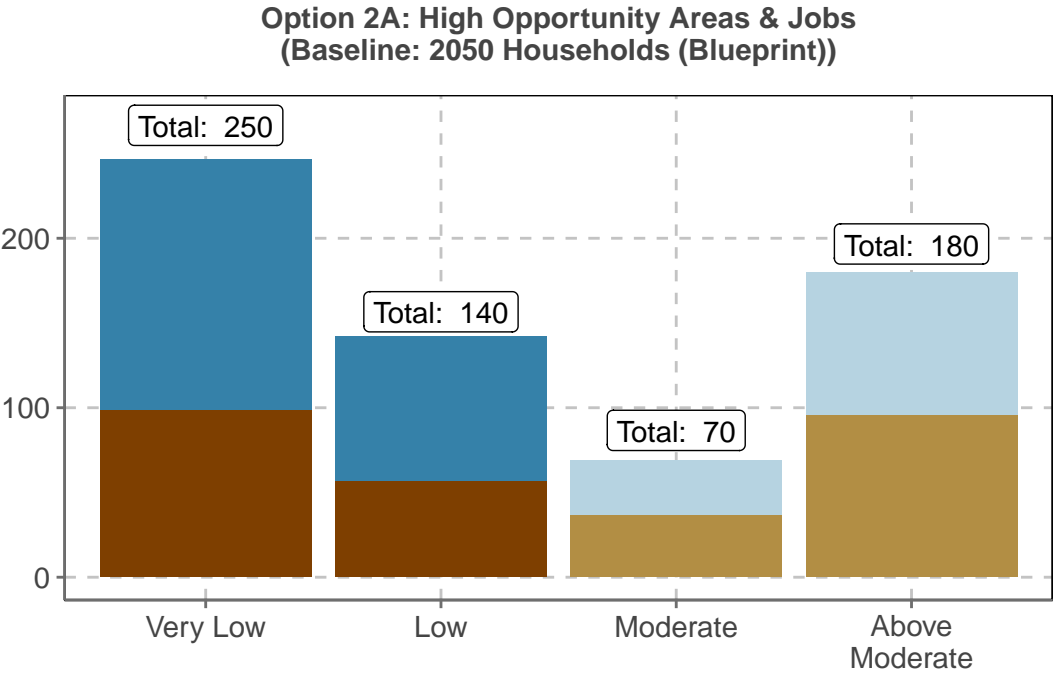
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Hillsborough**  
**(2019 households: 3843)**  
**(San Mateo County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

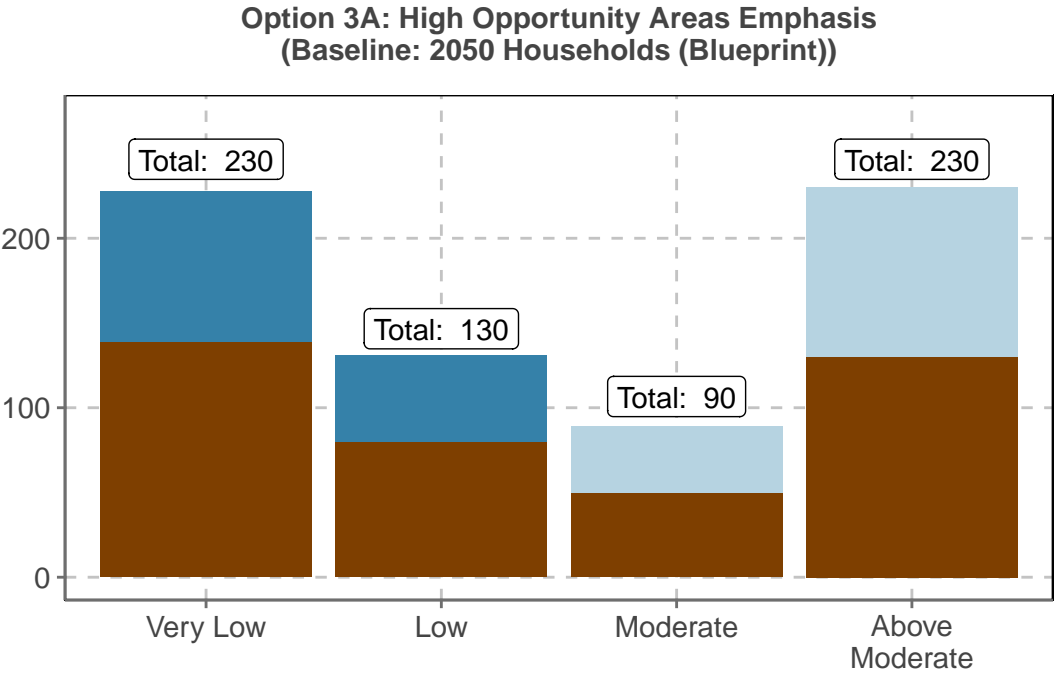
**Version A: Original Income Grouping**



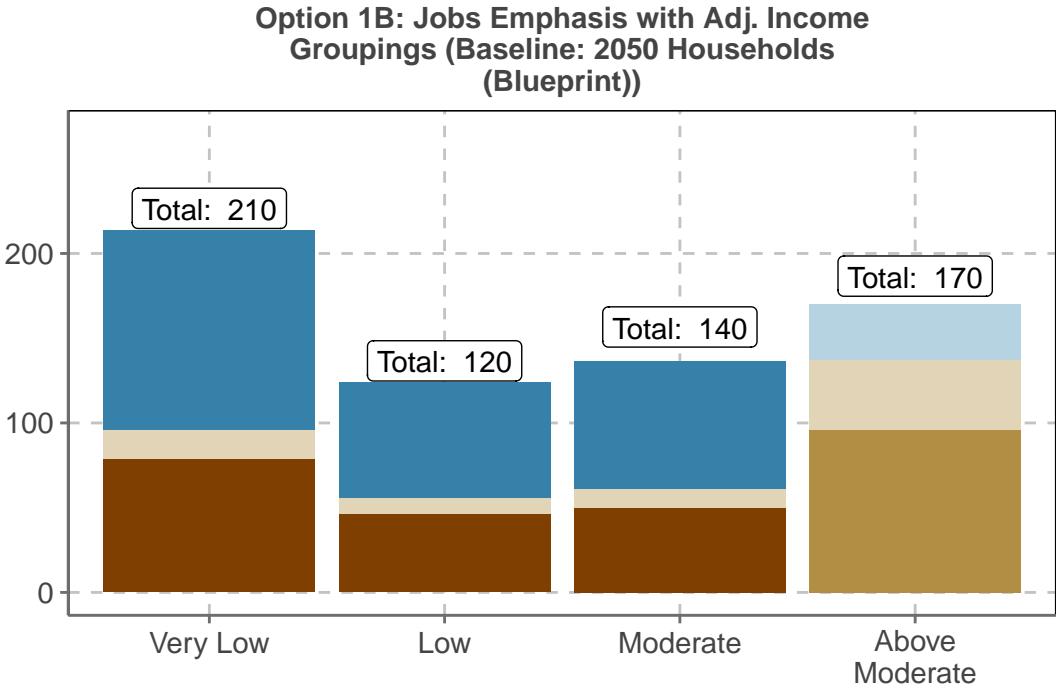
**Version A: Original Income Grouping**



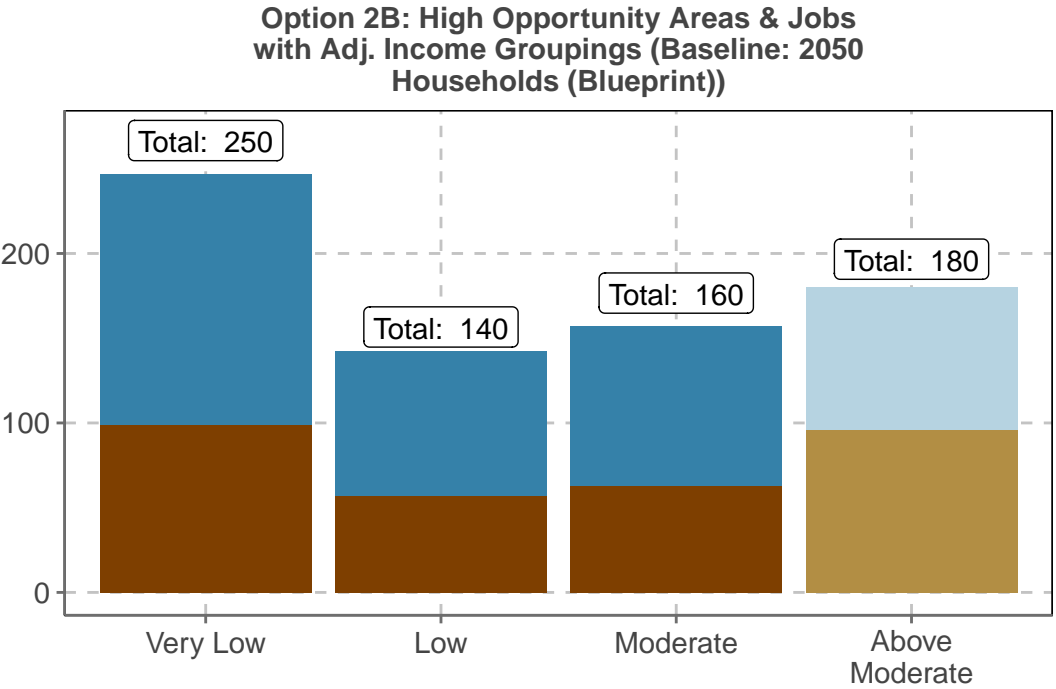
**Version A: Original Income Grouping**



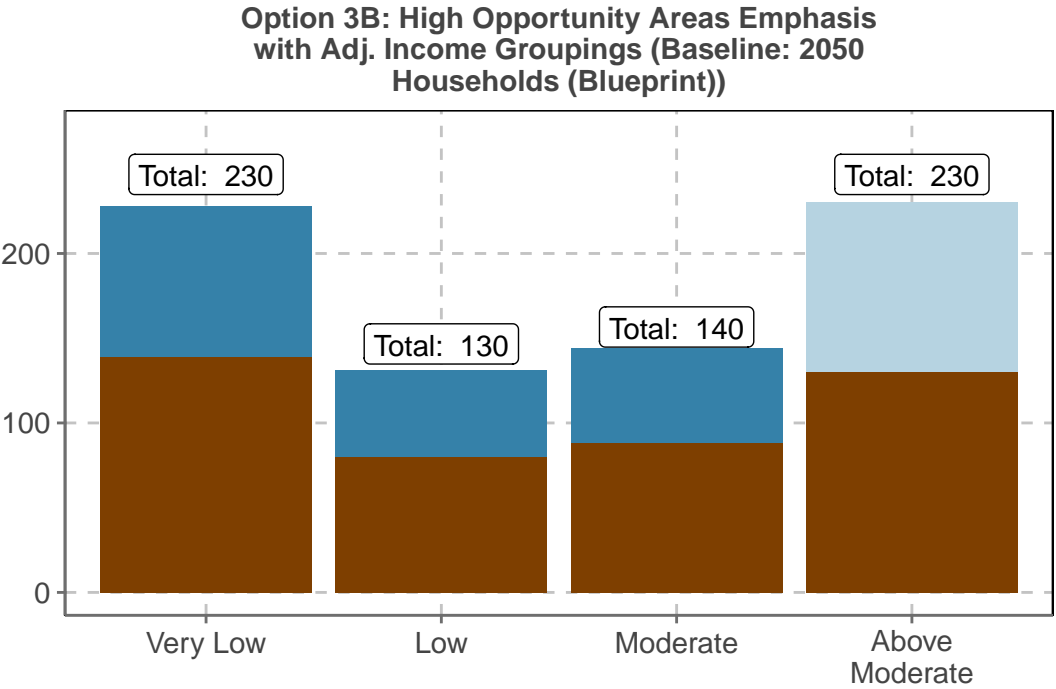
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



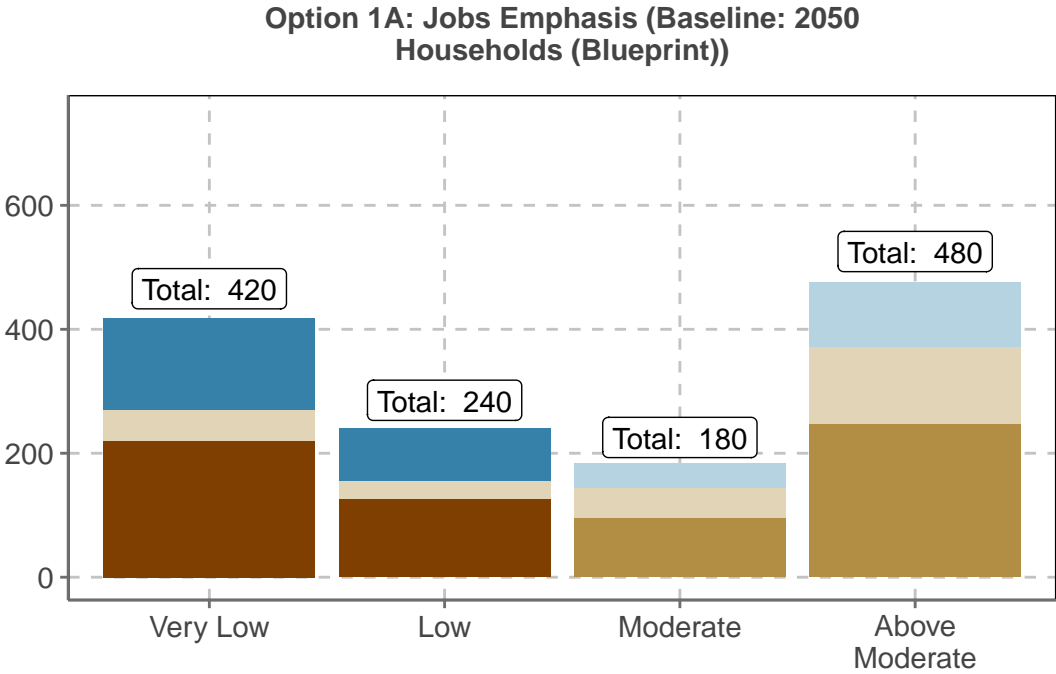
Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit



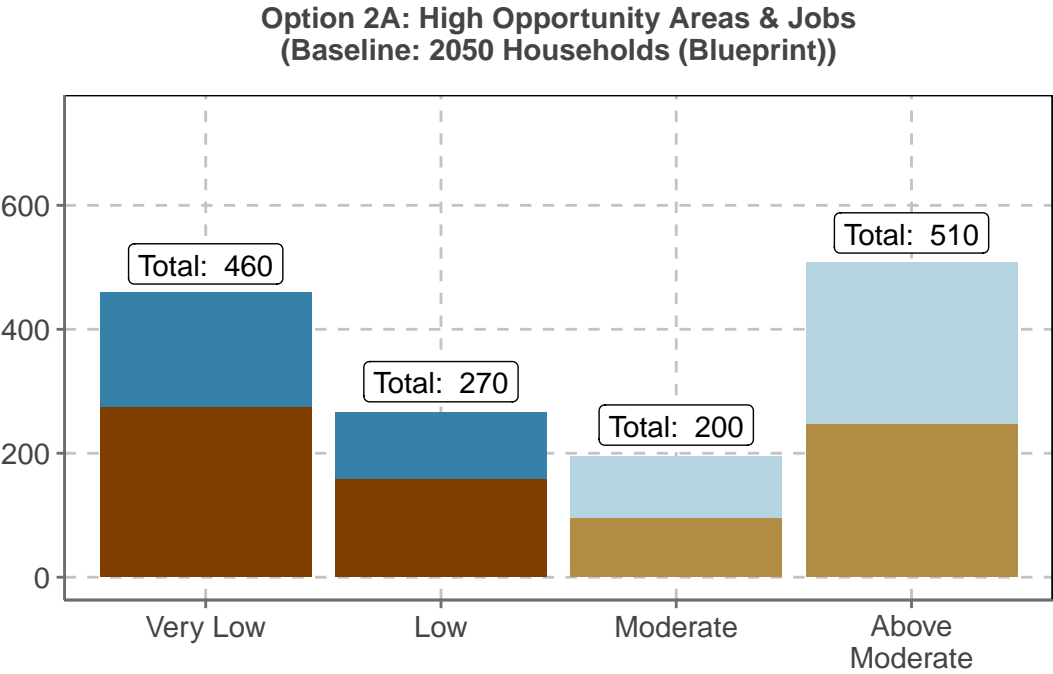
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Lafayette  
(2019 households: 9591)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

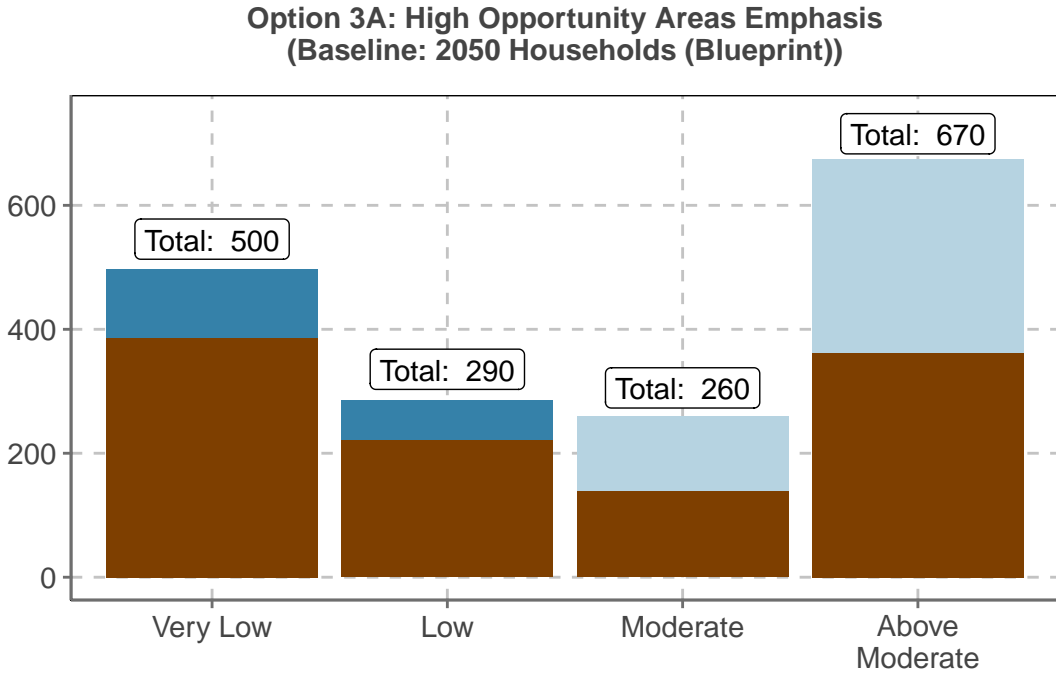
Version A: Original Income Grouping



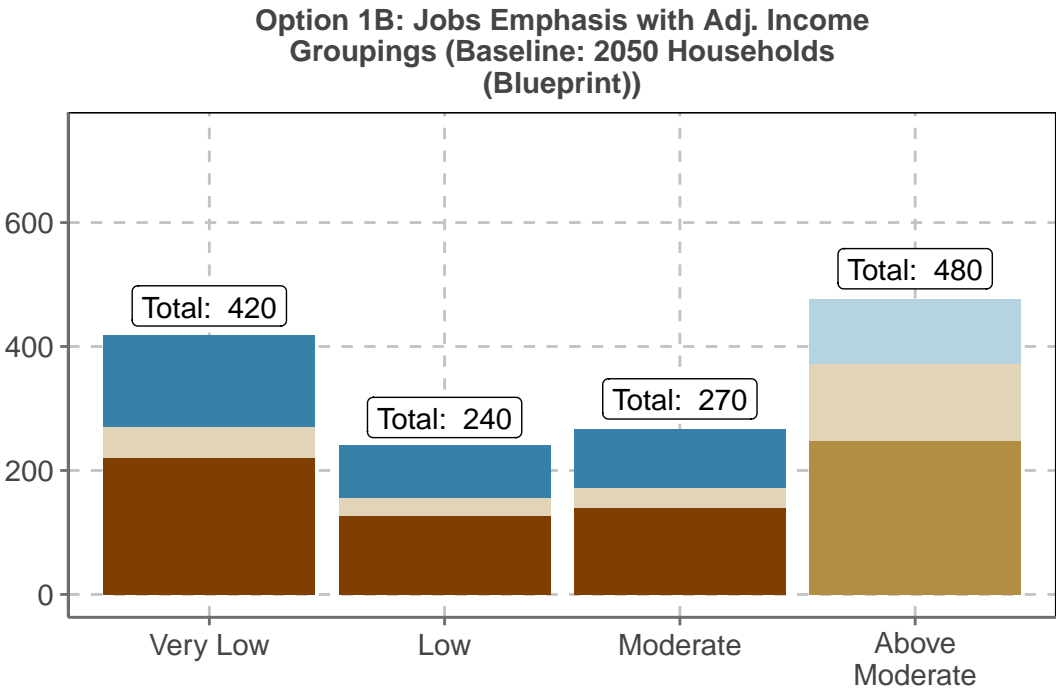
Version A: Original Income Grouping



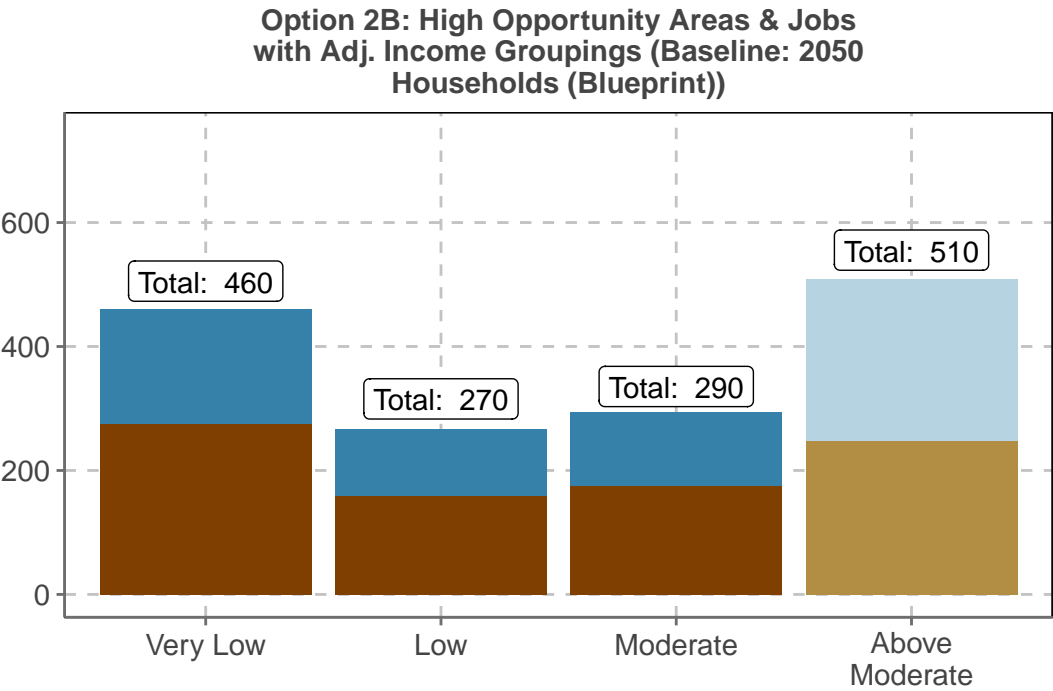
Version A: Original Income Grouping



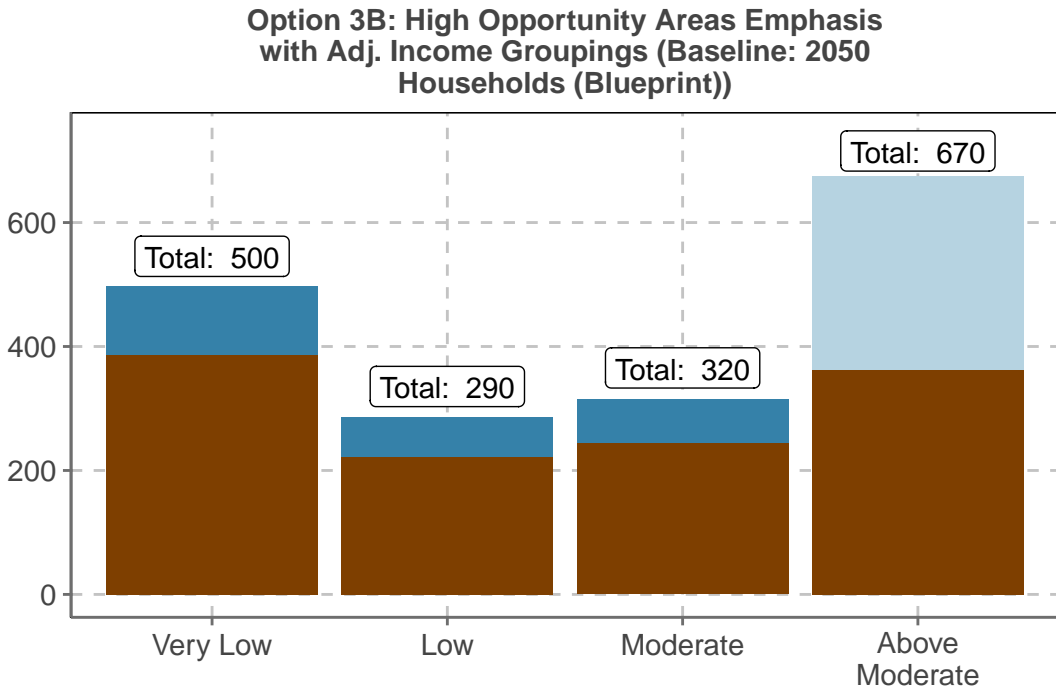
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

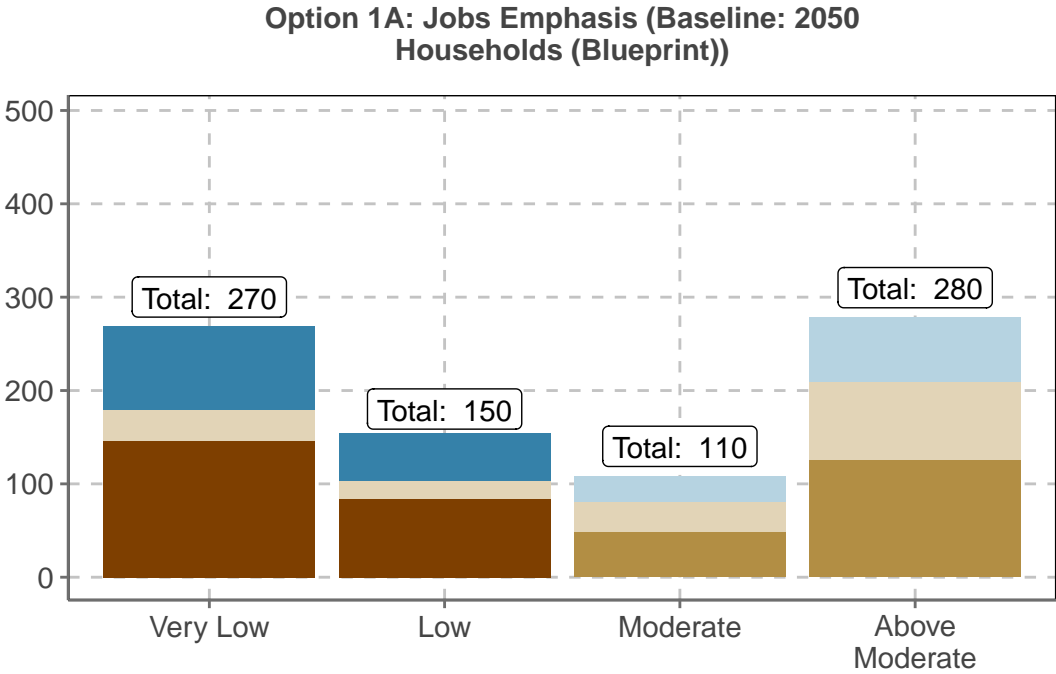


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

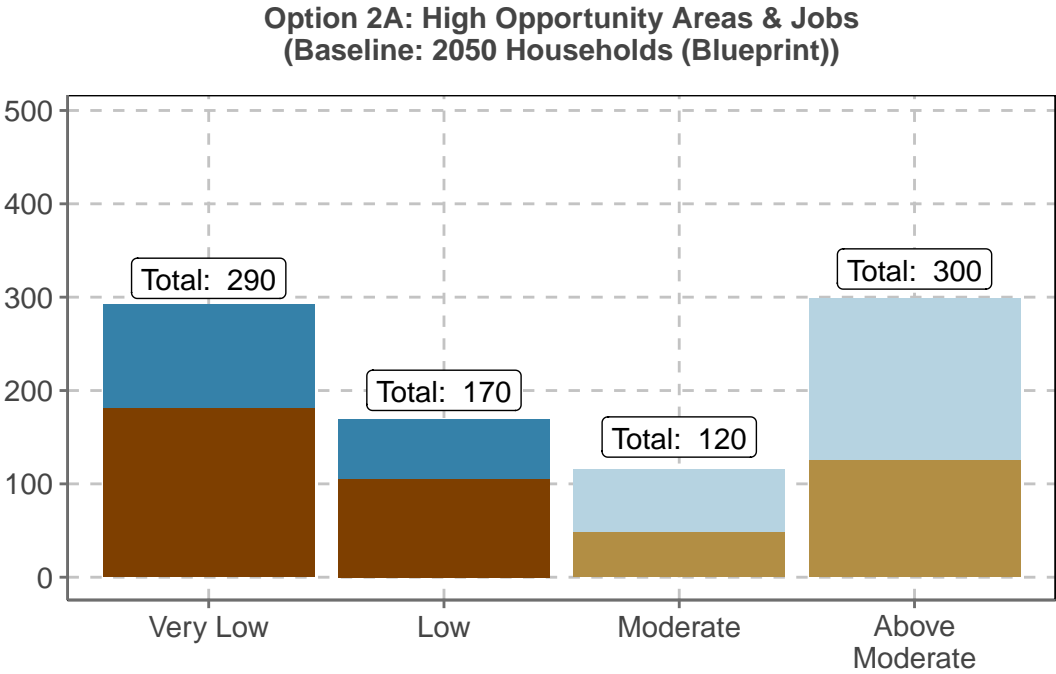
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Larkspur  
(2019 households: 6020)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

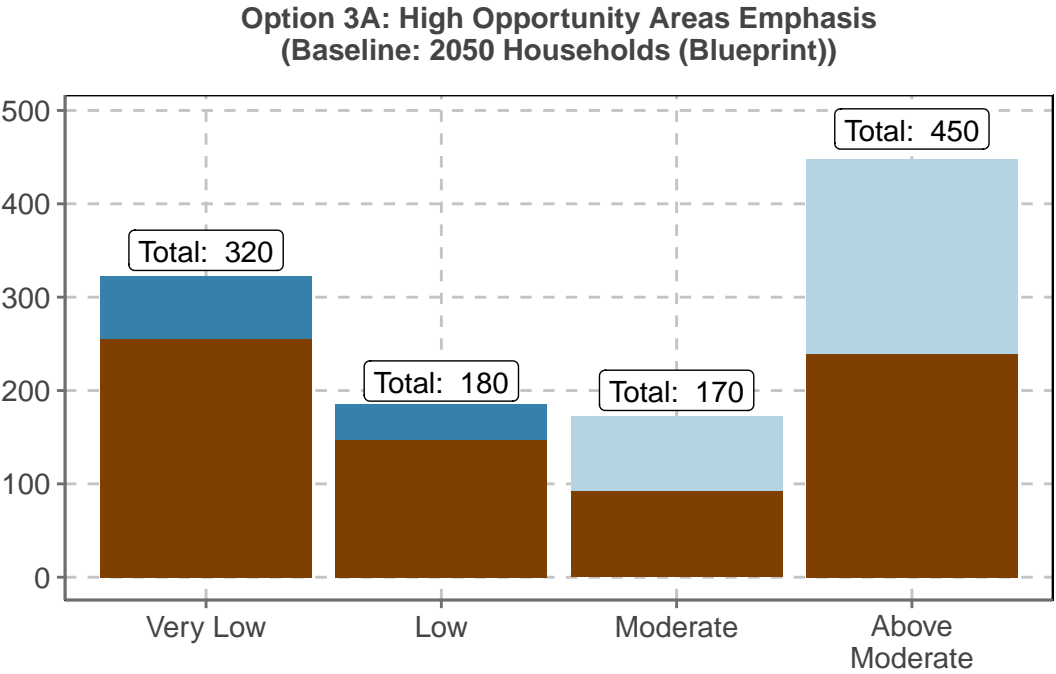
Version A: Original Income Grouping



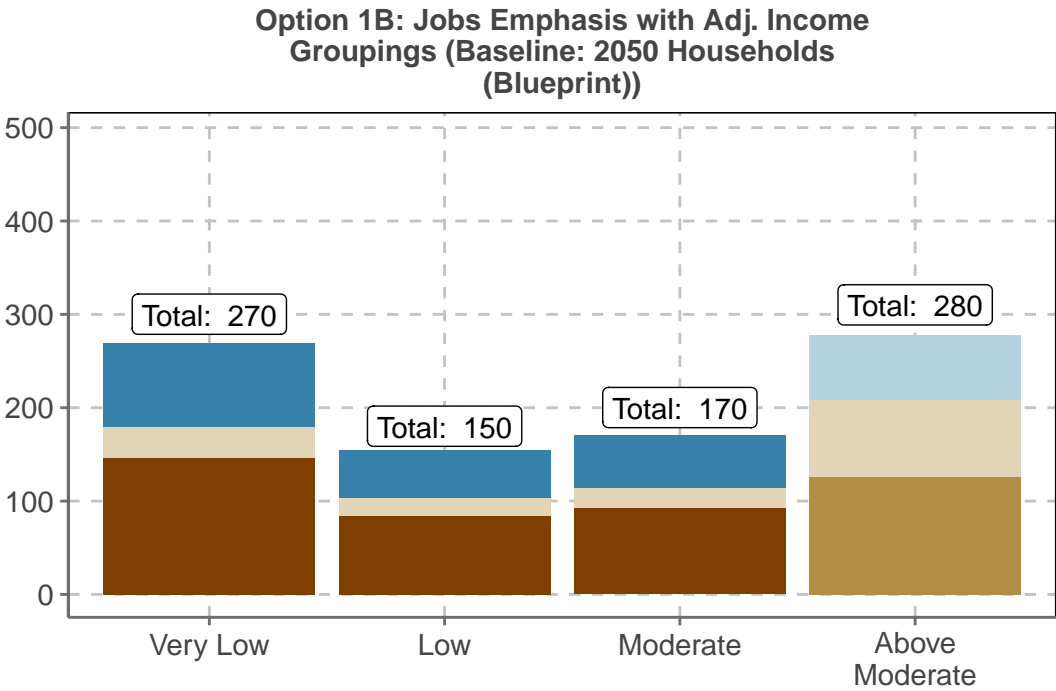
Version A: Original Income Grouping



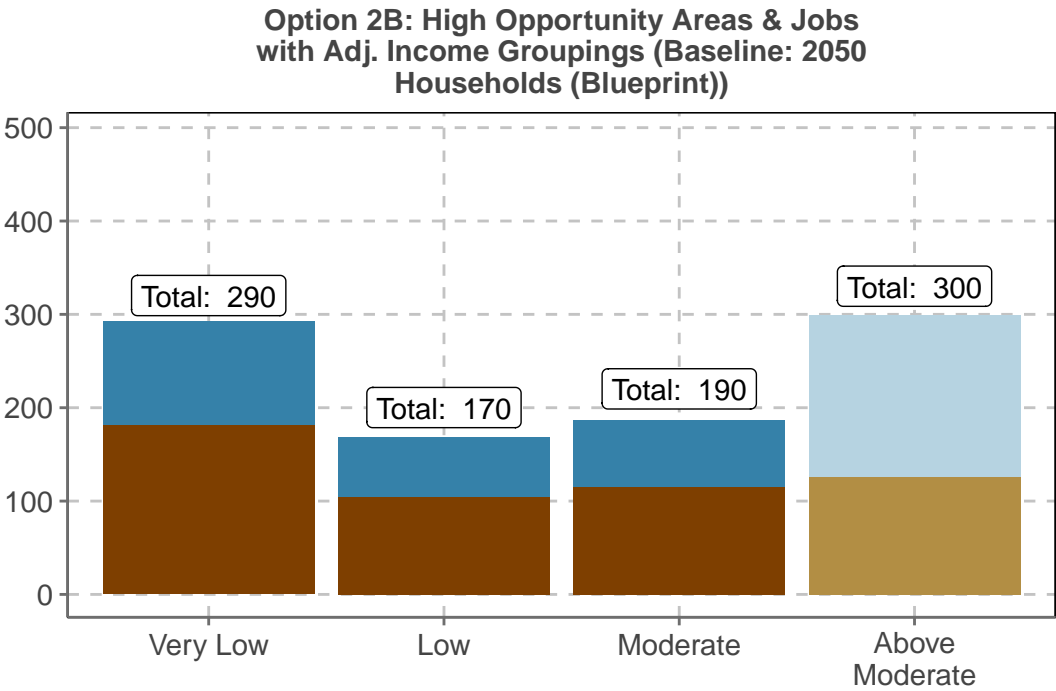
Version A: Original Income Grouping



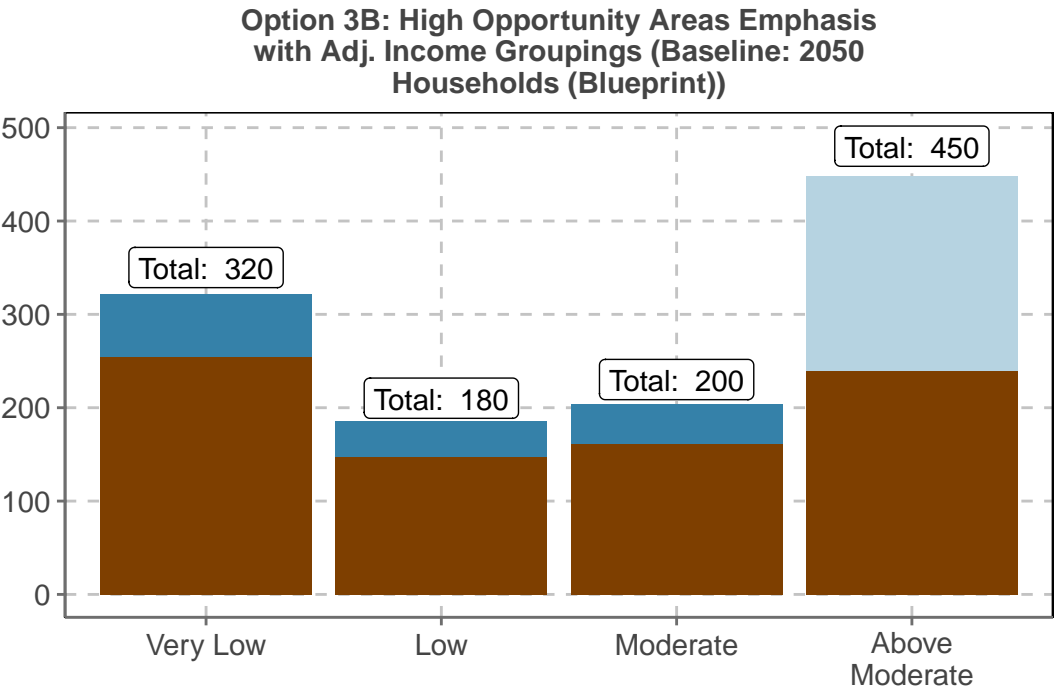
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Livermore  
(2019 households: 31124)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

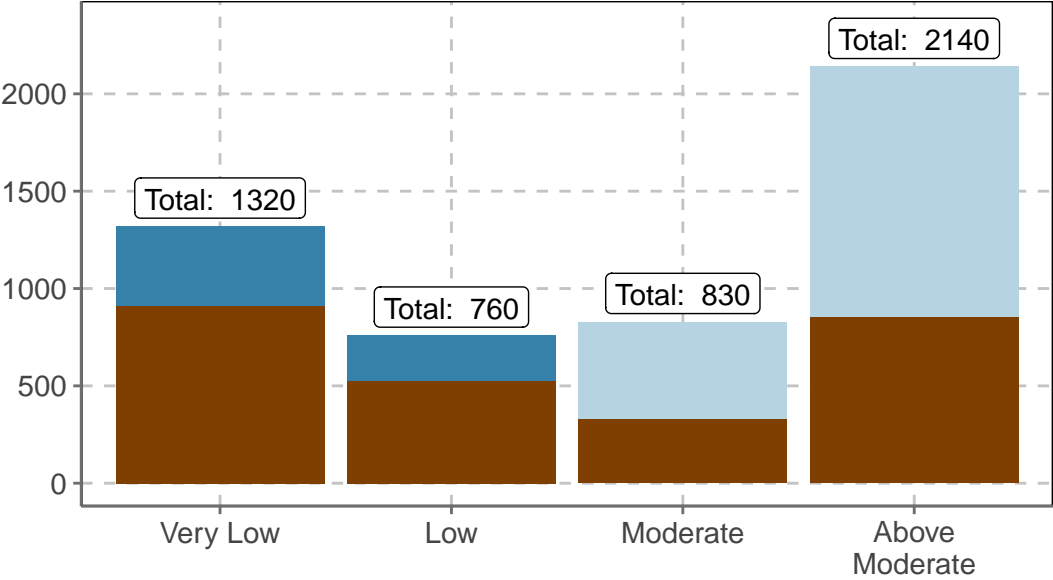
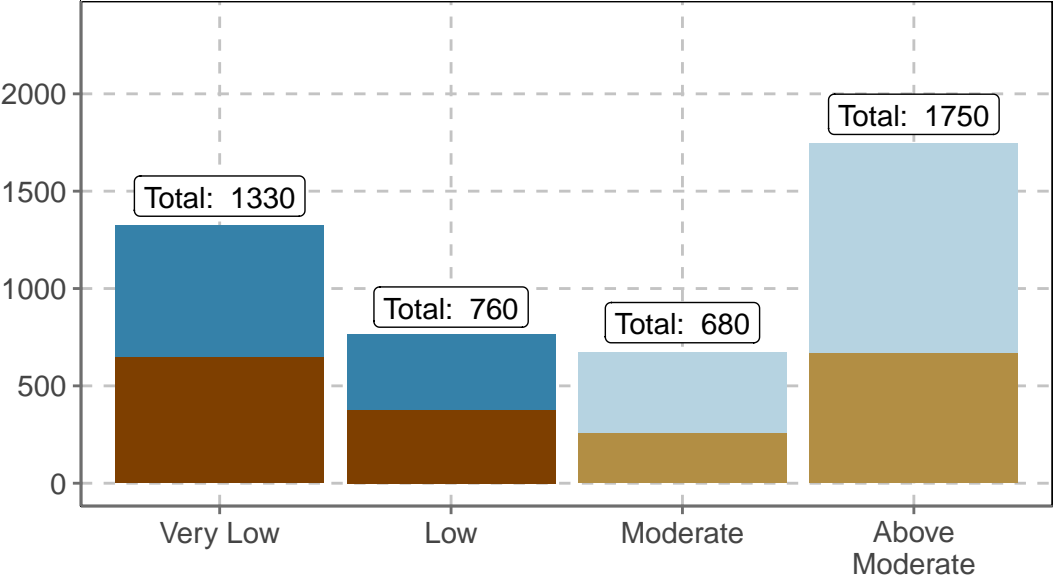
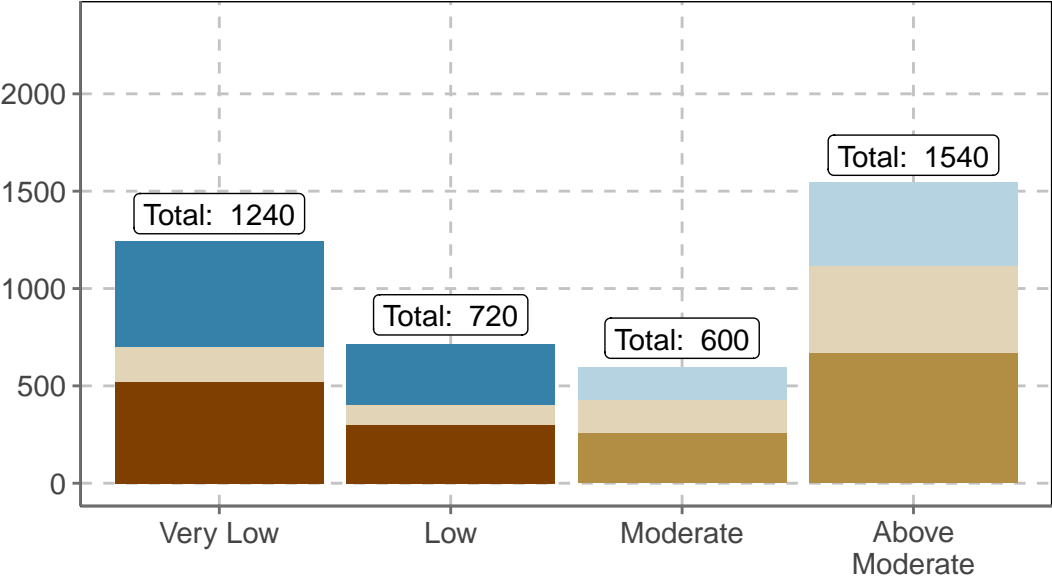
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

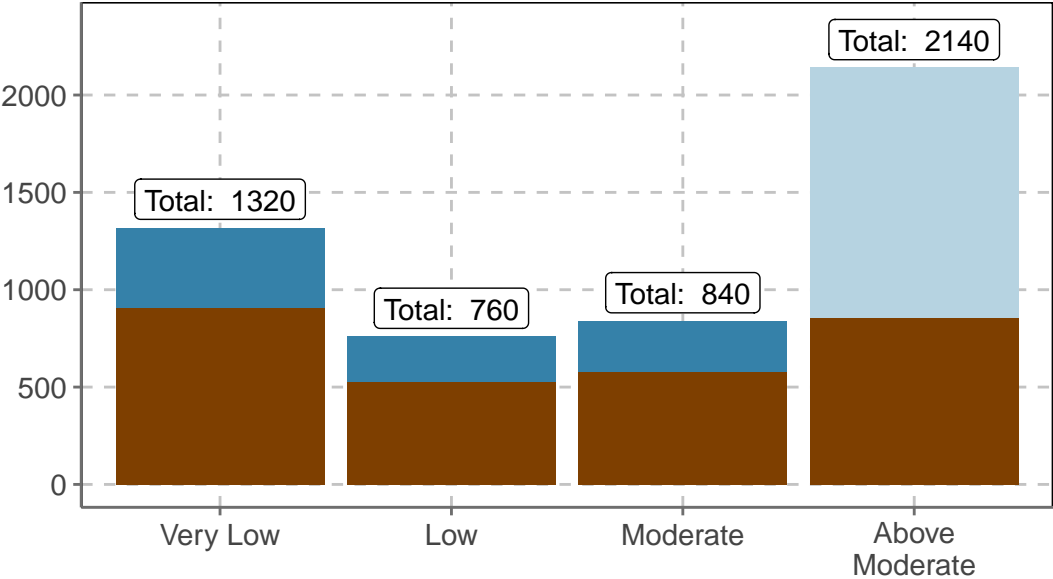
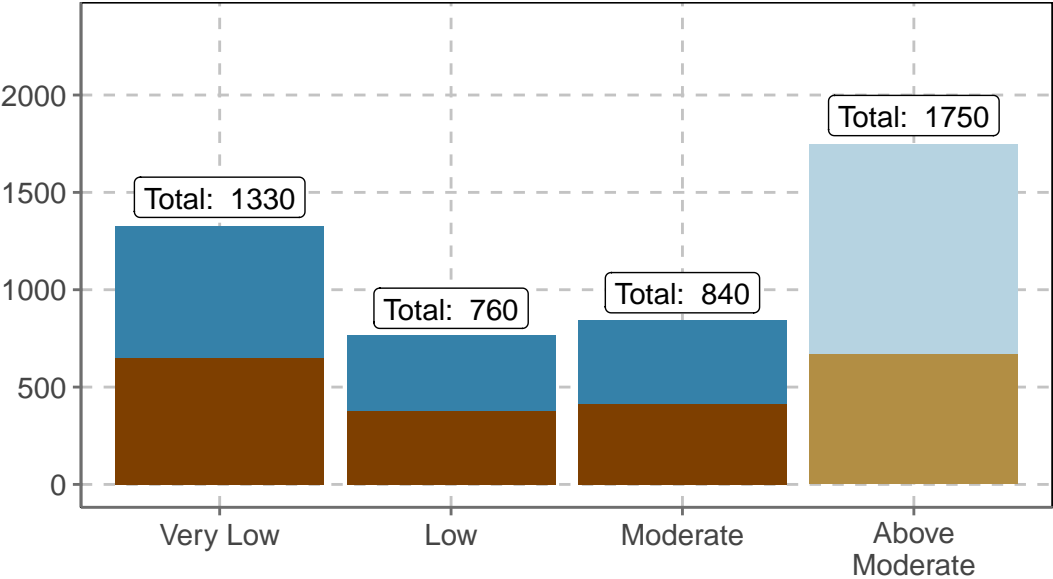
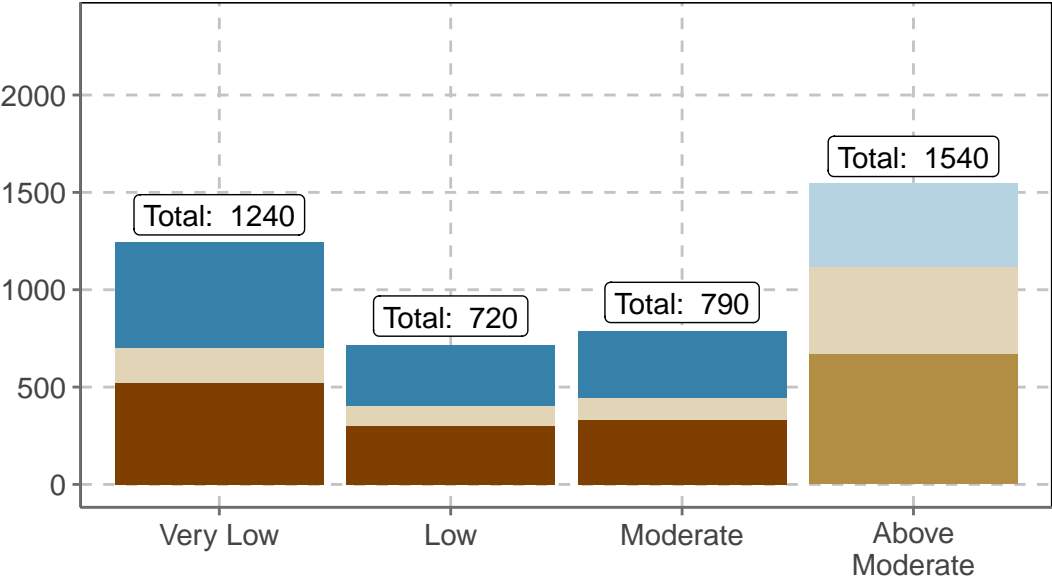
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

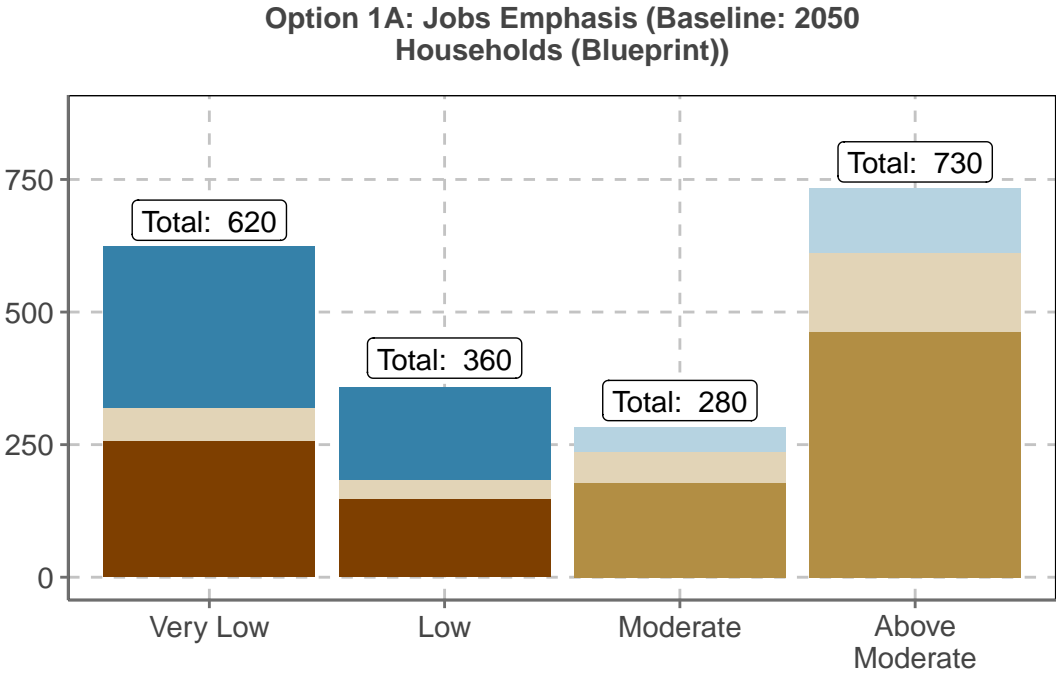


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

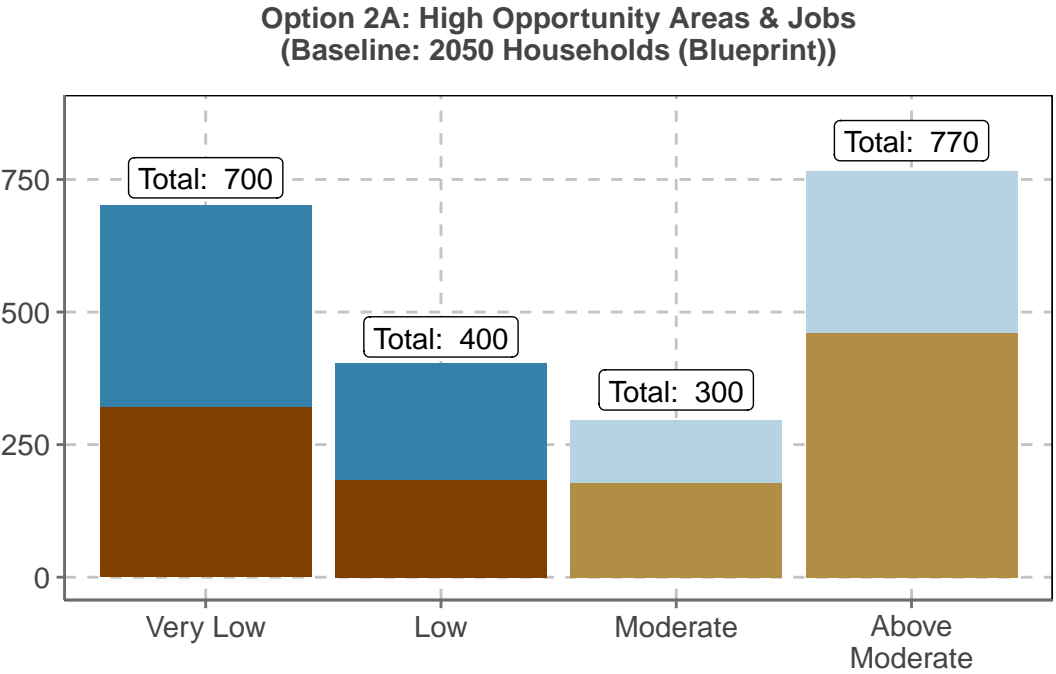
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Los Altos  
(2019 households: 11181)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

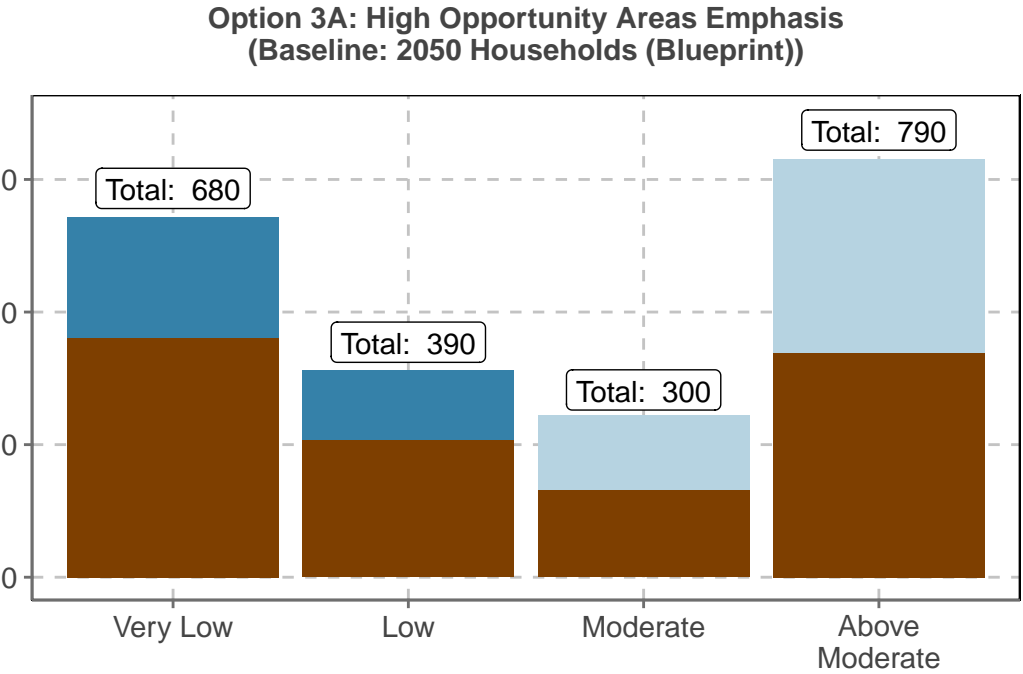
Version A: Original Income Grouping



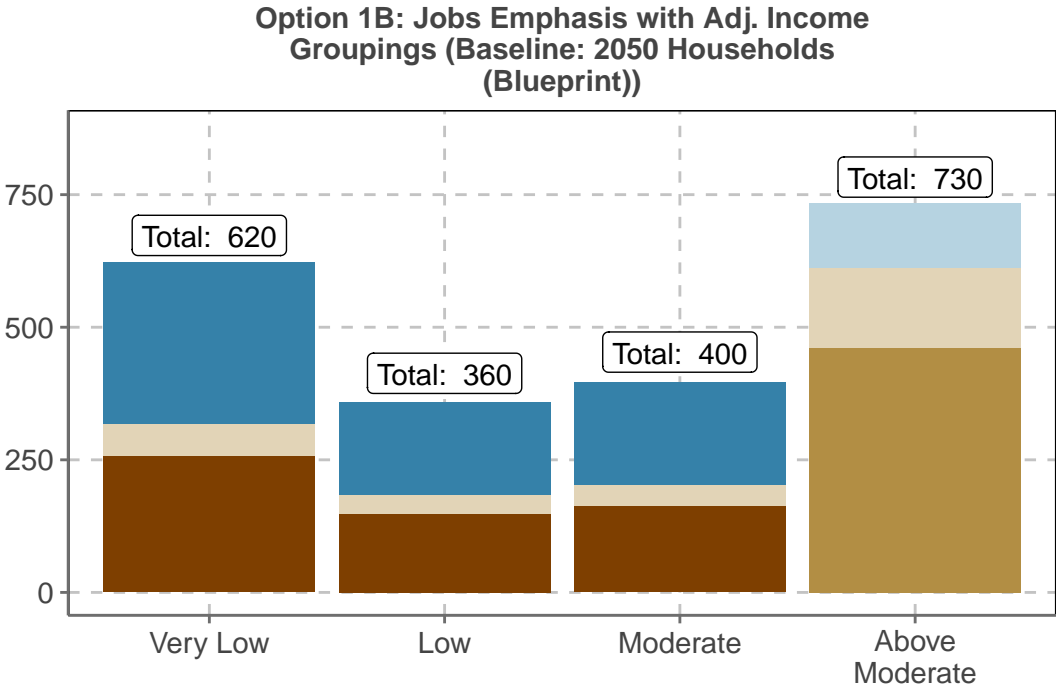
Version A: Original Income Grouping



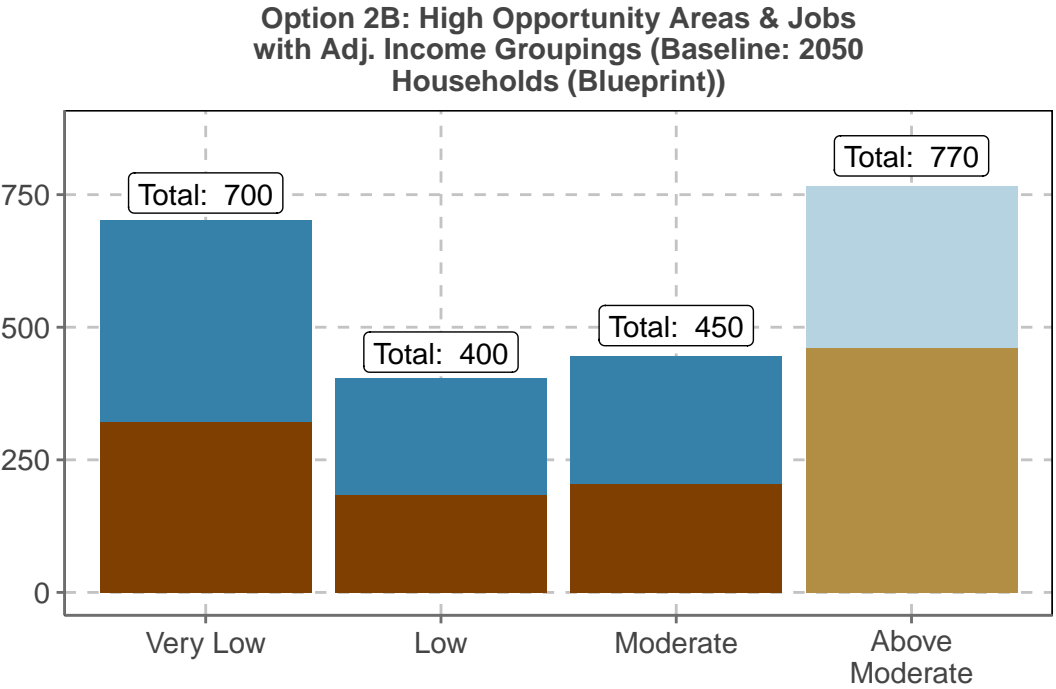
Version A: Original Income Grouping



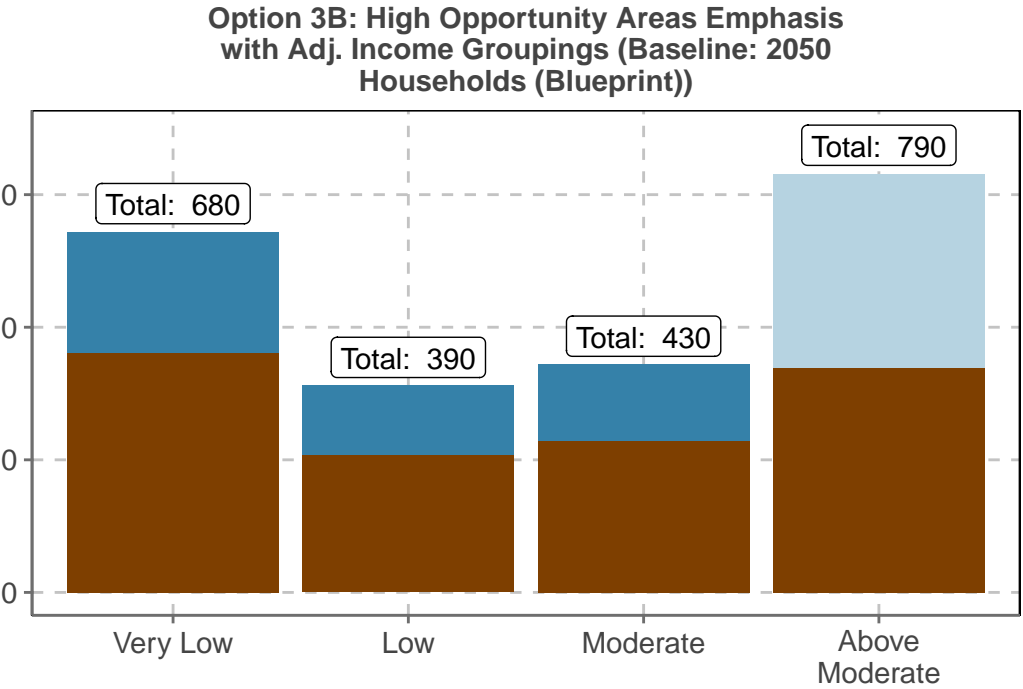
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

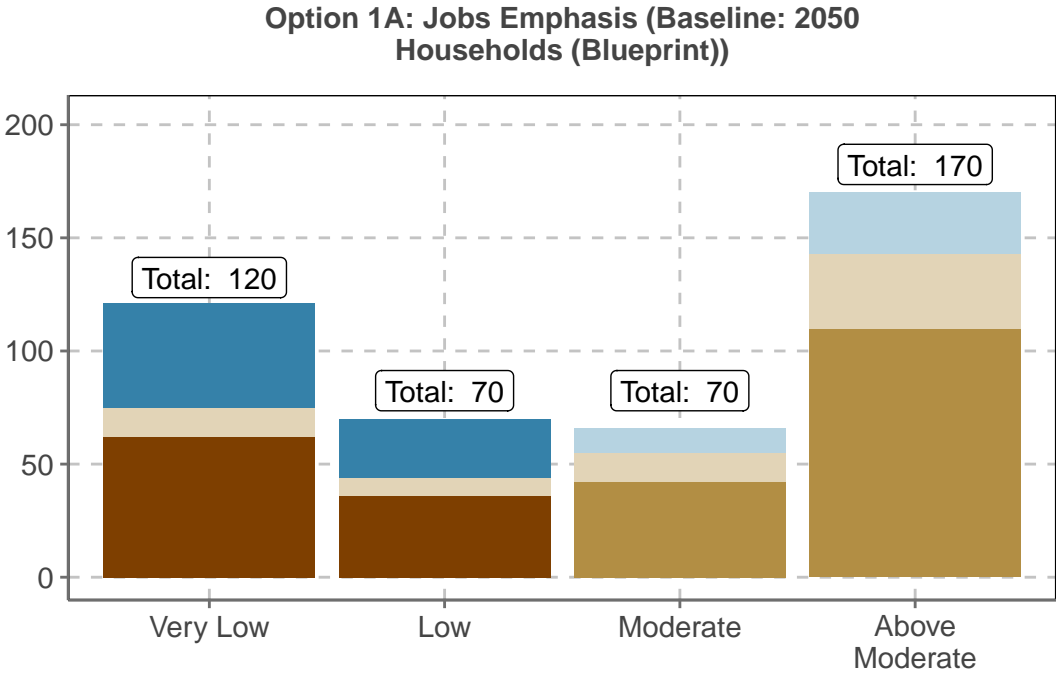


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

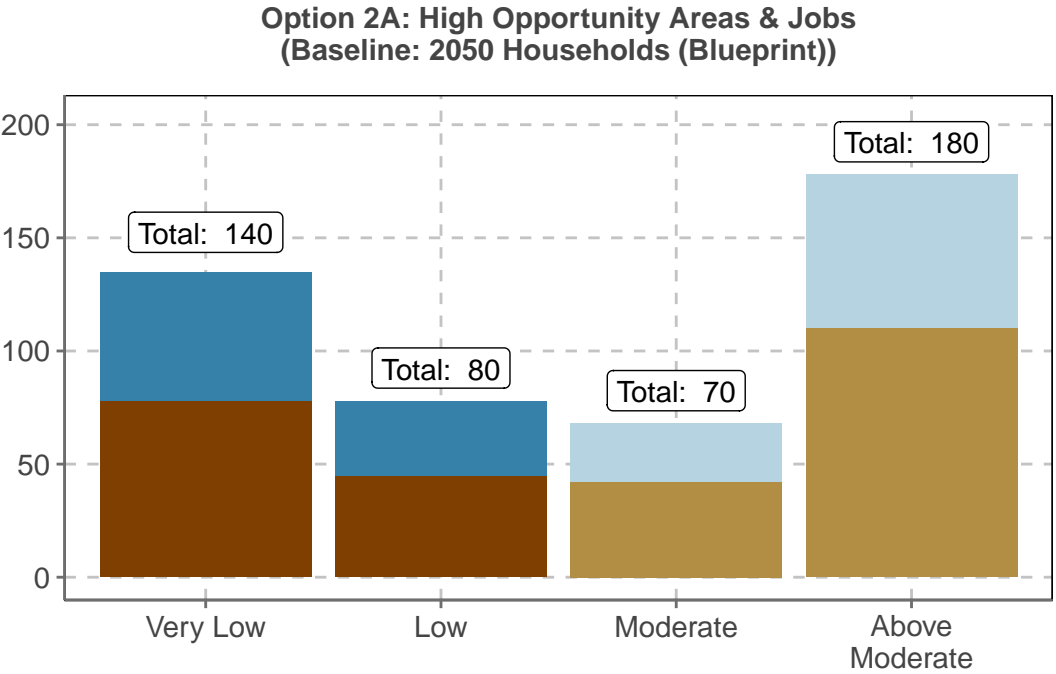
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Los Altos Hills**  
**(2019 households: 3034)**  
**(Santa Clara County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

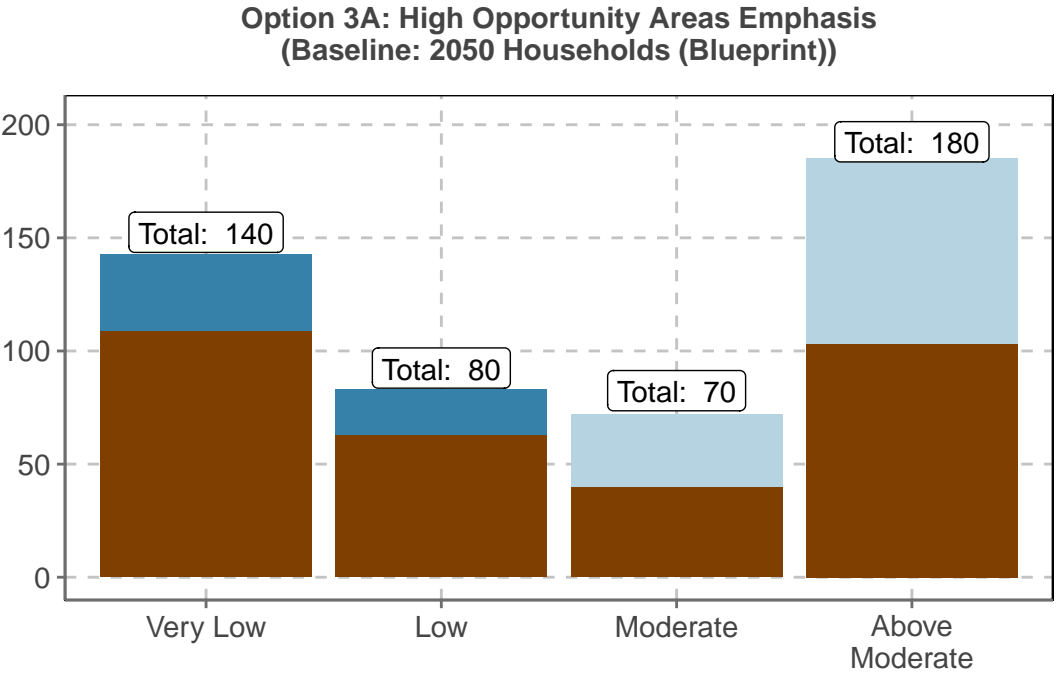
**Version A: Original Income Grouping**



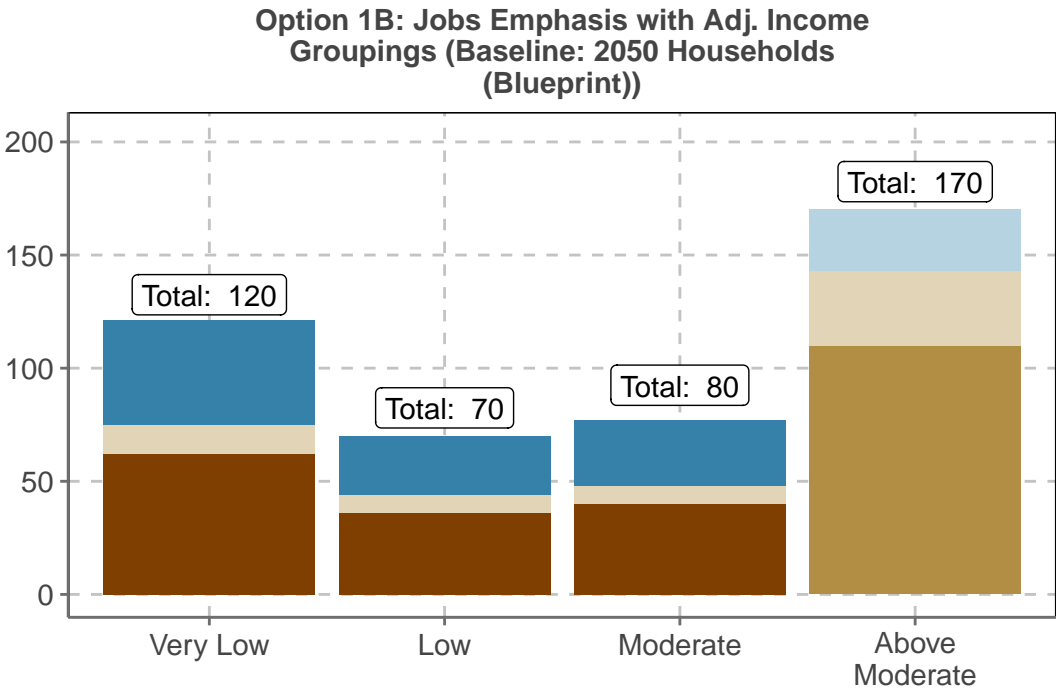
**Version A: Original Income Grouping**



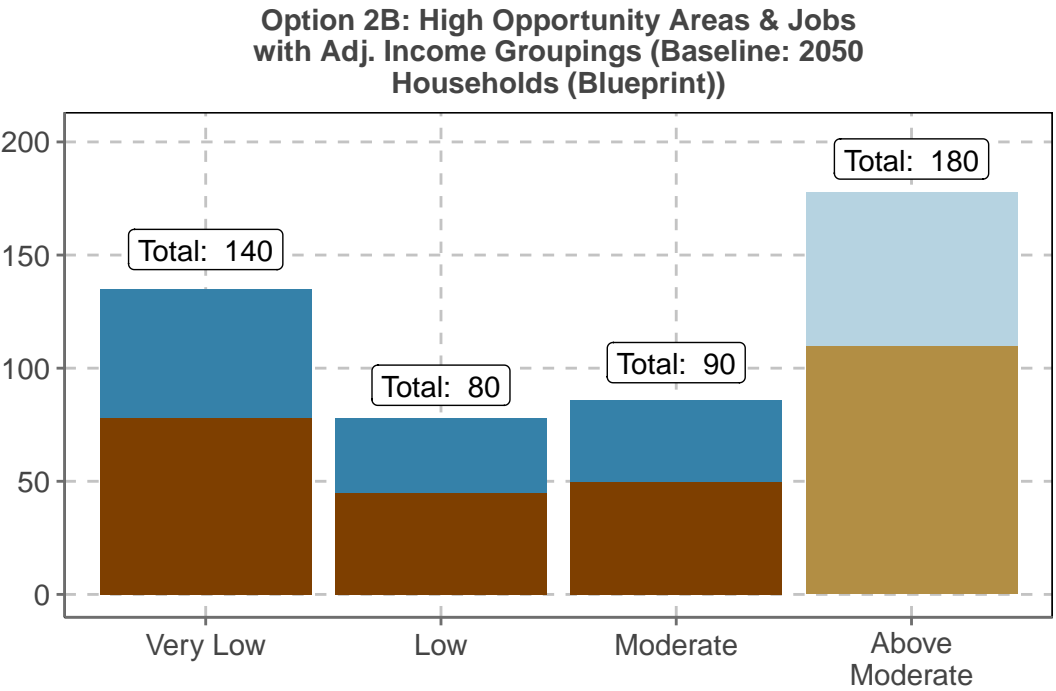
**Version A: Original Income Grouping**



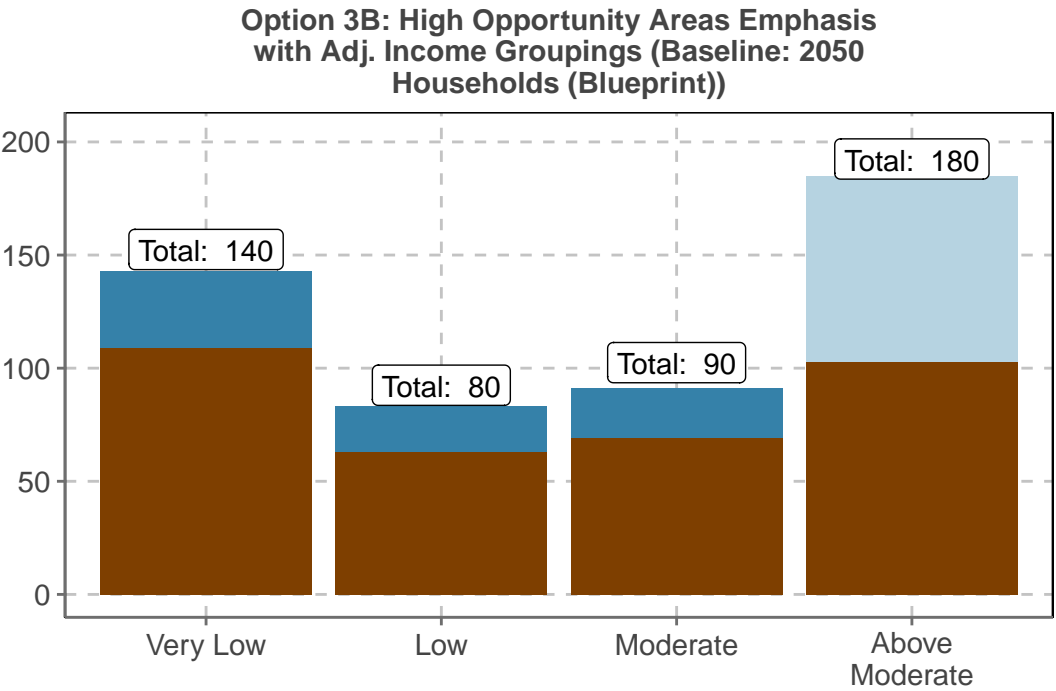
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**

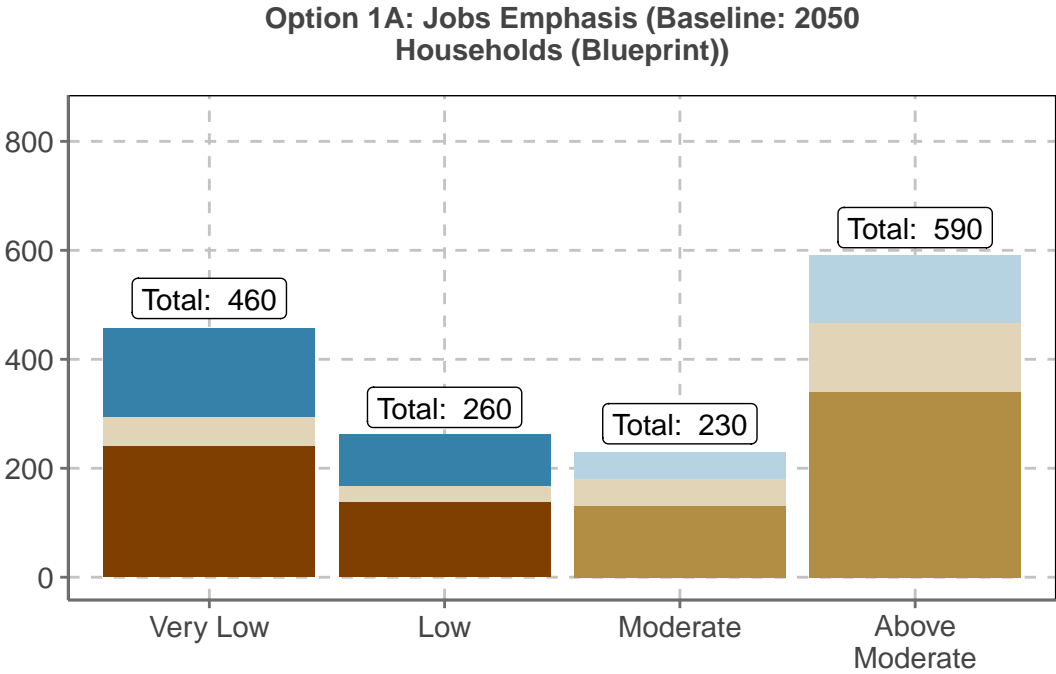


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

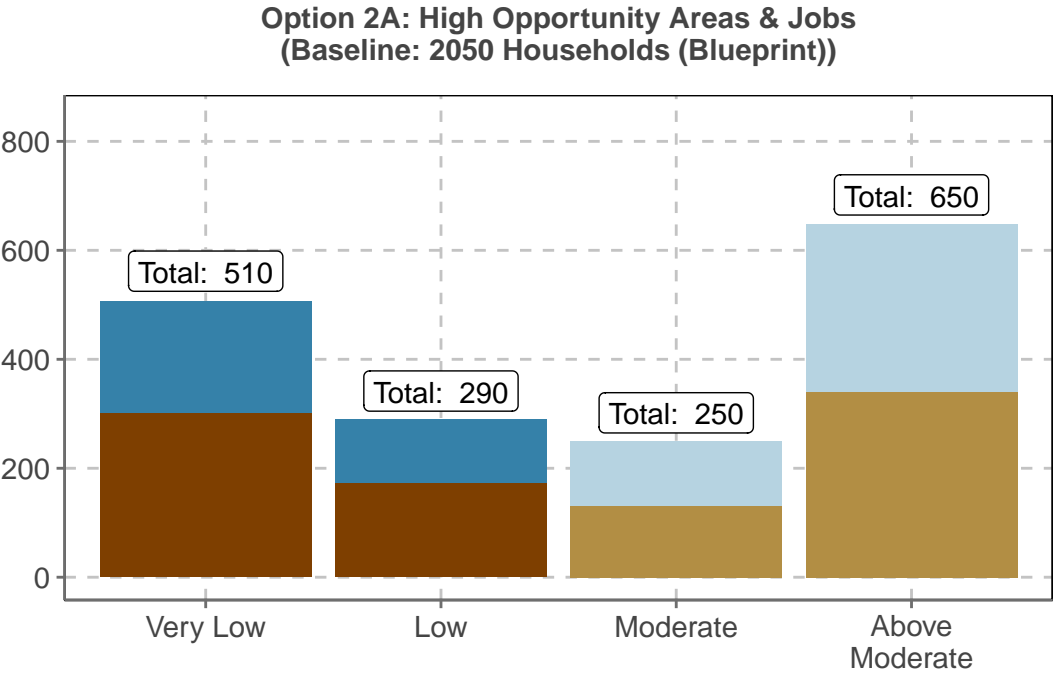
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Los Gatos  
(2019 households: 12584)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

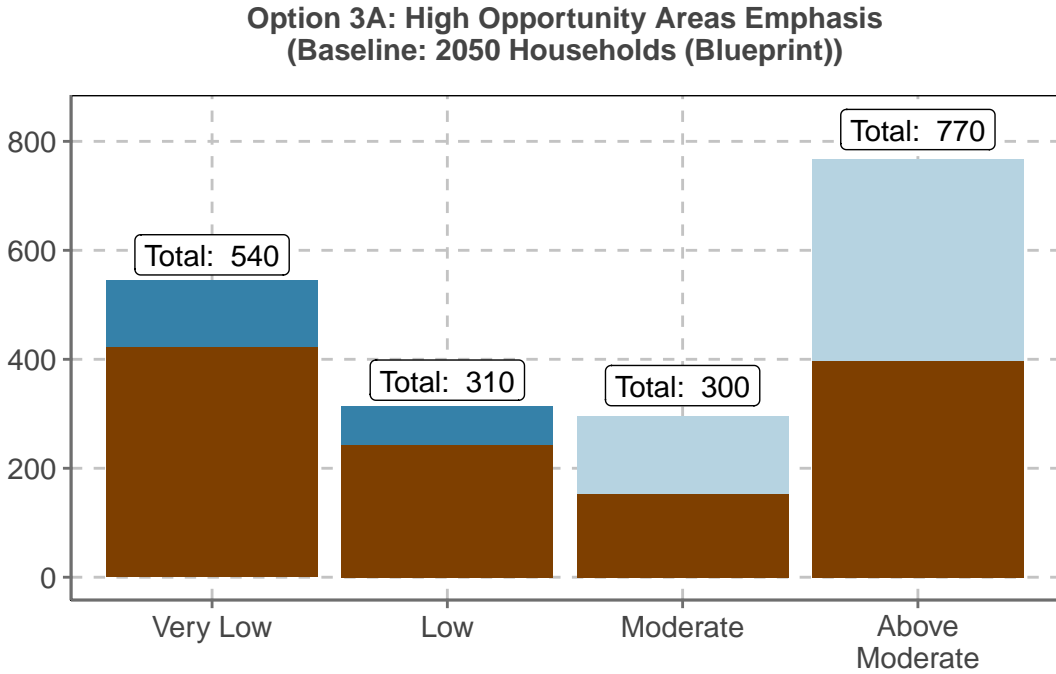
Version A: Original Income Grouping



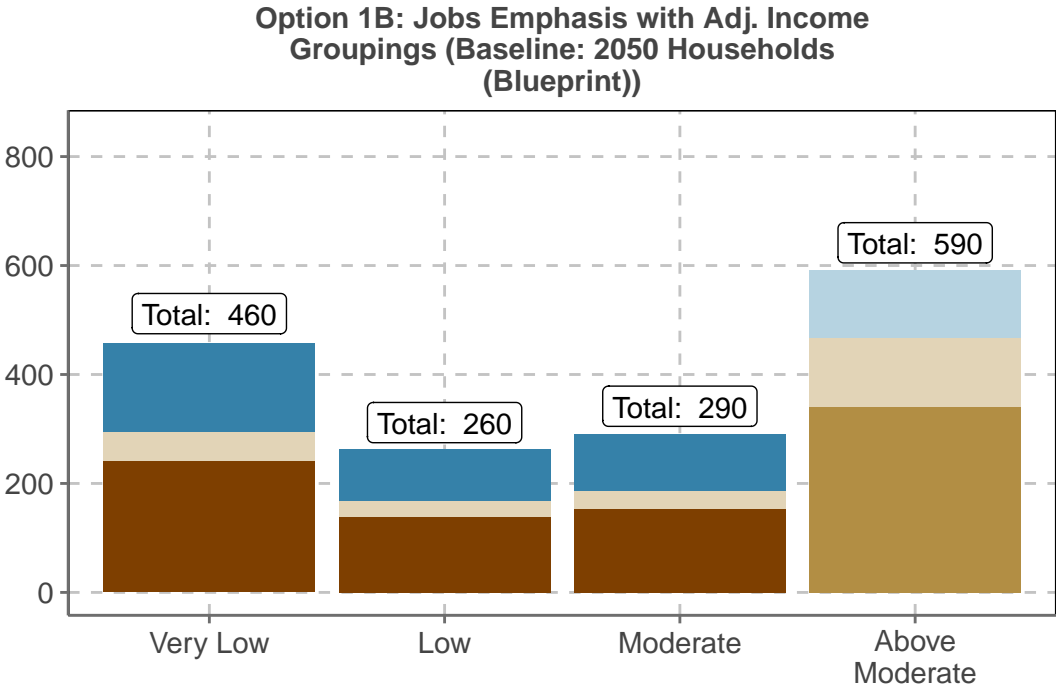
Version A: Original Income Grouping



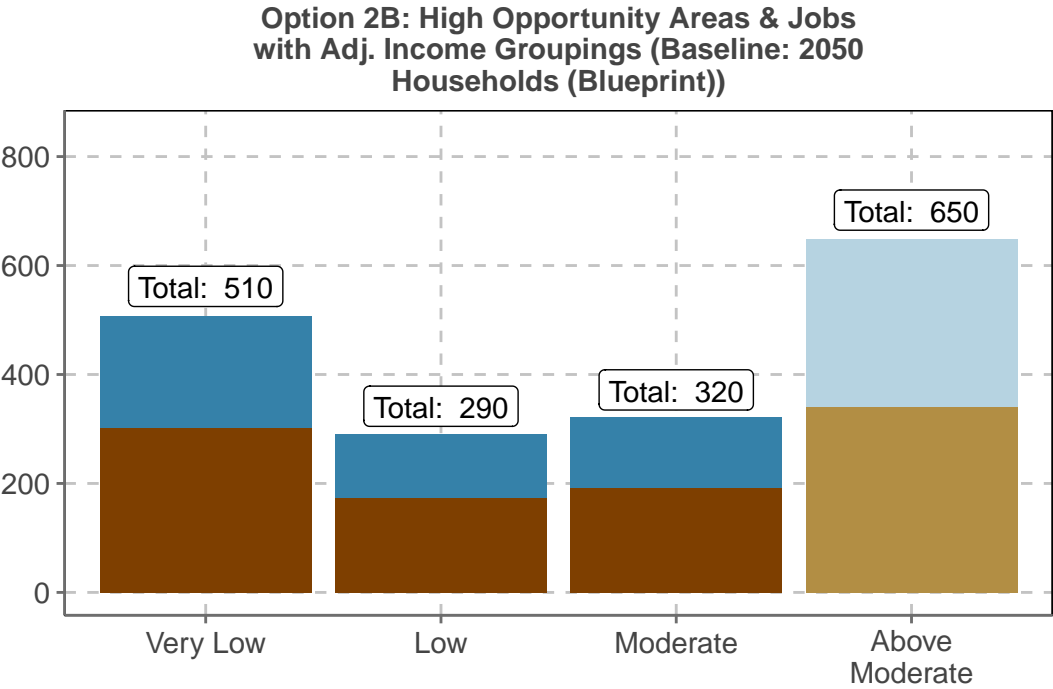
Version A: Original Income Grouping



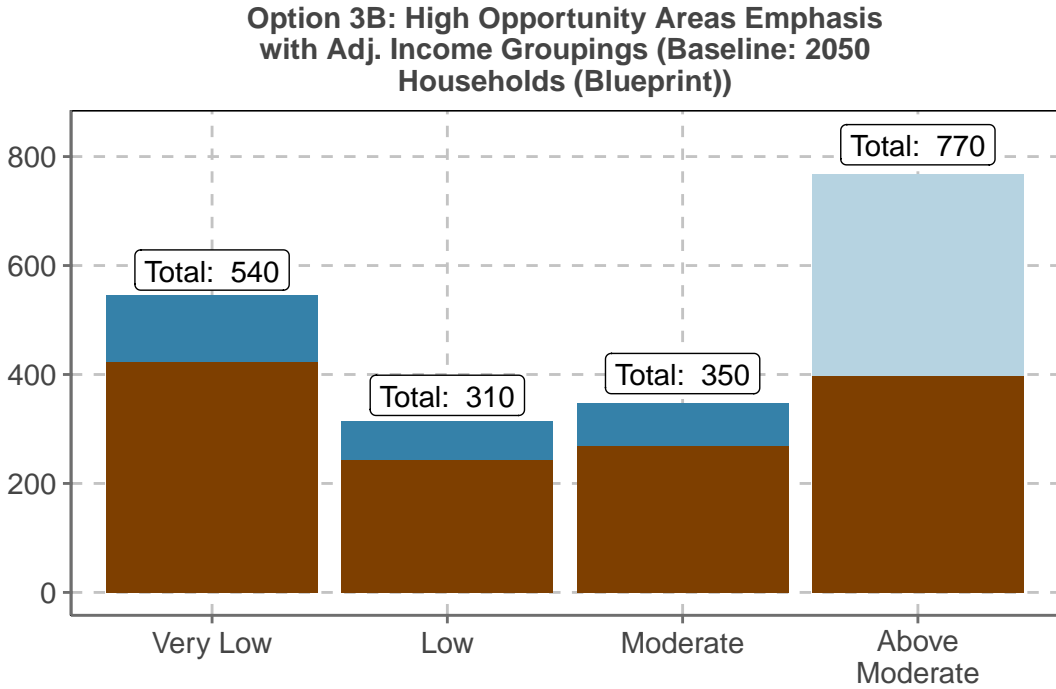
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

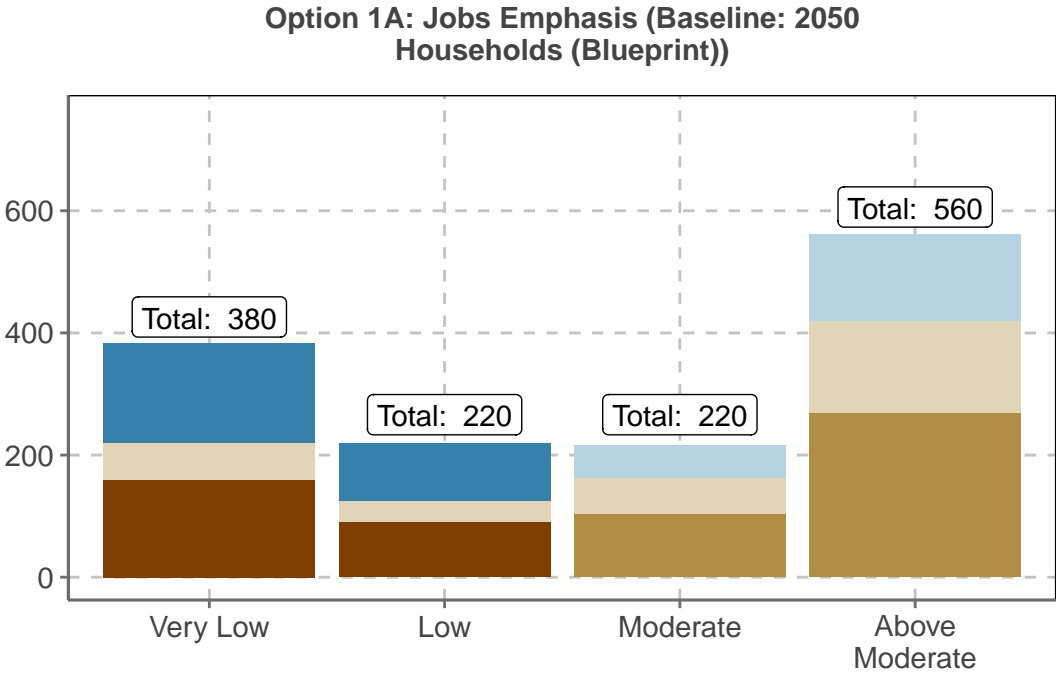


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

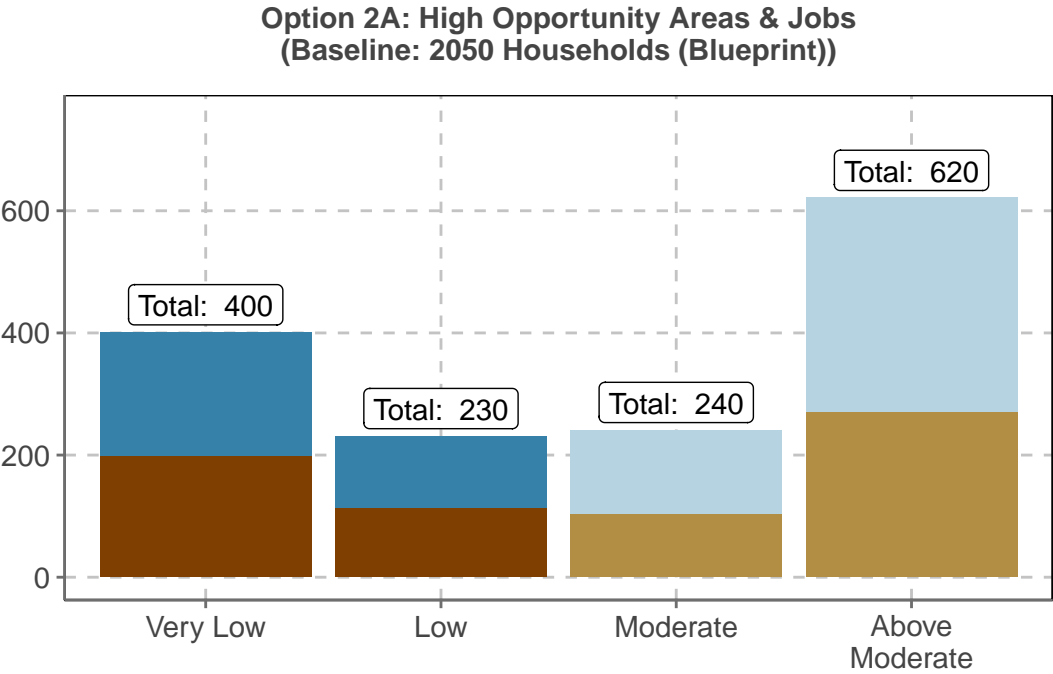
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Martinez  
(2019 households: 14522)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

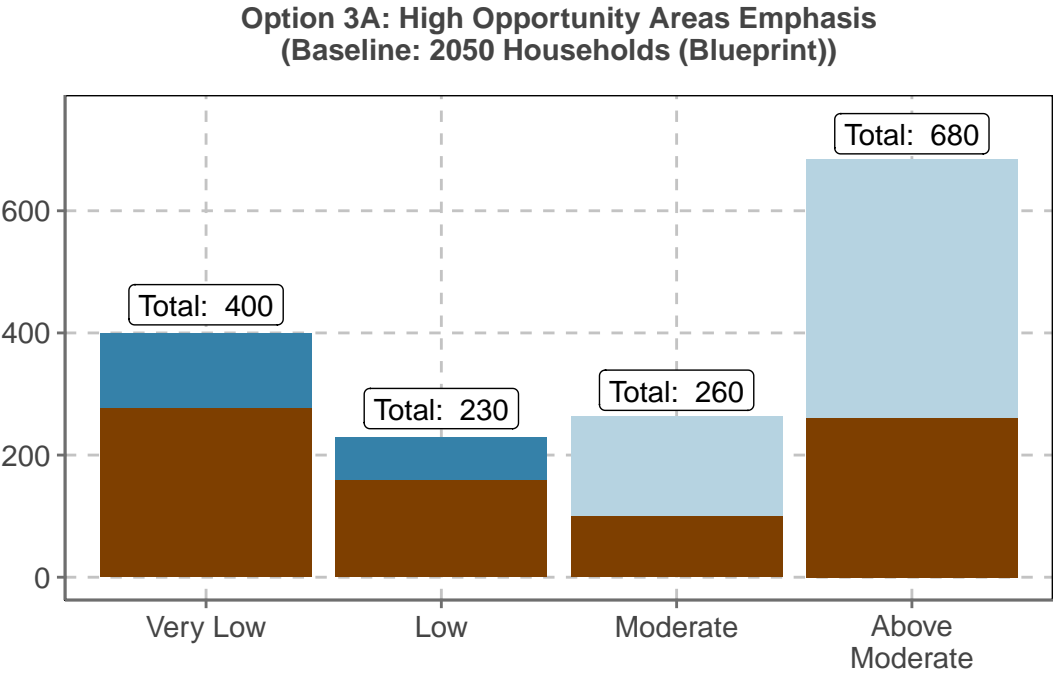
Version A: Original Income Grouping



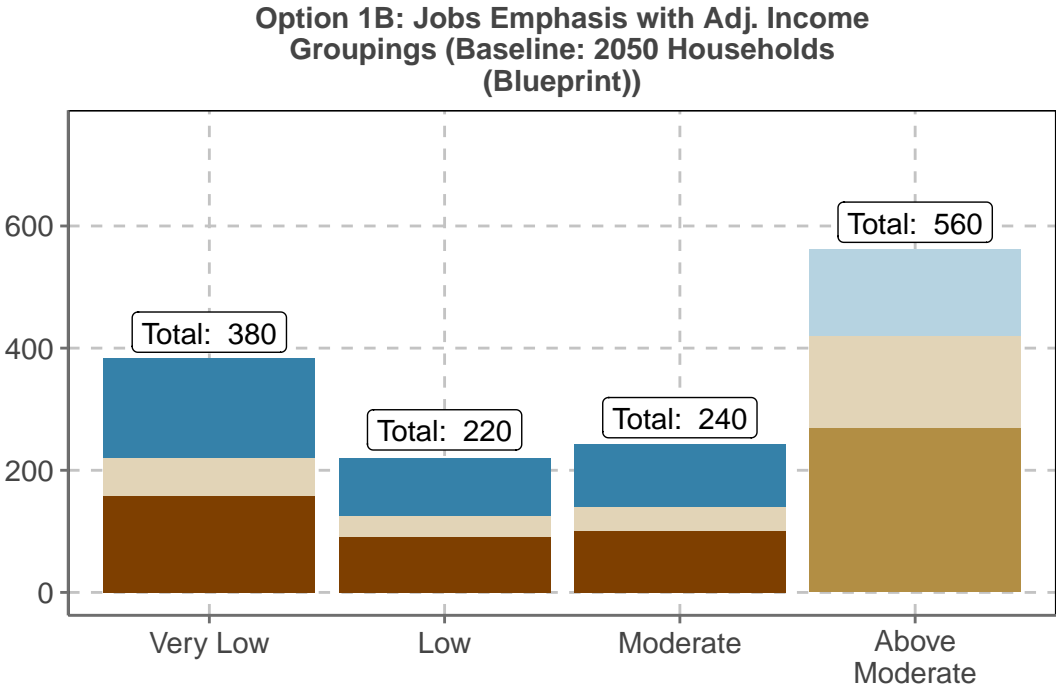
Version A: Original Income Grouping



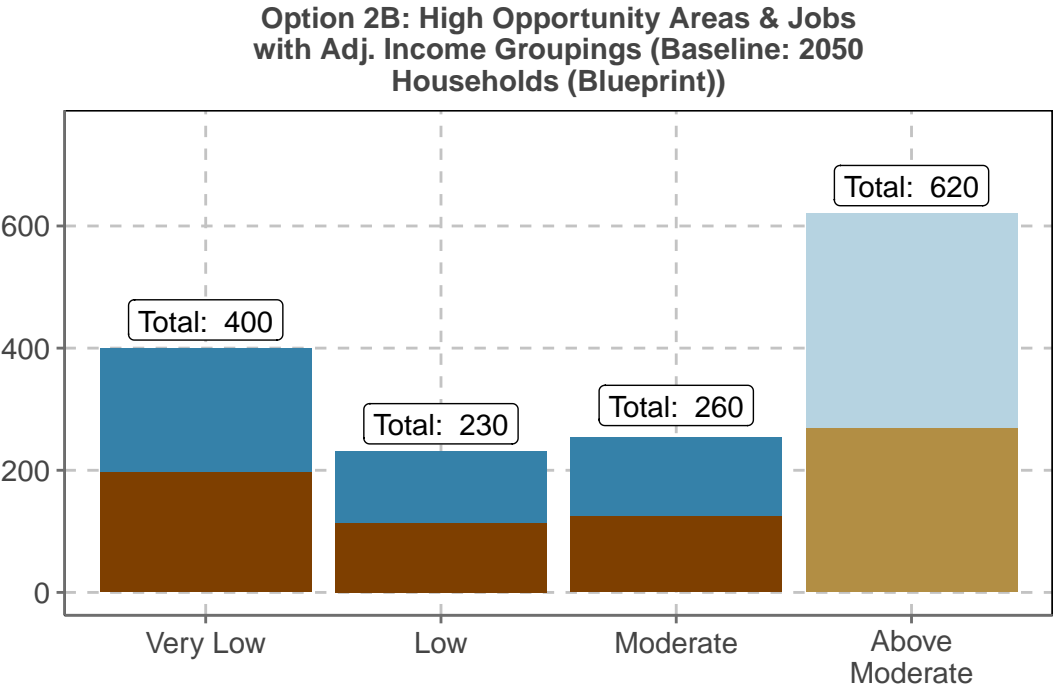
Version A: Original Income Grouping



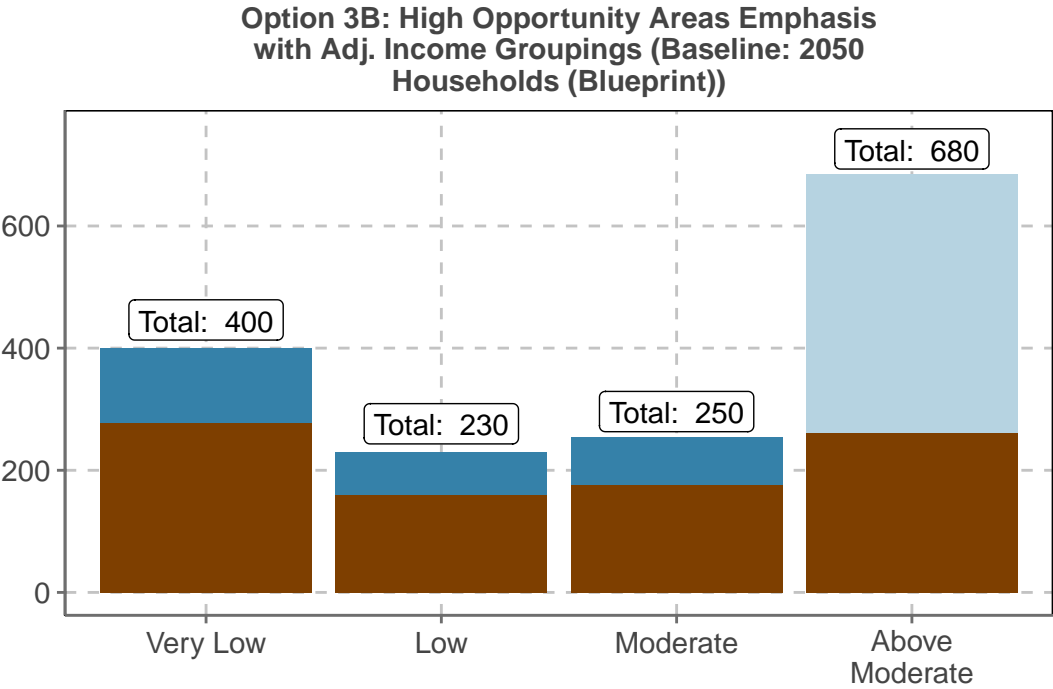
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit



Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Menlo Park  
(2019 households: 13277)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

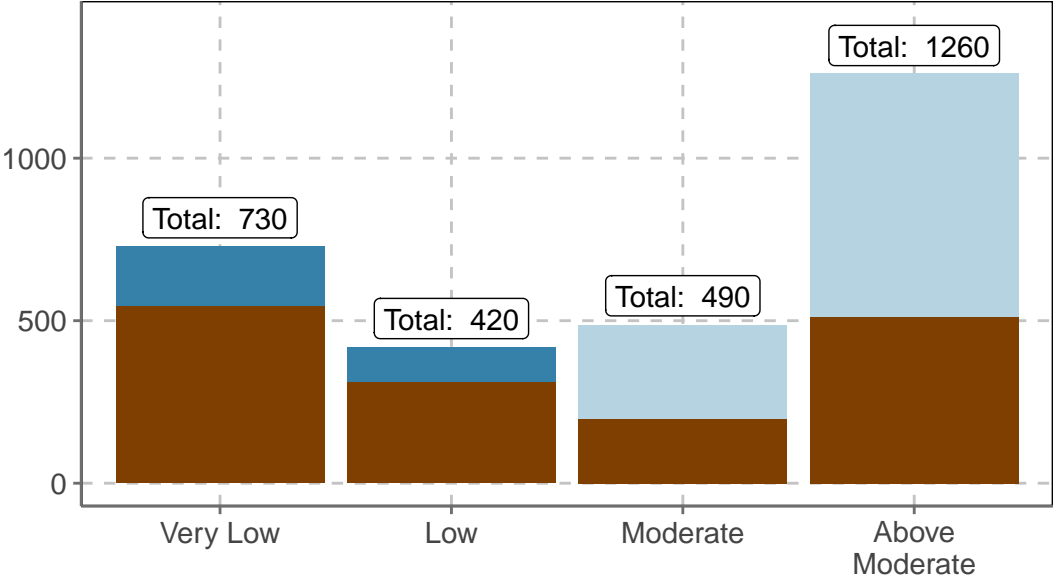
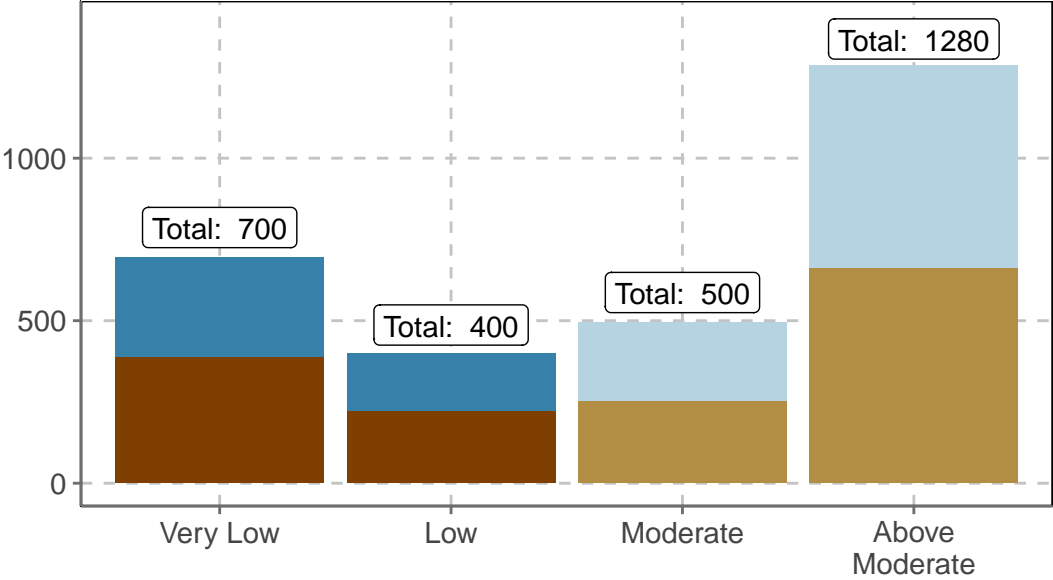
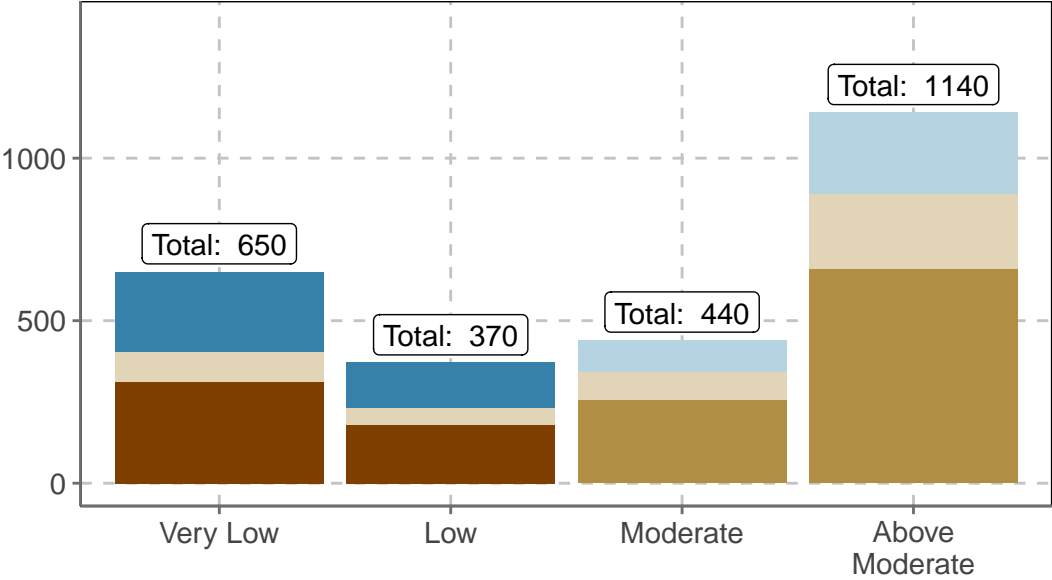
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

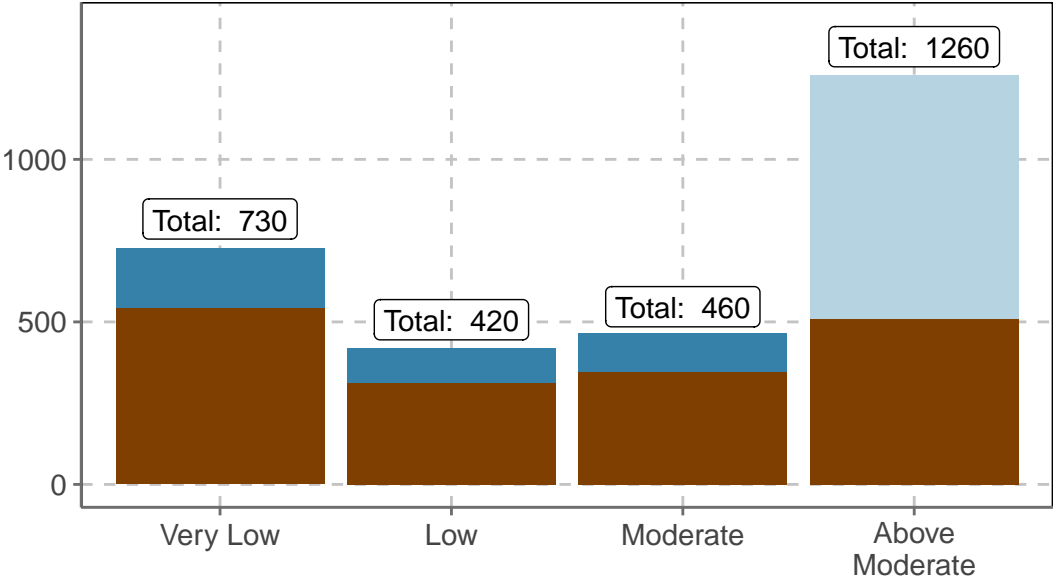
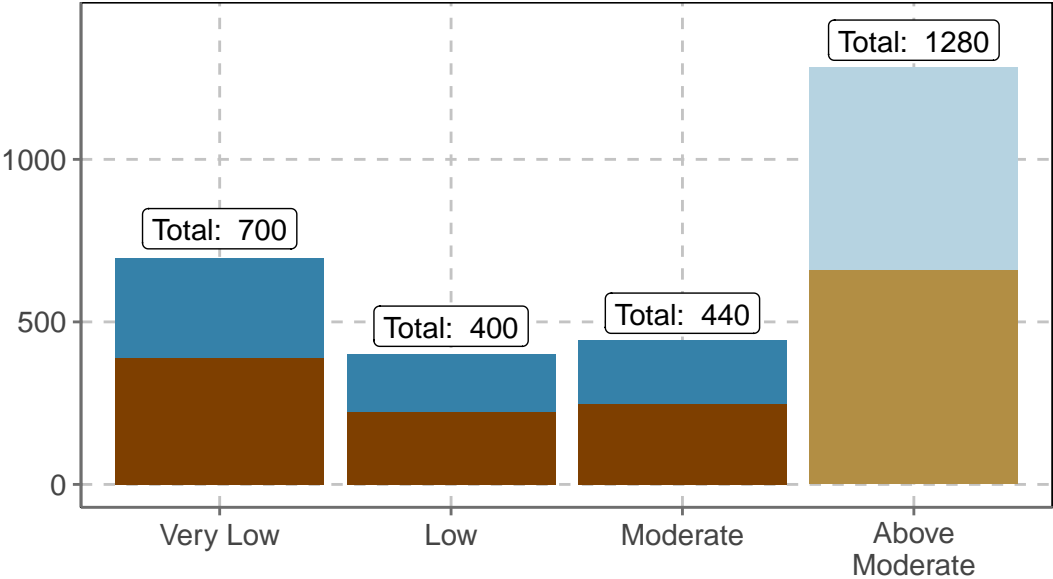
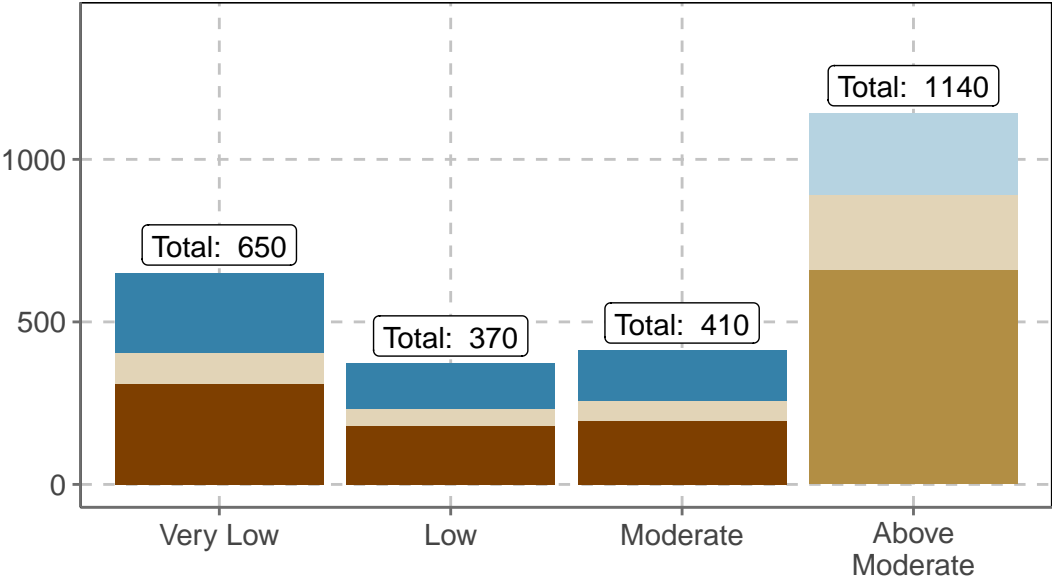
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

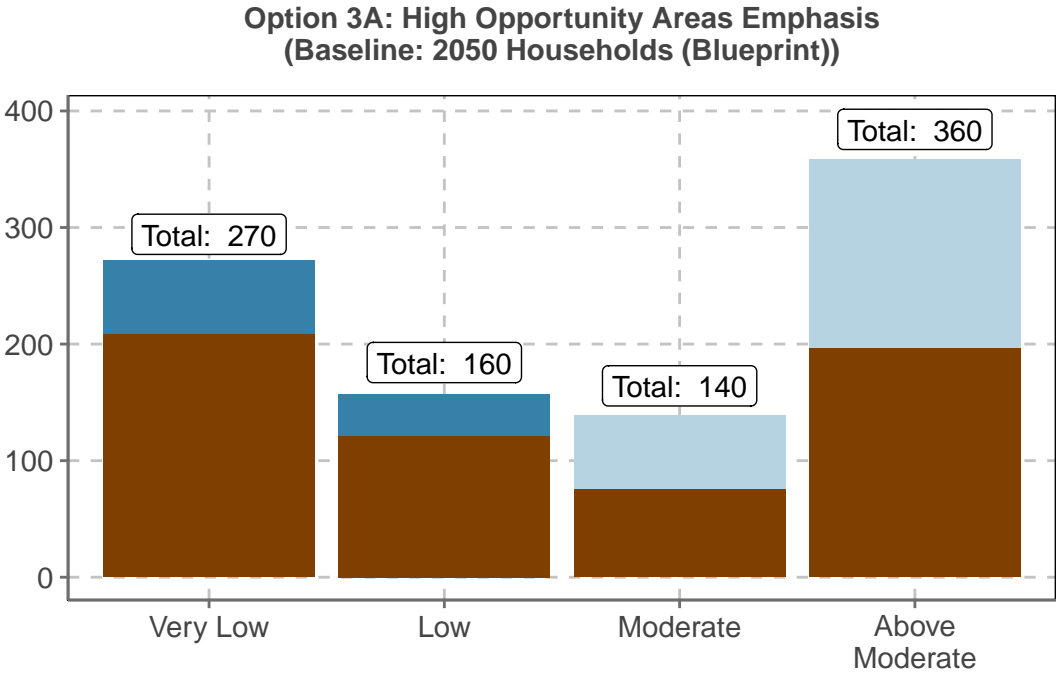
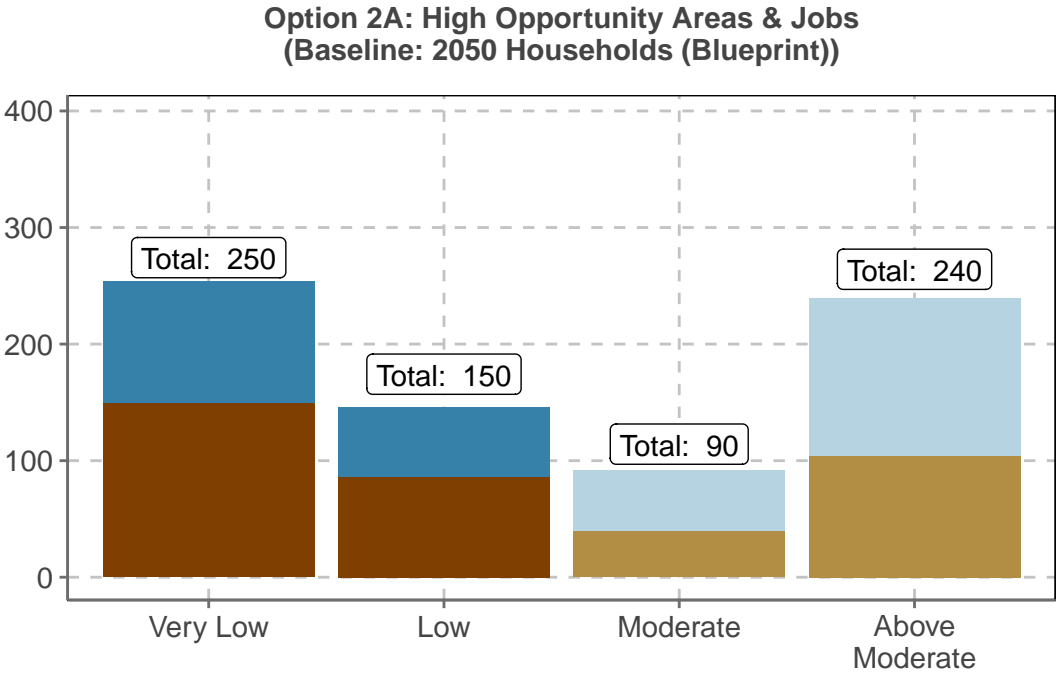
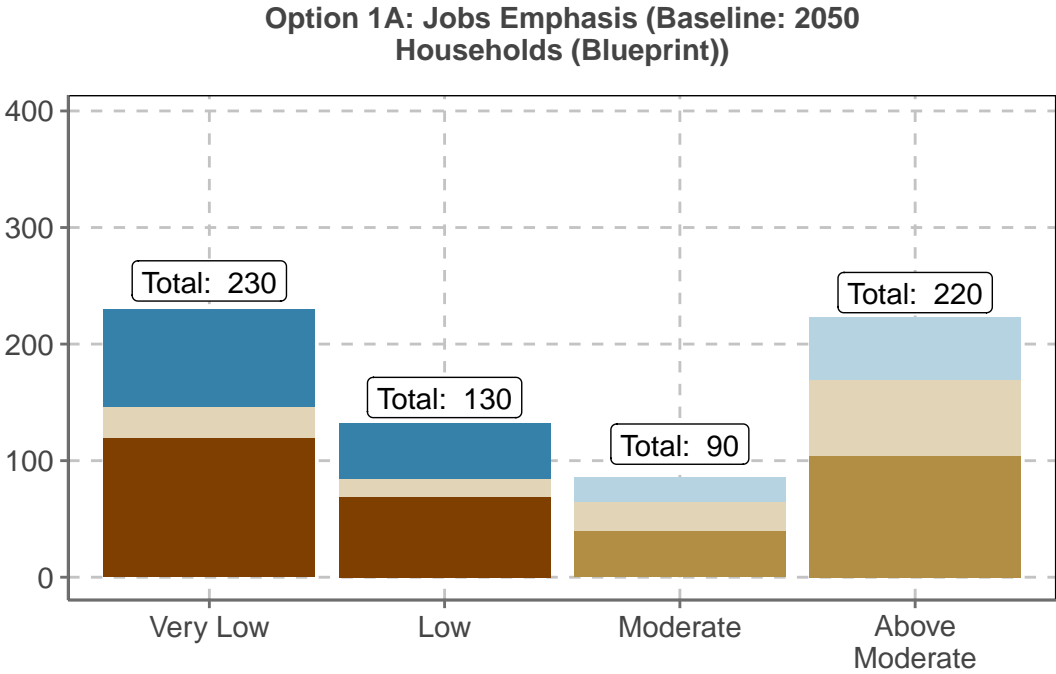
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Mill Valley**  
**(2019 households: 6201)**  
**(Marin County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

**Version A: Original Income Grouping**

**Version A: Original Income Grouping**

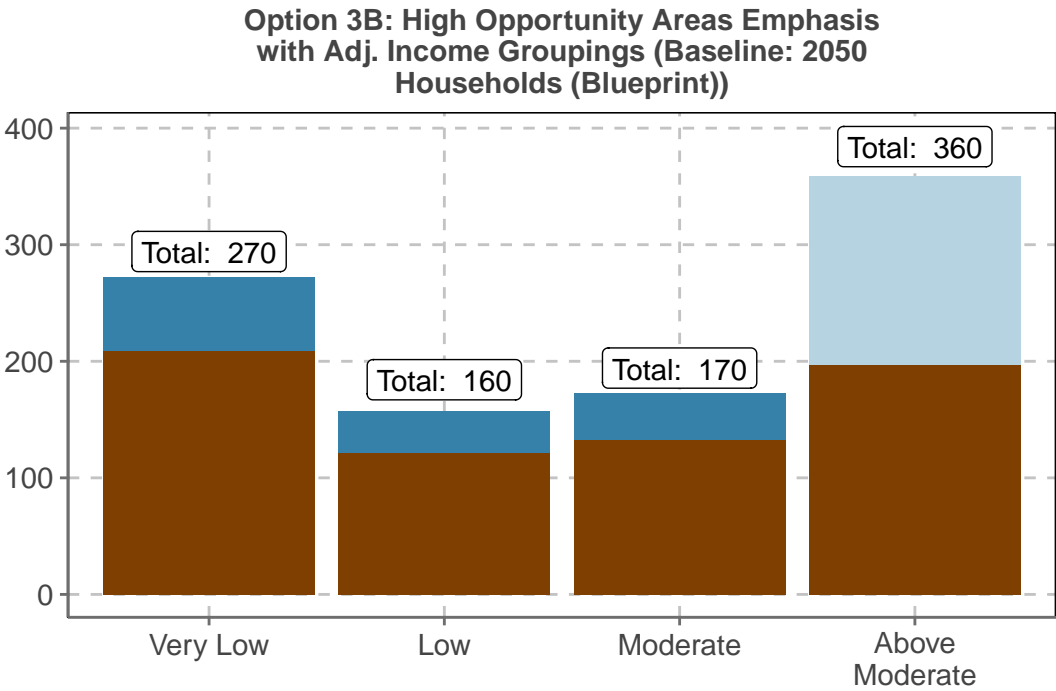
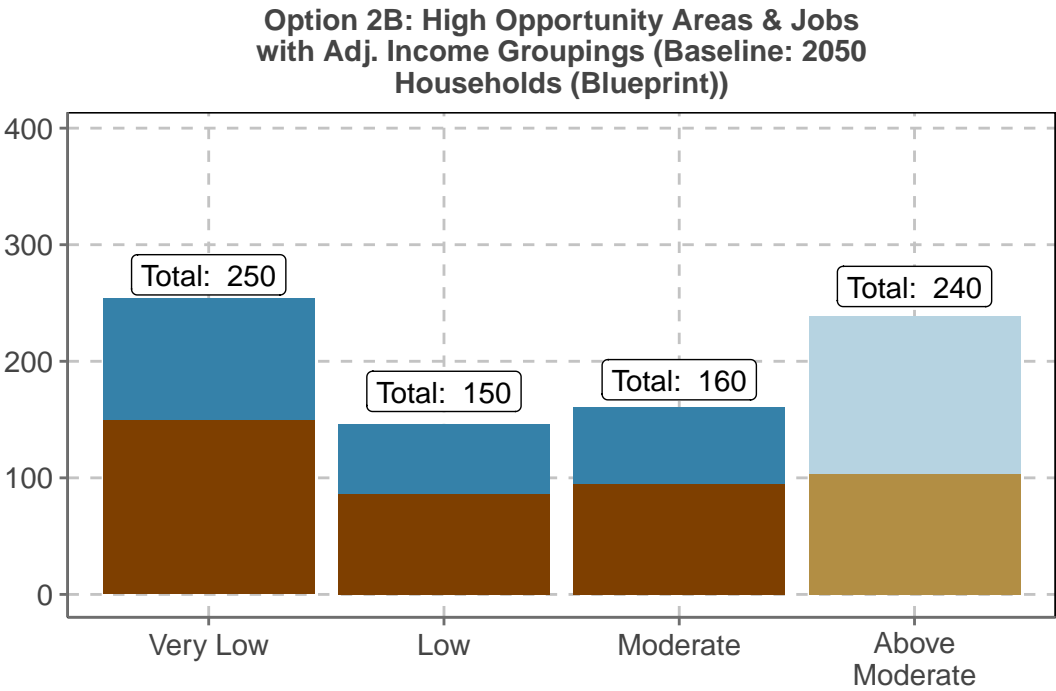
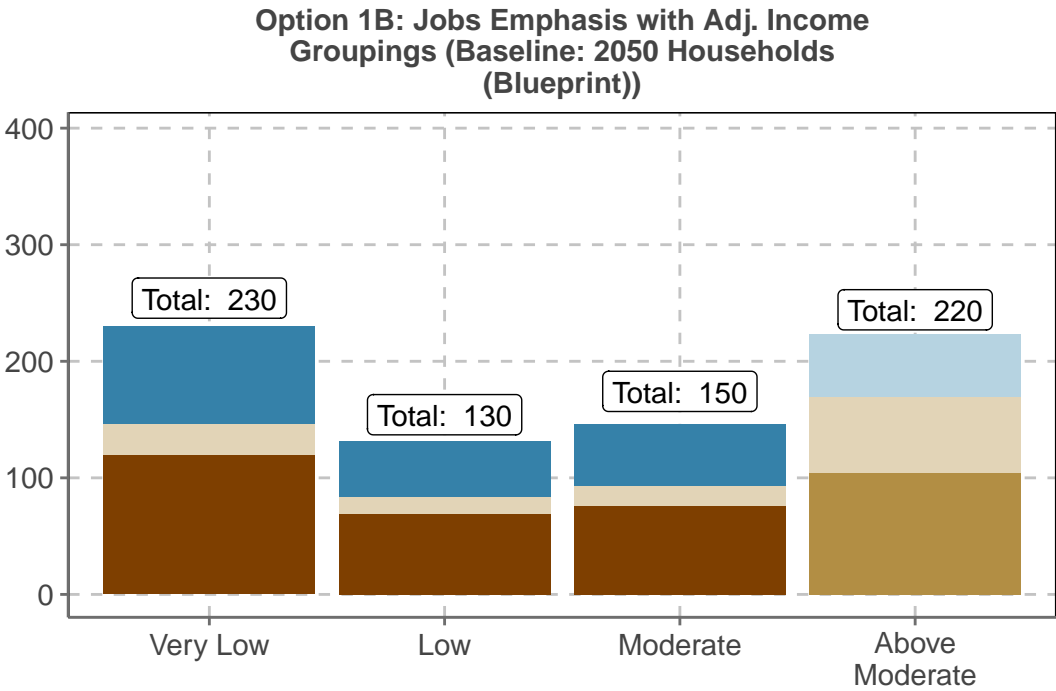
**Version A: Original Income Grouping**



**Version B: Adjusted Income Grouping**

**Version B: Adjusted Income Grouping**

**Version B: Adjusted Income Grouping**

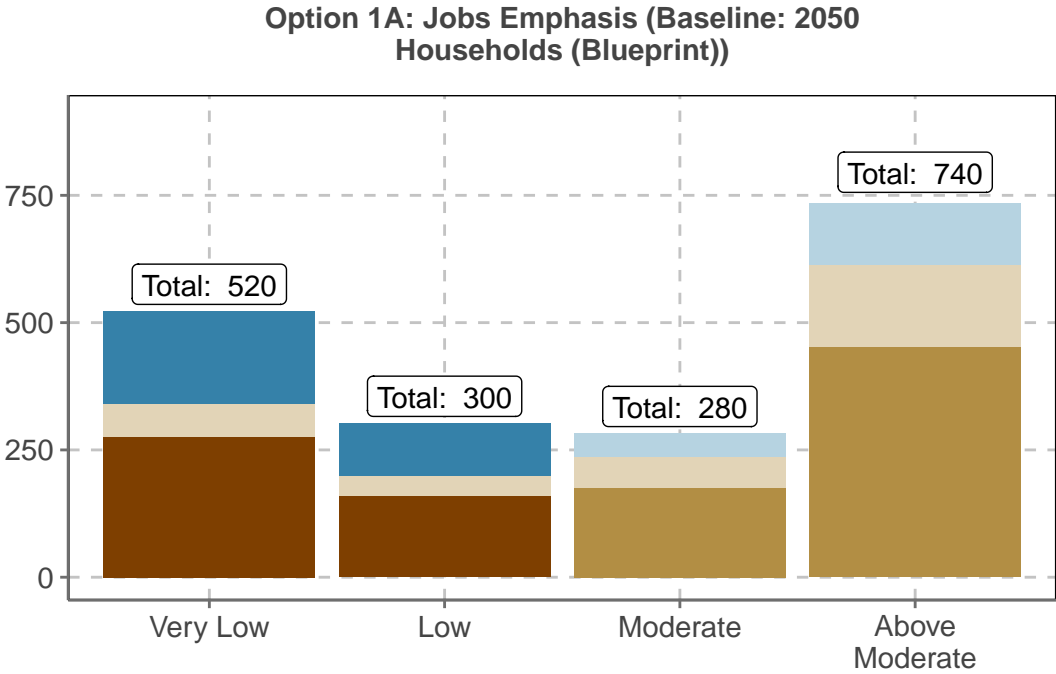


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

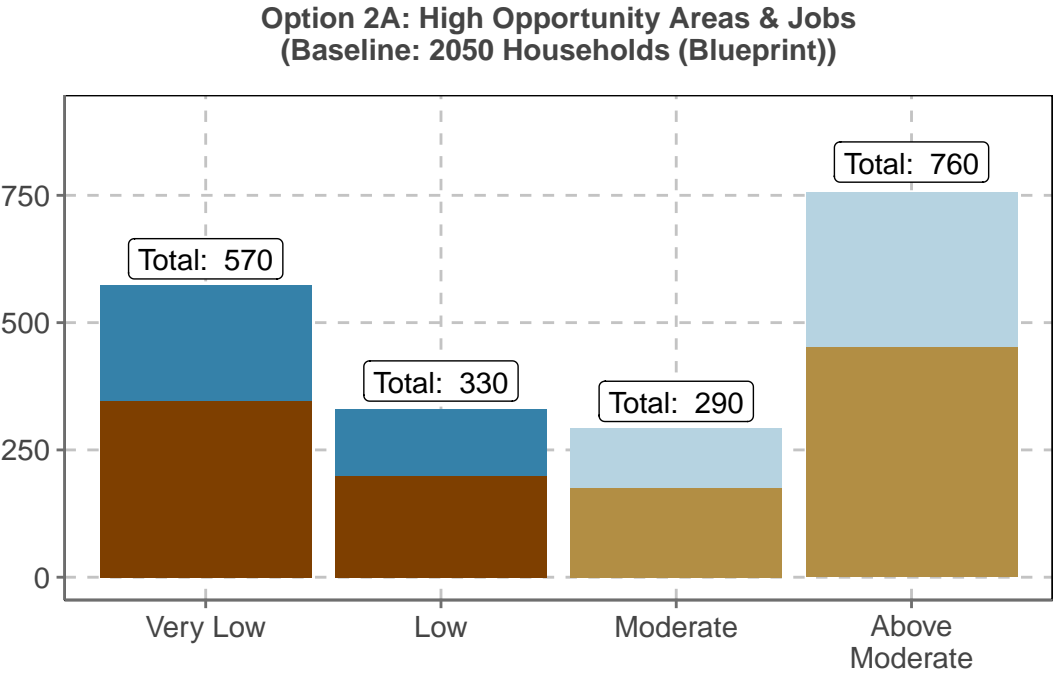
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Millbrae  
(2019 households: 8241)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

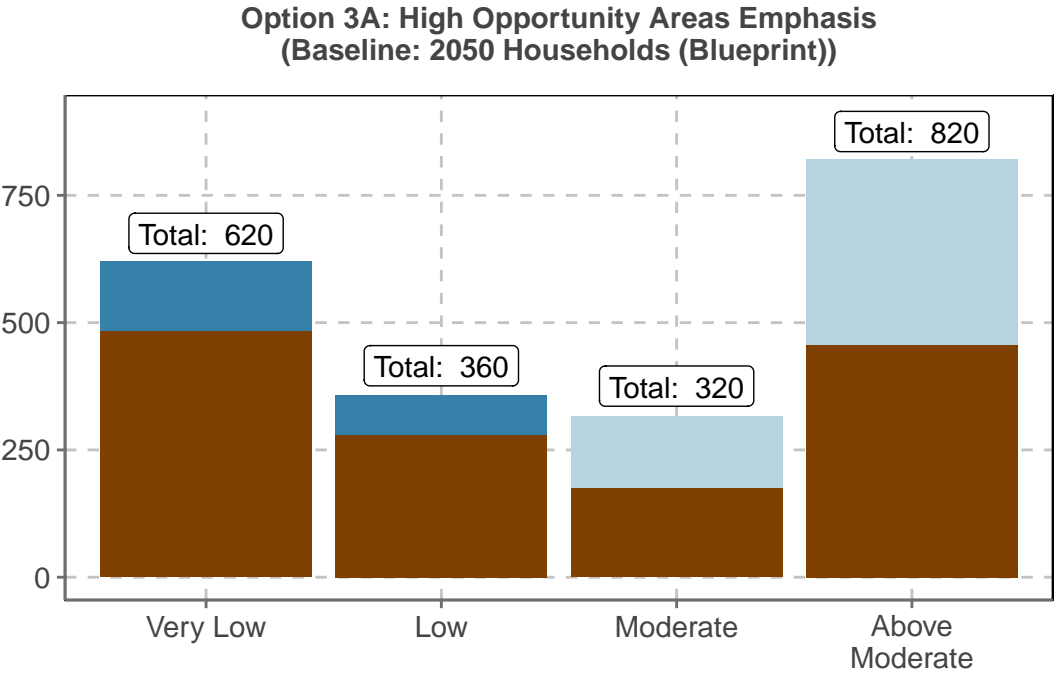
Version A: Original Income Grouping



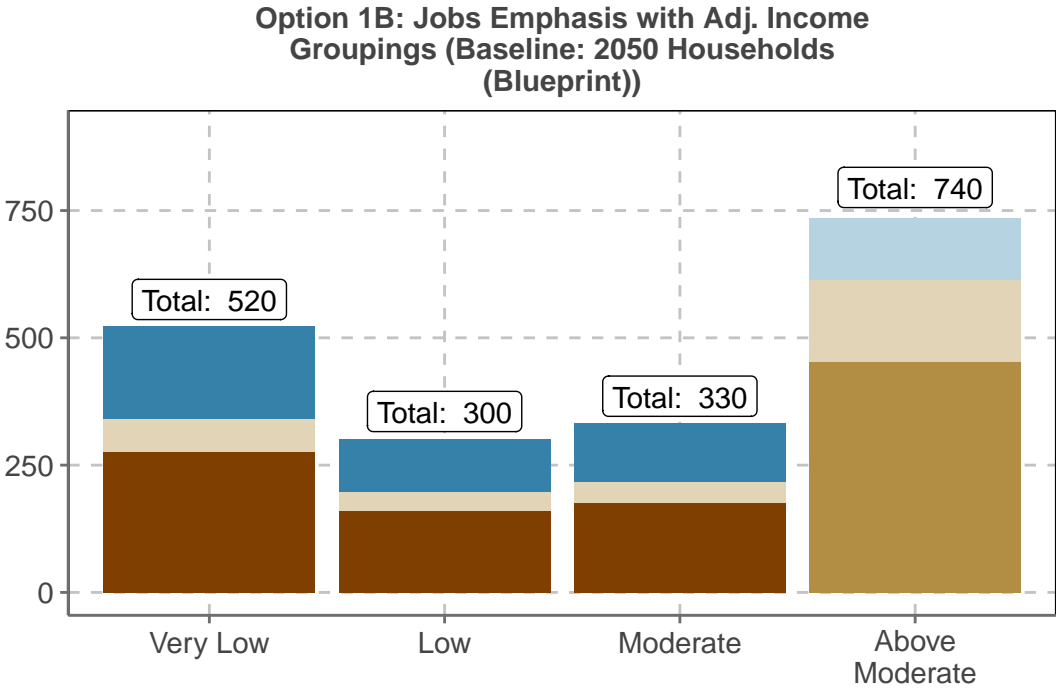
Version A: Original Income Grouping



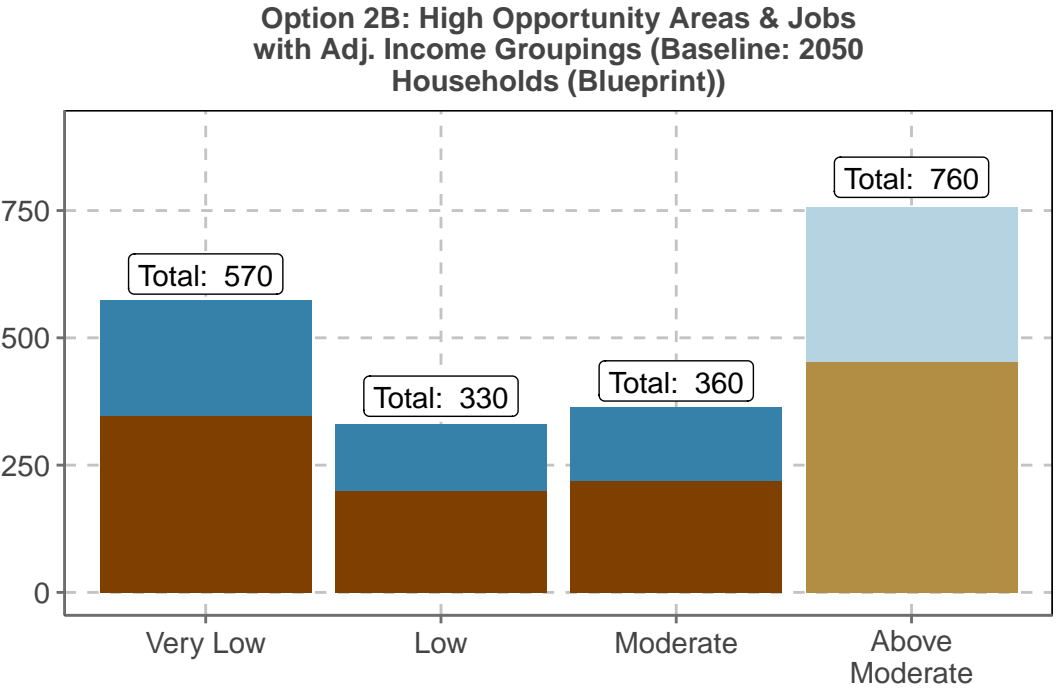
Version A: Original Income Grouping



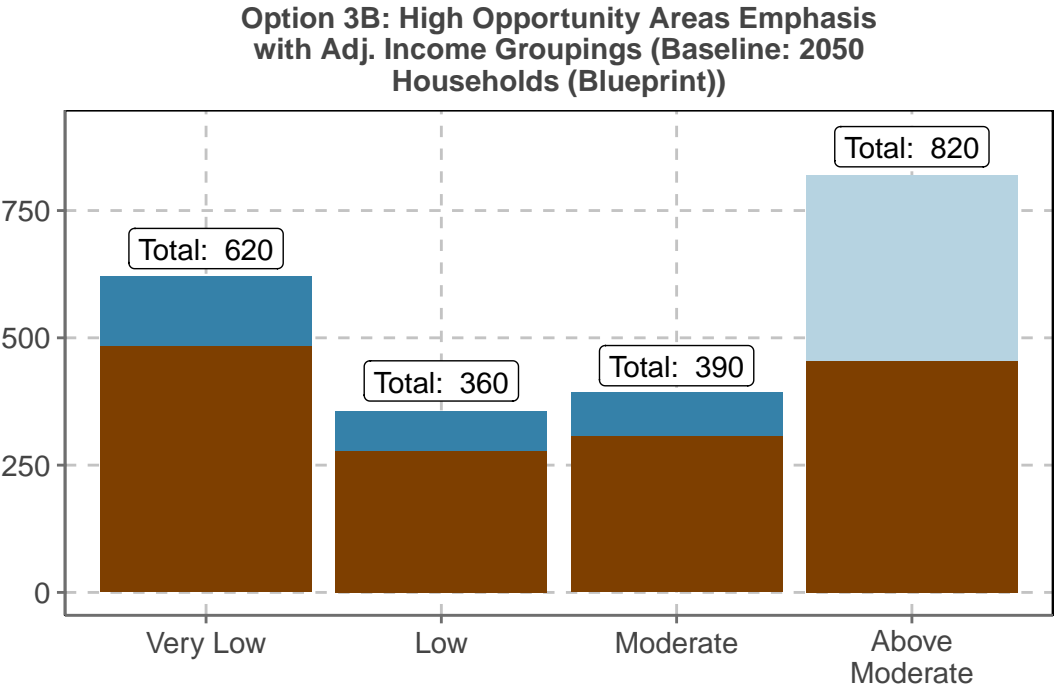
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Milpitas  
(2019 households: 21285)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

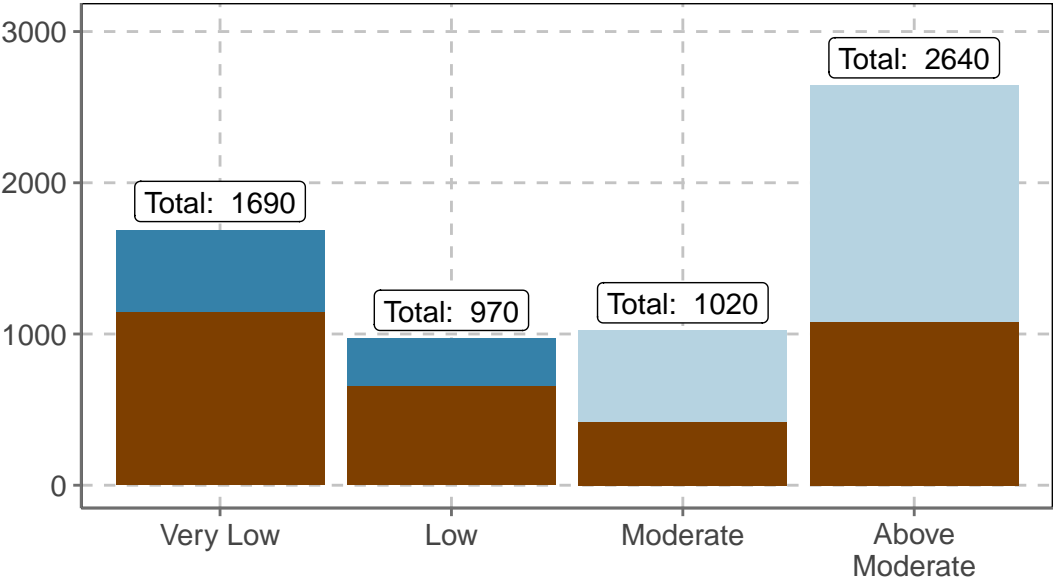
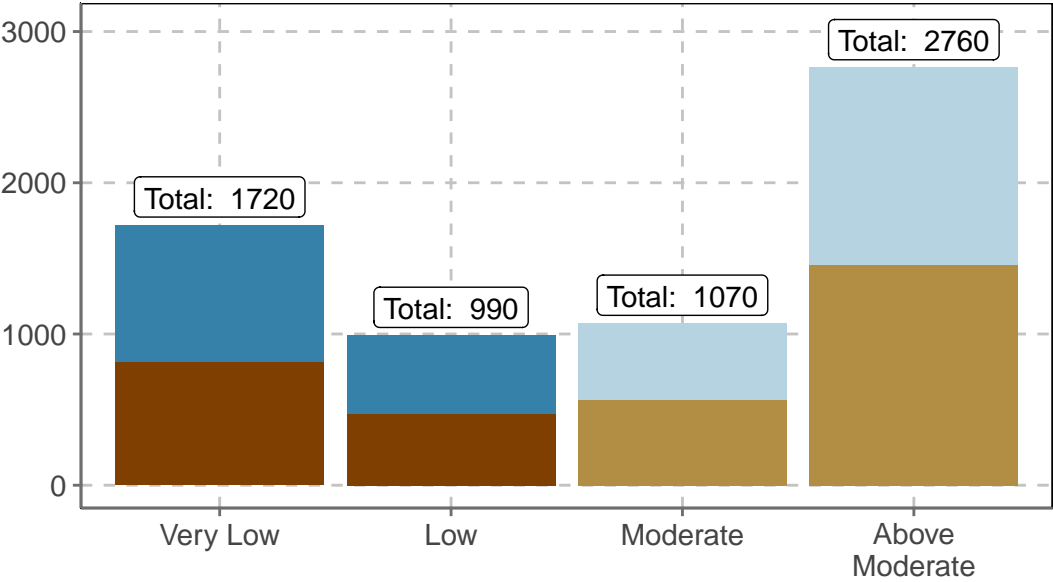
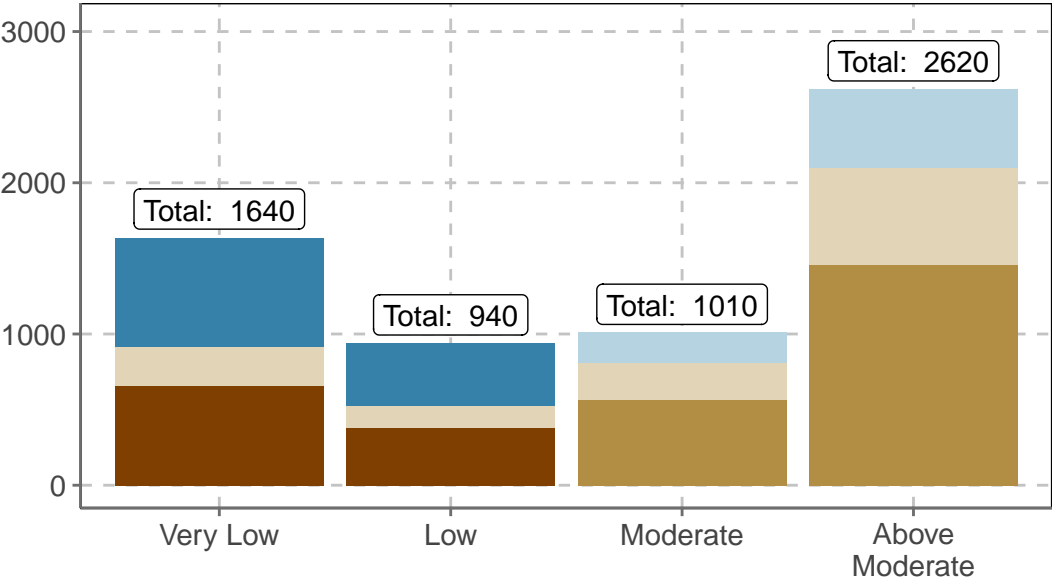
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

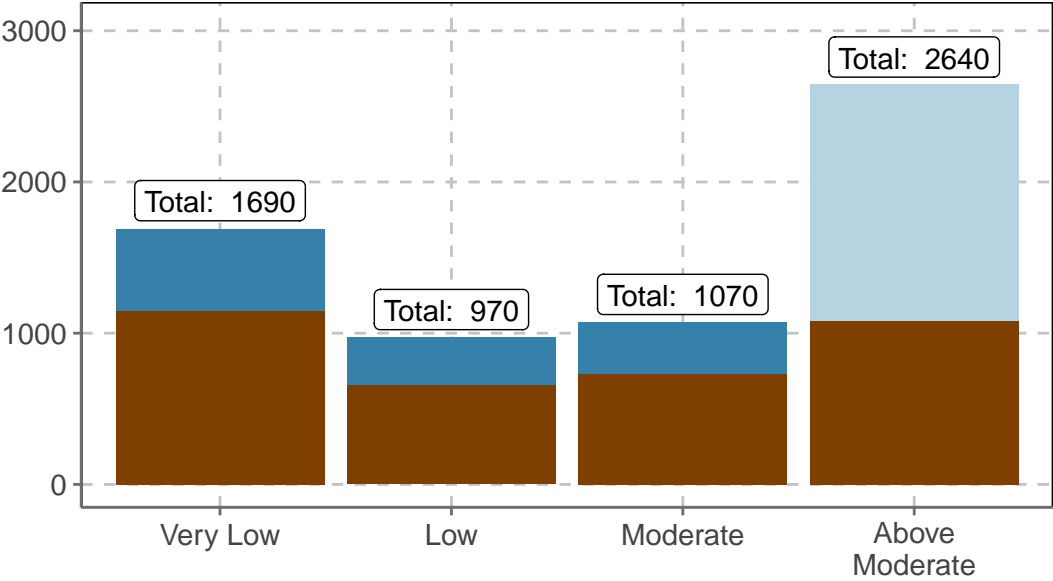
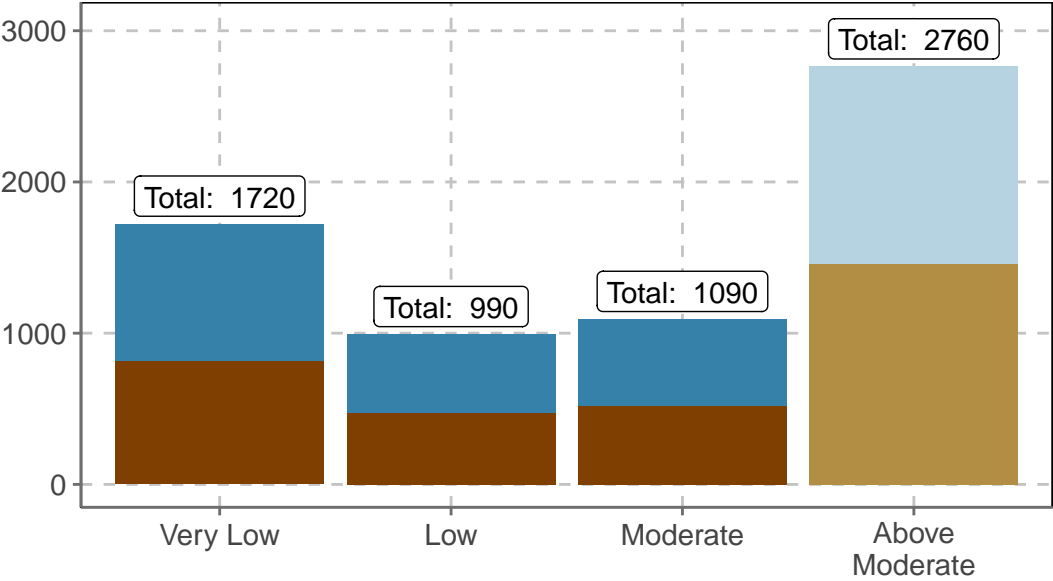
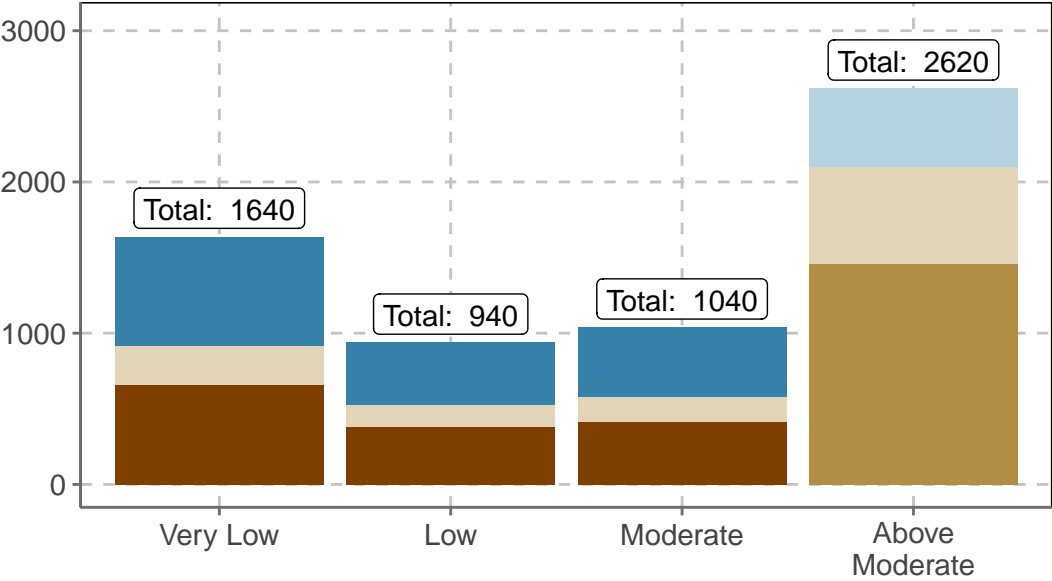
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Monte Sereno  
(2019 households: 1326)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

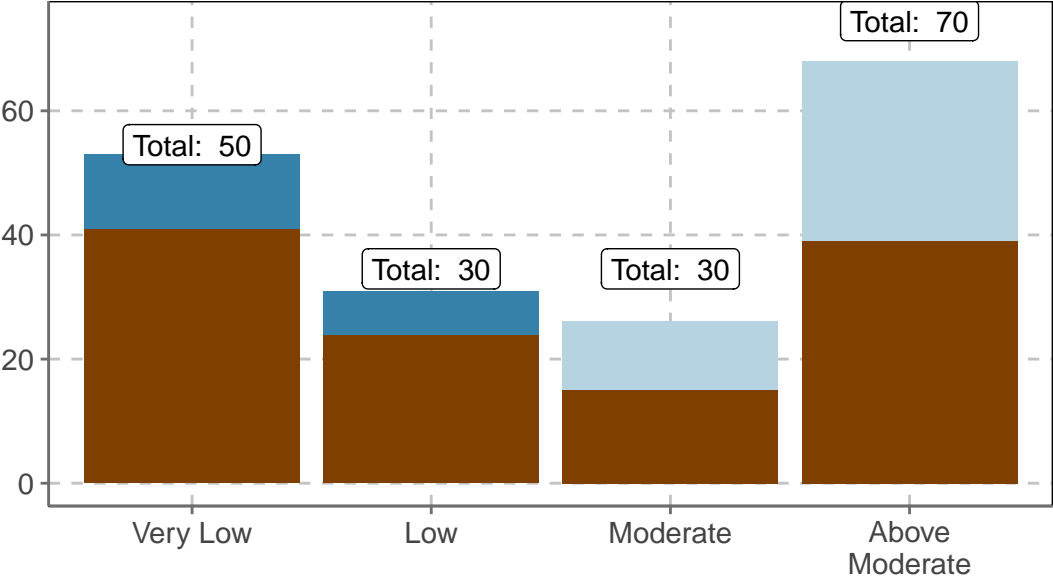
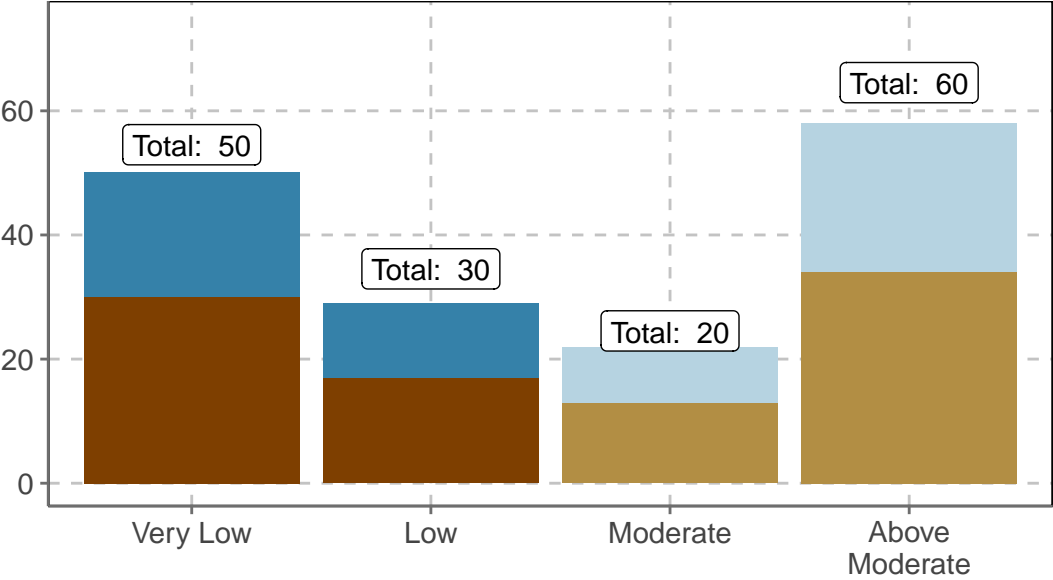
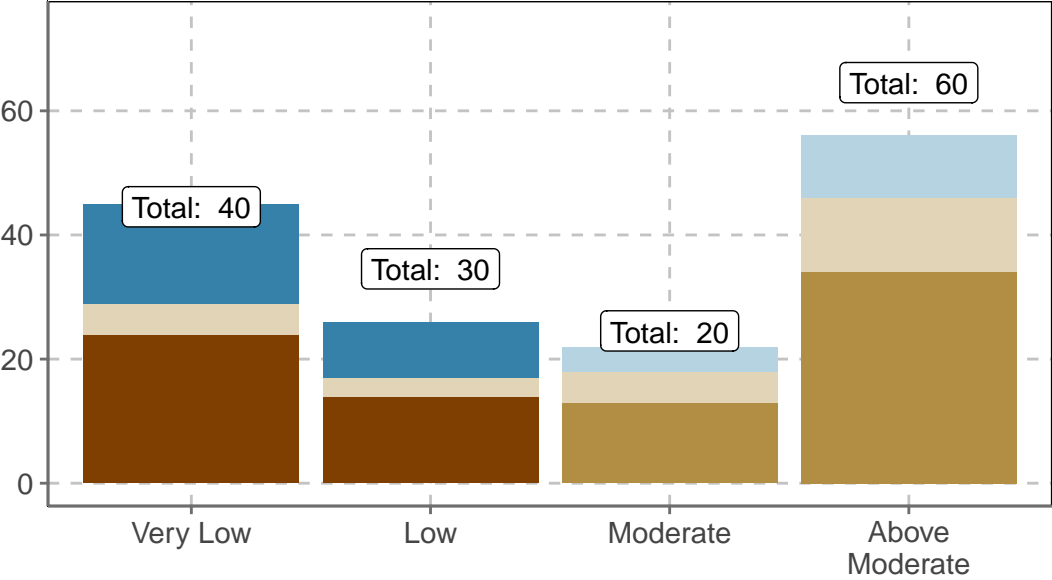
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

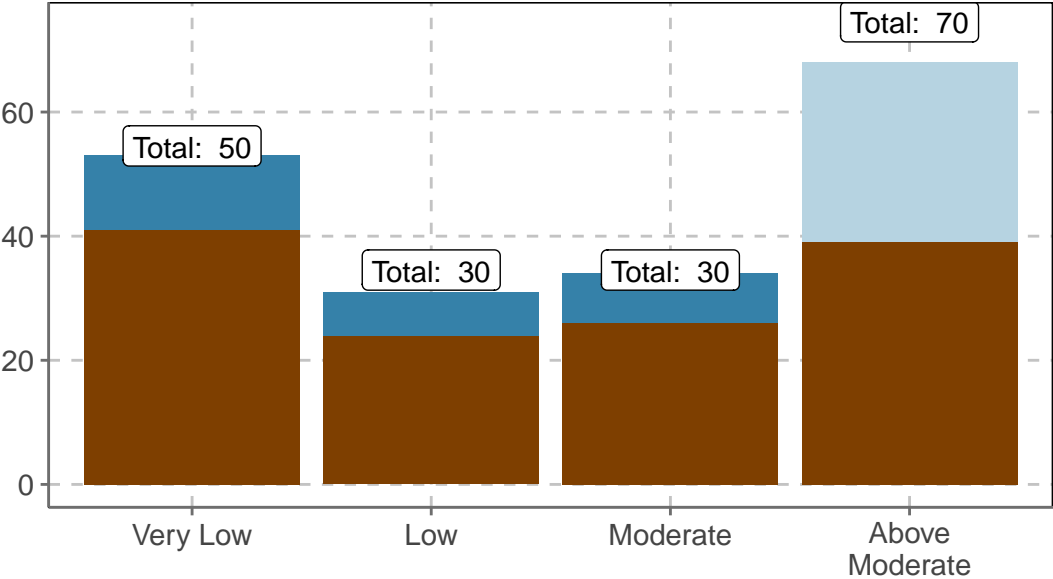
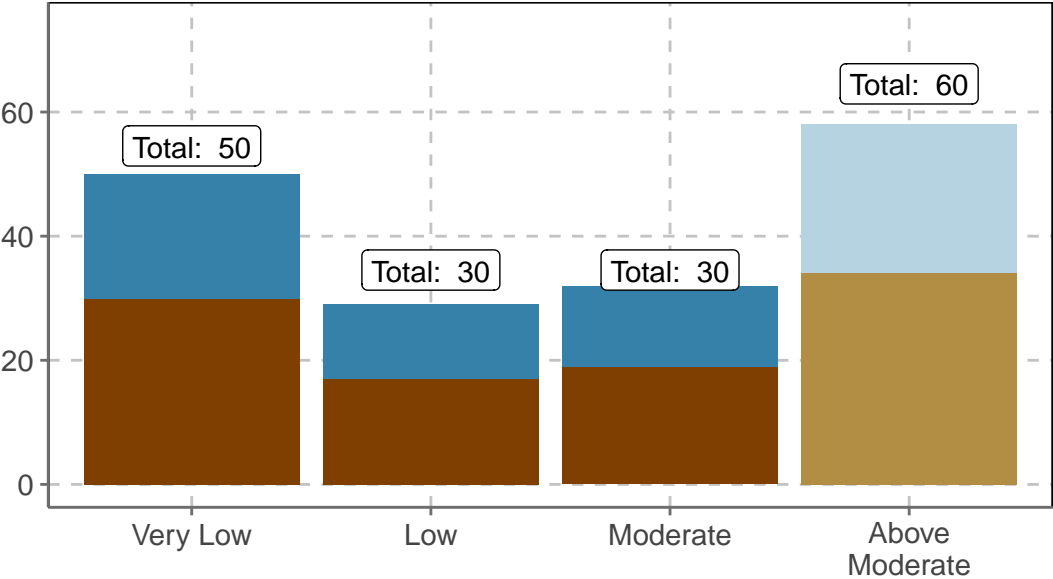
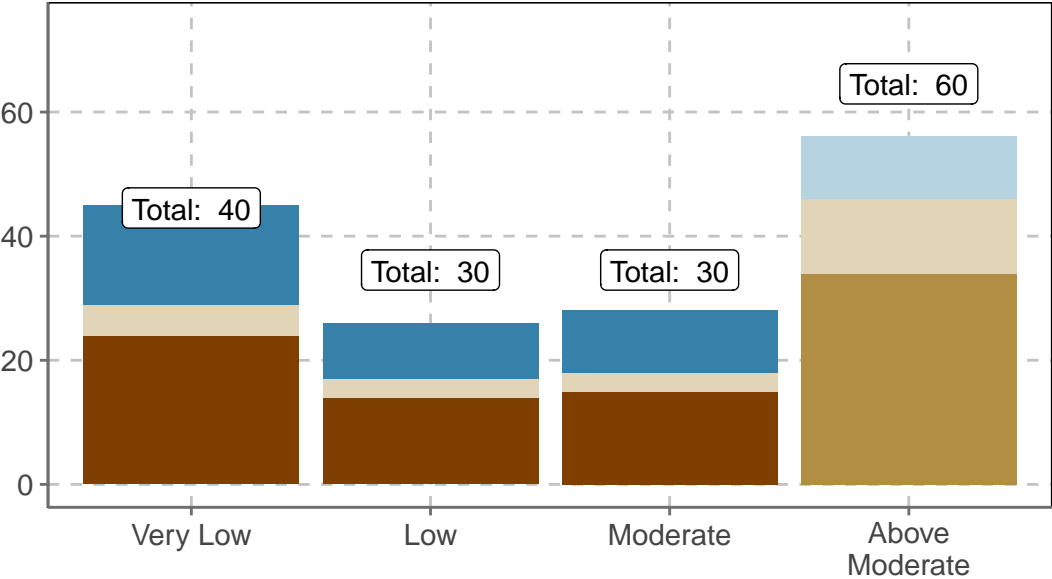
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

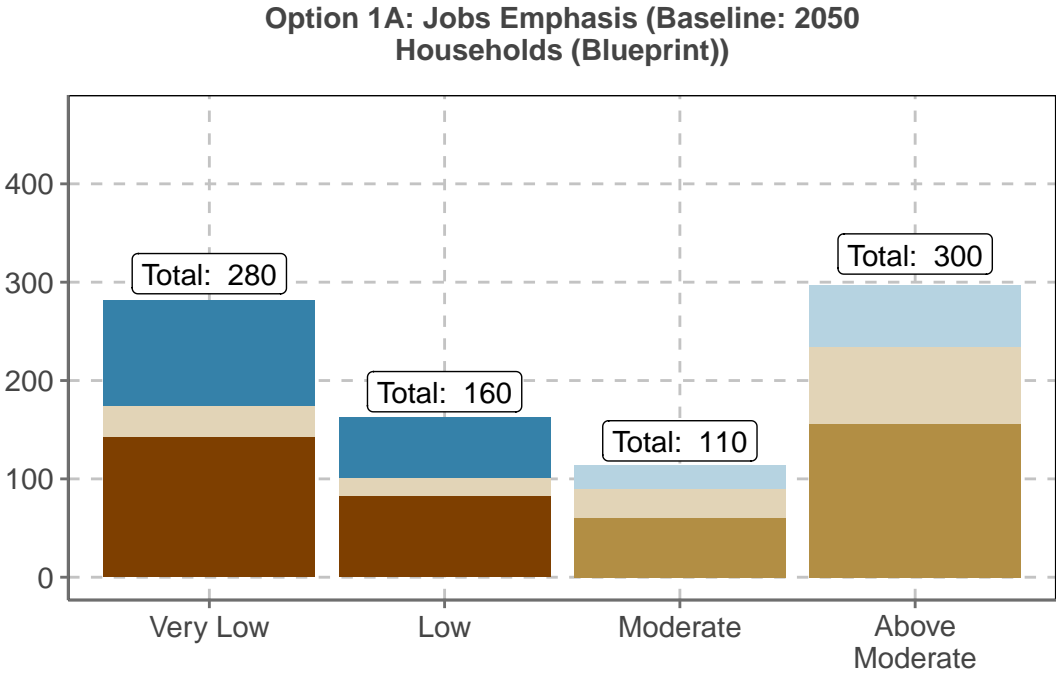


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

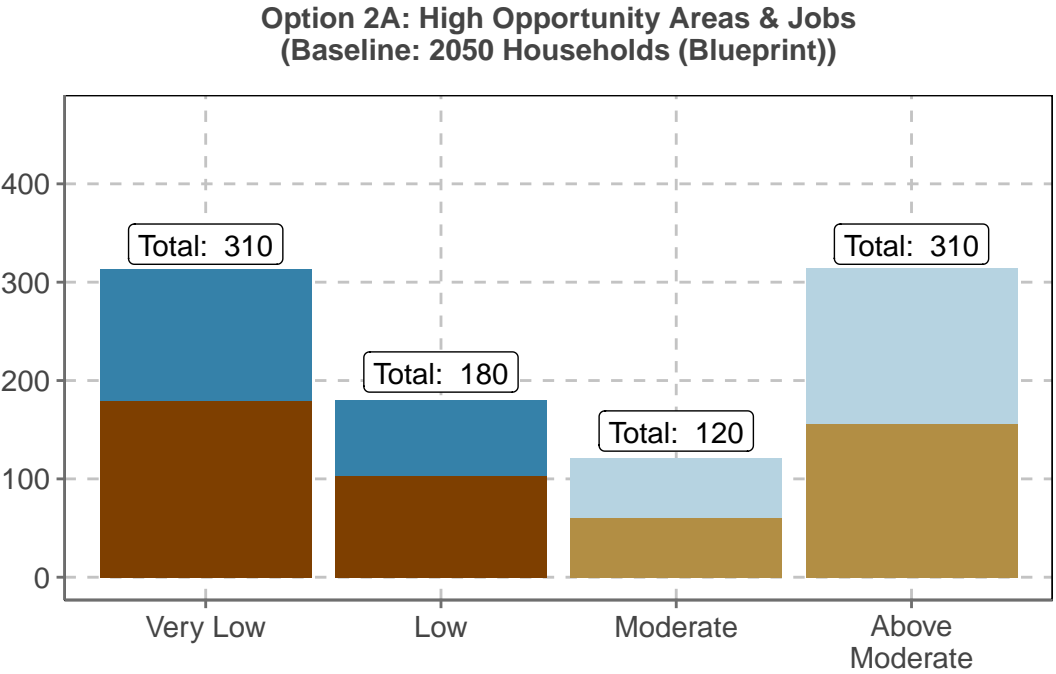
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Moraga**  
**(2019 households: 5594)**  
**(Contra Costa County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

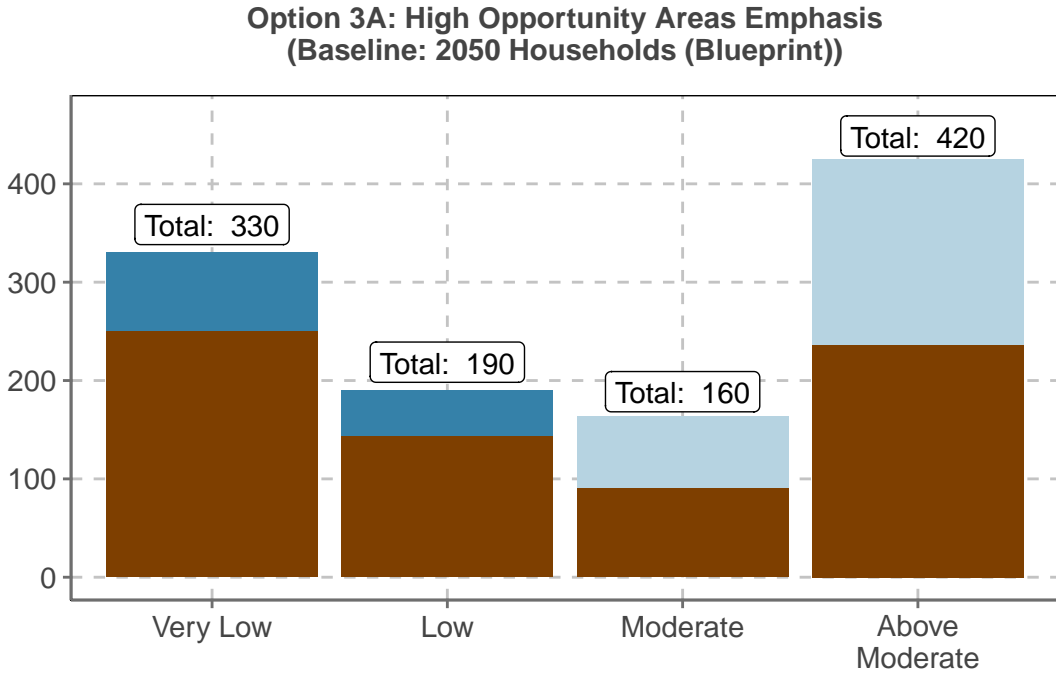
**Version A: Original Income Grouping**



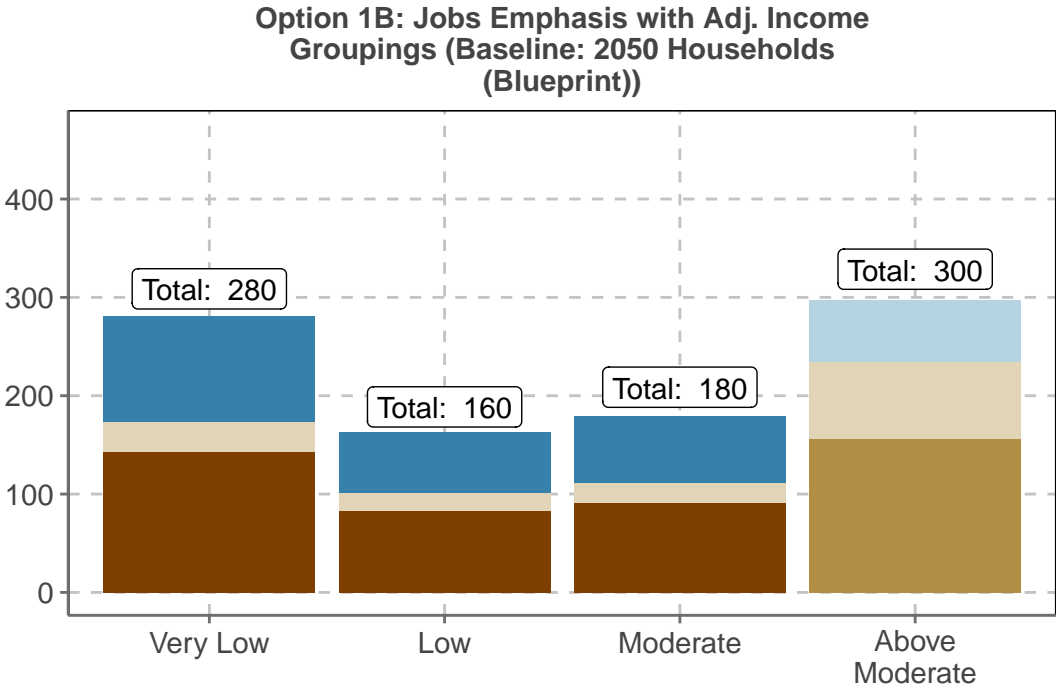
**Version A: Original Income Grouping**



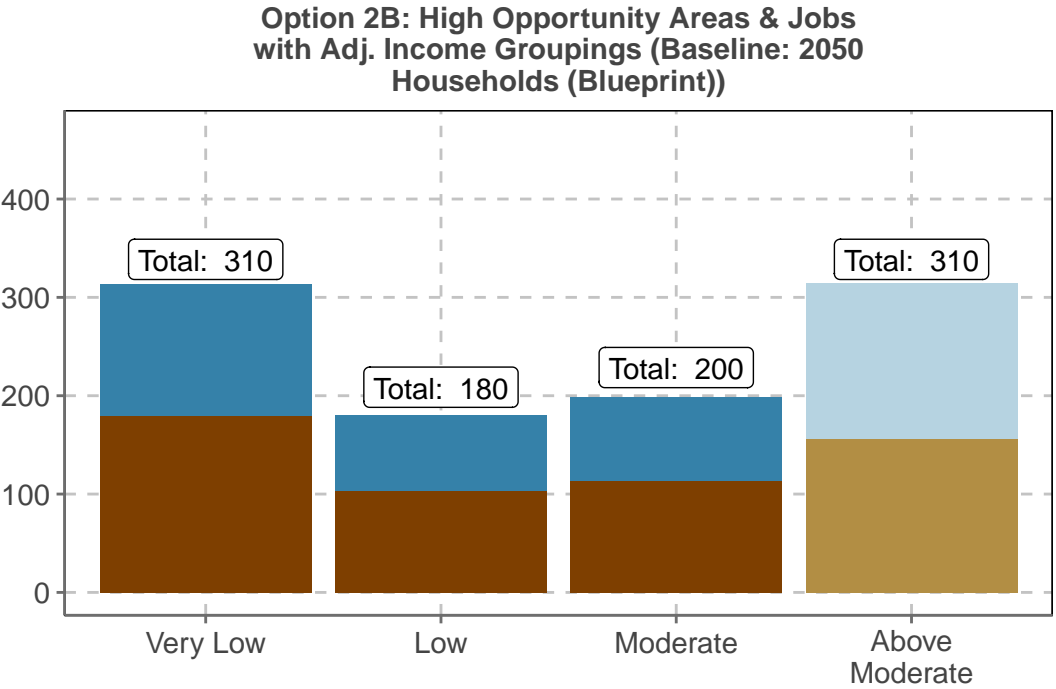
**Version A: Original Income Grouping**



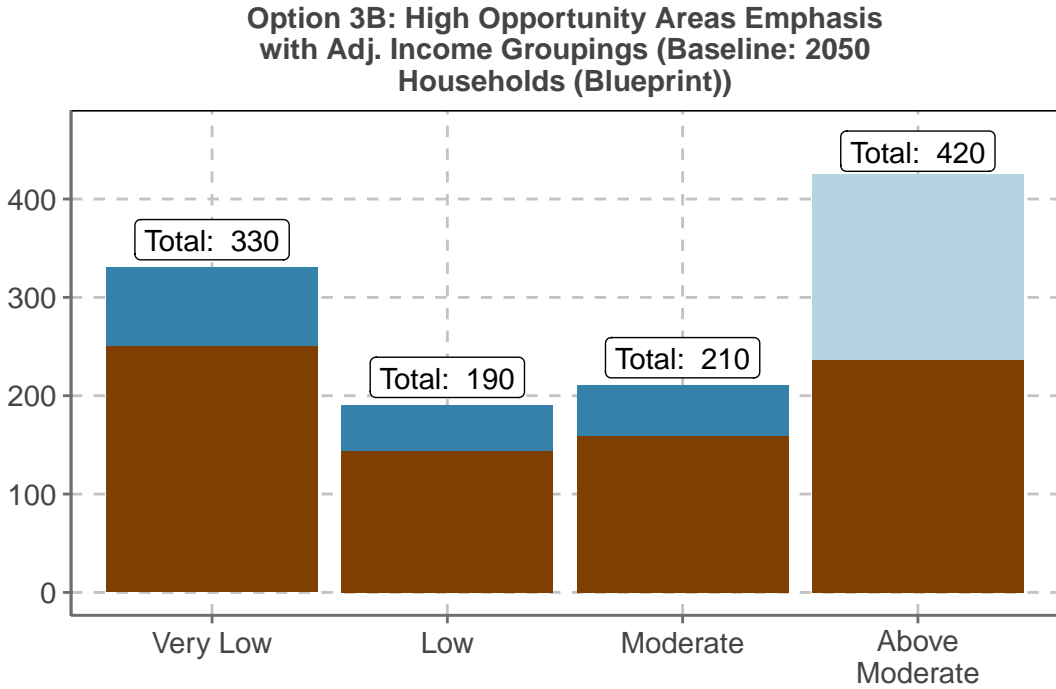
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**

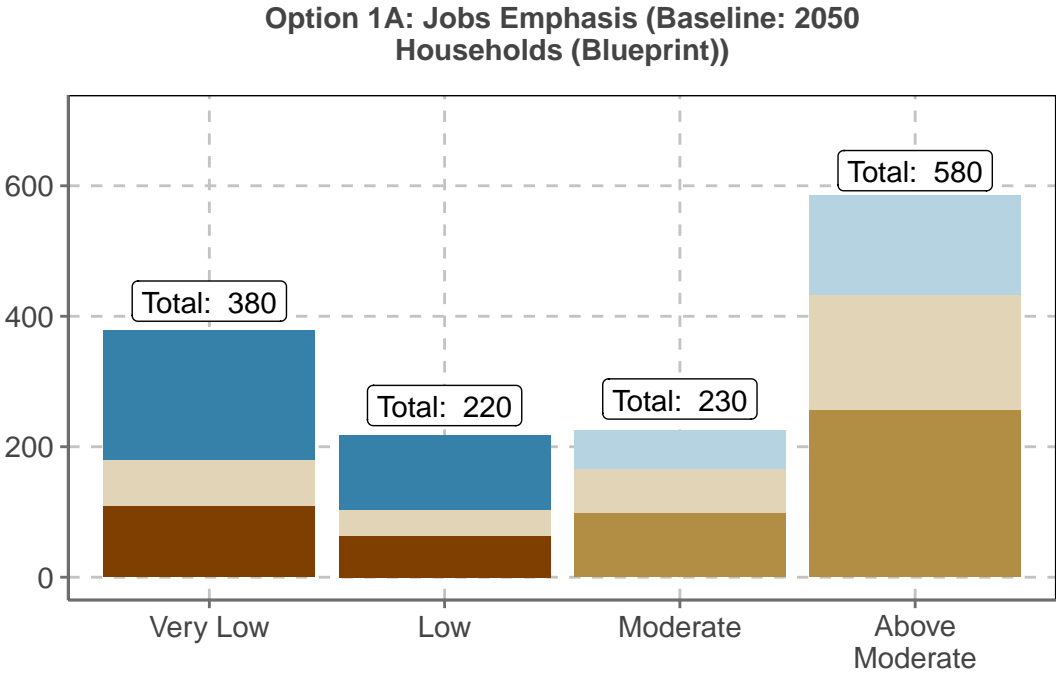


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

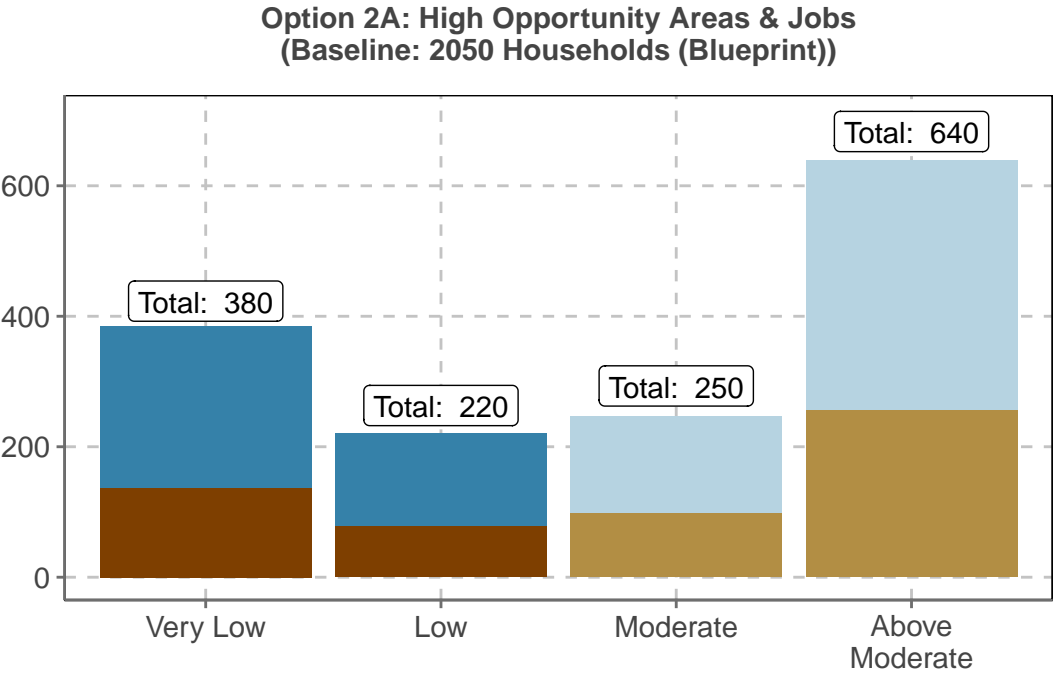
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Morgan Hill  
(2019 households: 14409)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

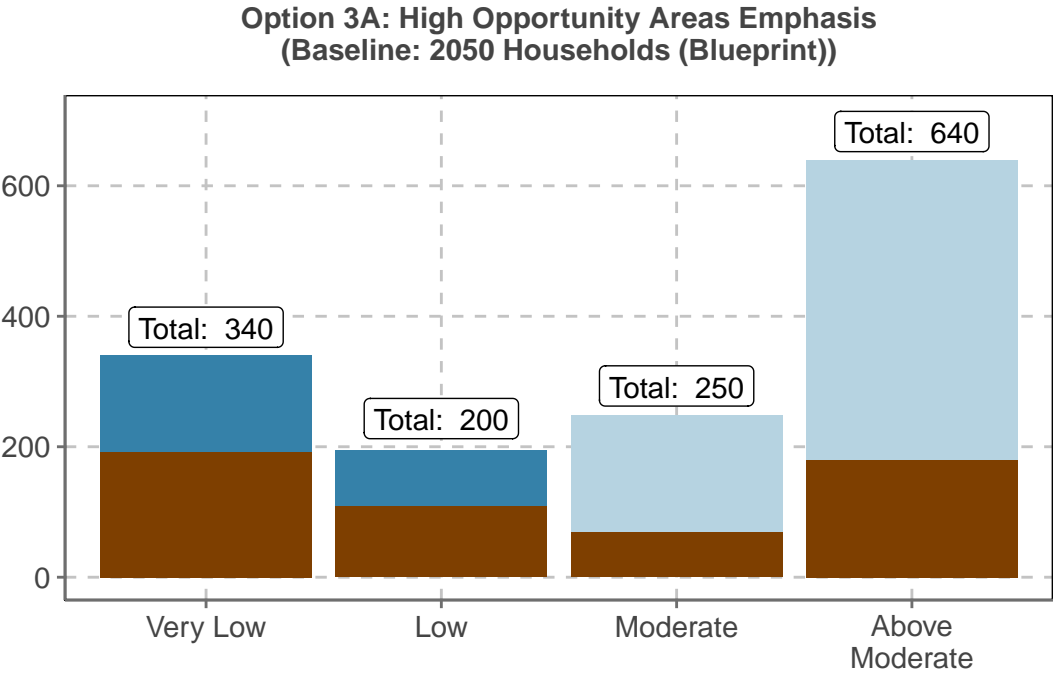
Version A: Original Income Grouping



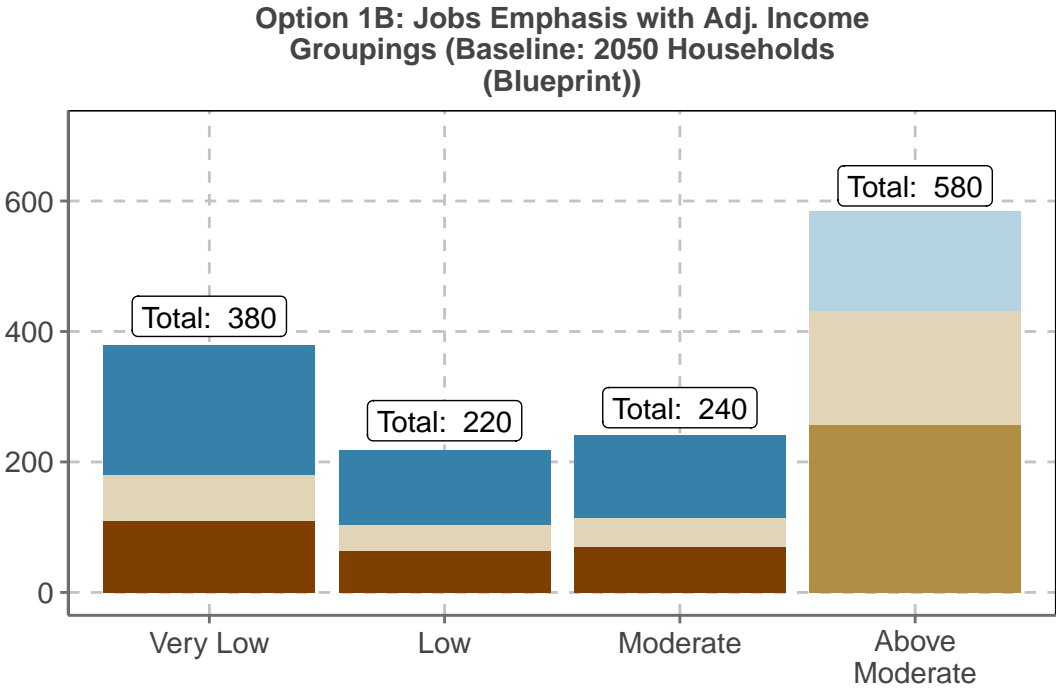
Version A: Original Income Grouping



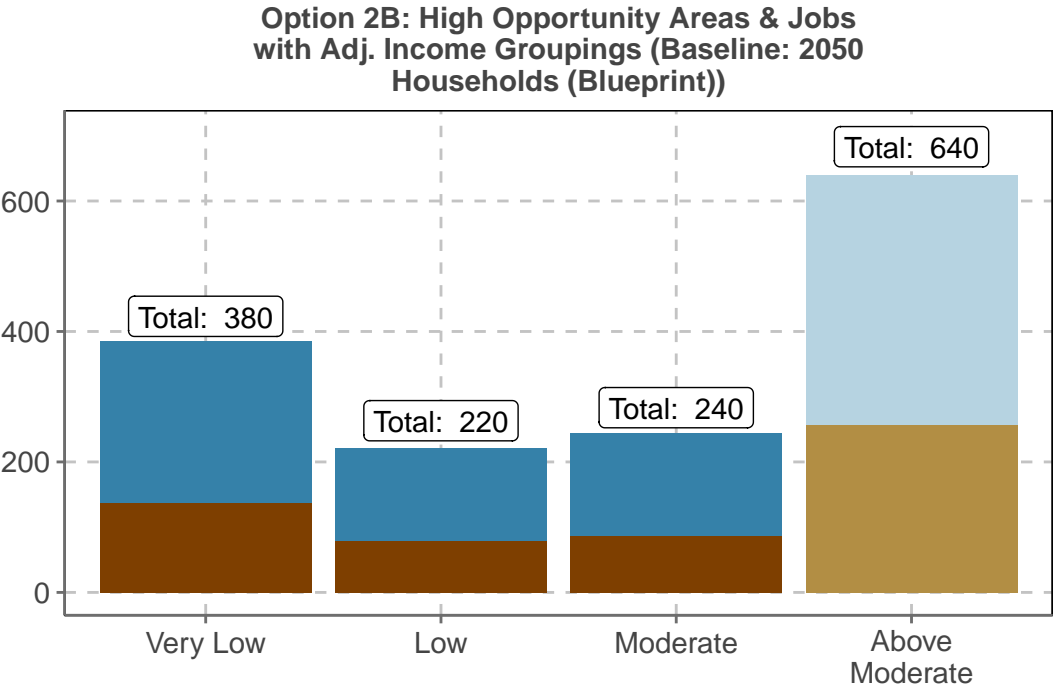
Version A: Original Income Grouping



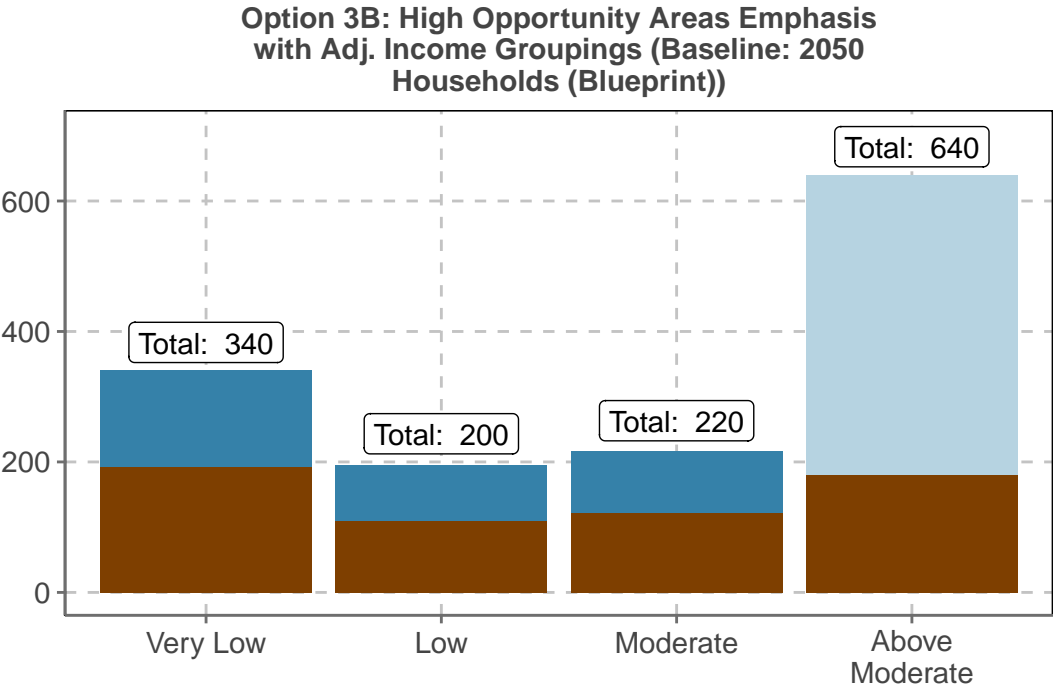
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit



Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Mountain View  
(2019 households: 34195)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

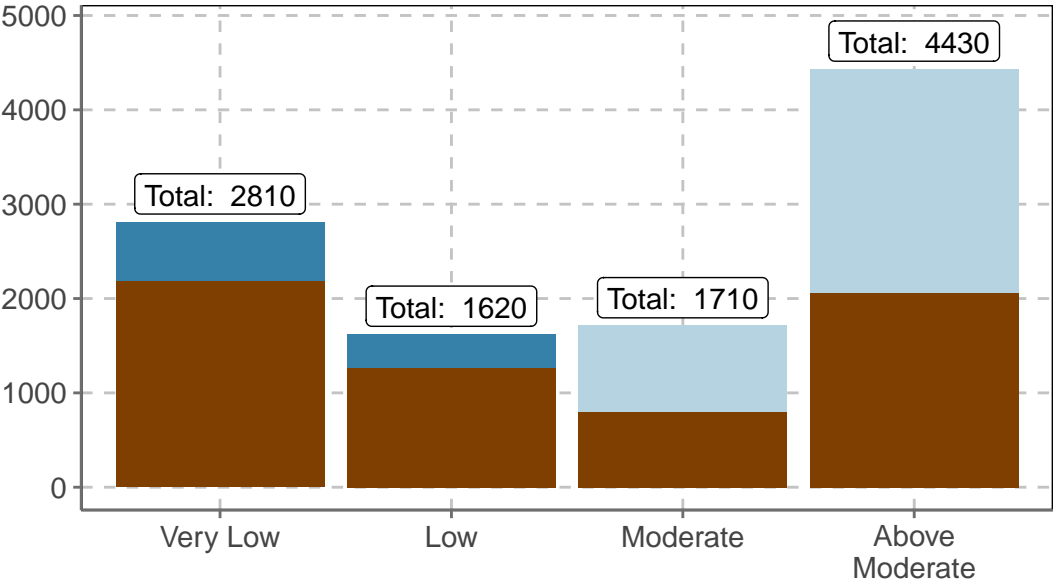
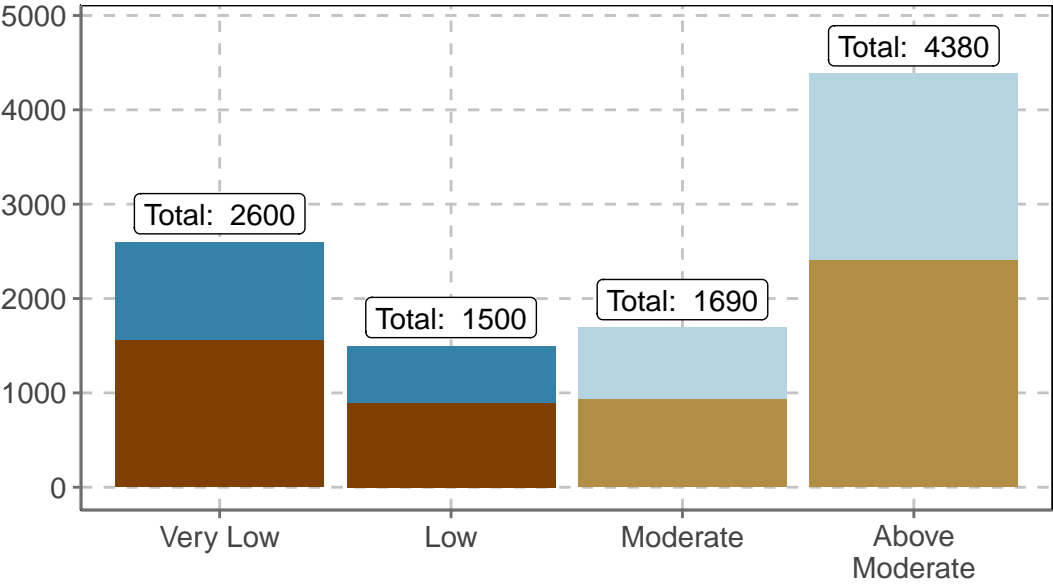
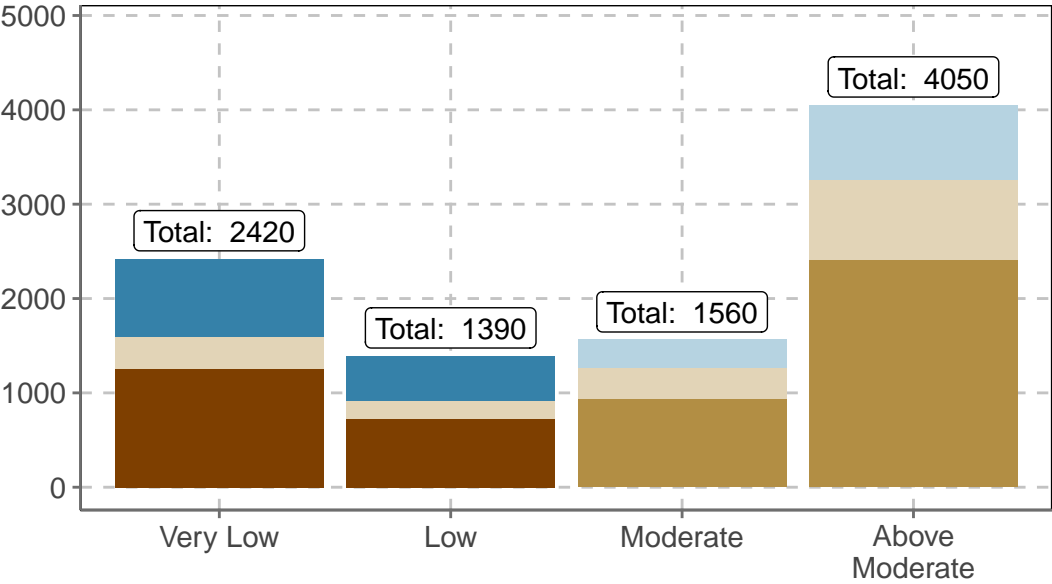
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

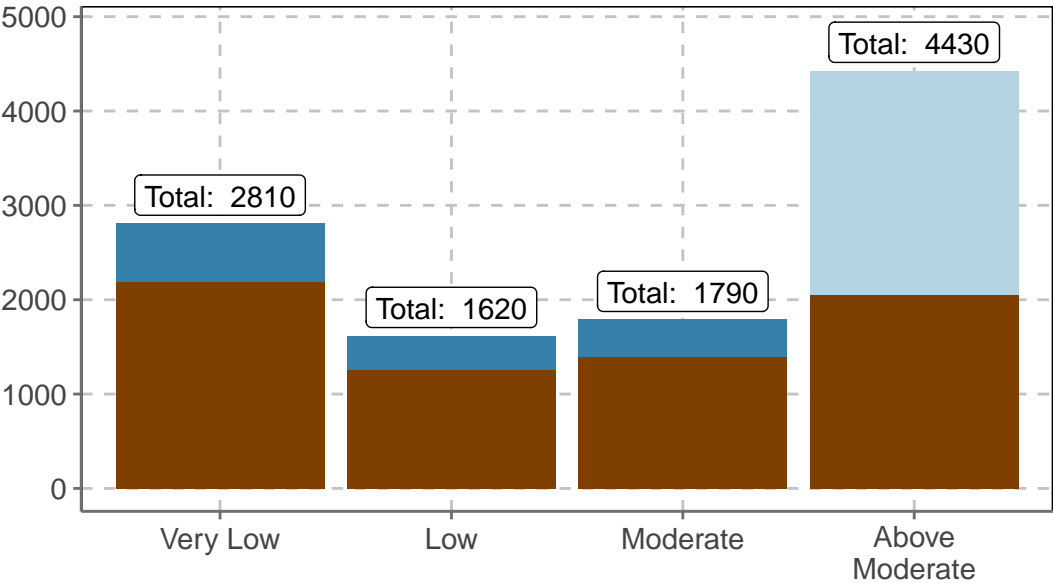
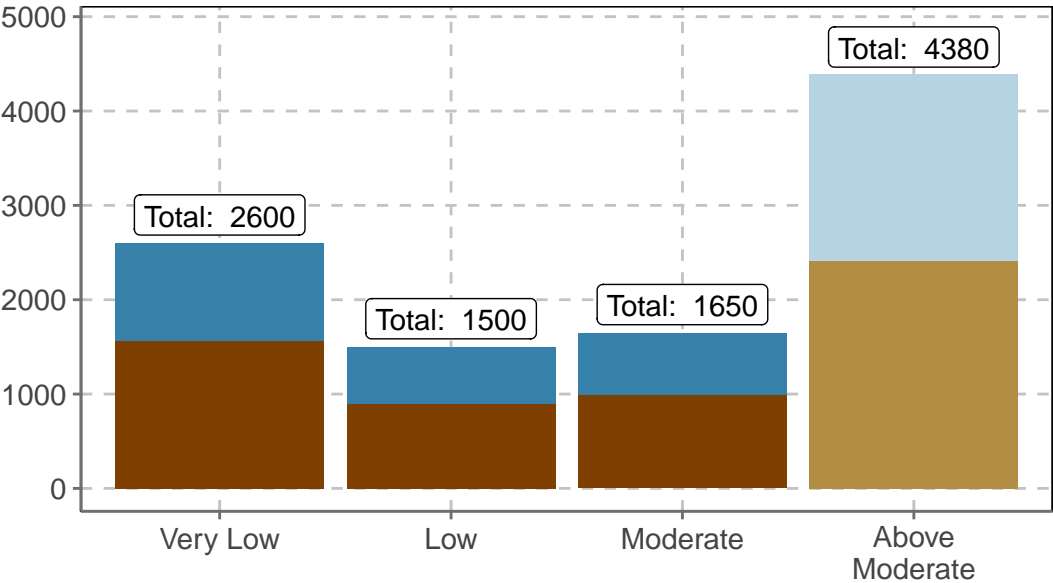
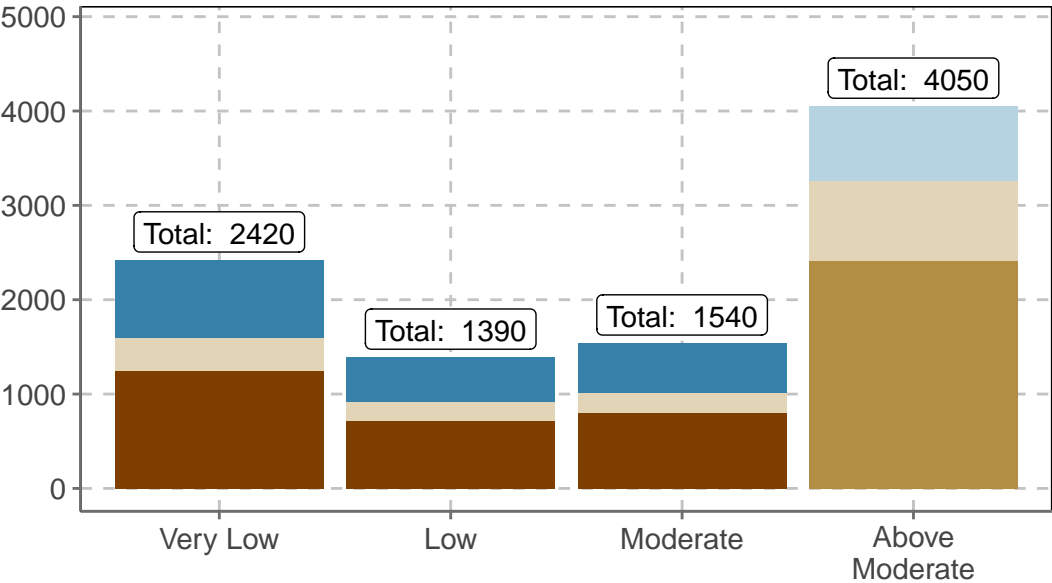
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Napa  
(2019 households: 28619)  
(Napa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

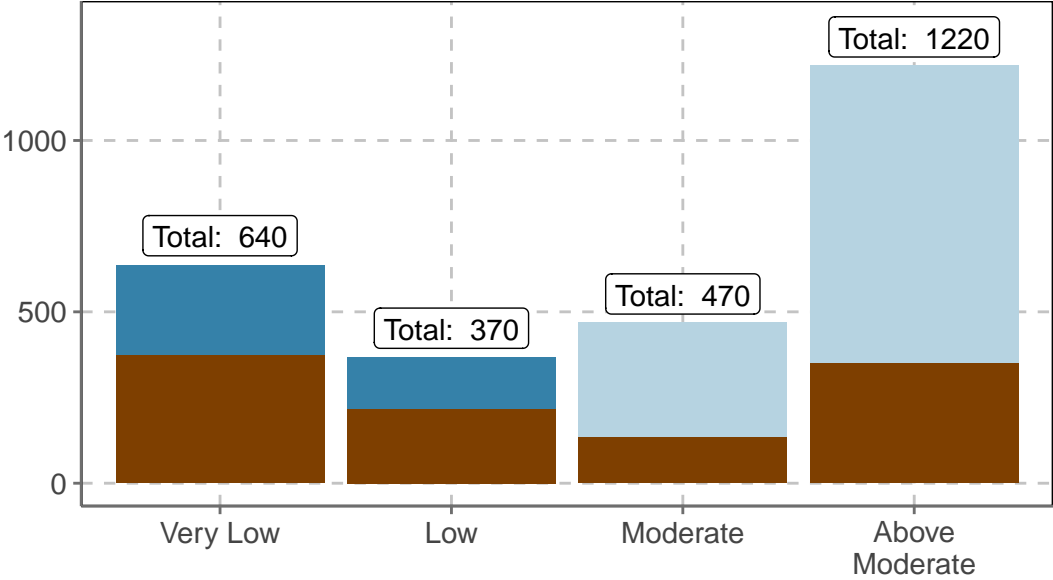
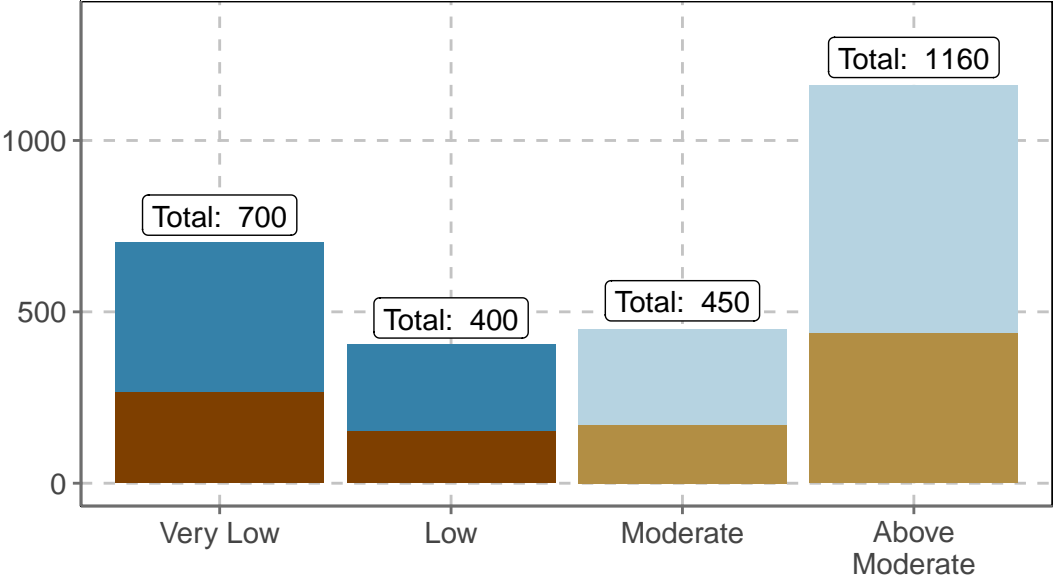
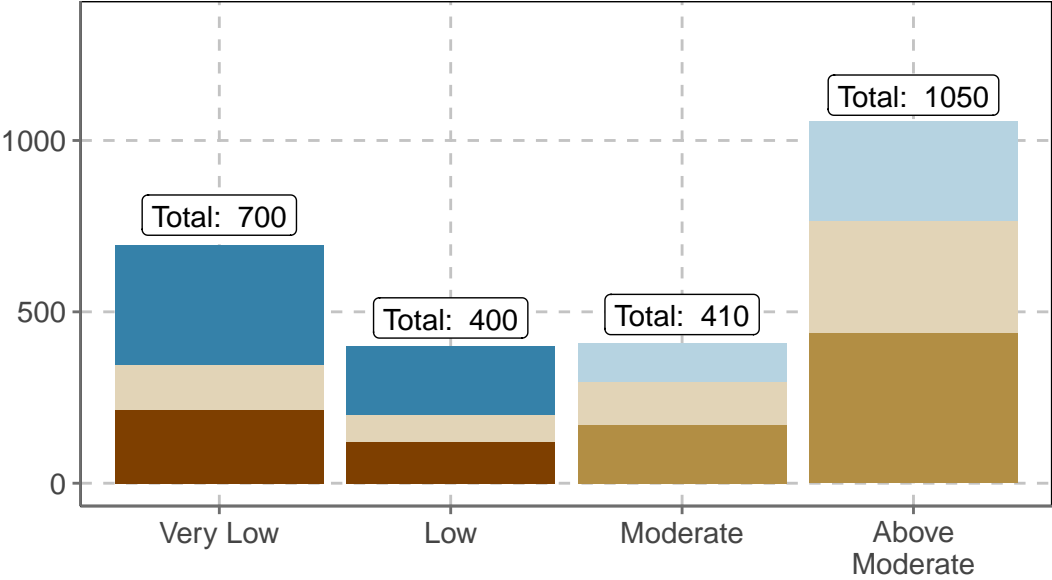
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

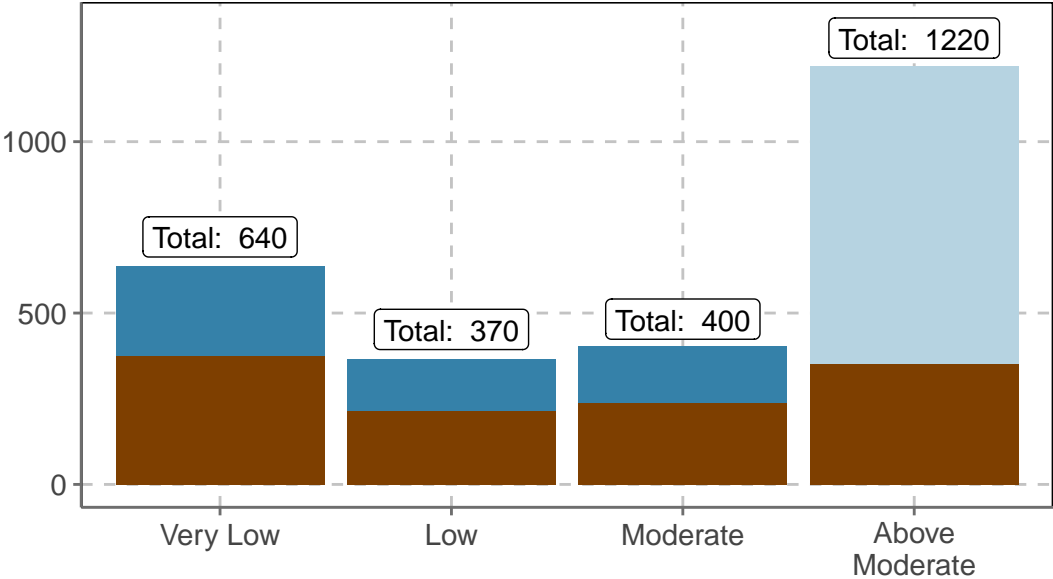
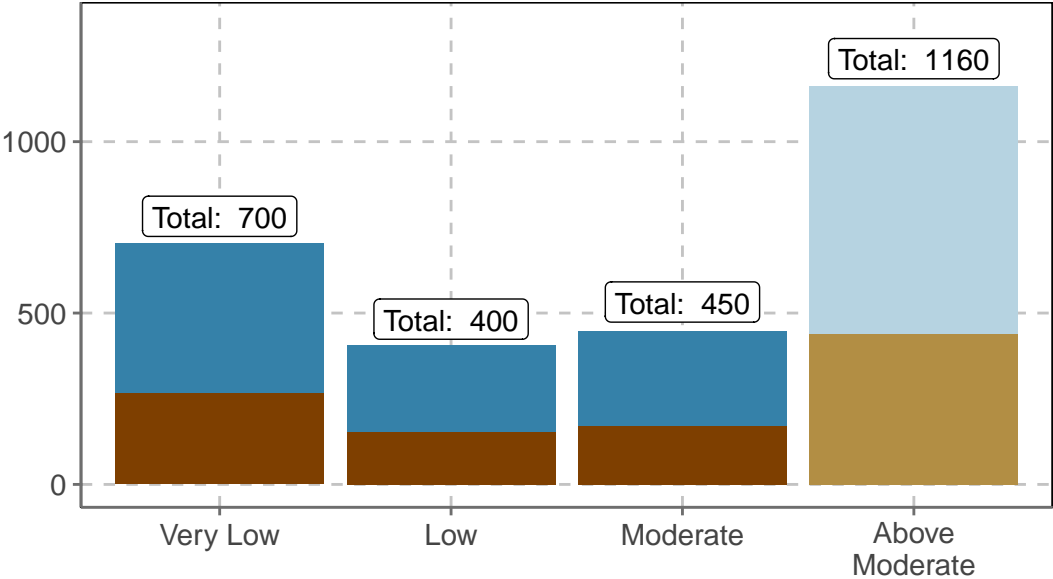
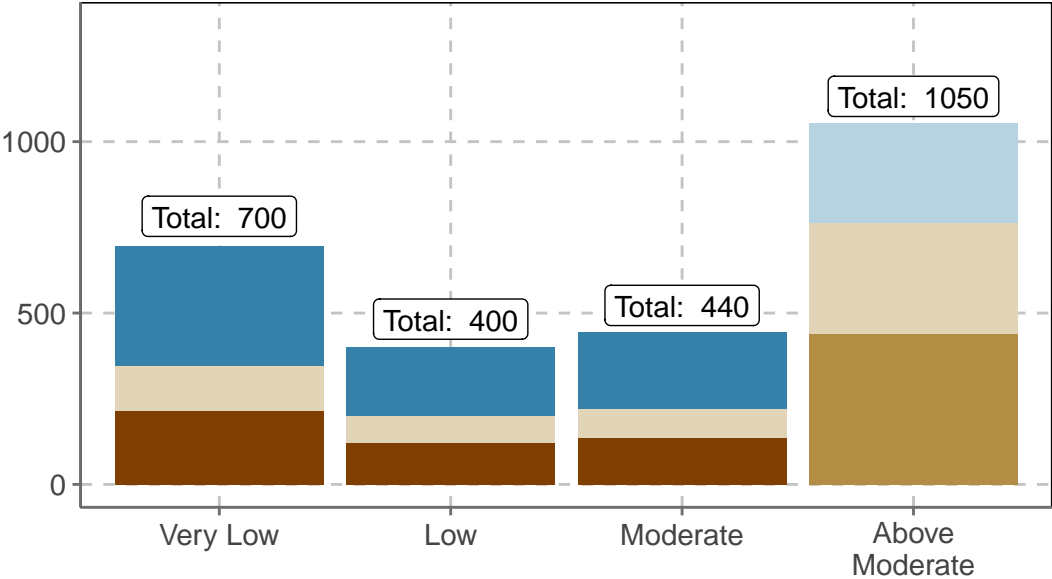
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Newark  
(2019 households: 14098)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

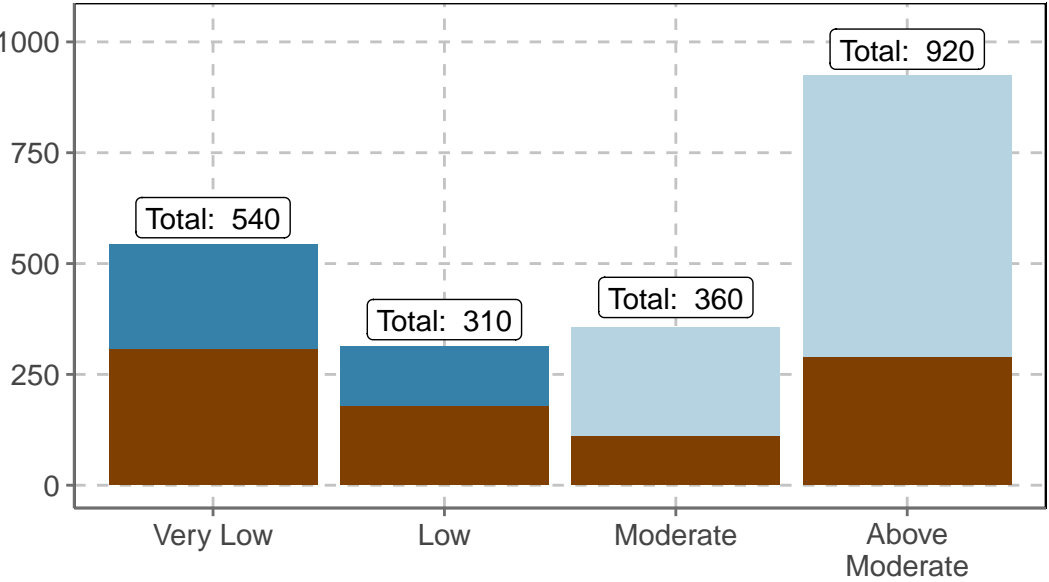
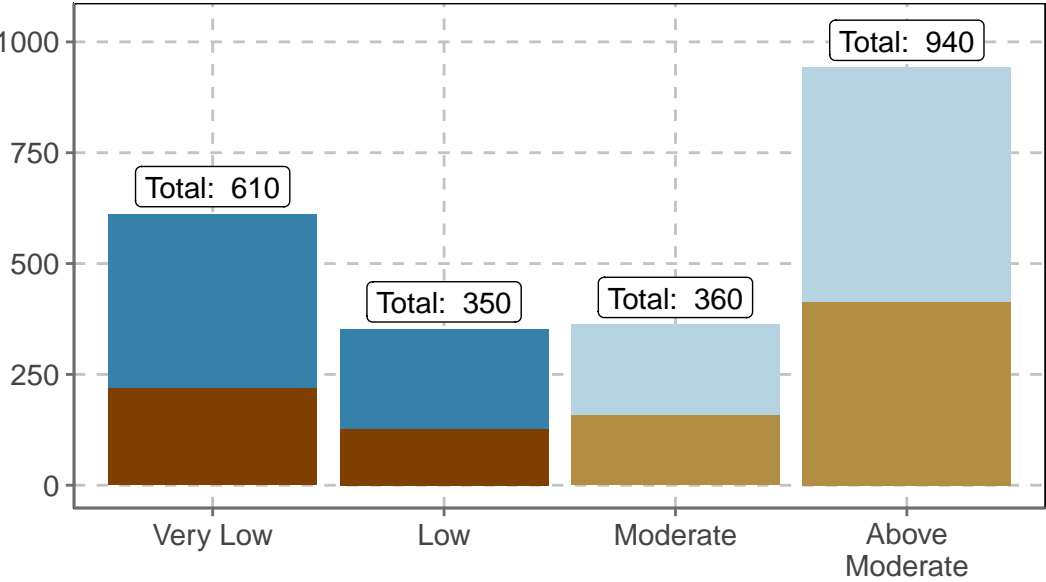
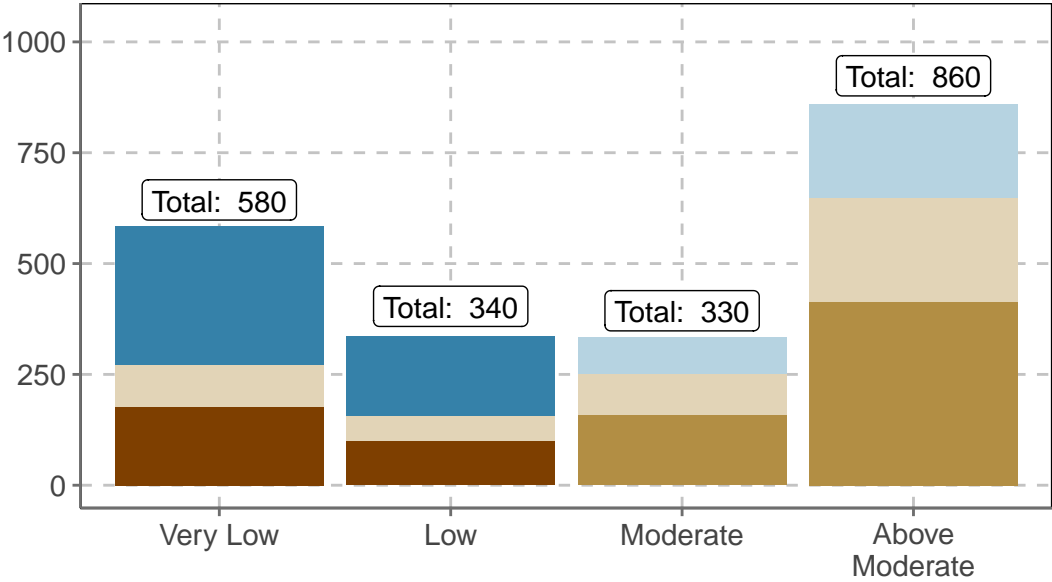
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

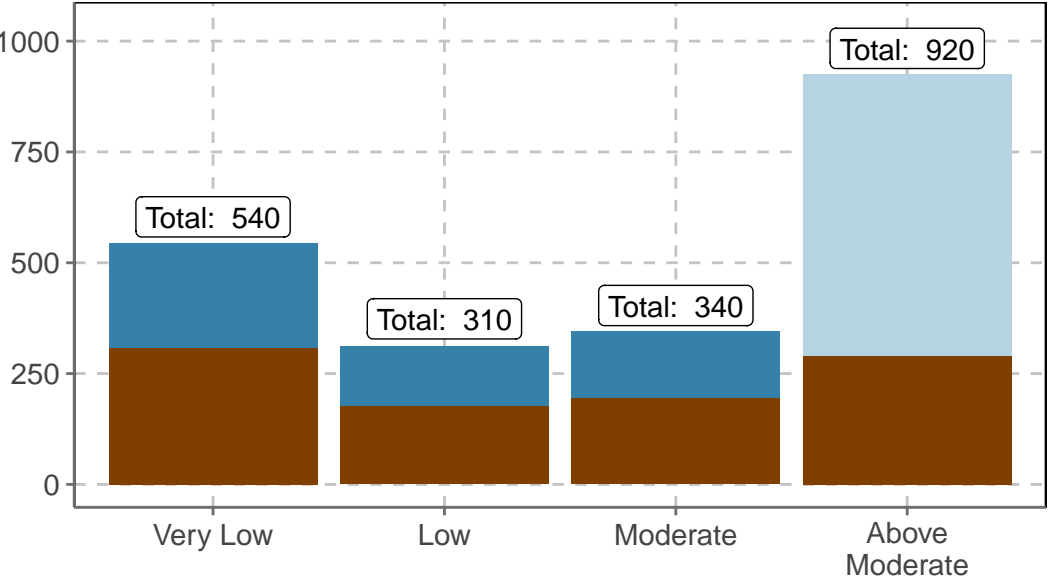
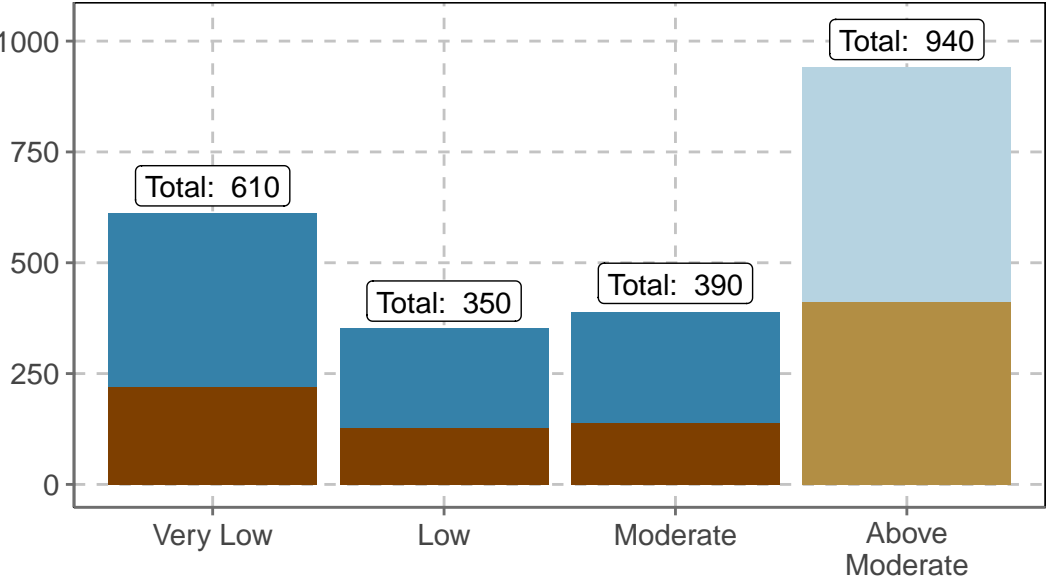
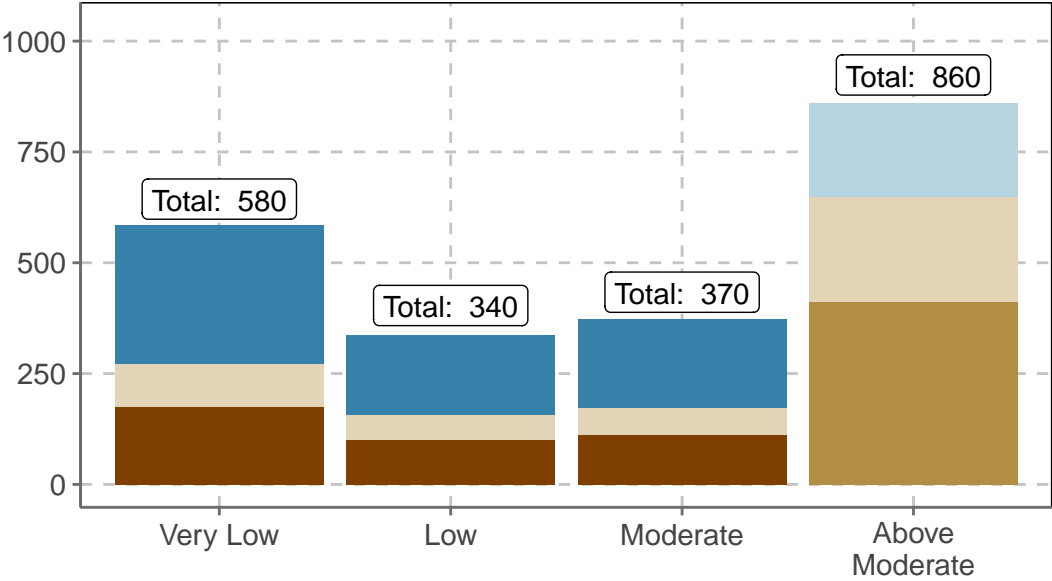
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Novato  
(2019 households: 20445)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

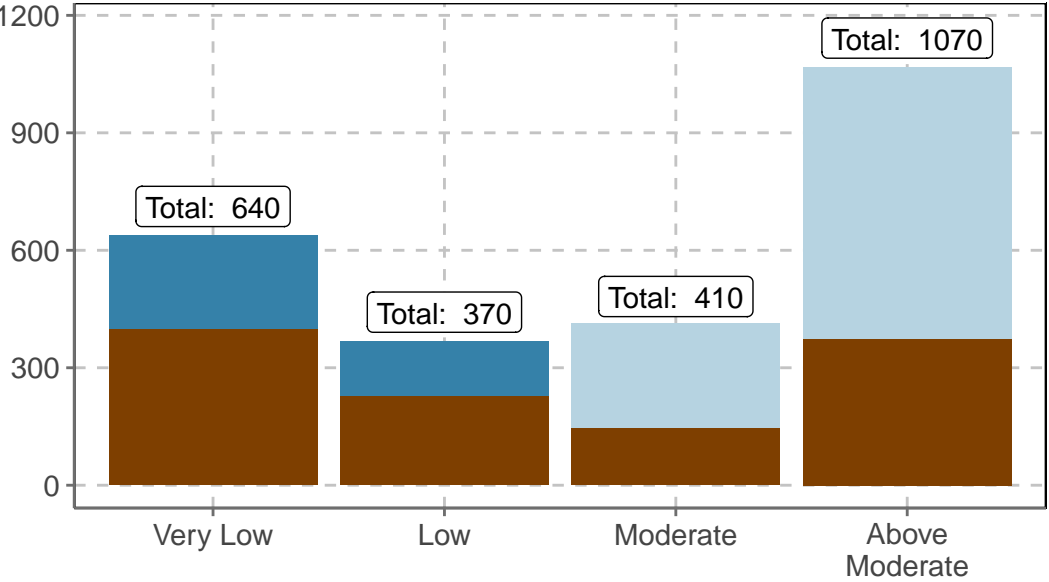
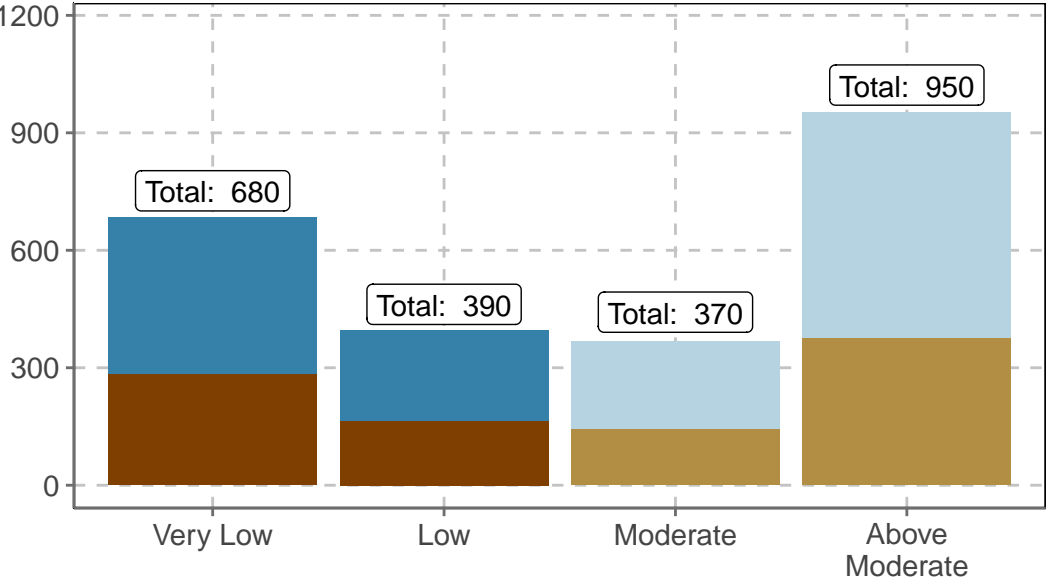
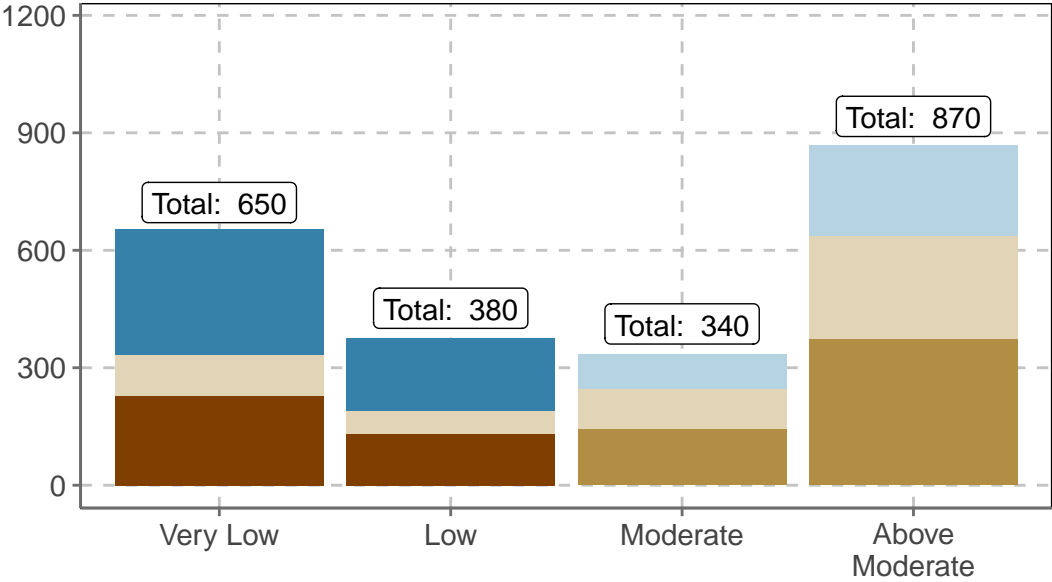
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

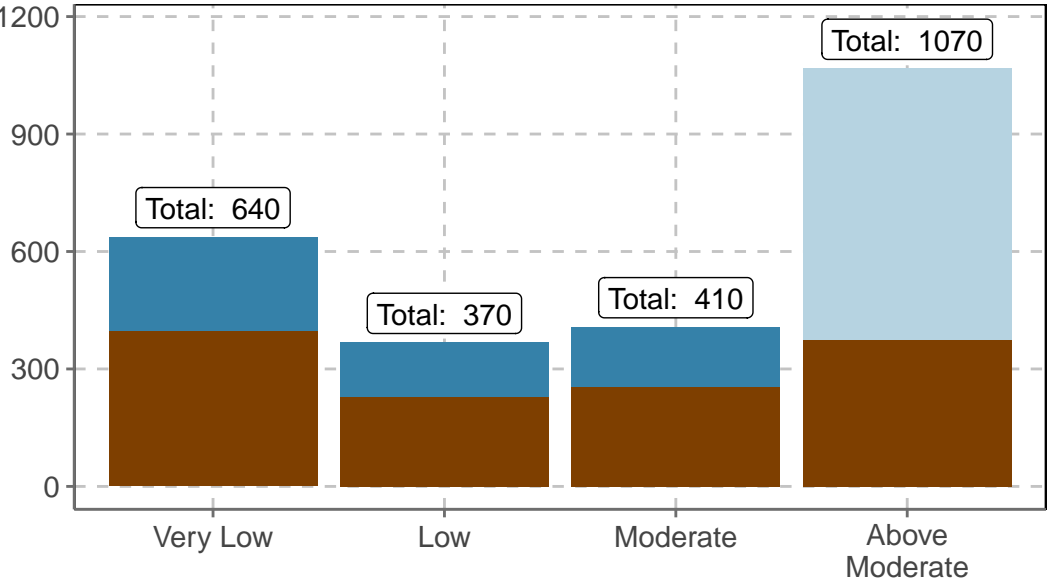
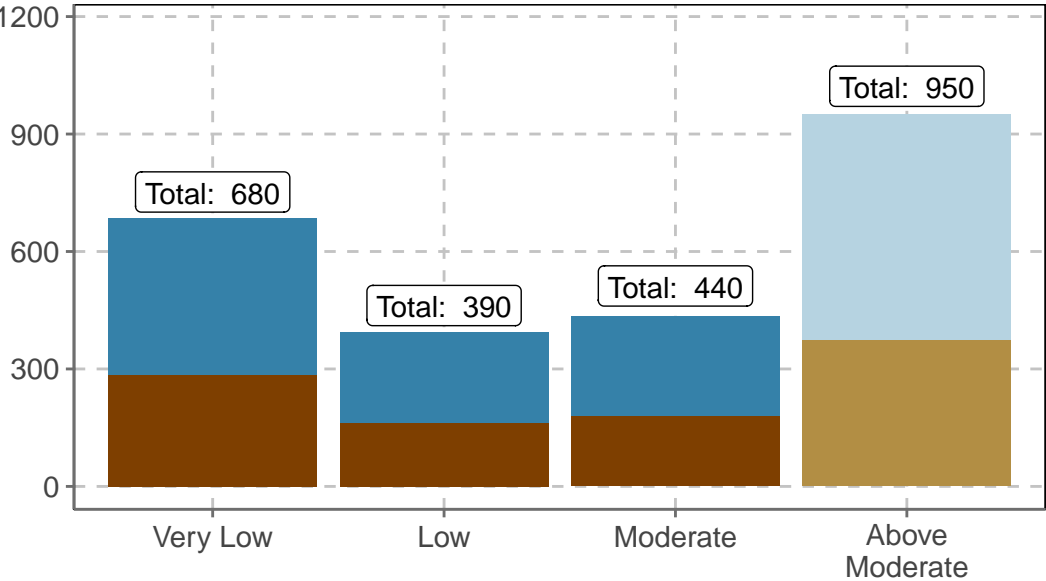
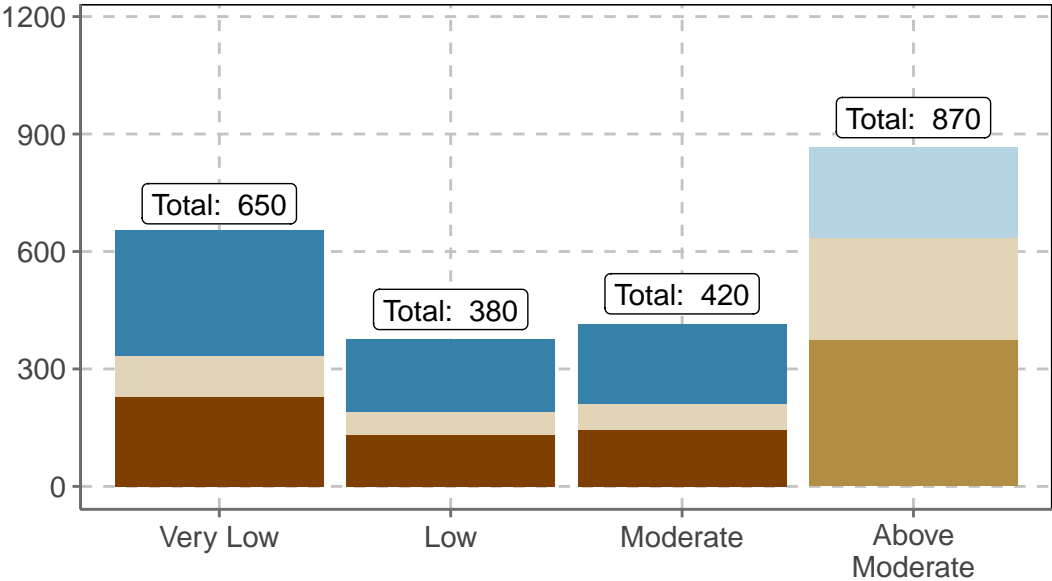
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



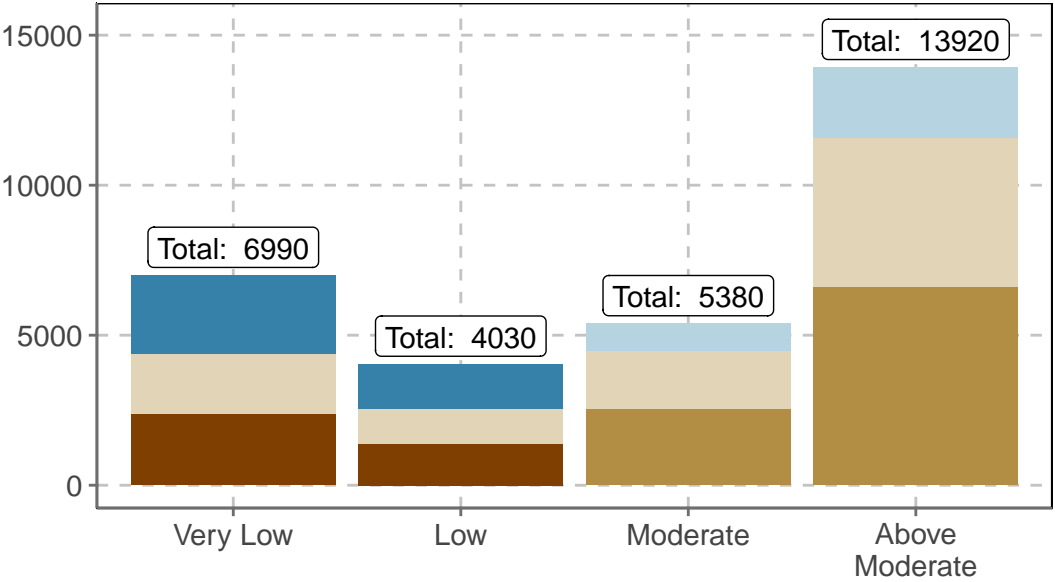
Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Oakland  
(2019 households: 162246)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

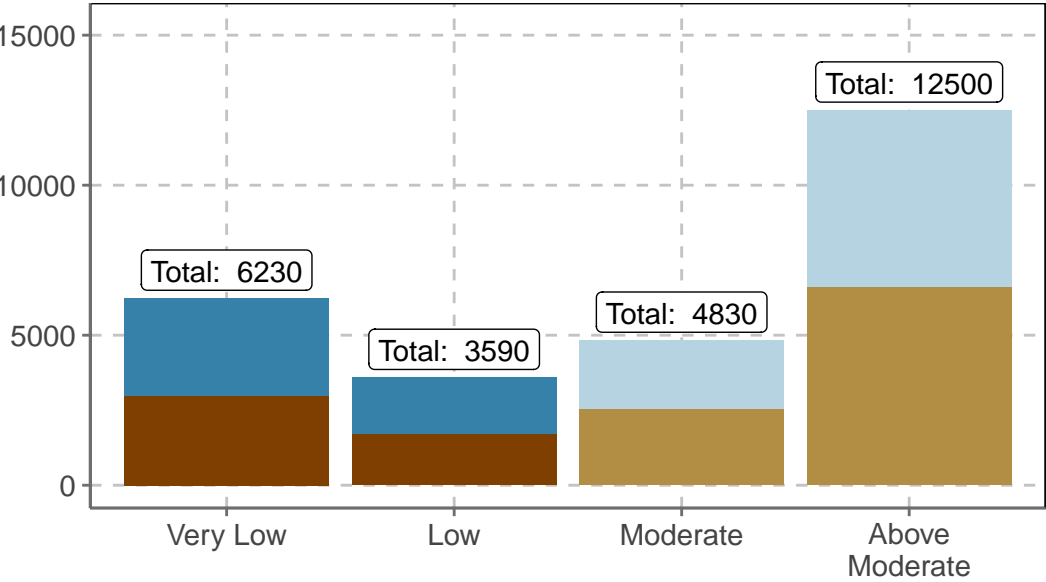
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



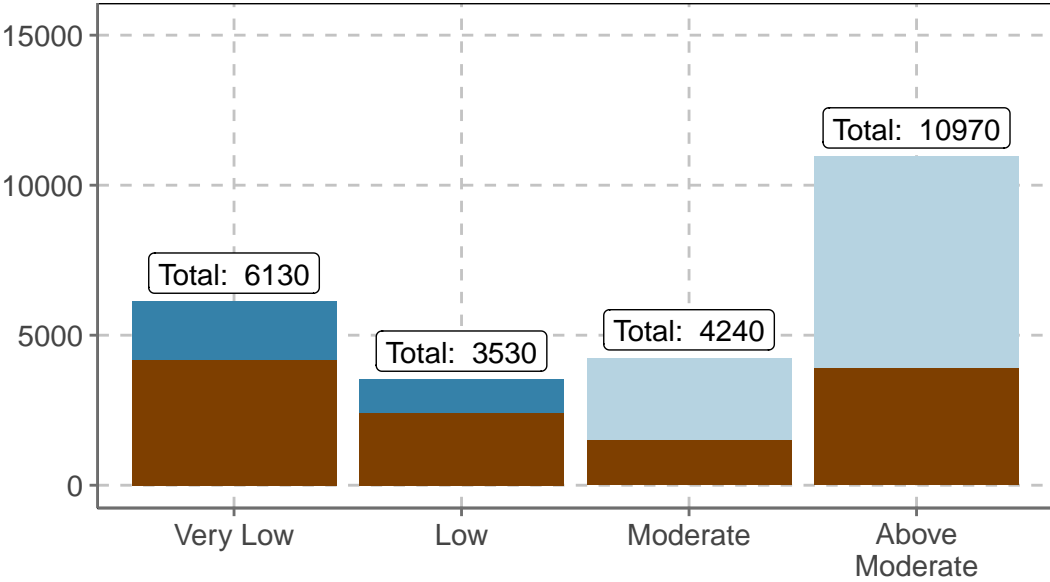
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



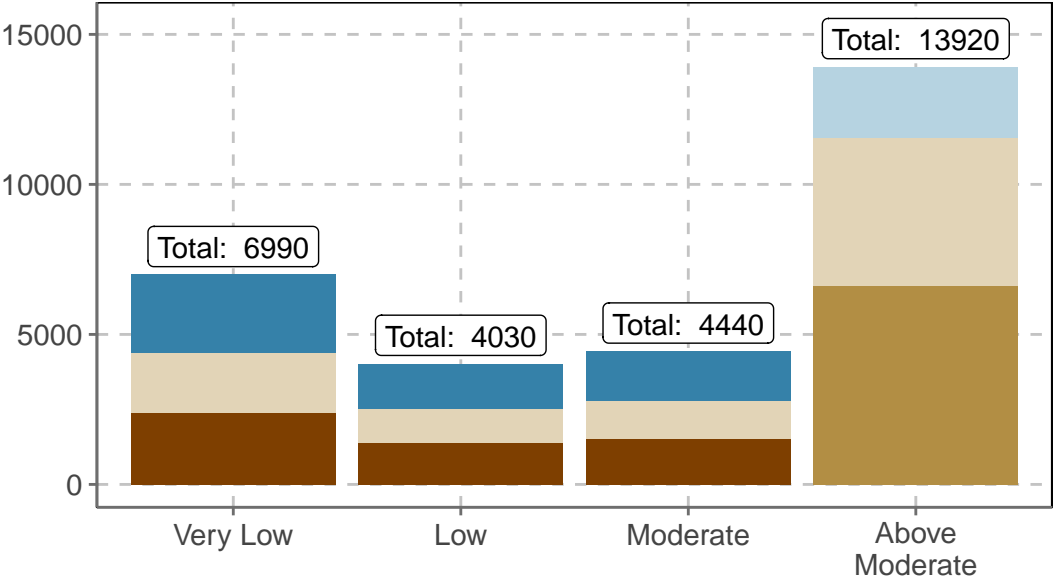
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



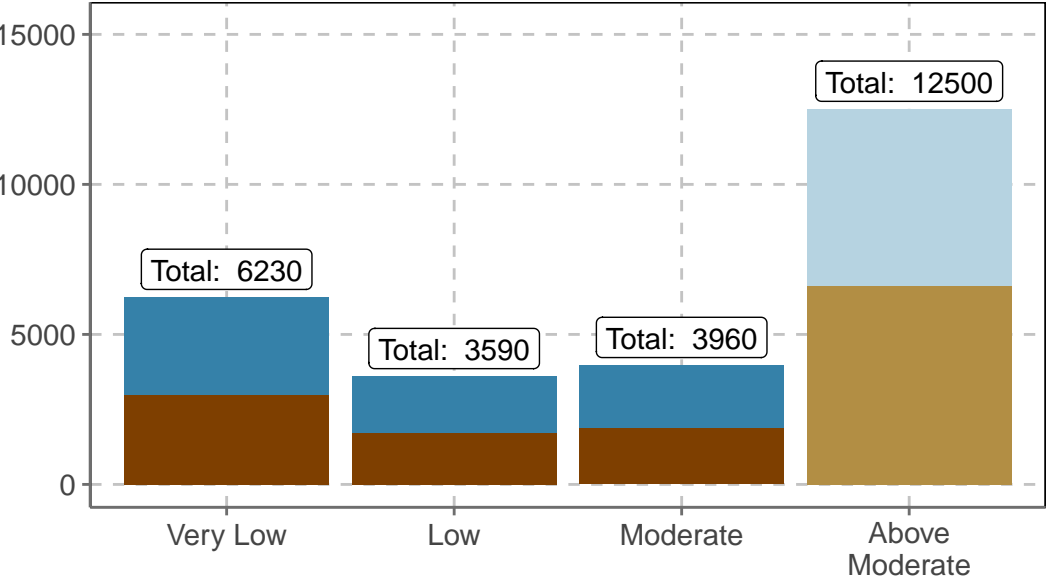
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



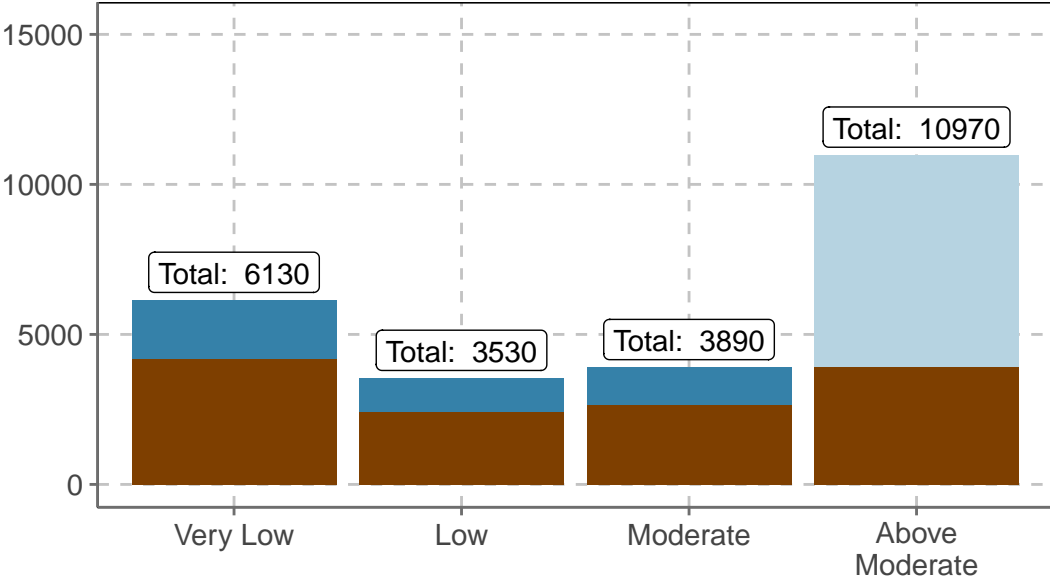
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

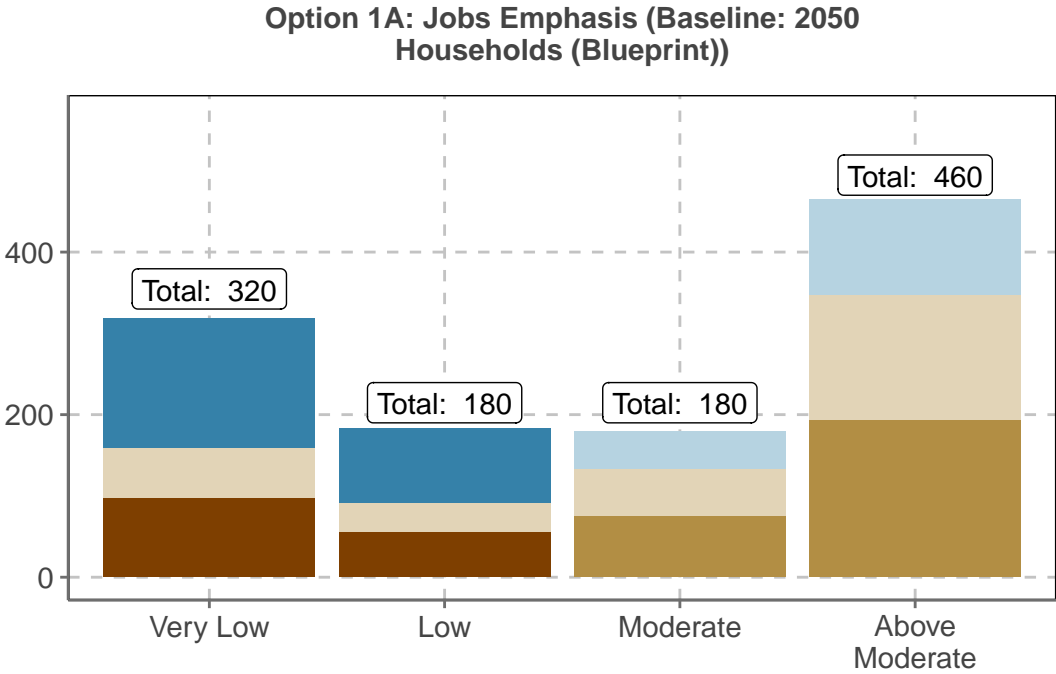
Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



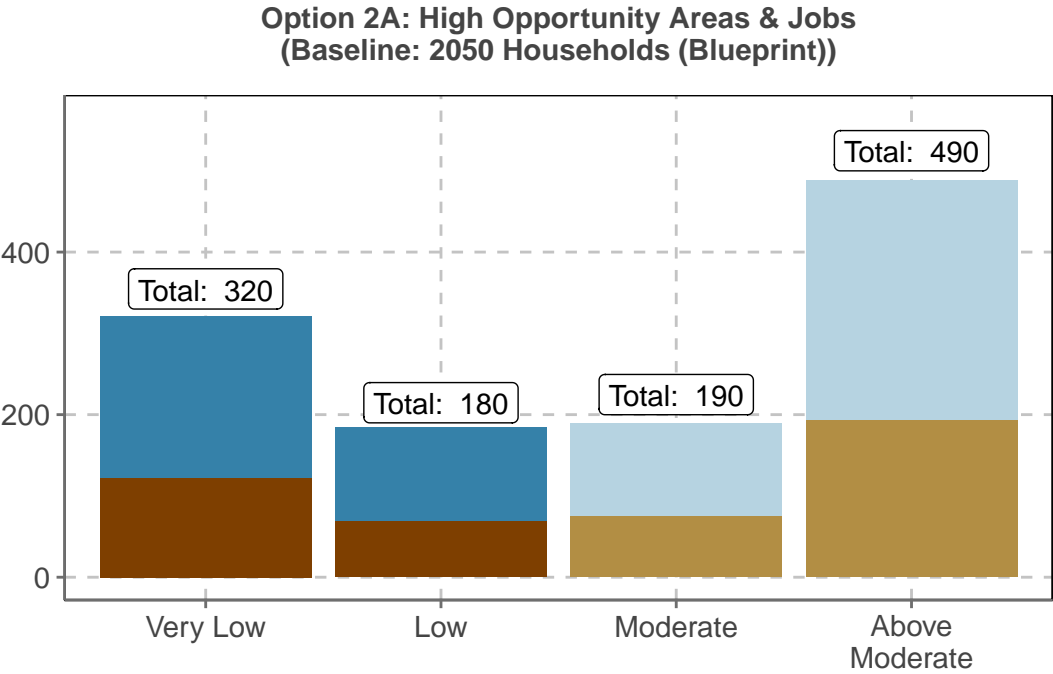
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Oakley  
(2019 households: 11931)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

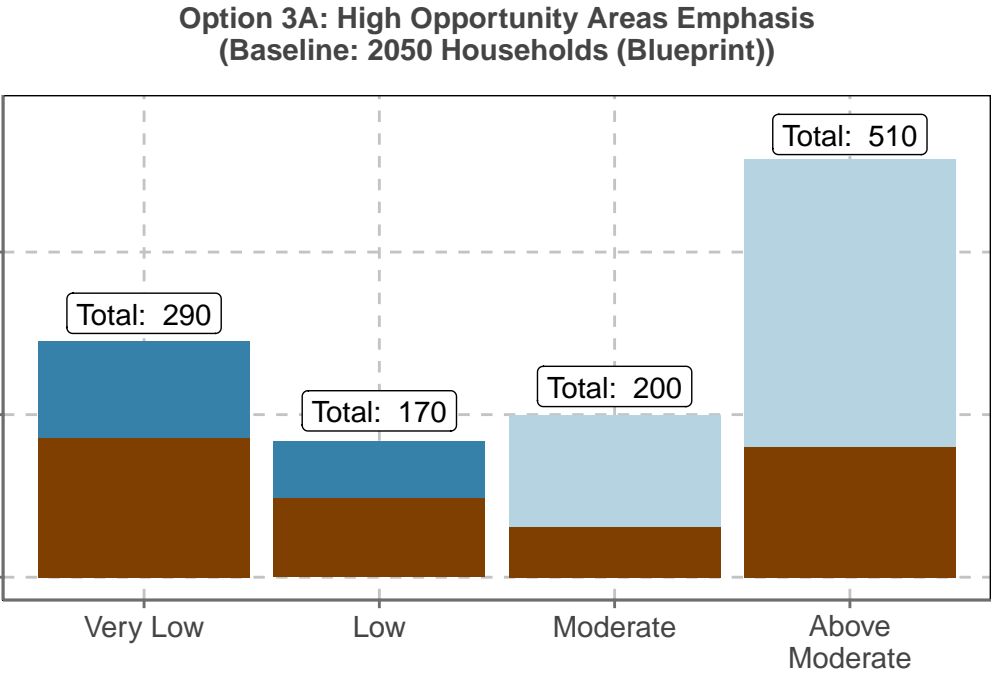
Version A: Original Income Grouping



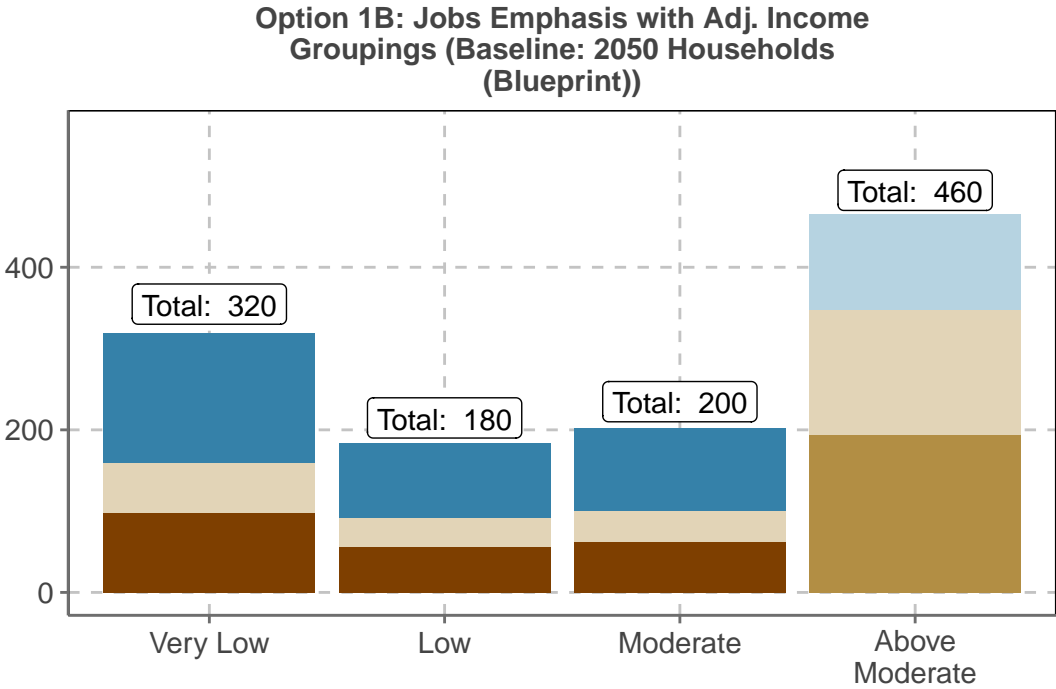
Version A: Original Income Grouping



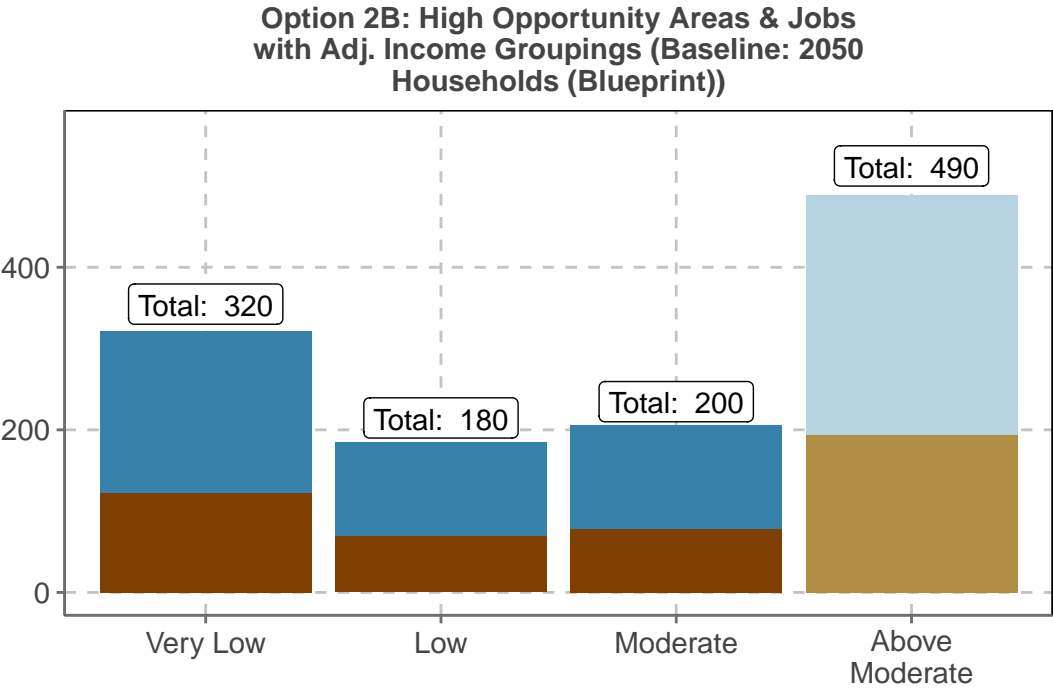
Version A: Original Income Grouping



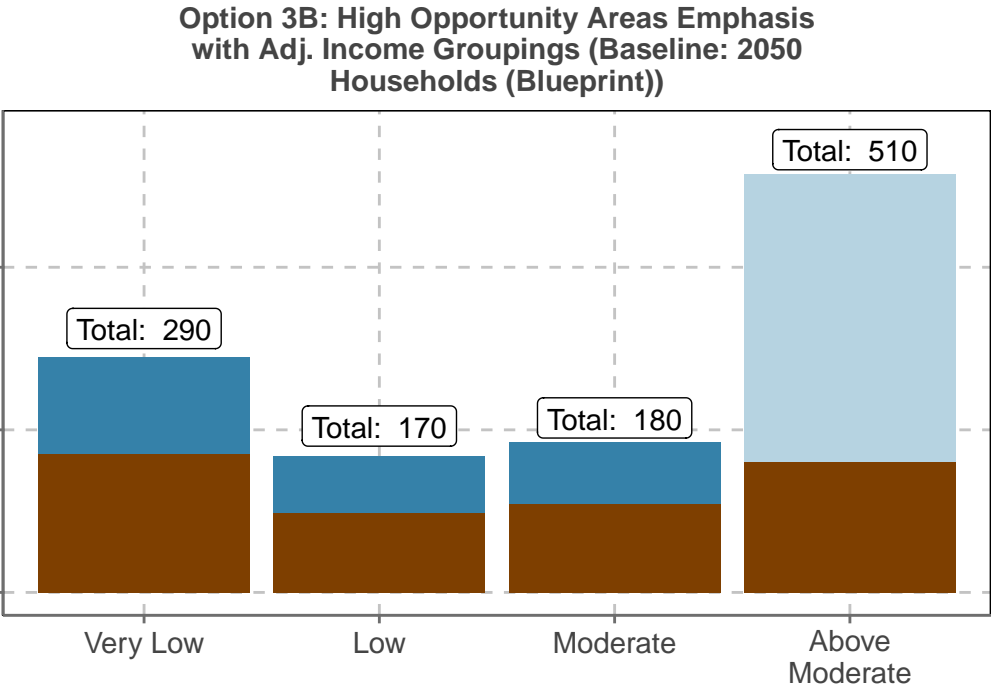
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

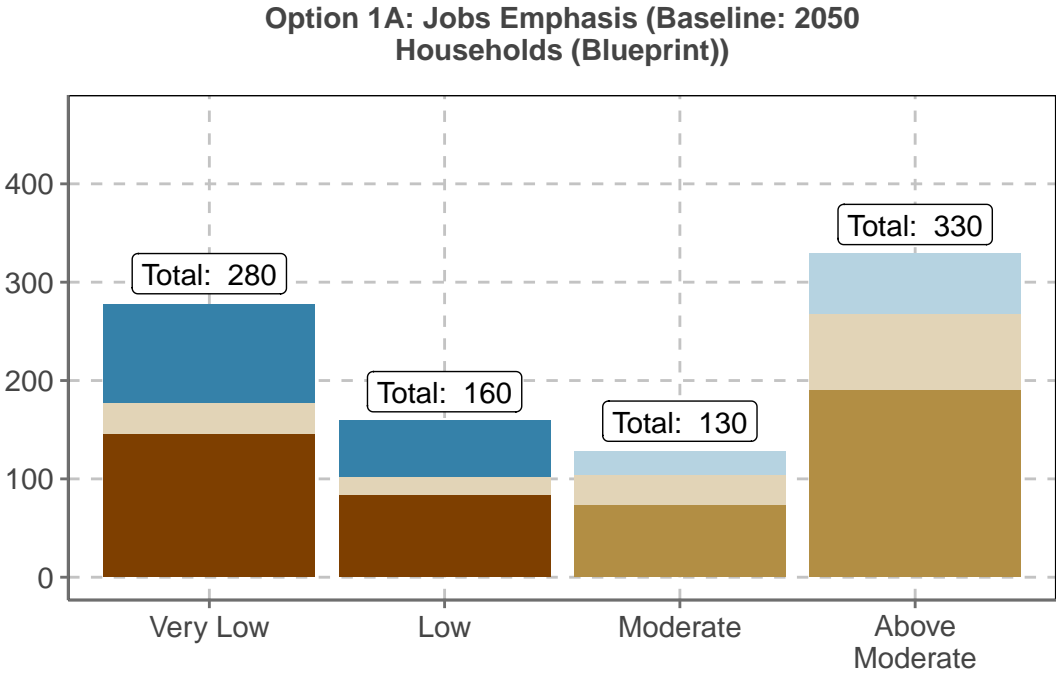


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

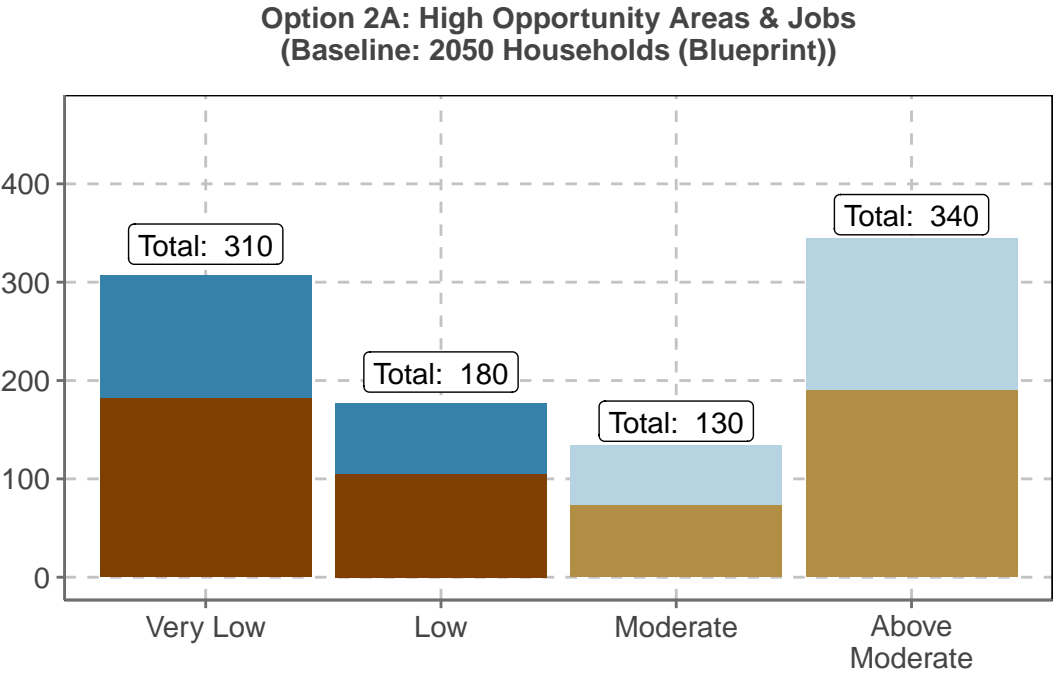
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Orinda**  
**(2019 households: 6827)**  
**(Contra Costa County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

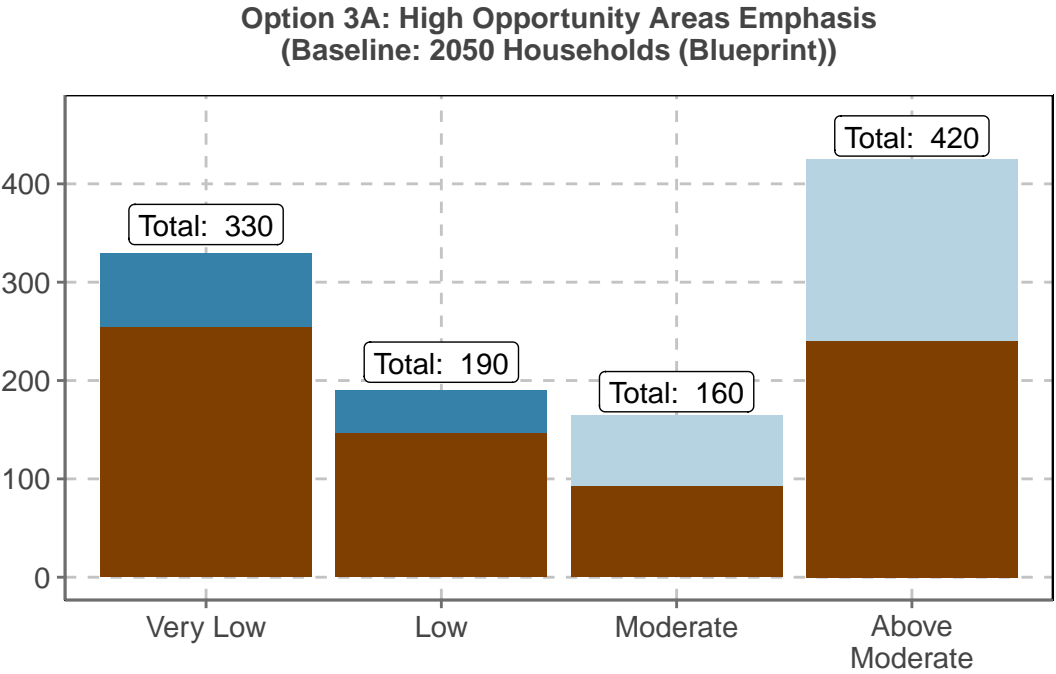
**Version A: Original Income Grouping**



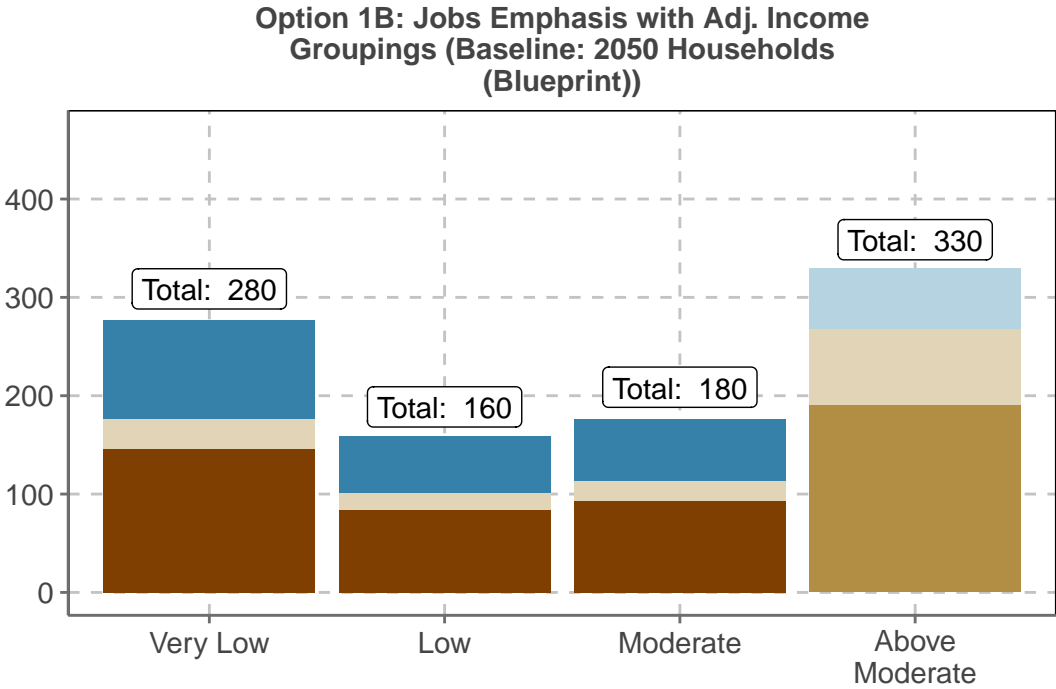
**Version A: Original Income Grouping**



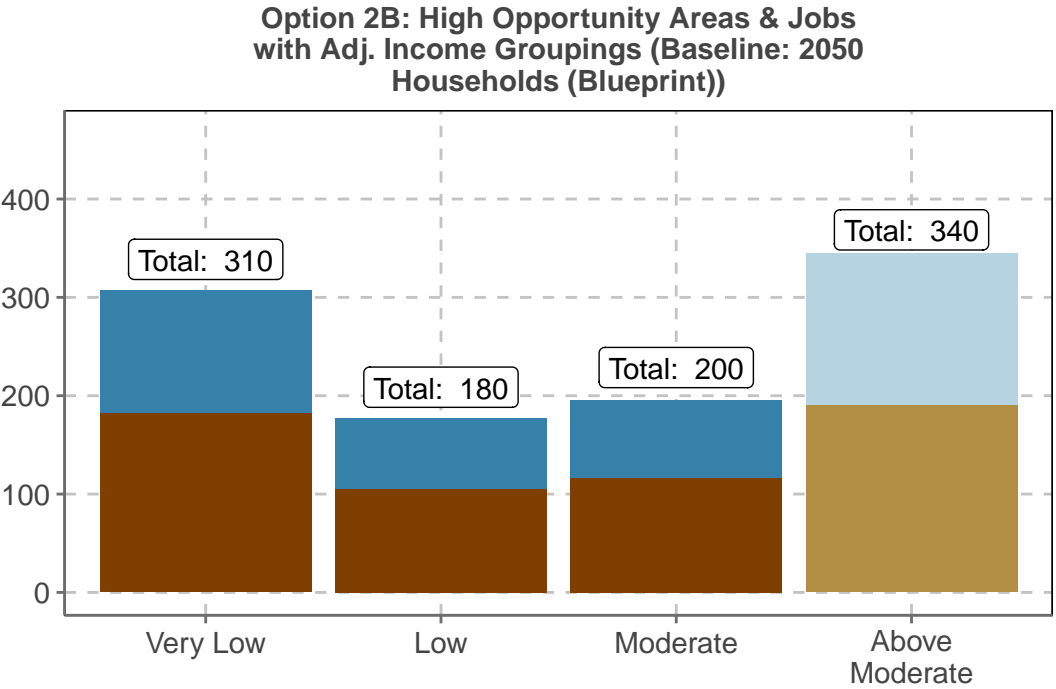
**Version A: Original Income Grouping**



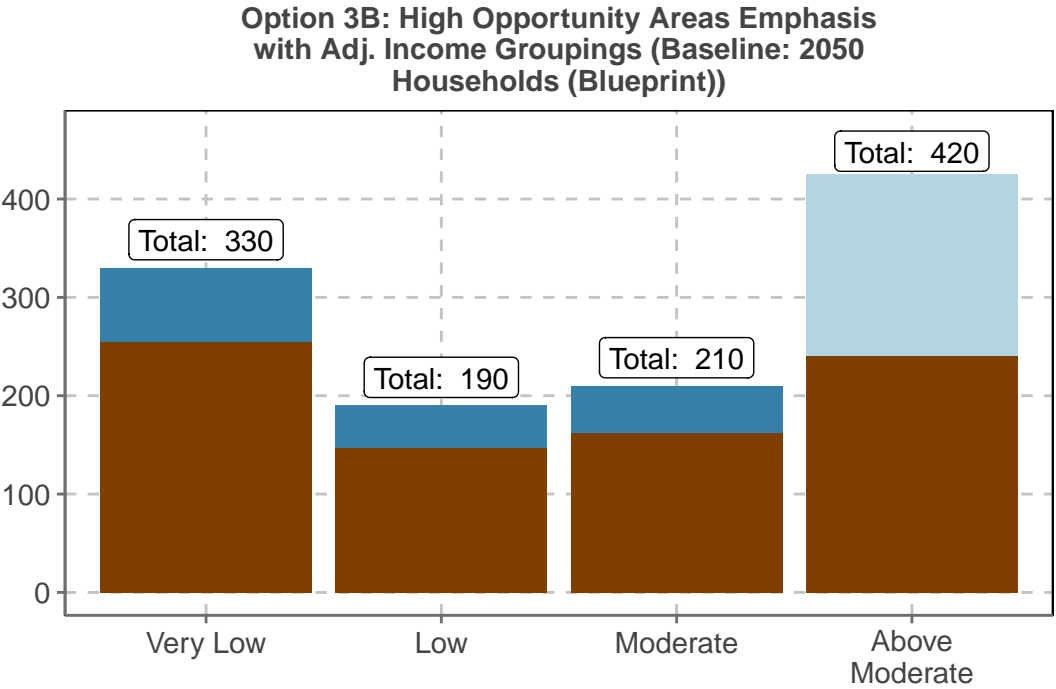
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit



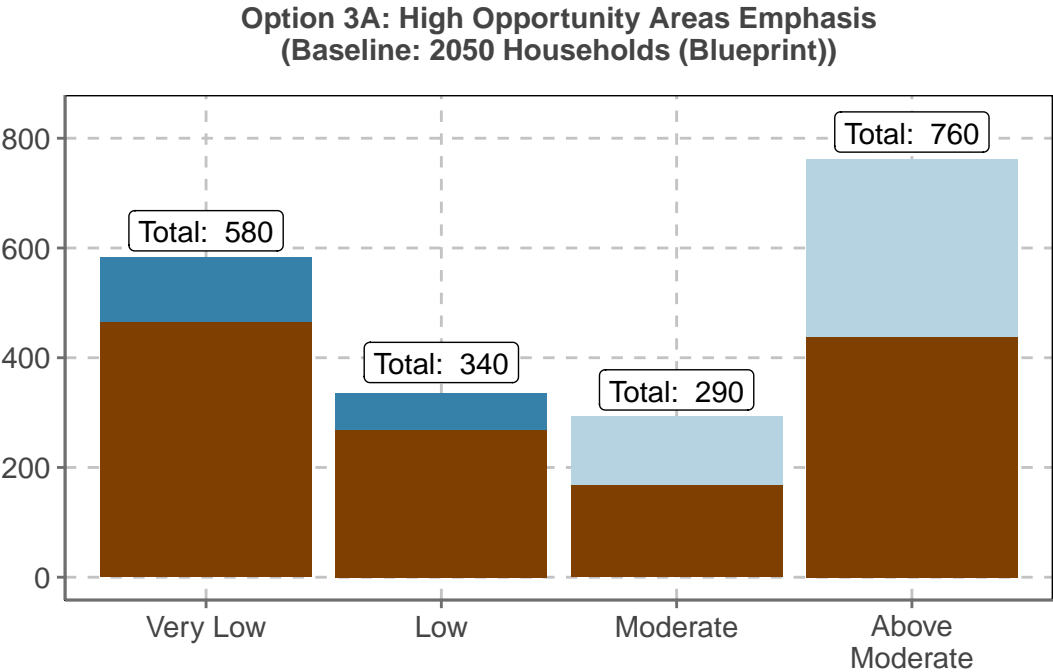
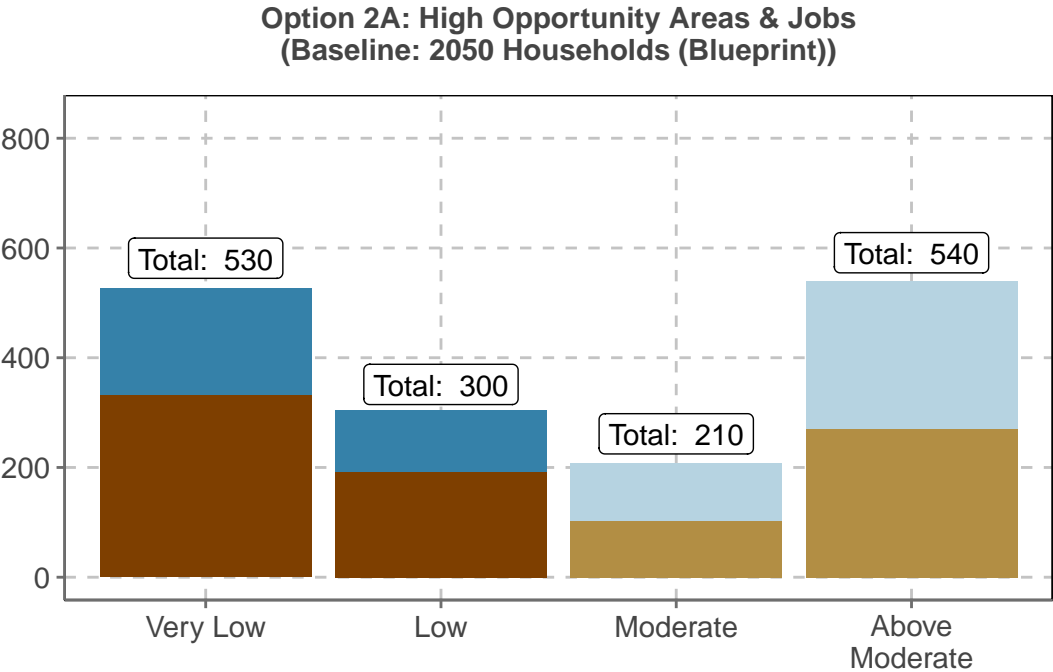
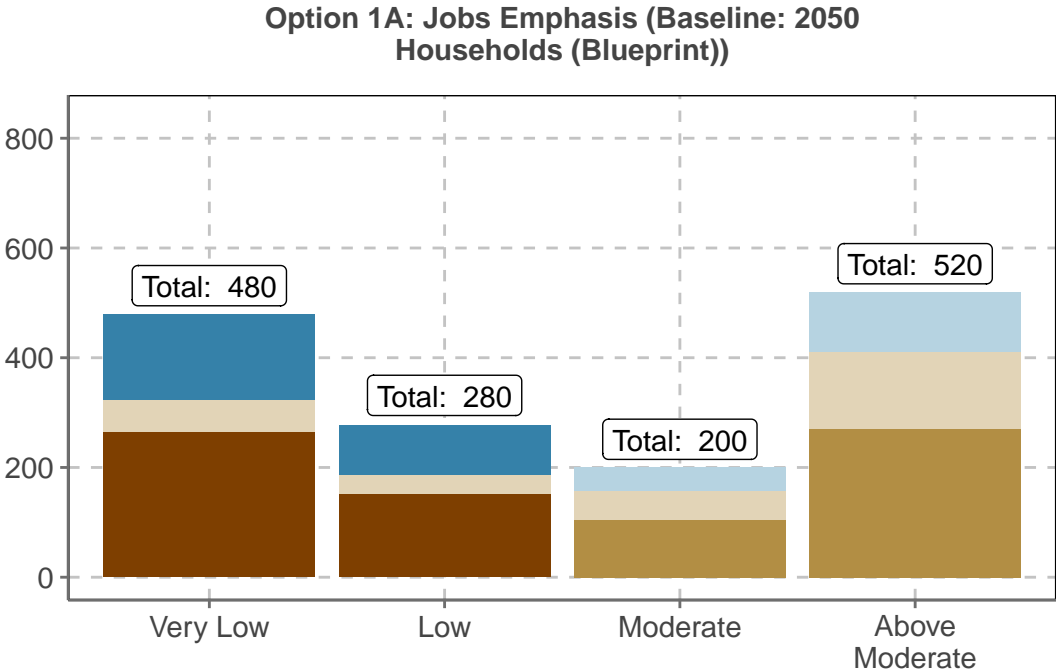
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Pacifica  
(2019 households: 13894)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

Version A: Original Income Grouping

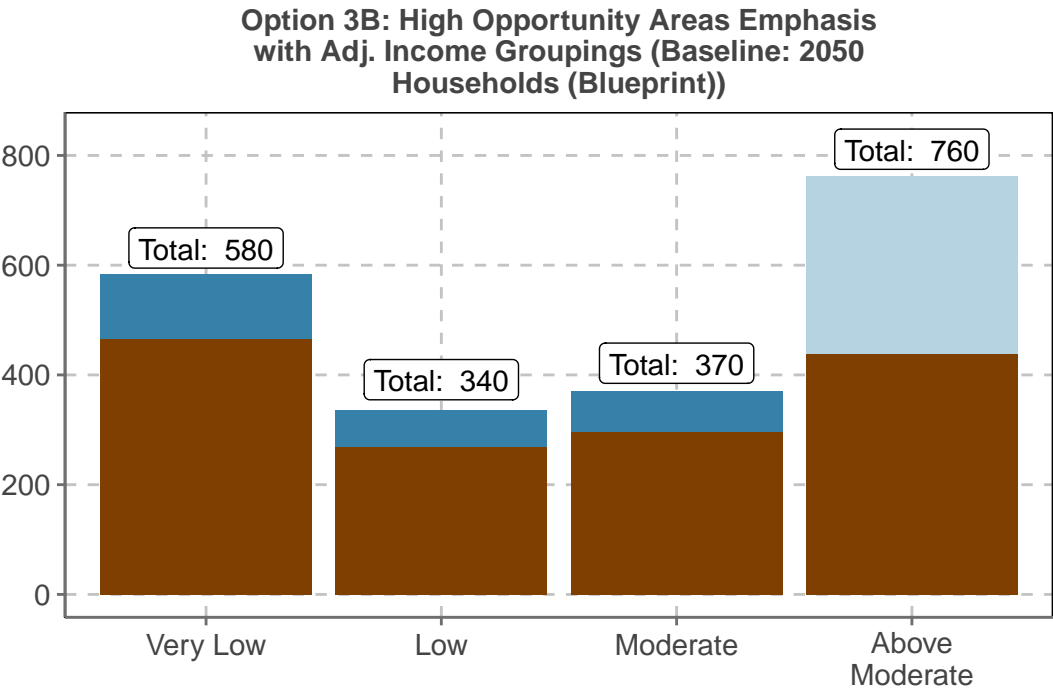
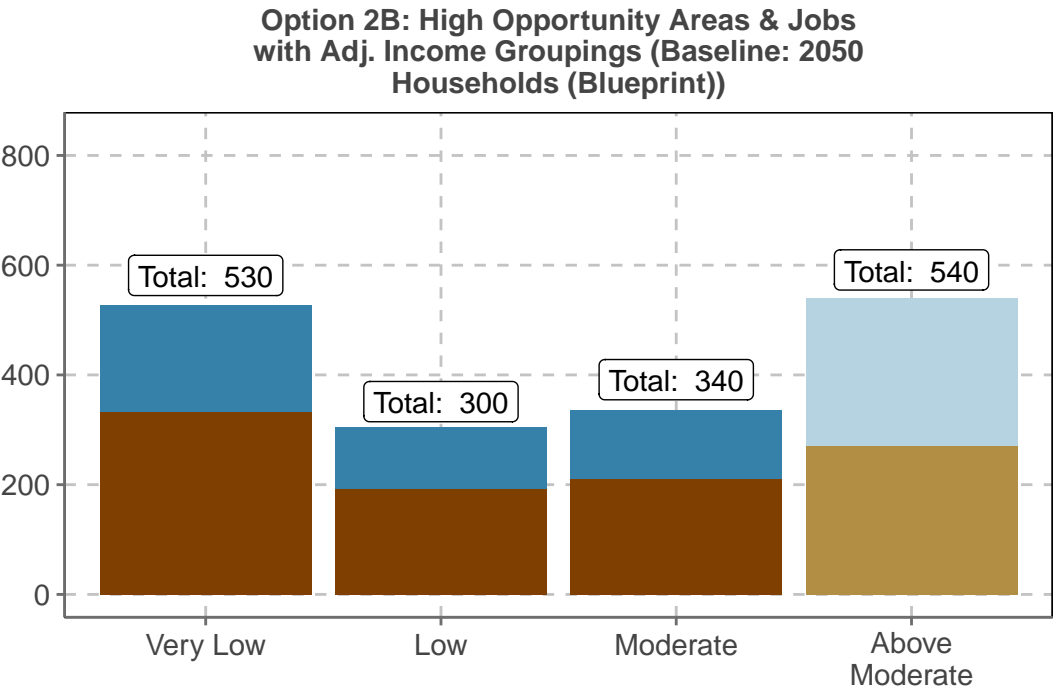
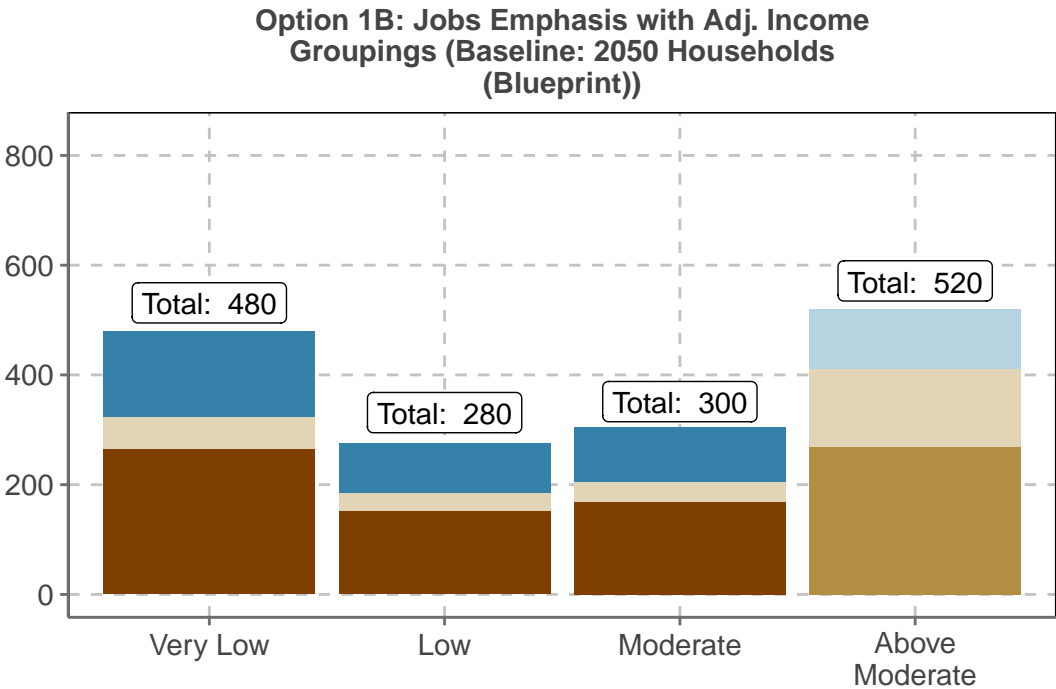
Version A: Original Income Grouping



Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Palo Alto  
(2019 households: 27629)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

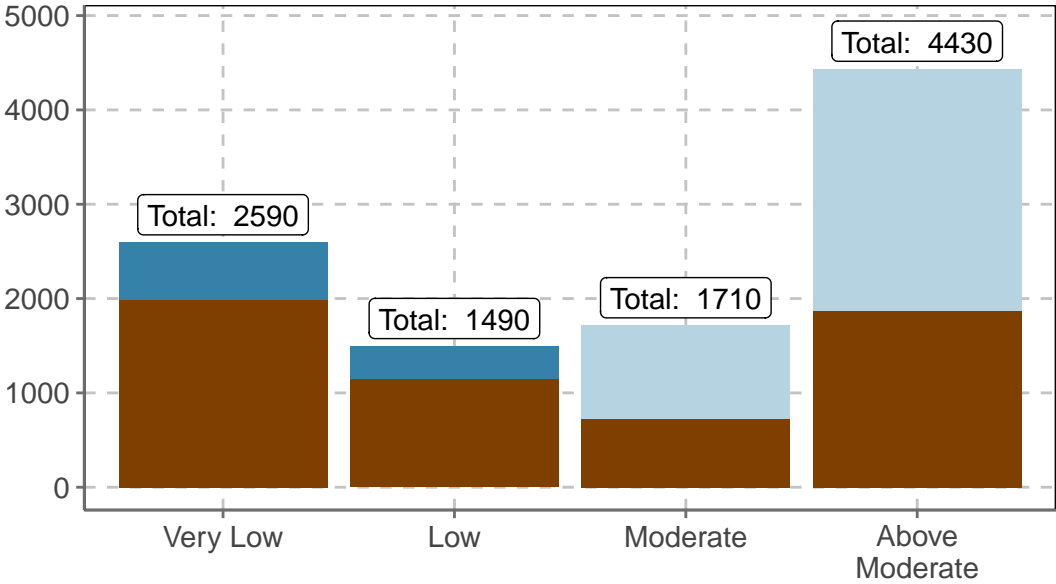
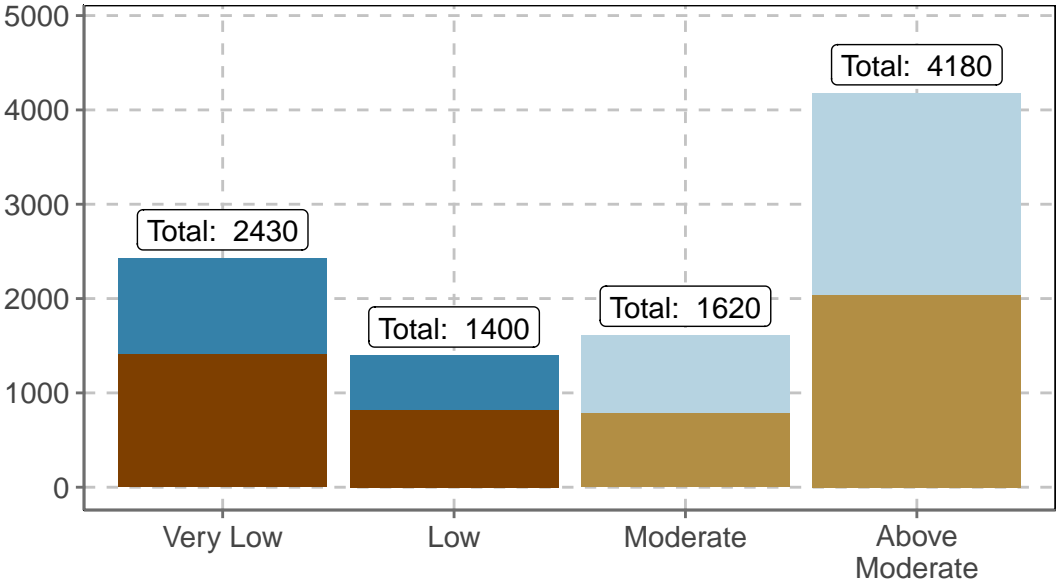
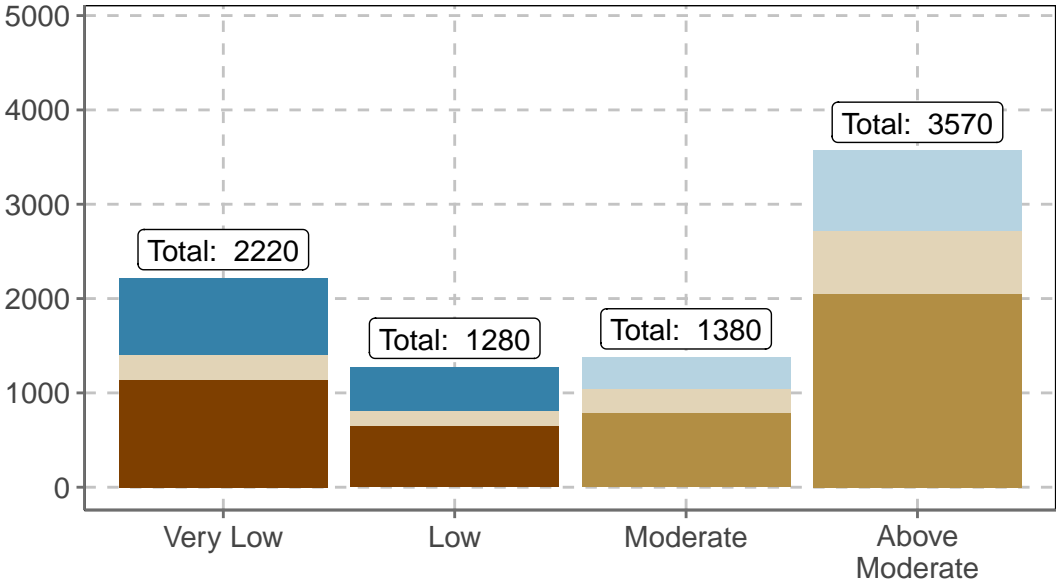
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

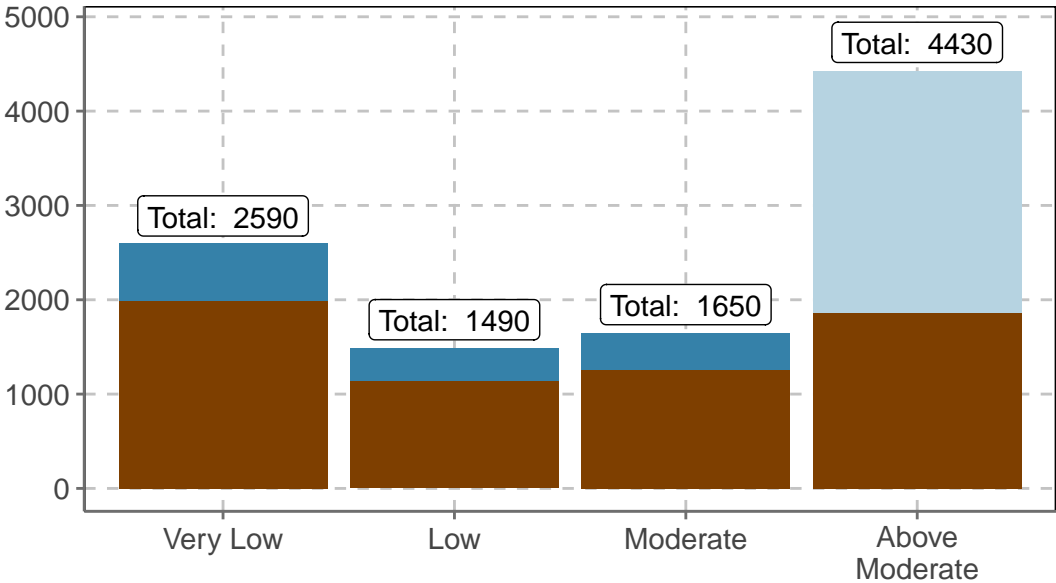
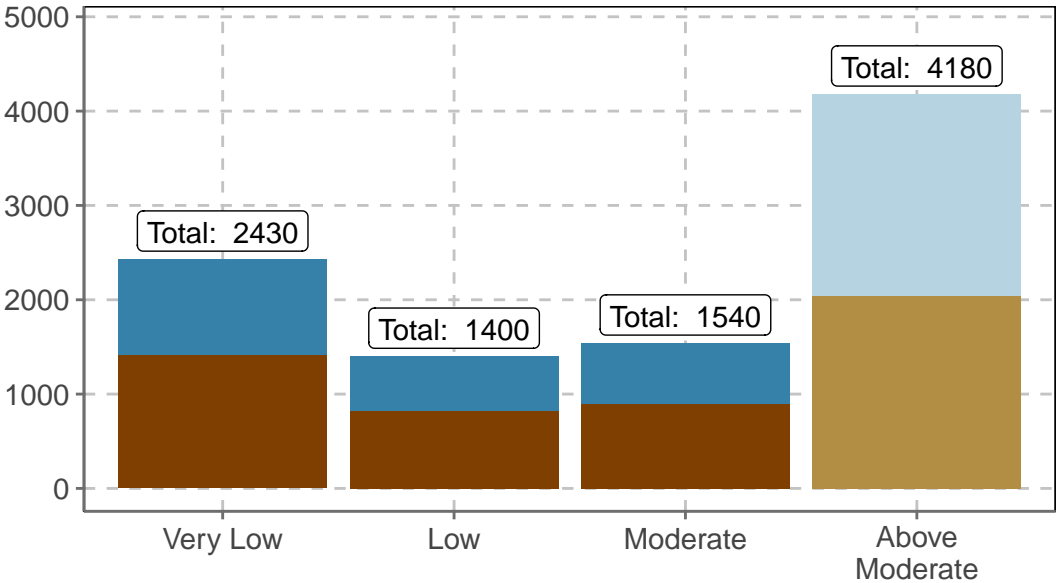
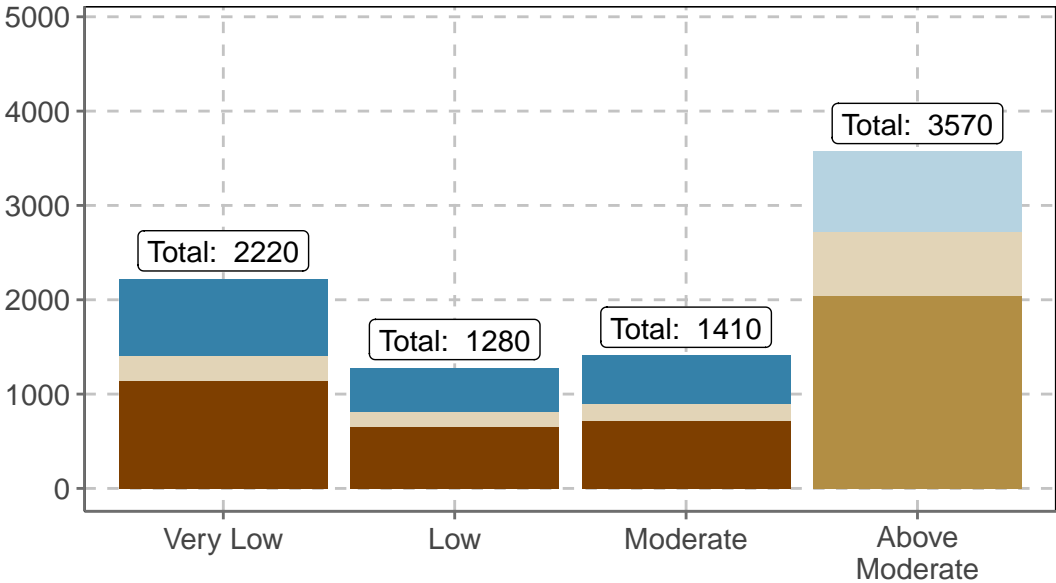
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Petaluma  
(2019 households: 22519)  
(Sonoma County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

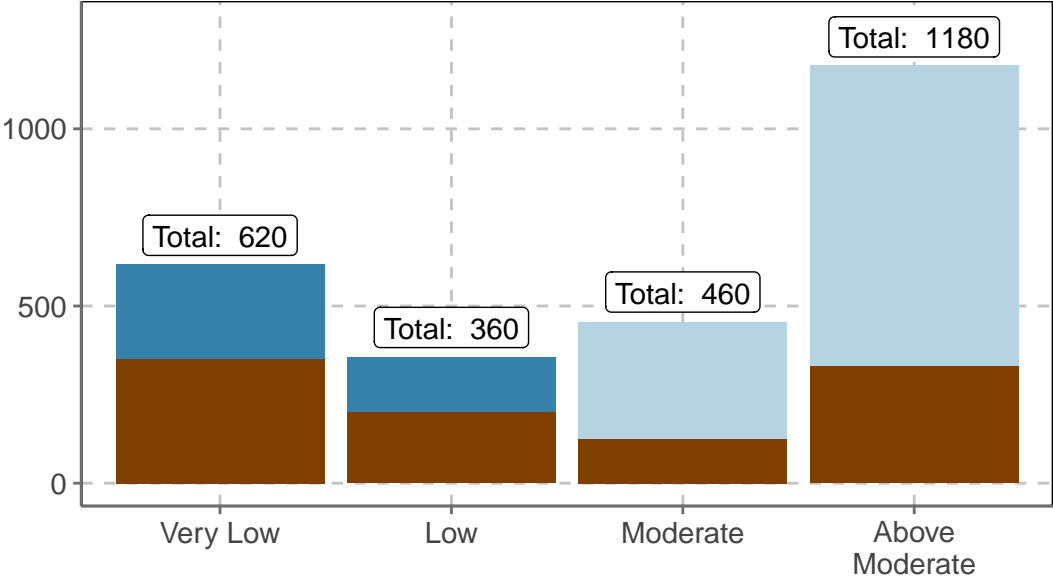
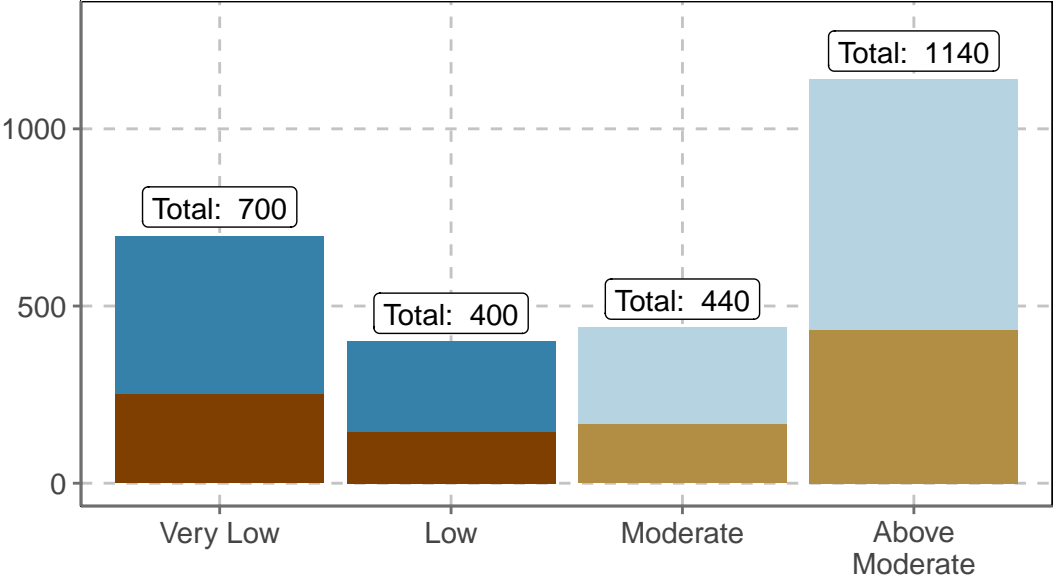
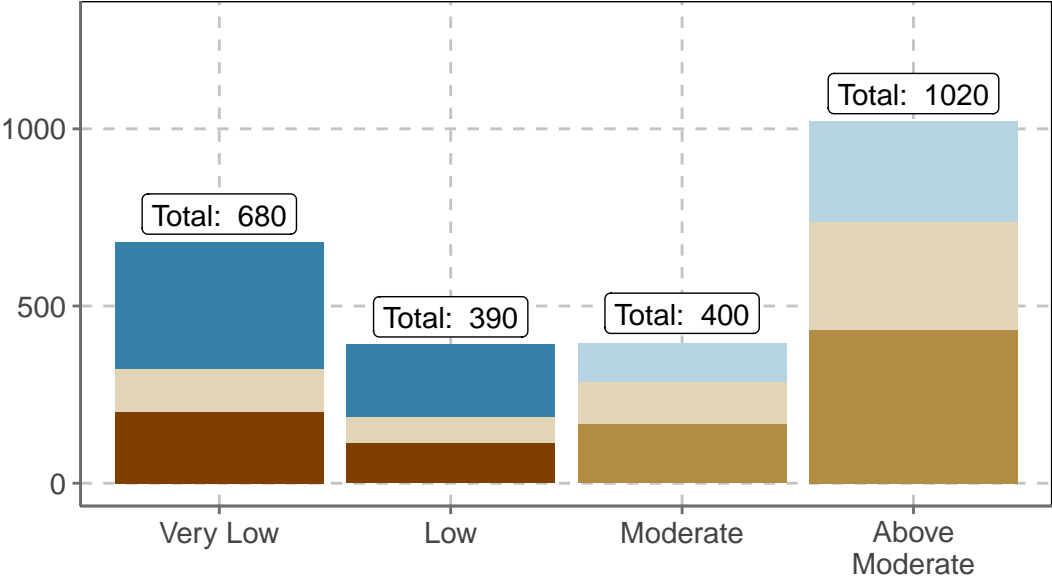
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

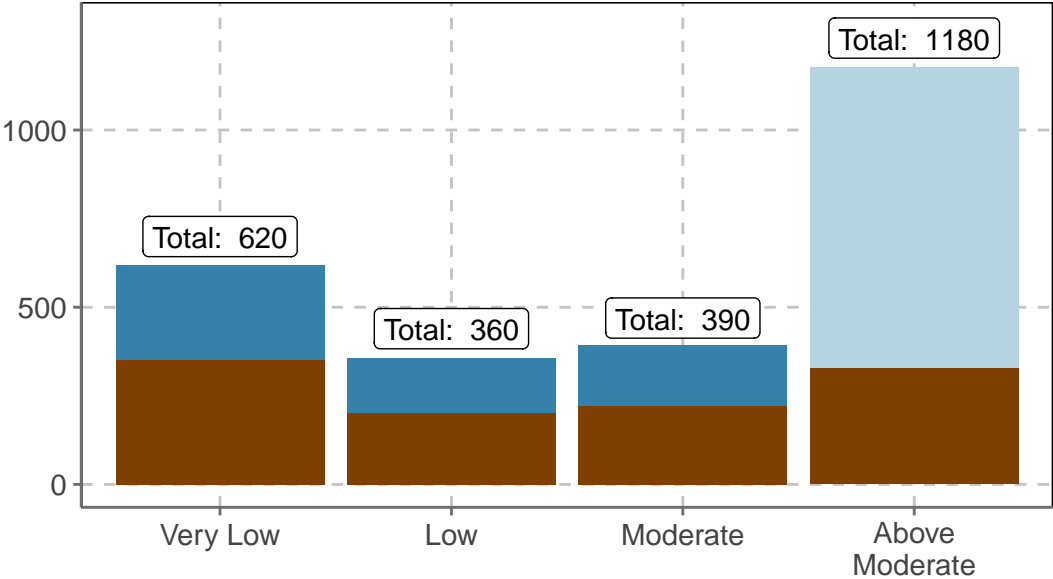
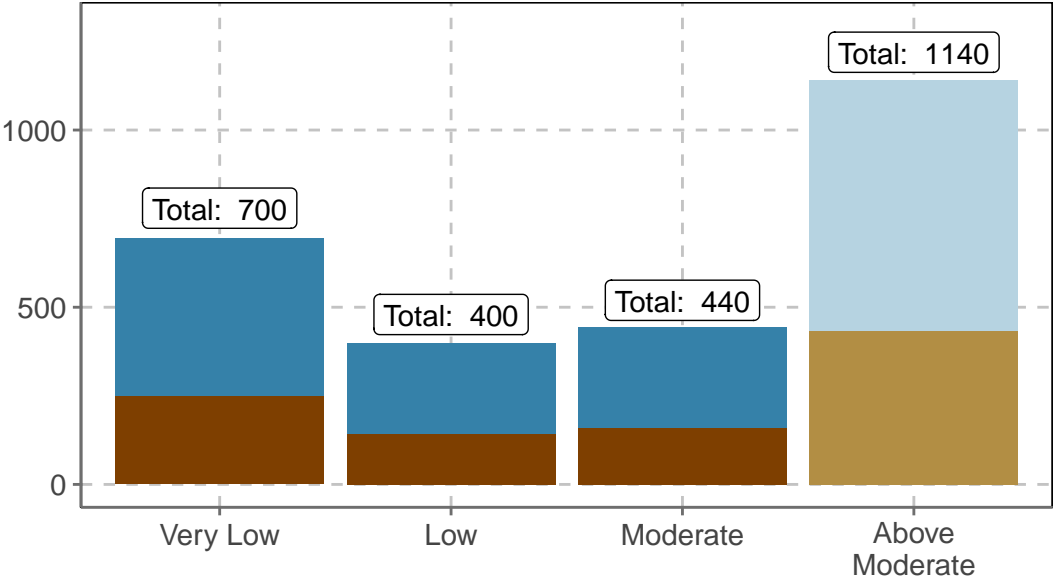
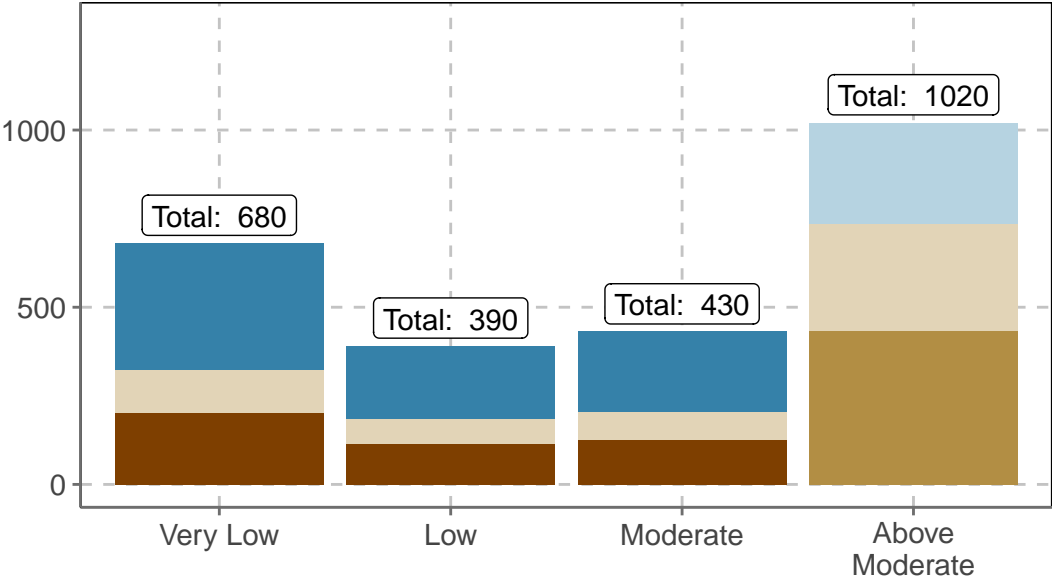
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

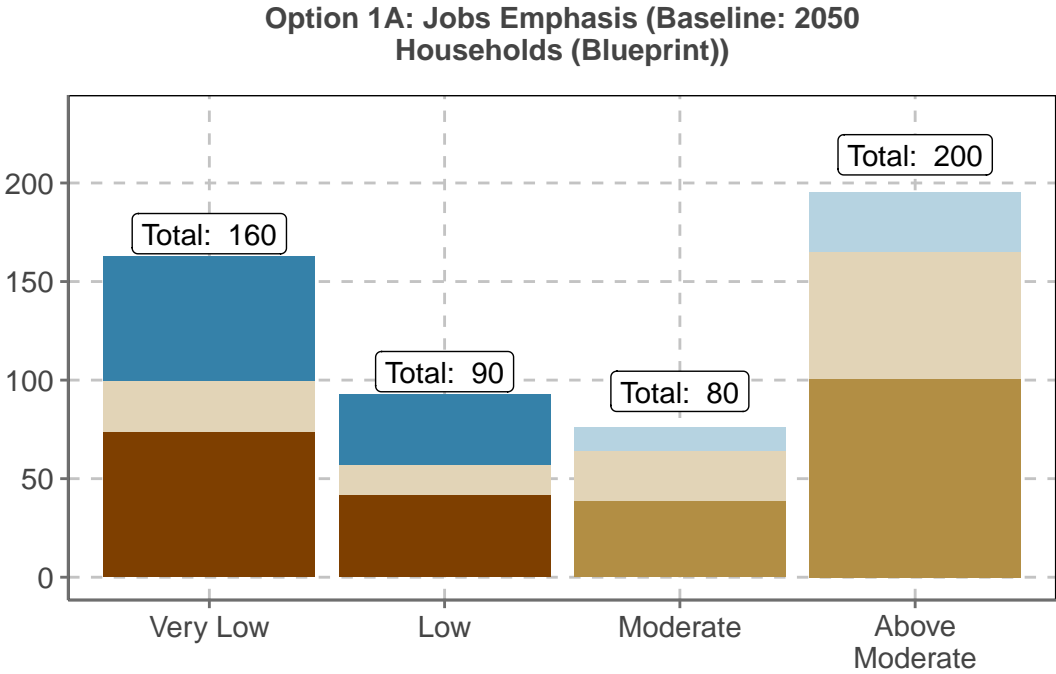


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

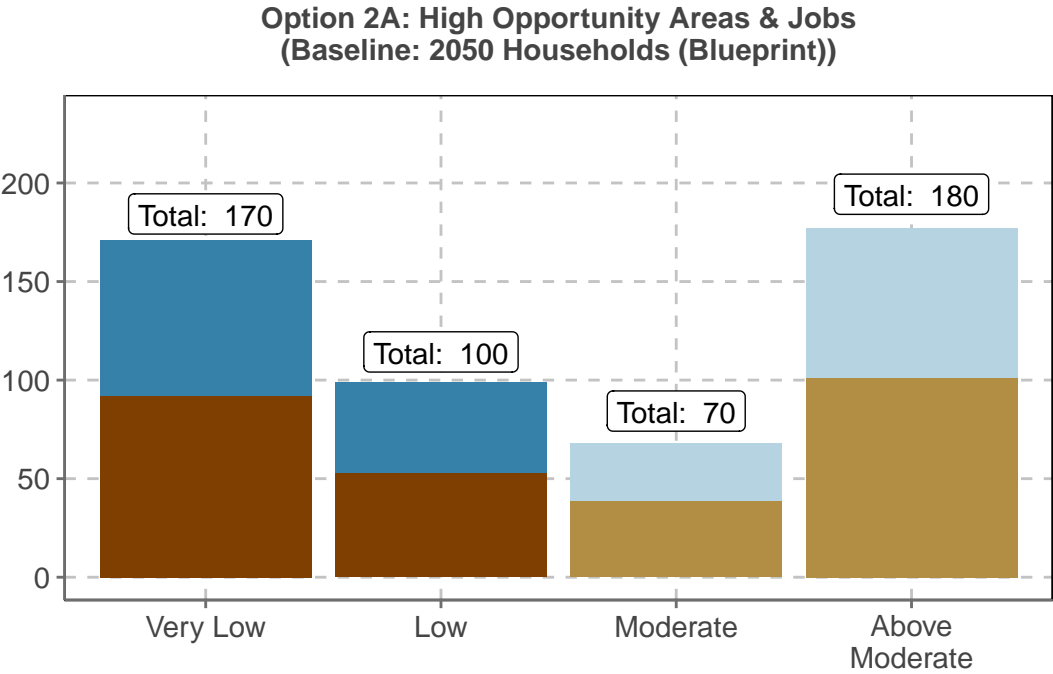
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Piedmont**  
**(2019 households: 3863)**  
**(Alameda County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

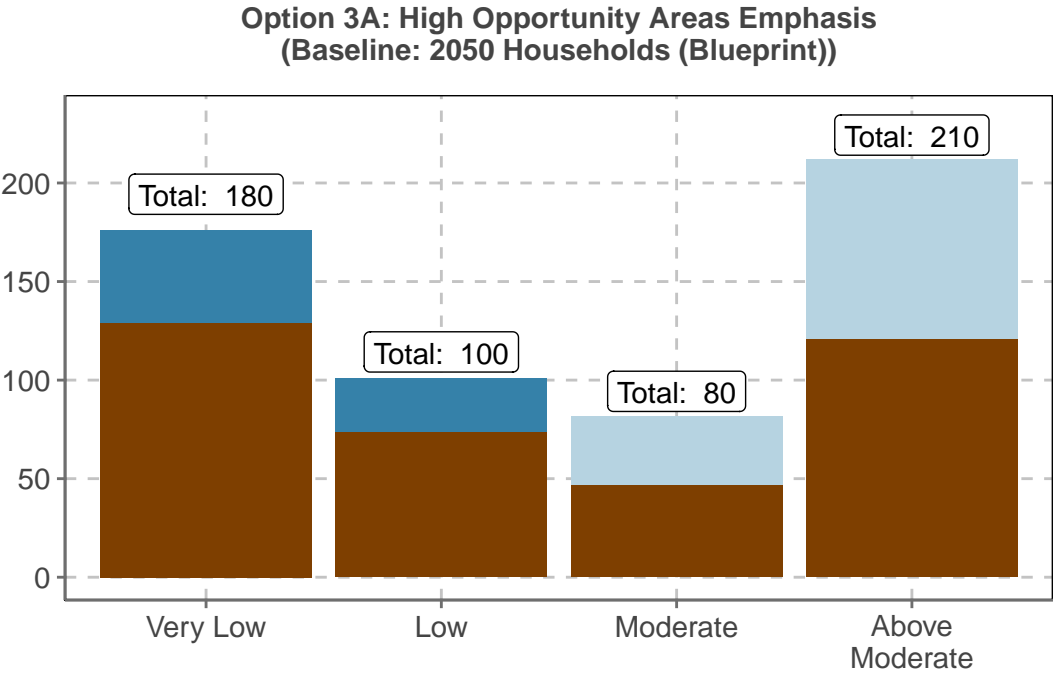
**Version A: Original Income Grouping**



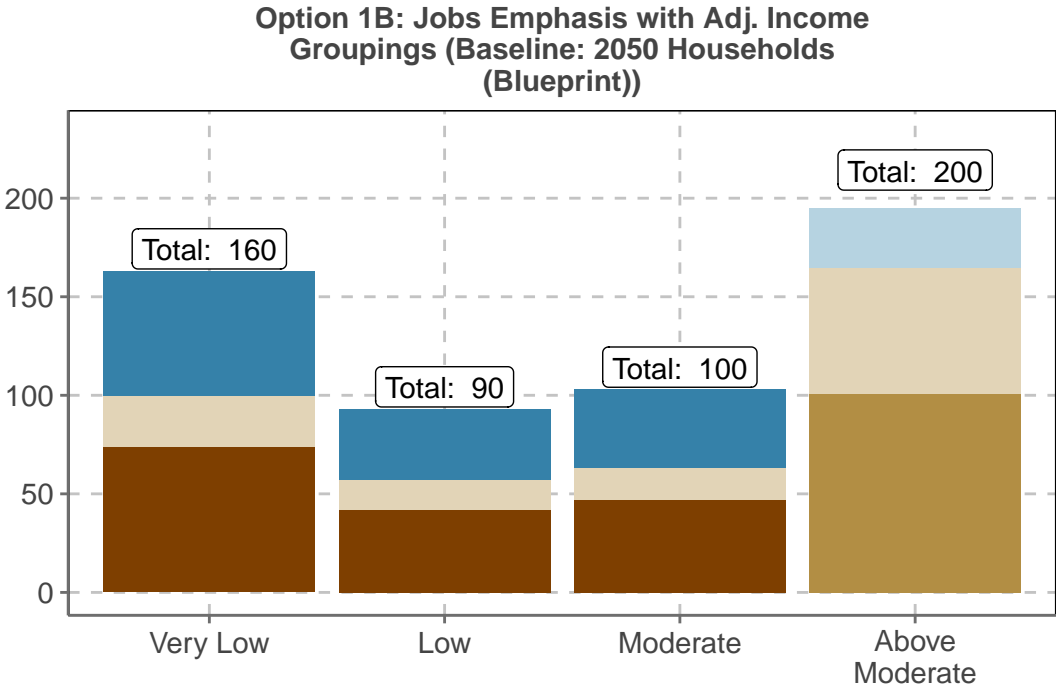
**Version A: Original Income Grouping**



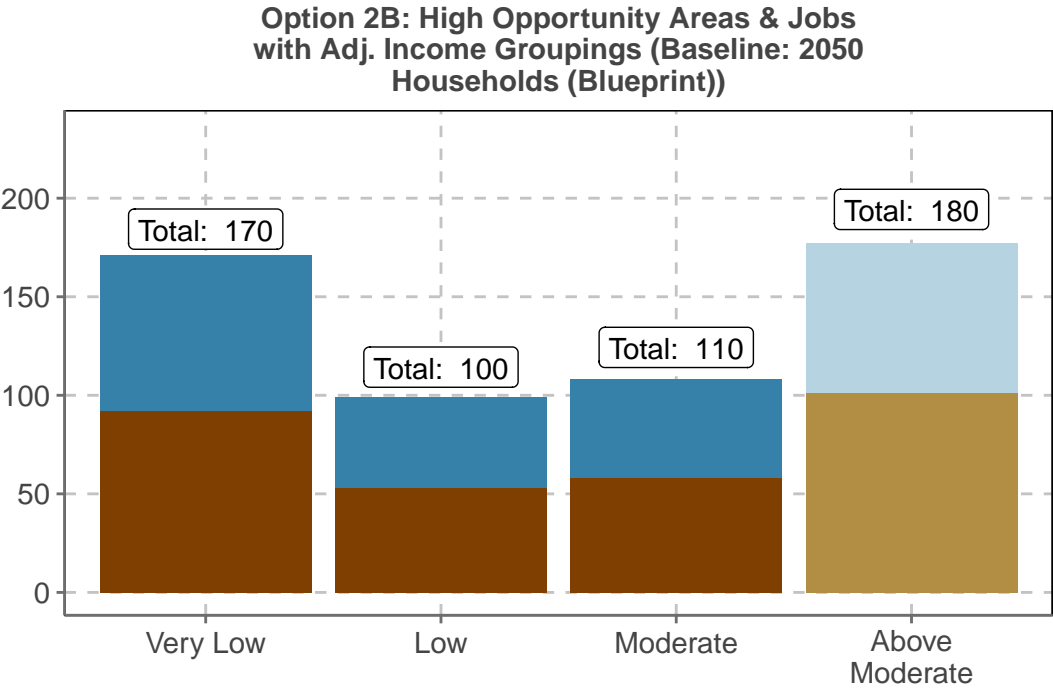
**Version A: Original Income Grouping**



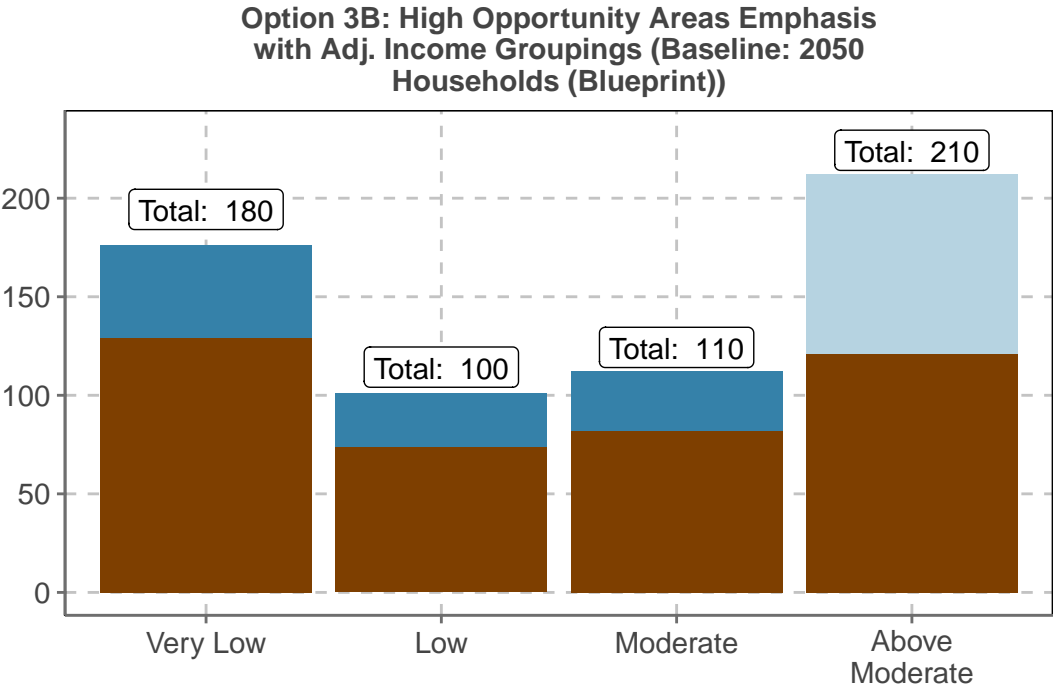
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**

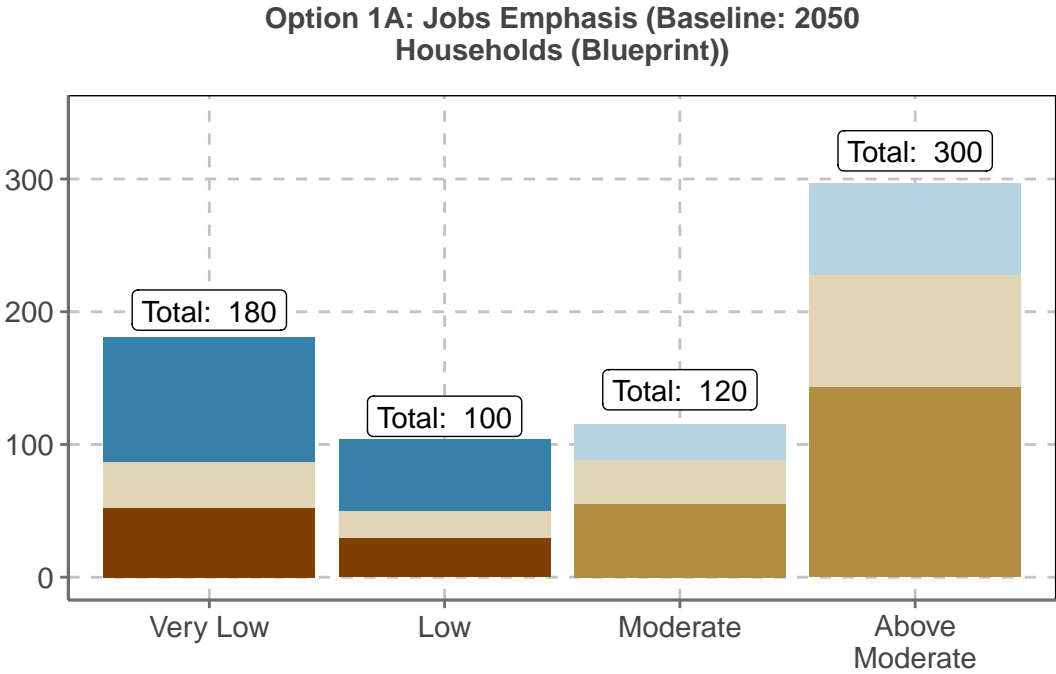


**a** Access to High Opportunity Areas   **a** Job Proximity – Auto   **a** Job Proximity – Transit   **a** Jobs–Housing Balance   **a** Jobs–Housing Fit

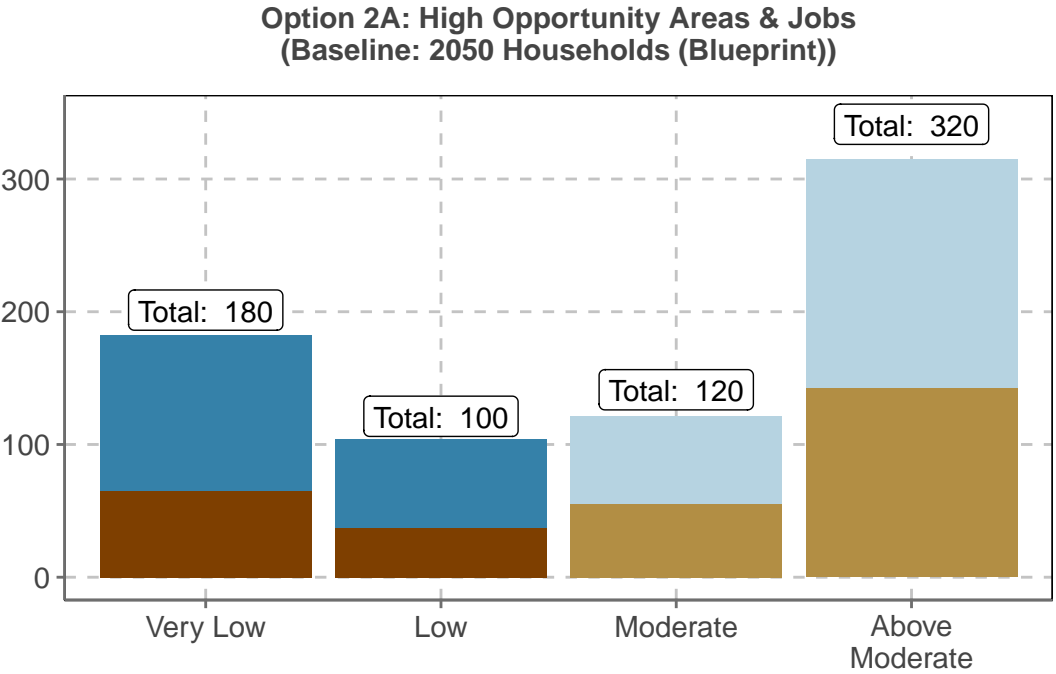
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Pinole**  
**(2019 households: 6778)**  
**(Contra Costa County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

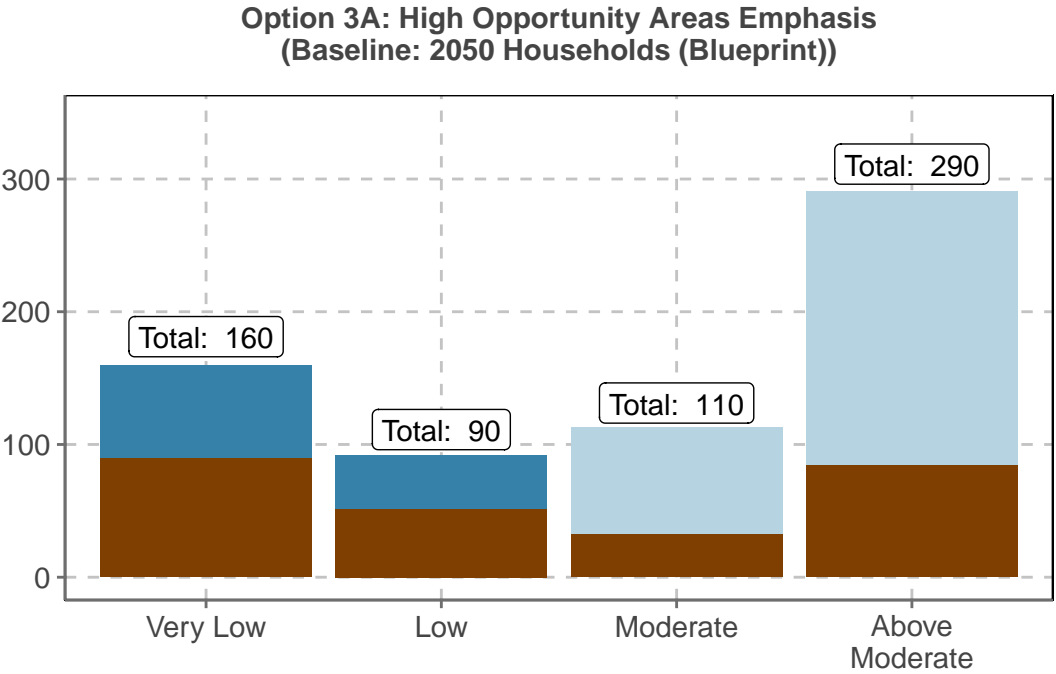
**Version A: Original Income Grouping**



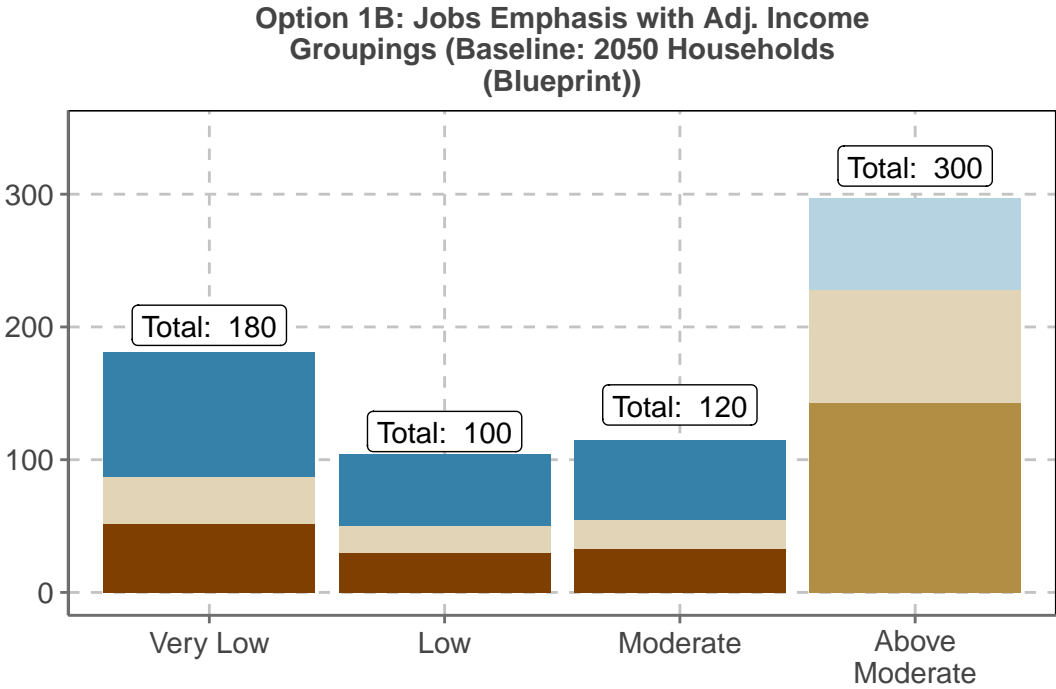
**Version A: Original Income Grouping**



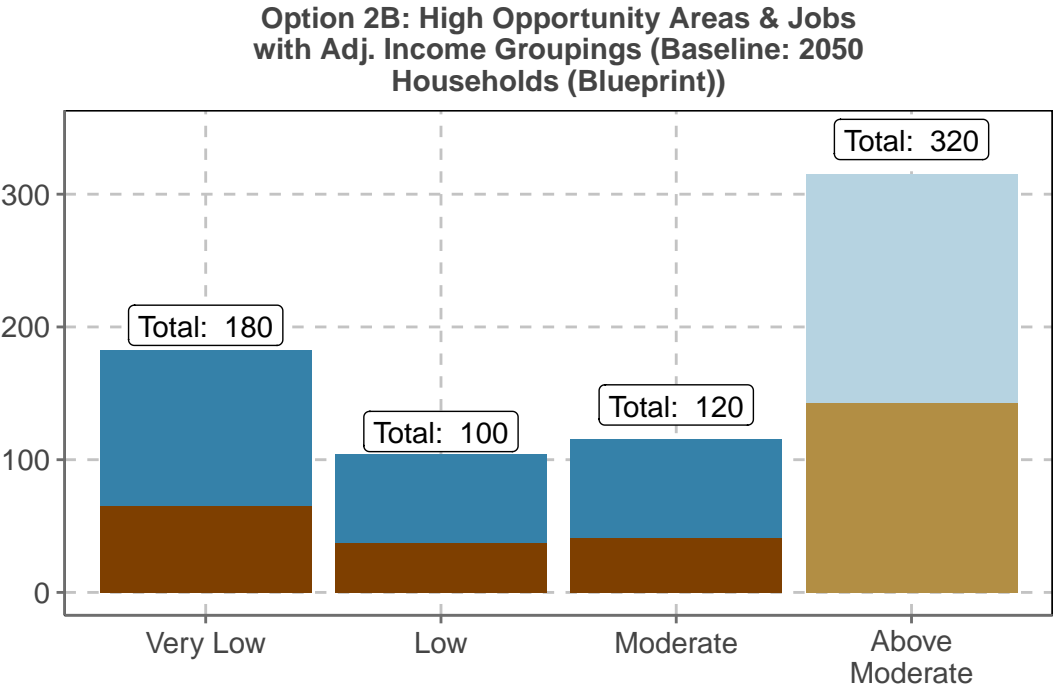
**Version A: Original Income Grouping**



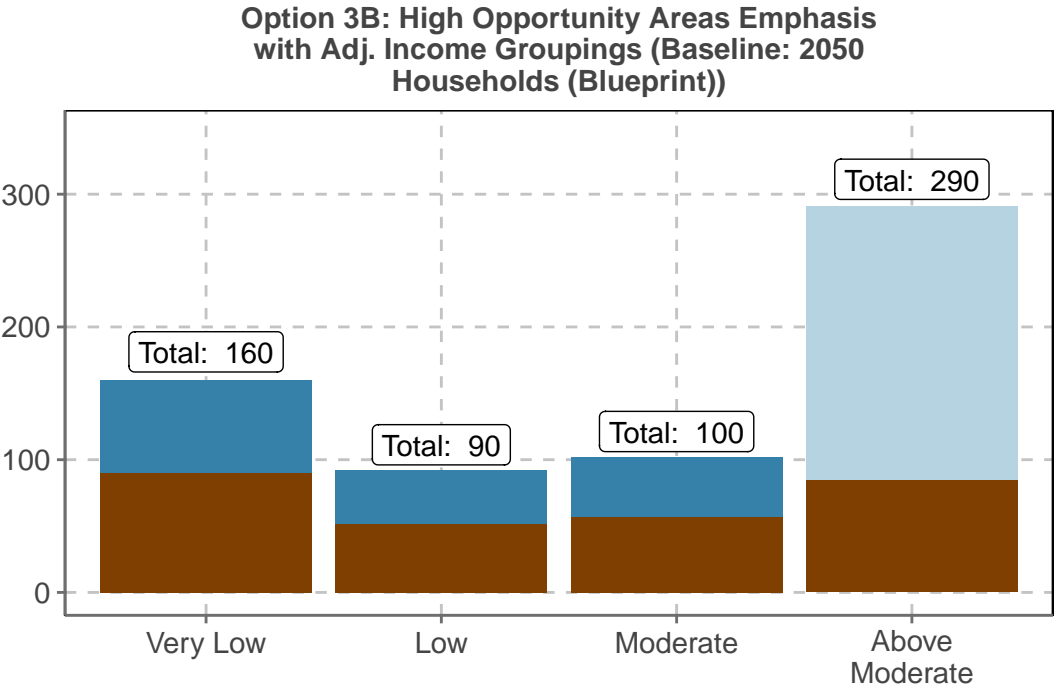
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Pittsburg  
(2019 households: 21136)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

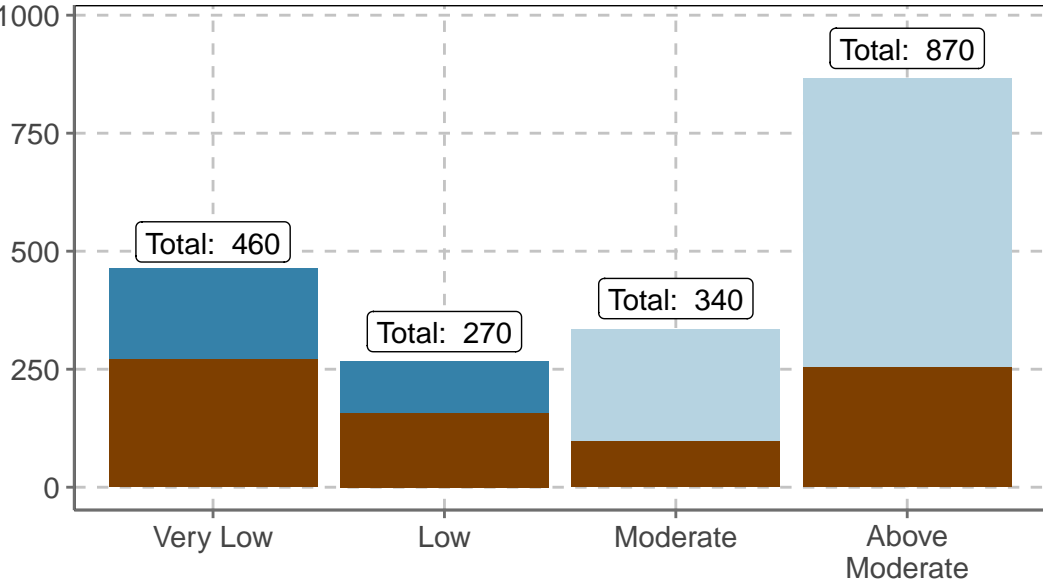
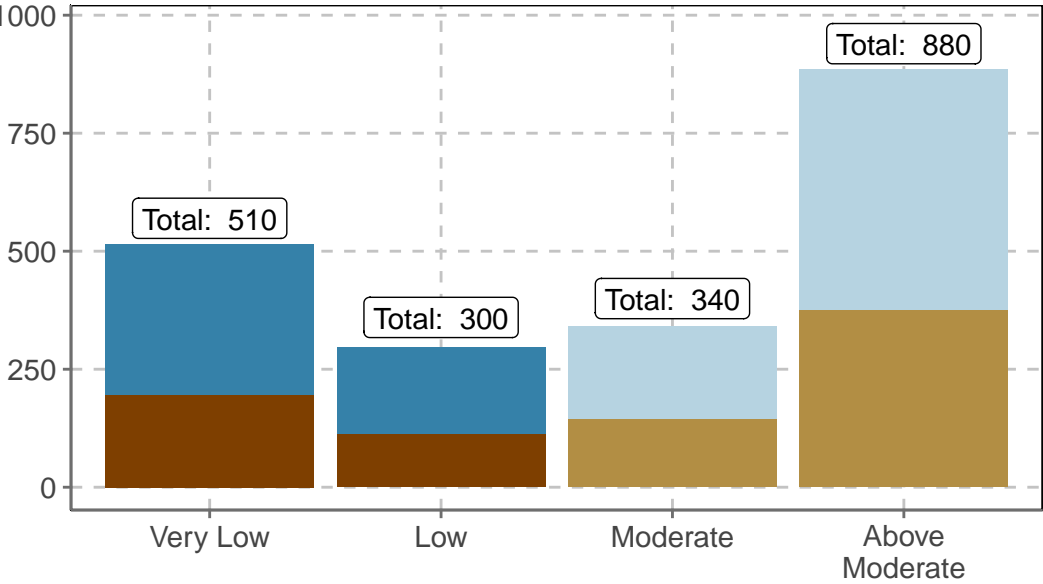
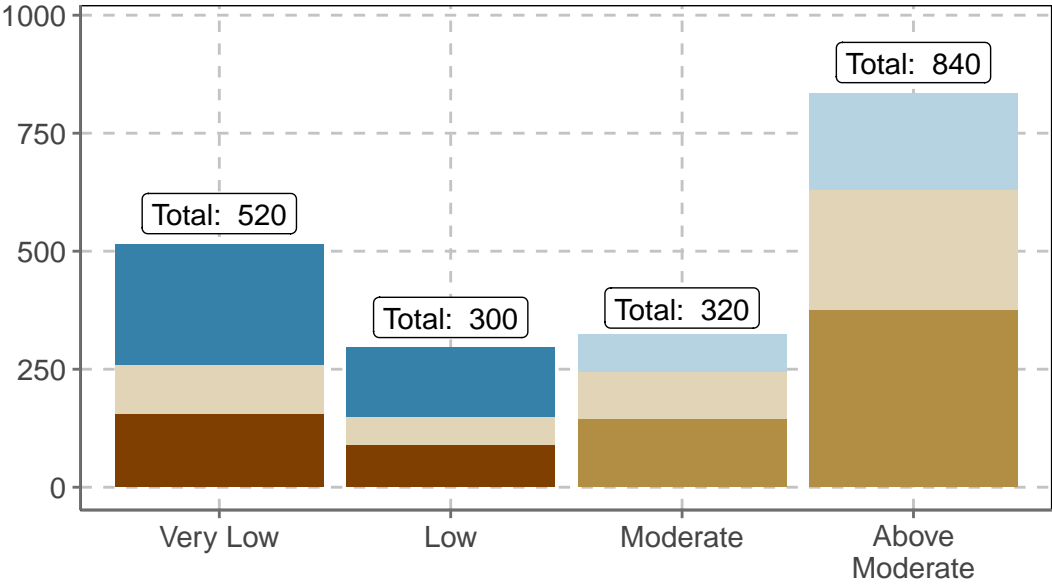
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

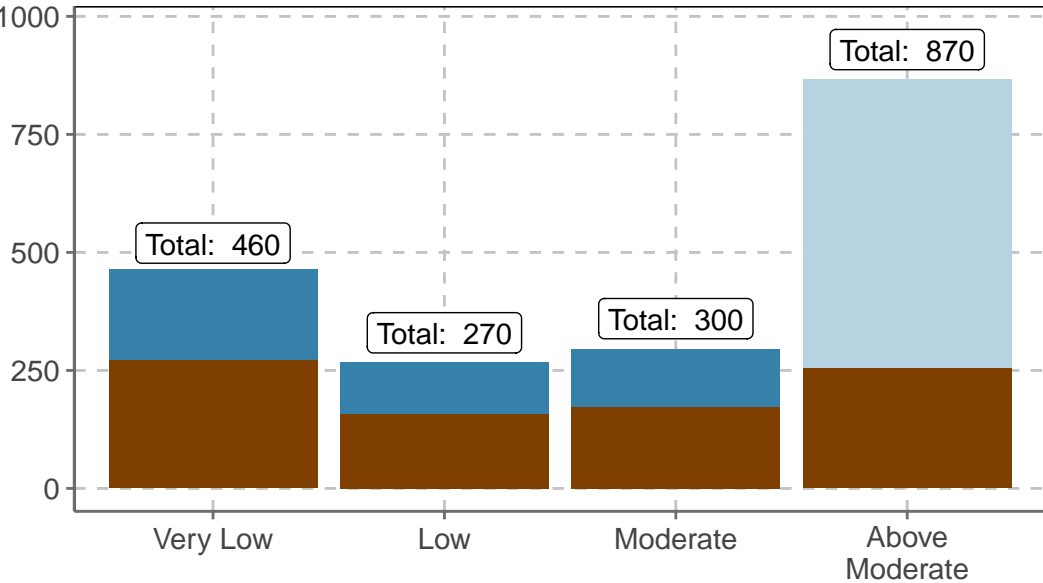
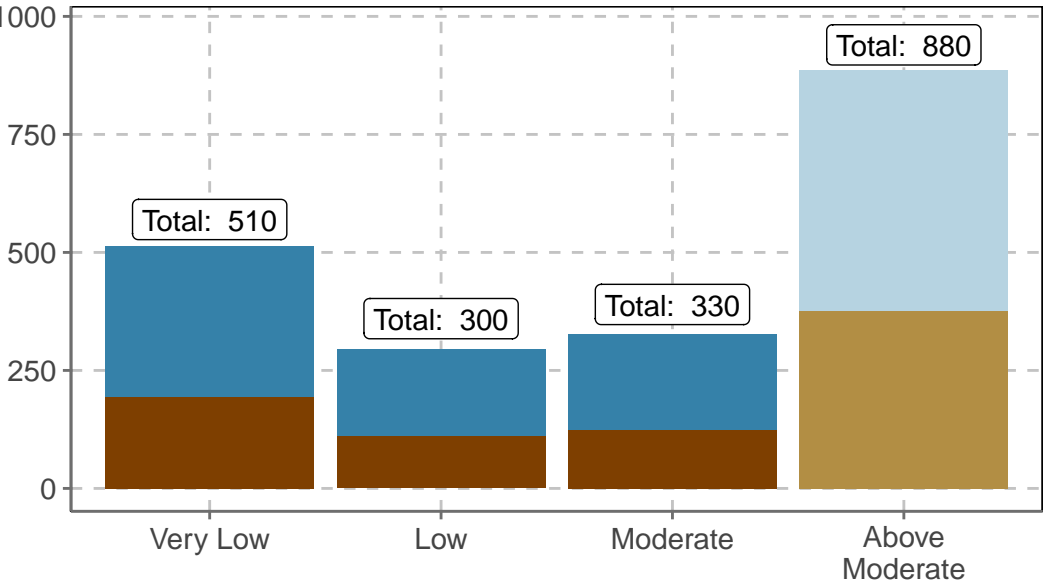
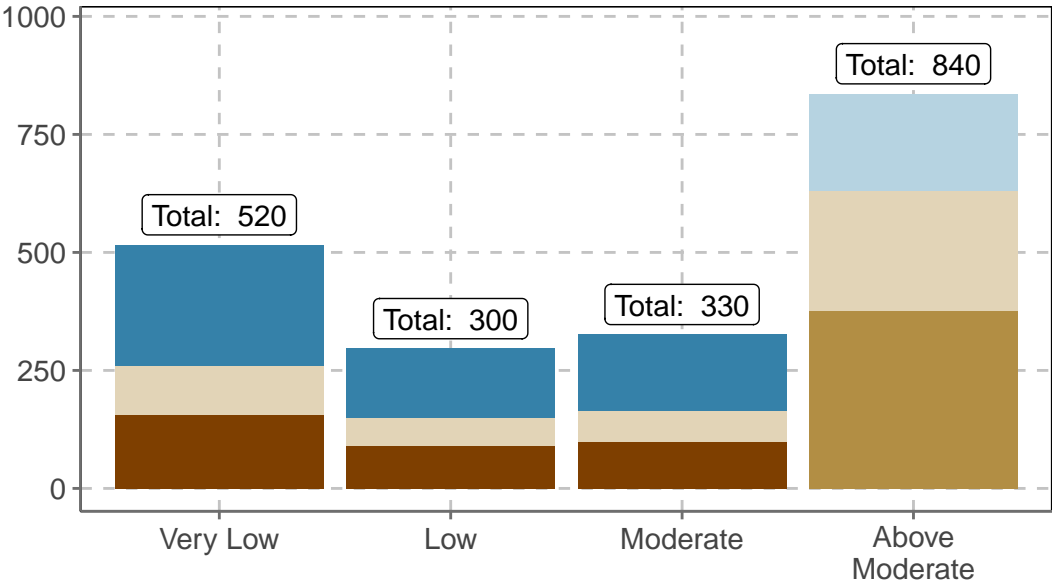
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

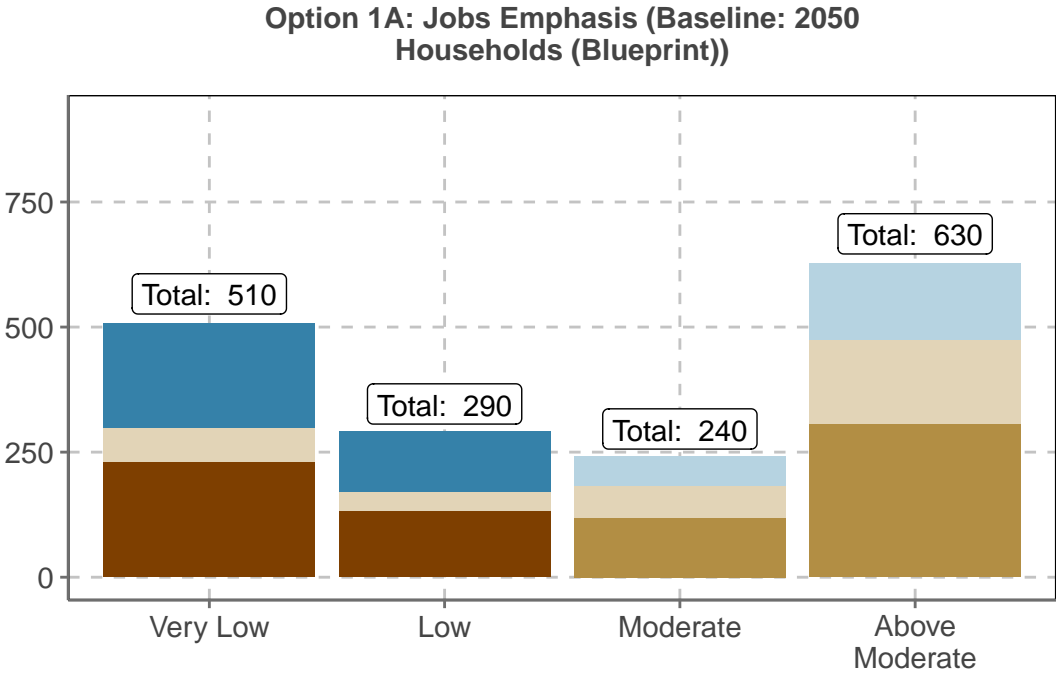


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

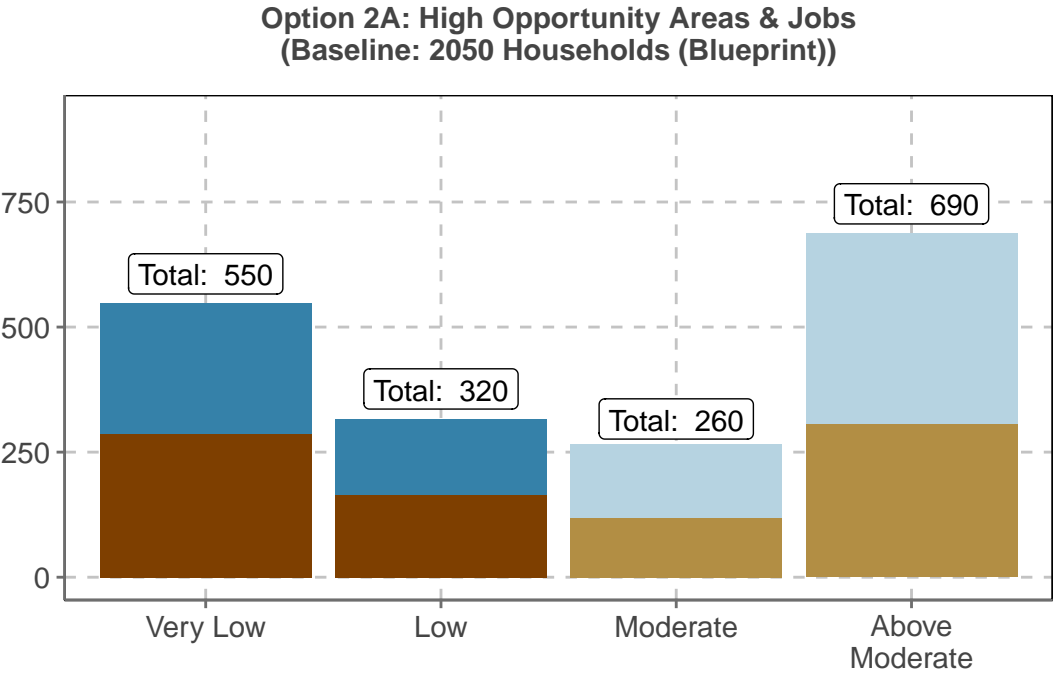
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Pleasant Hill**  
**(2019 households: 13685)**  
**(Contra Costa County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

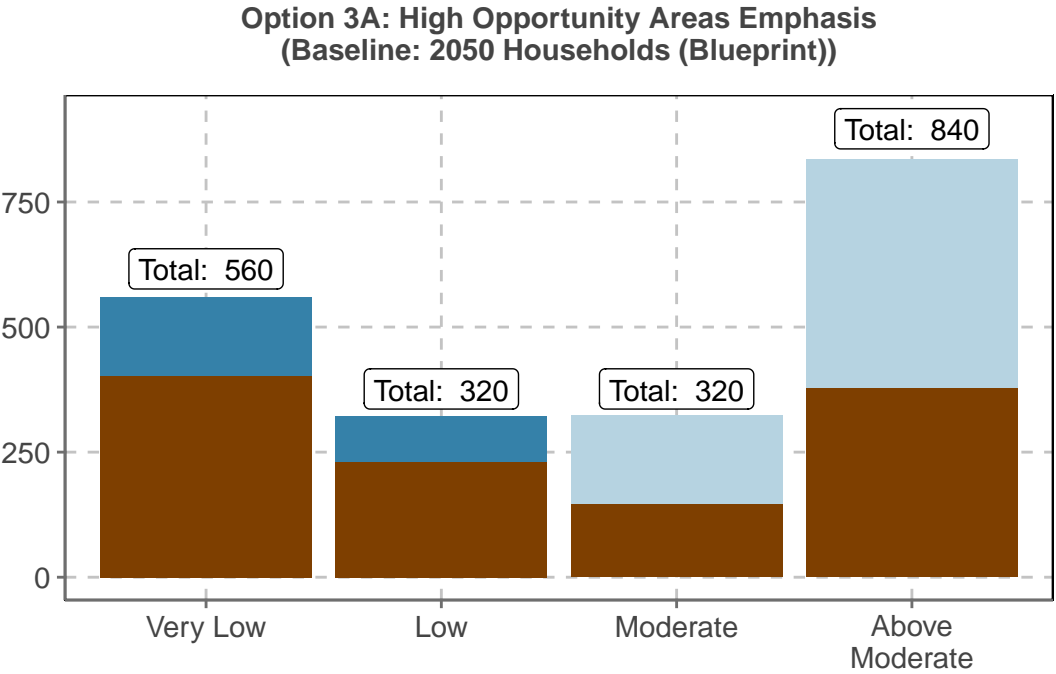
**Version A: Original Income Grouping**



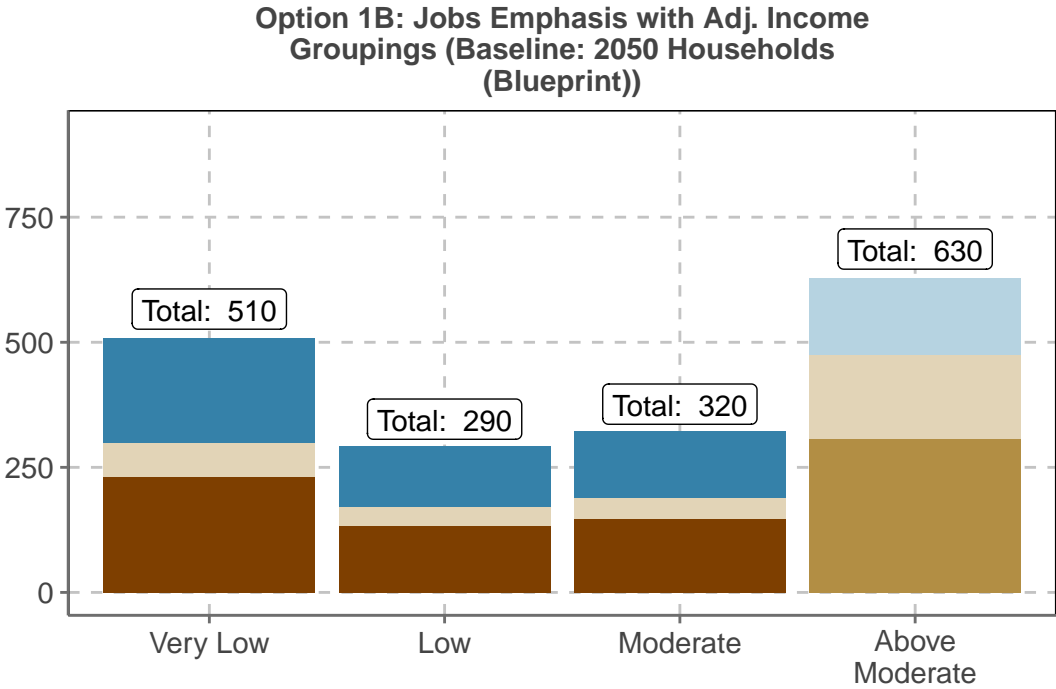
**Version A: Original Income Grouping**



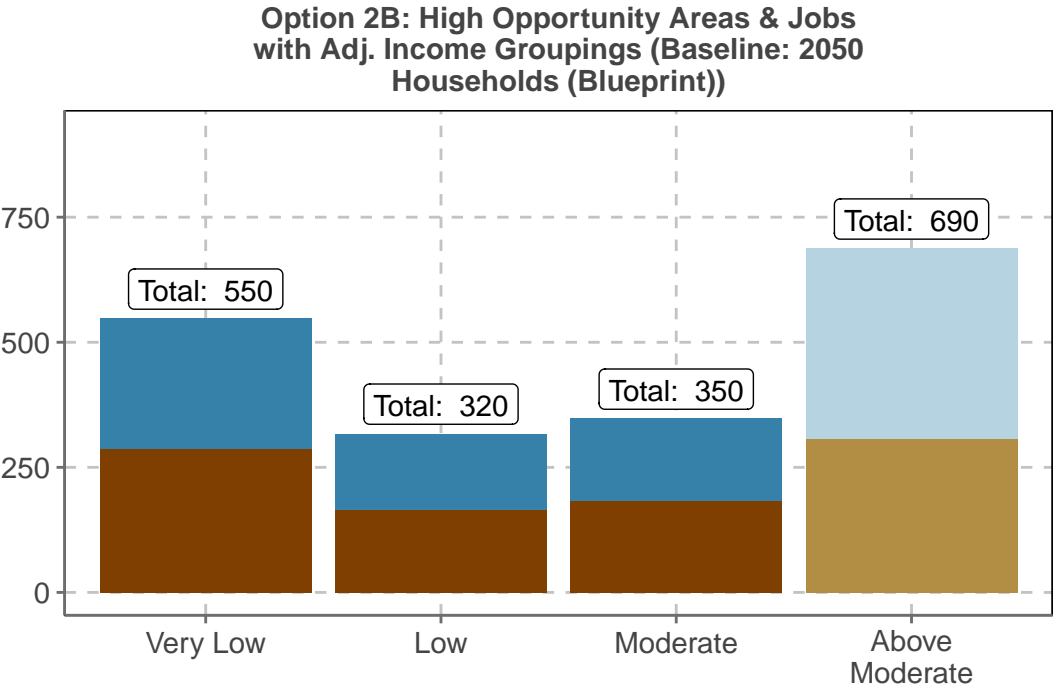
**Version A: Original Income Grouping**



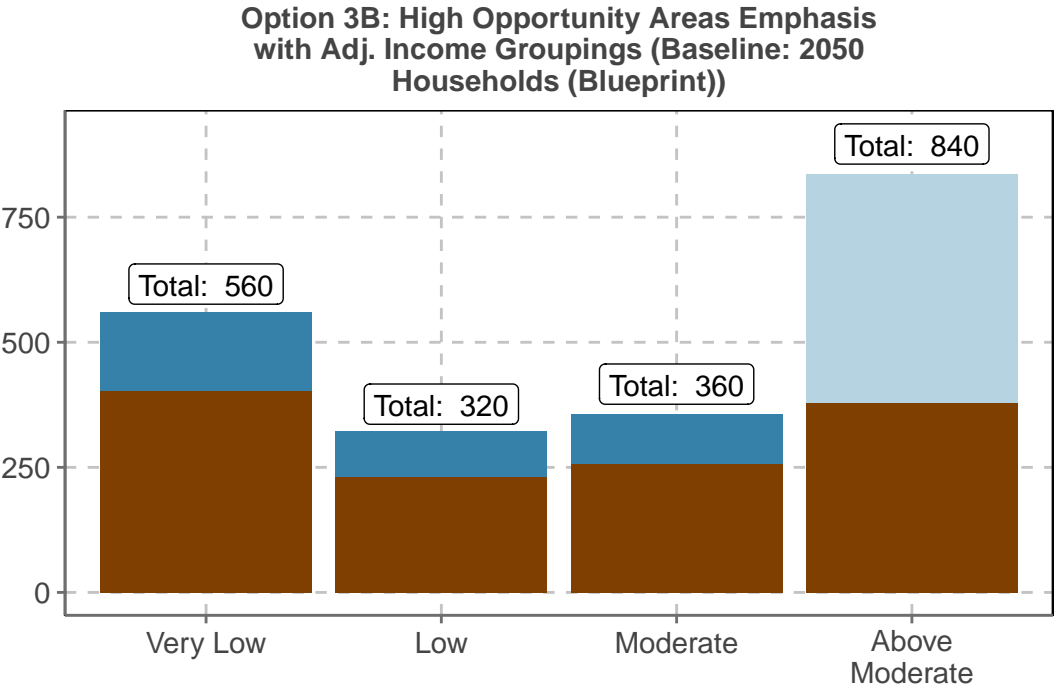
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit



Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Pleasanton  
(2019 households: 27433)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

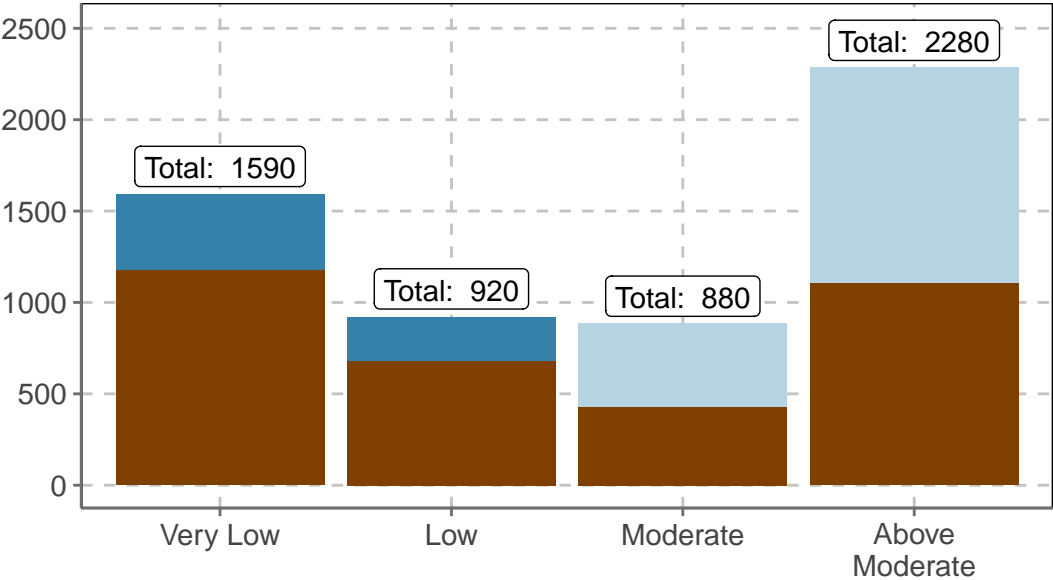
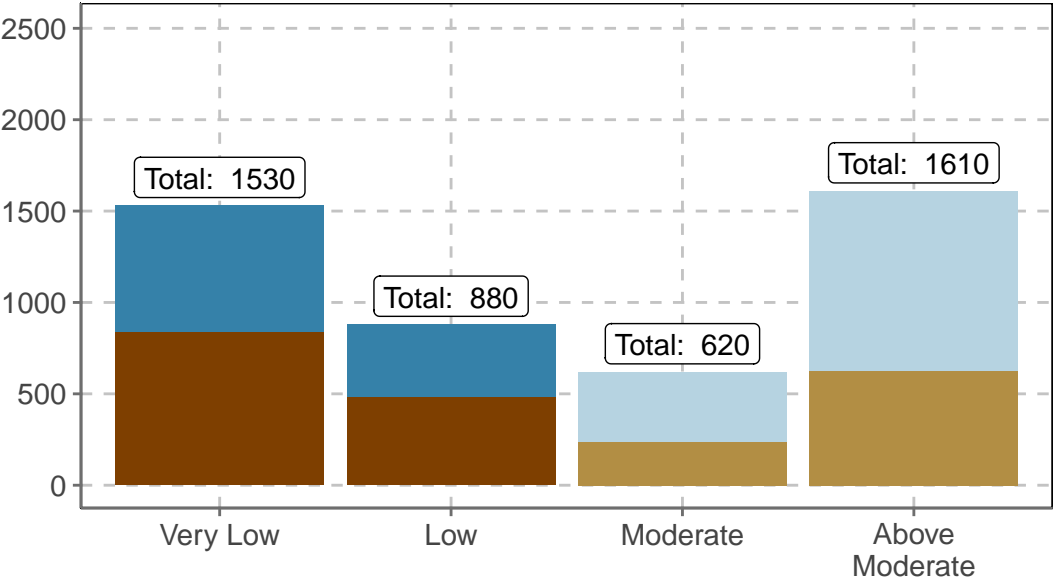
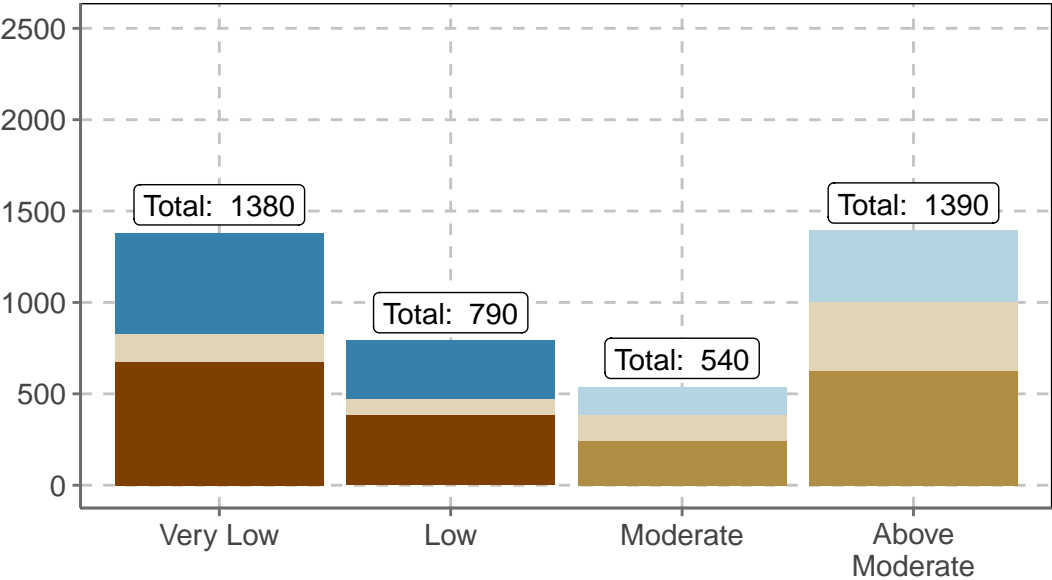
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

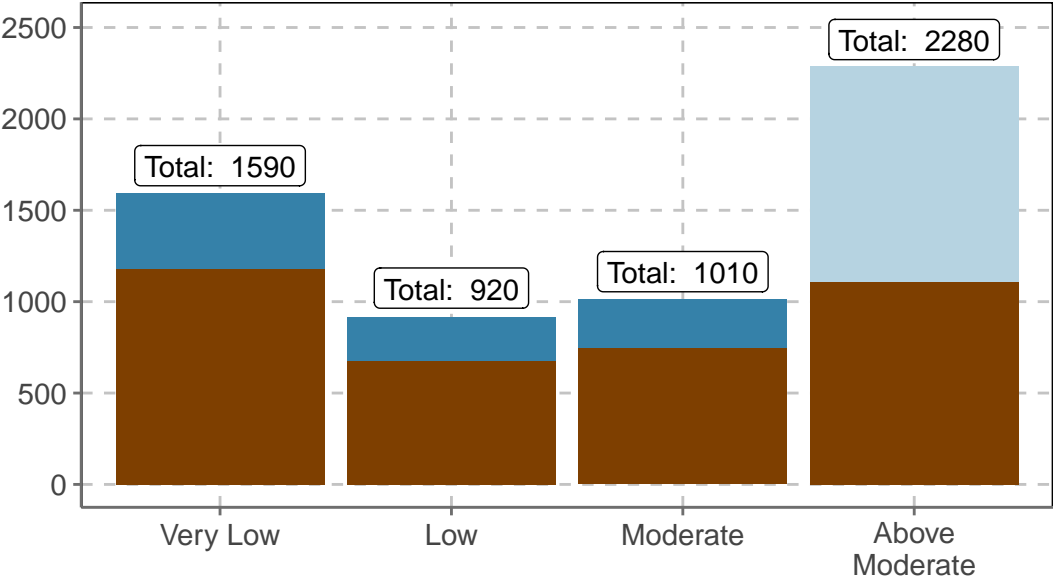
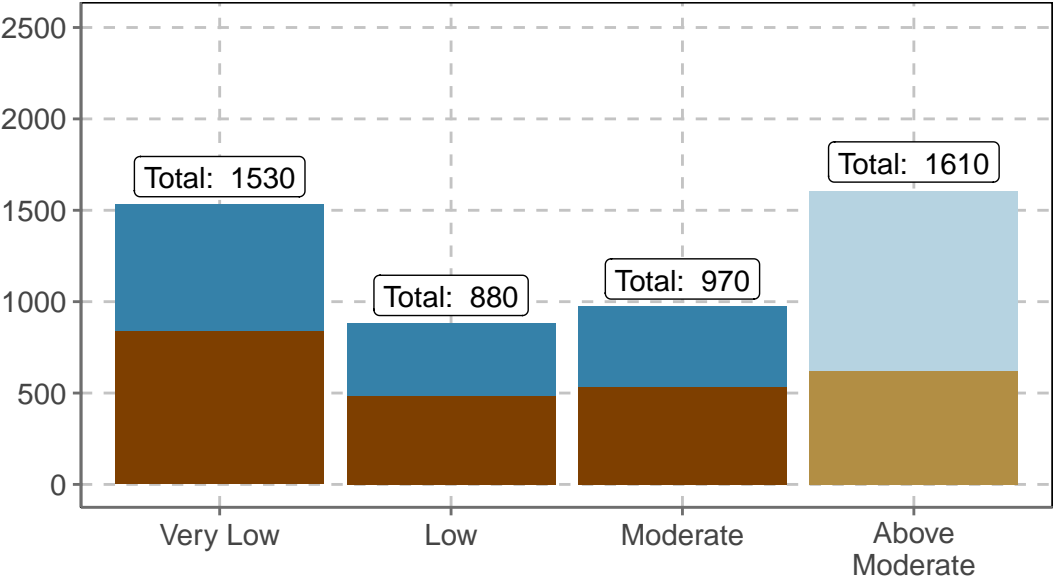
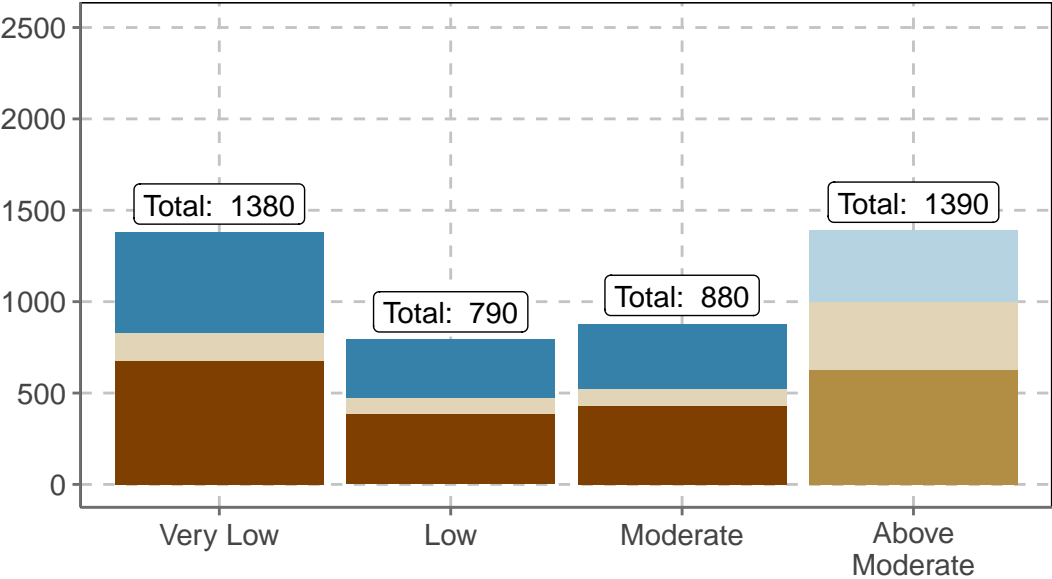
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Portola Valley  
(2019 households: 1789)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

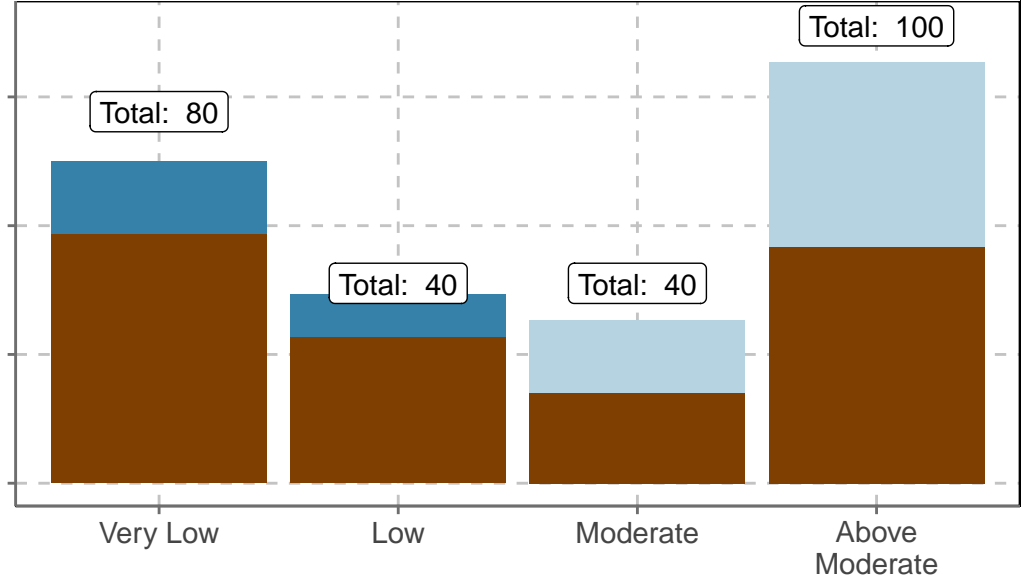
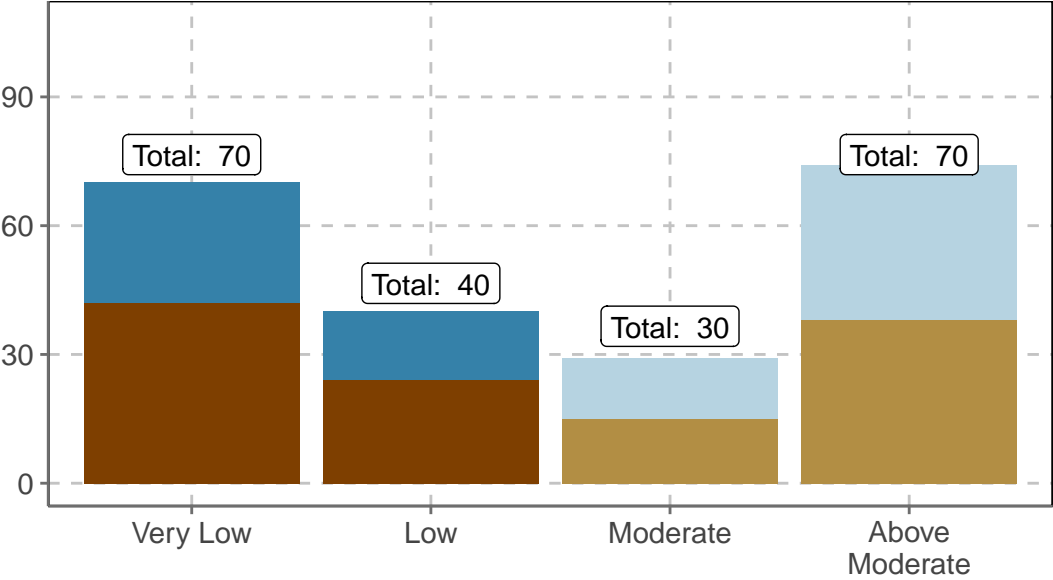
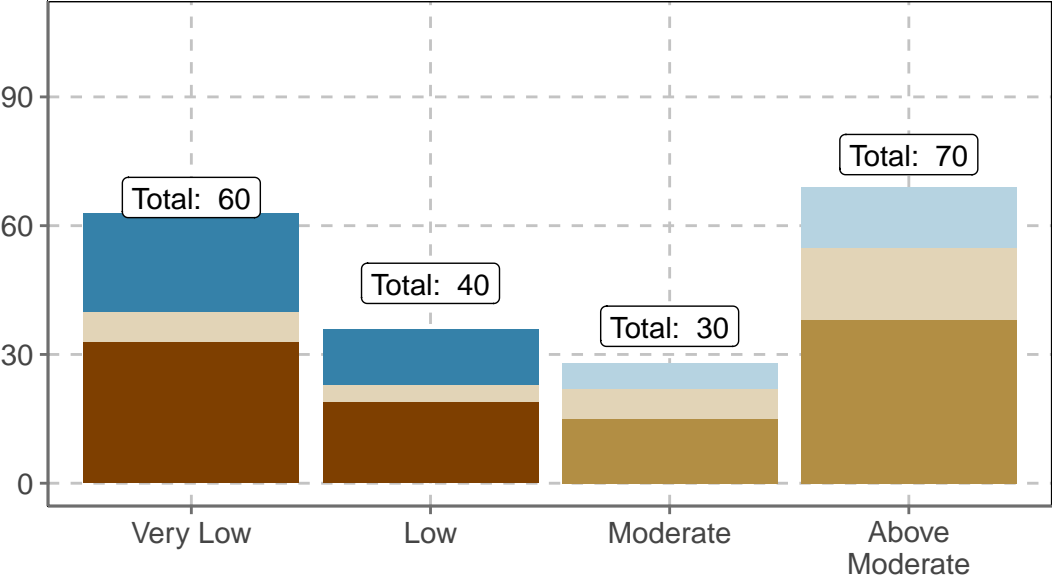
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

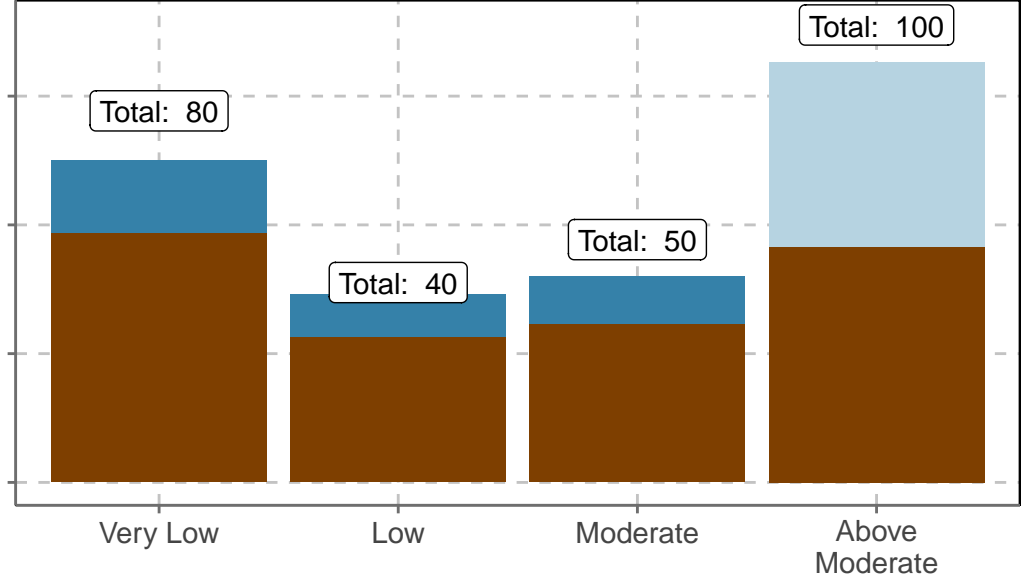
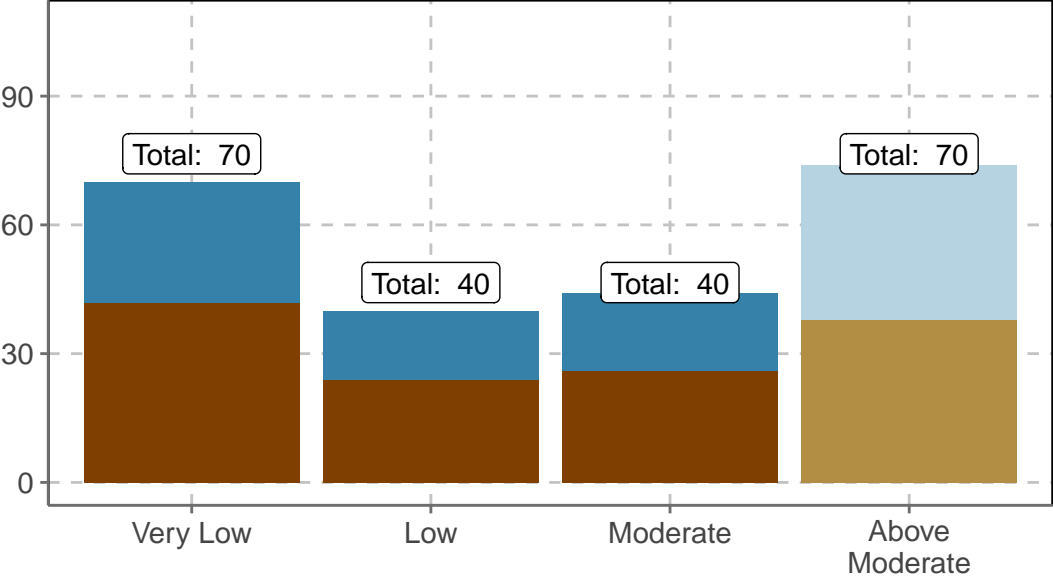
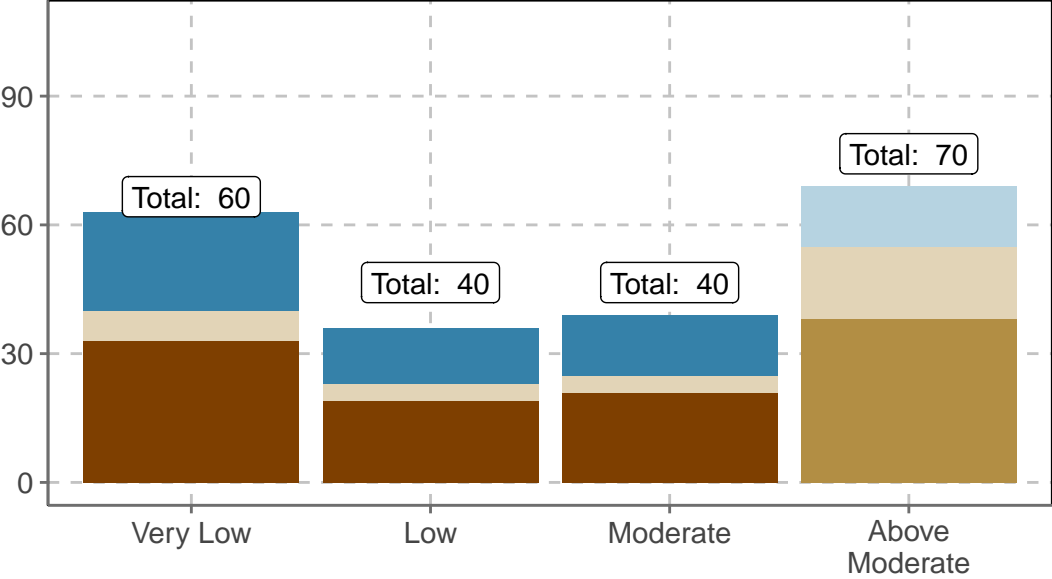
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Redwood City  
(2019 households: 29842)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

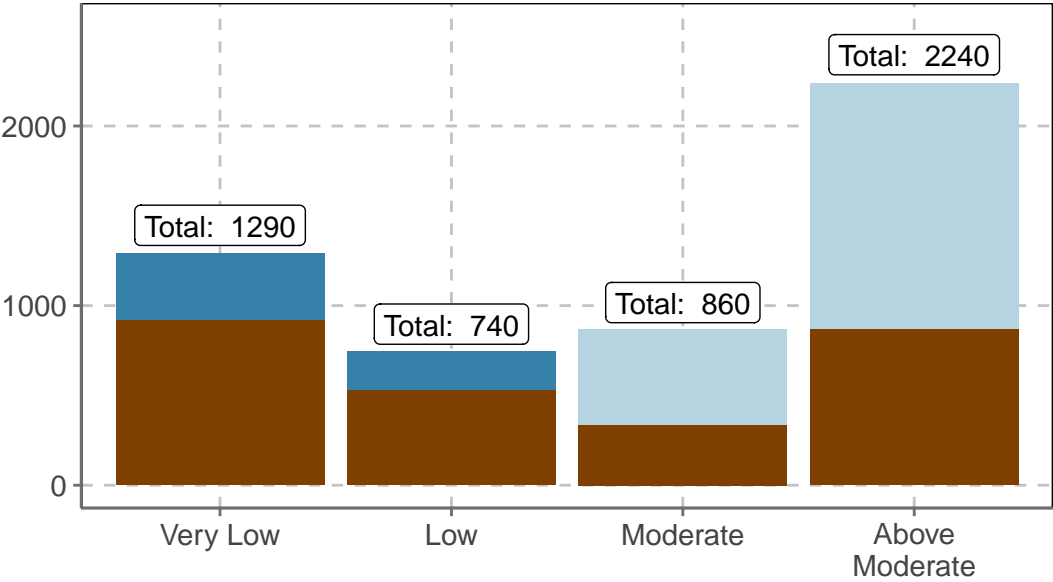
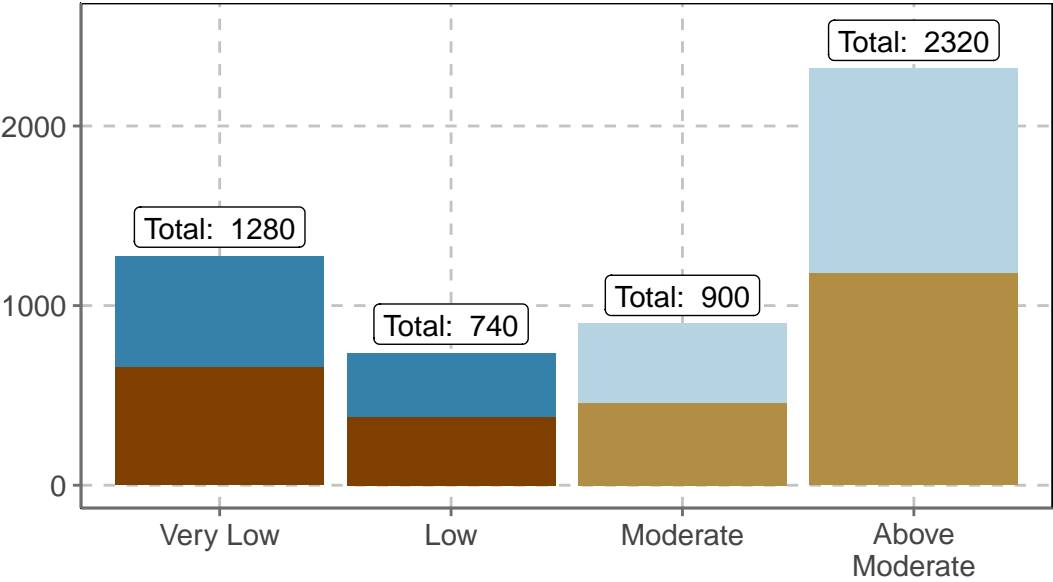
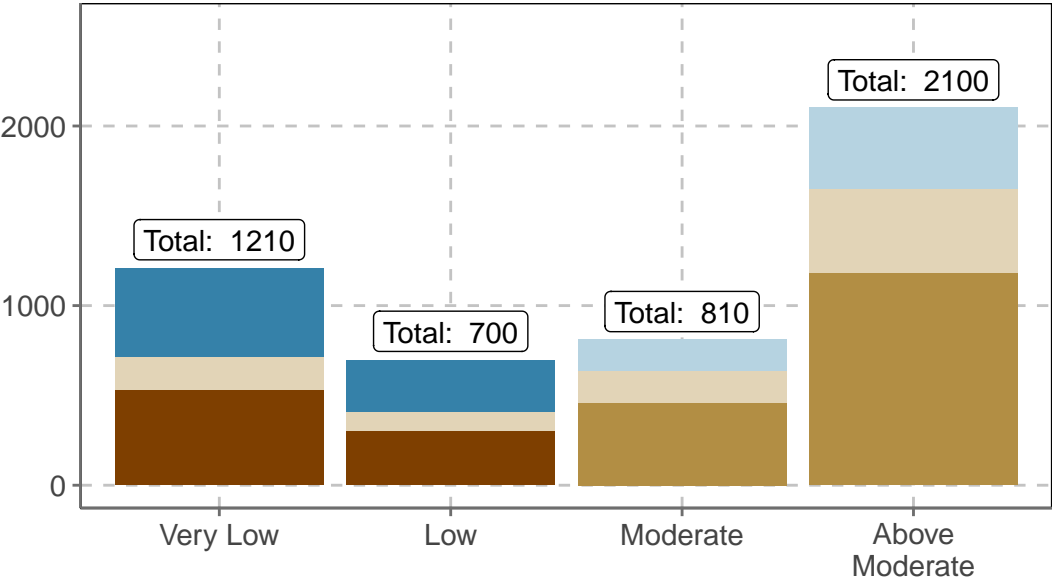
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

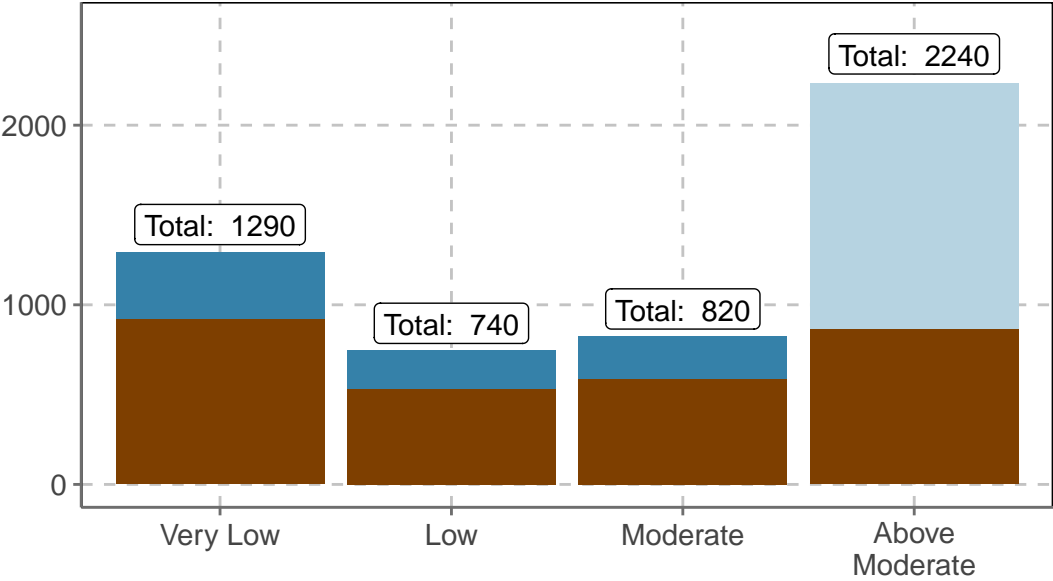
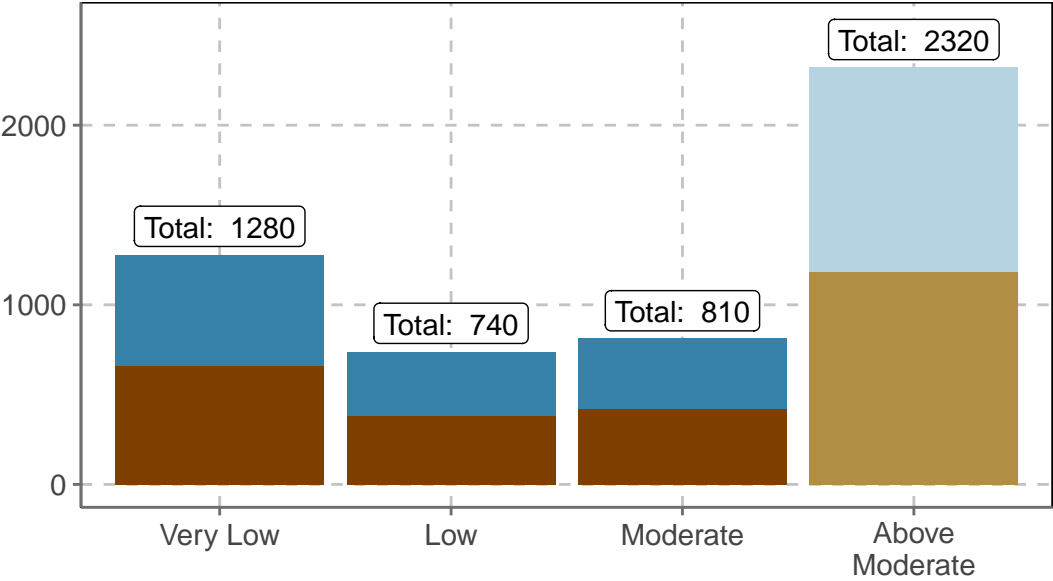
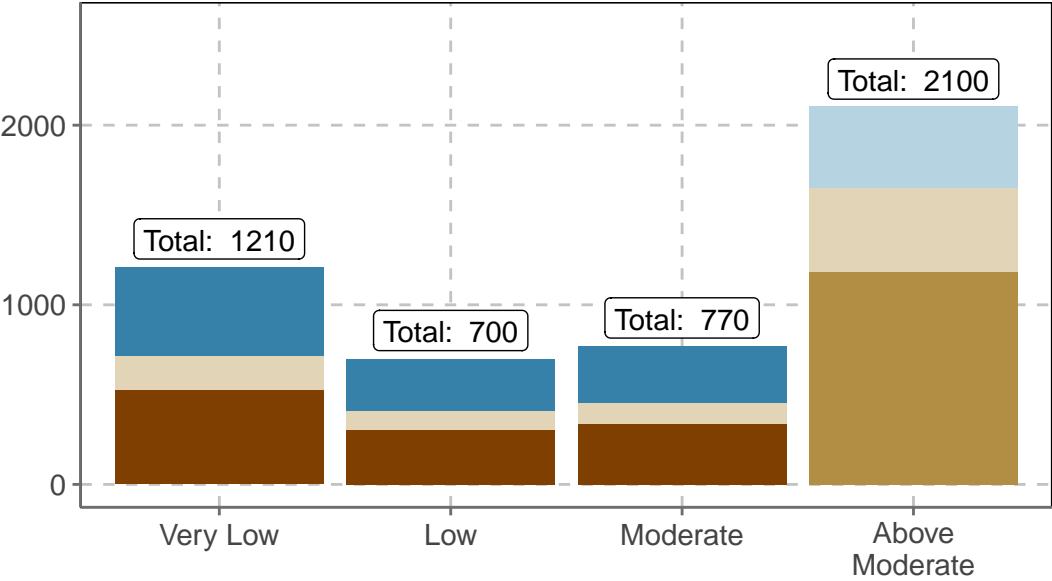
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Richmond  
(2019 households: 36352)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

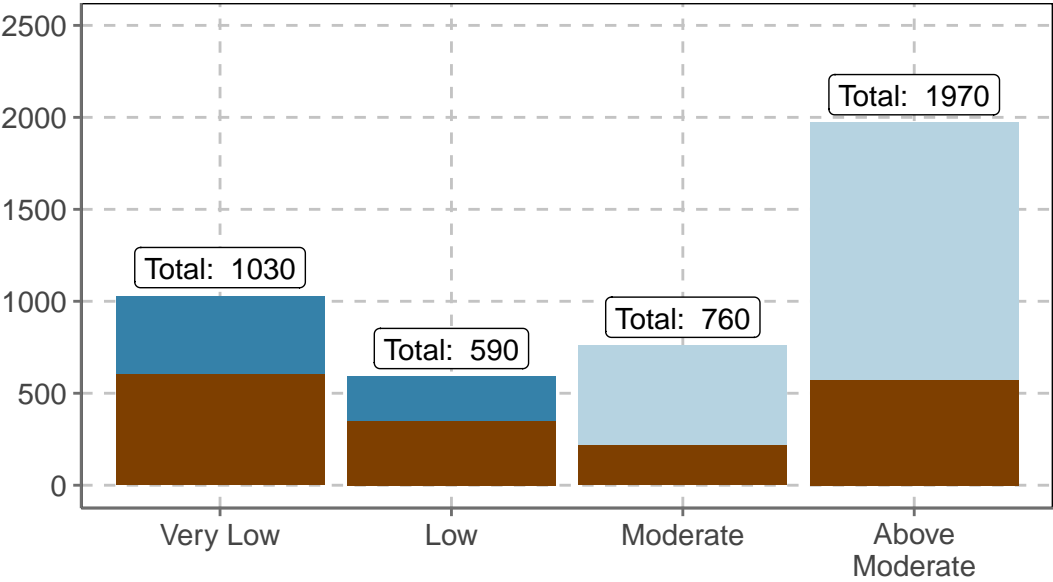
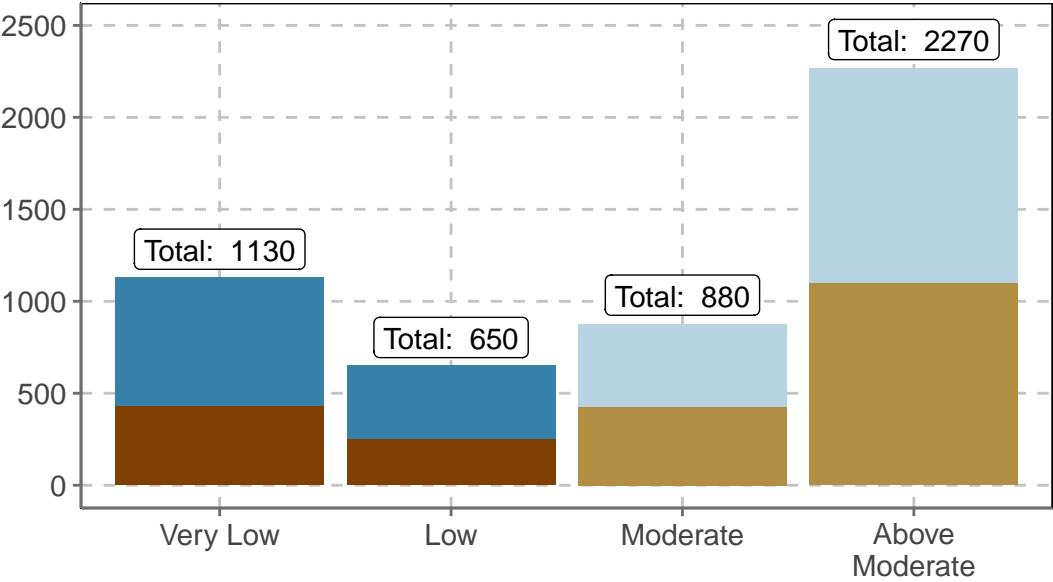
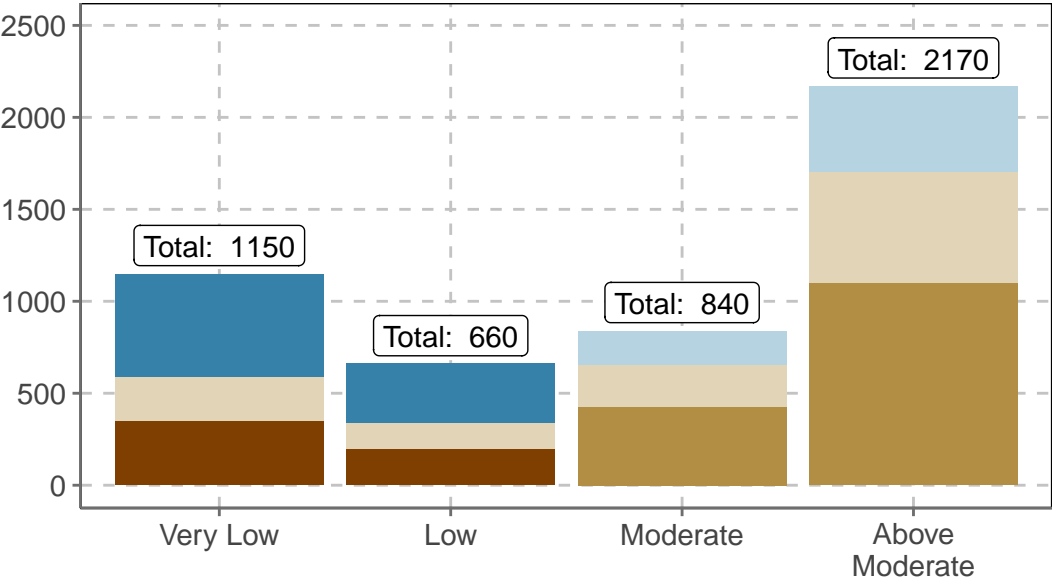
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

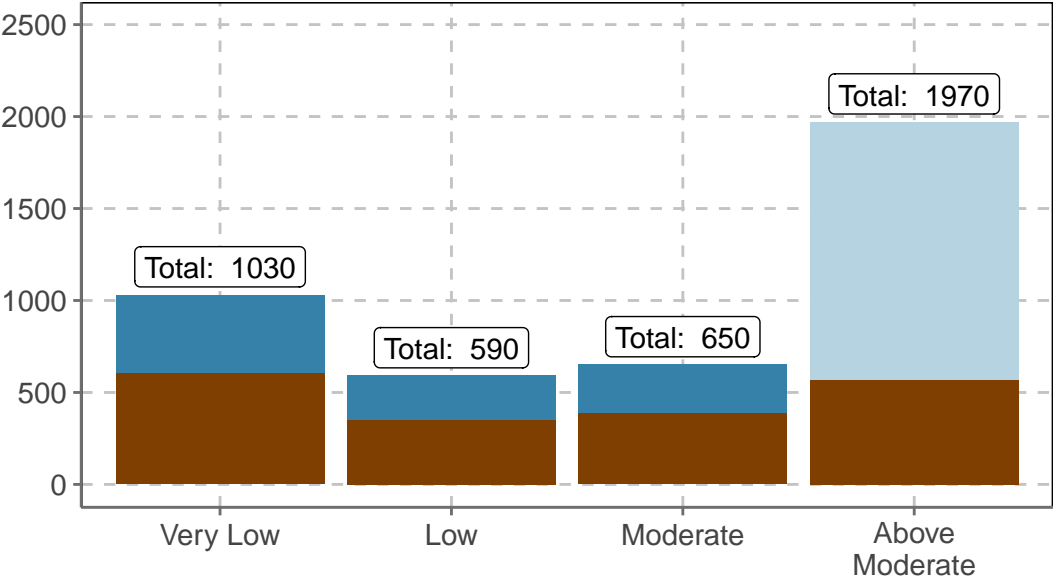
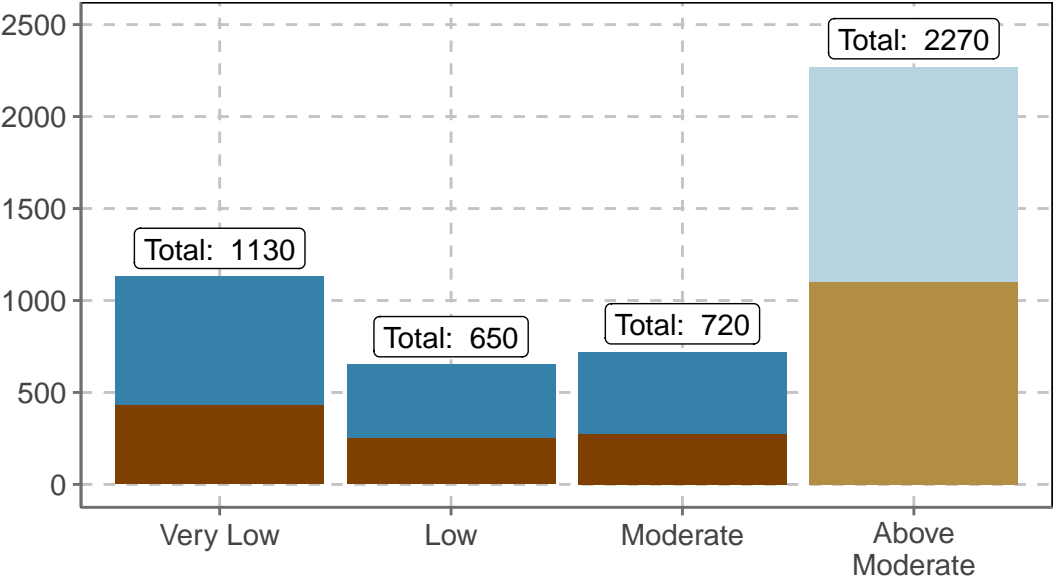
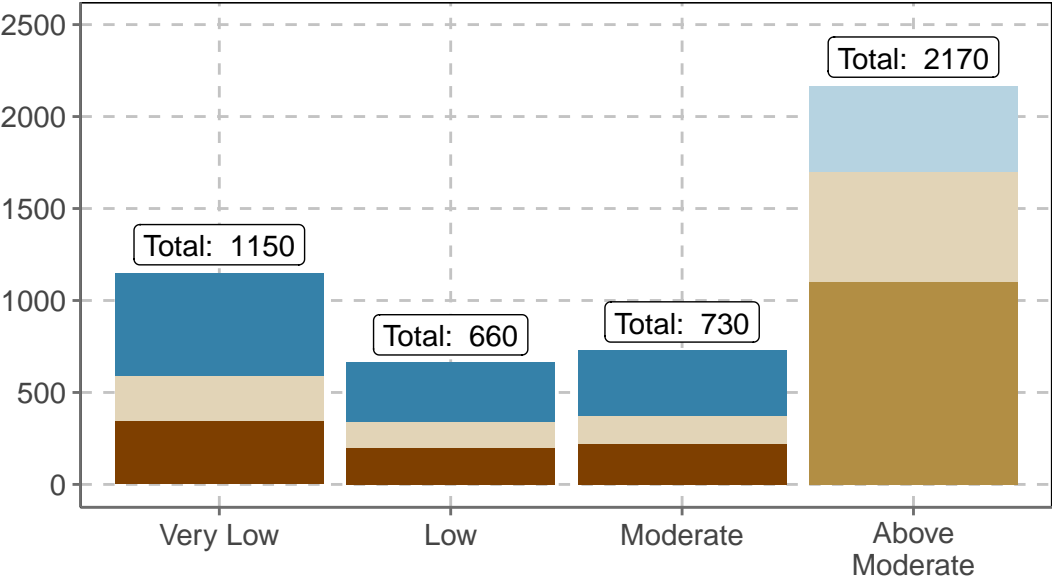
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

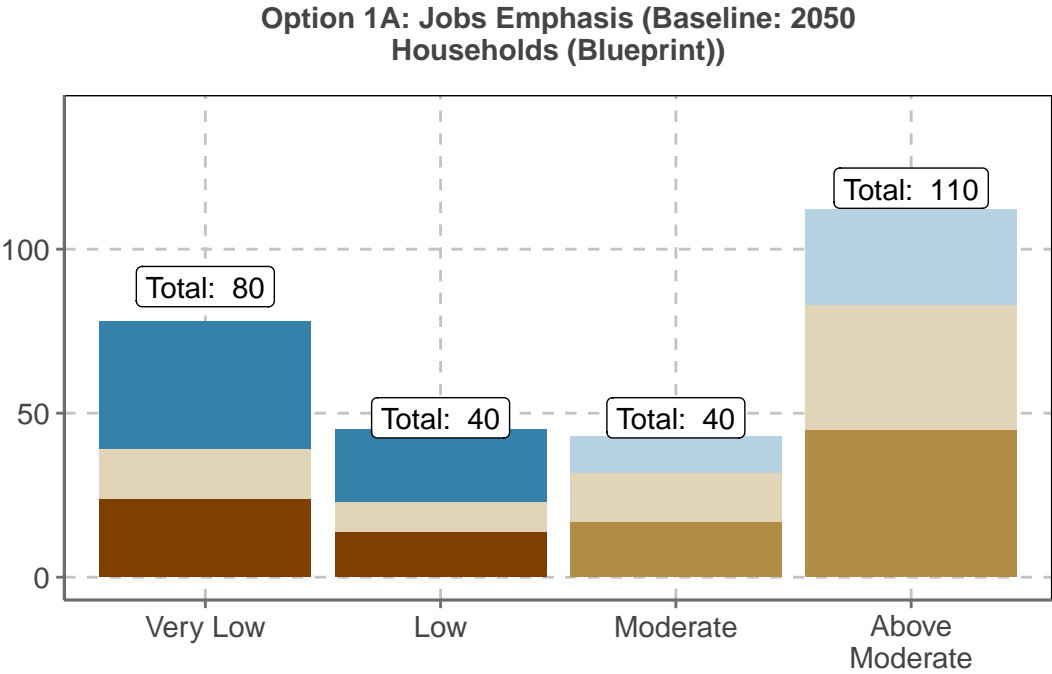


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

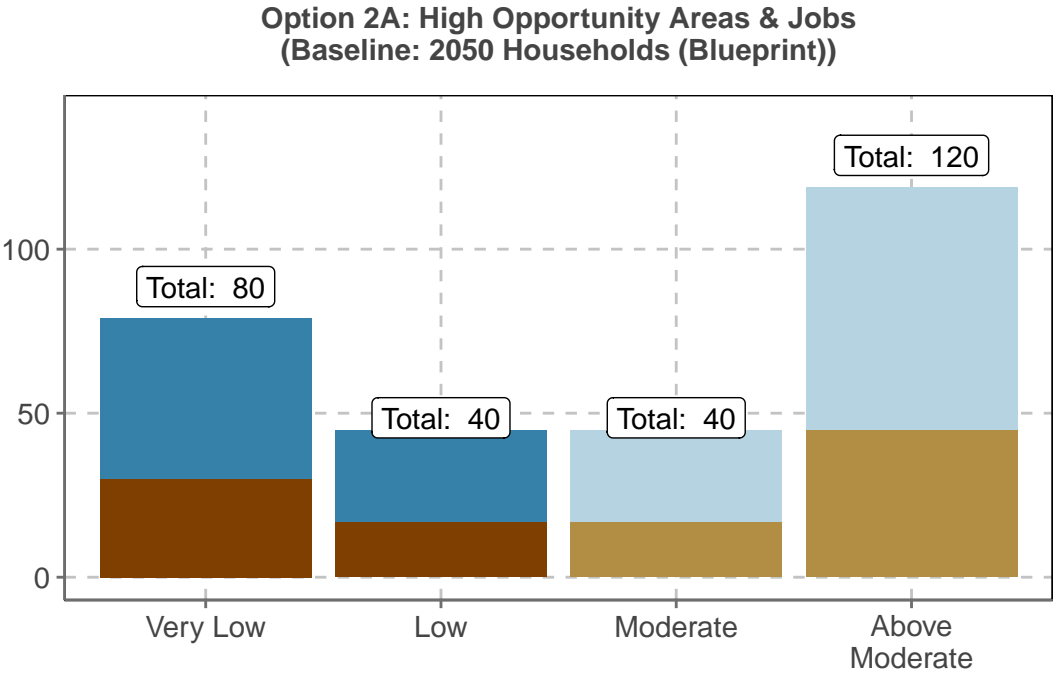
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Rio Vista  
(2019 households: 4319)  
(Solano County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

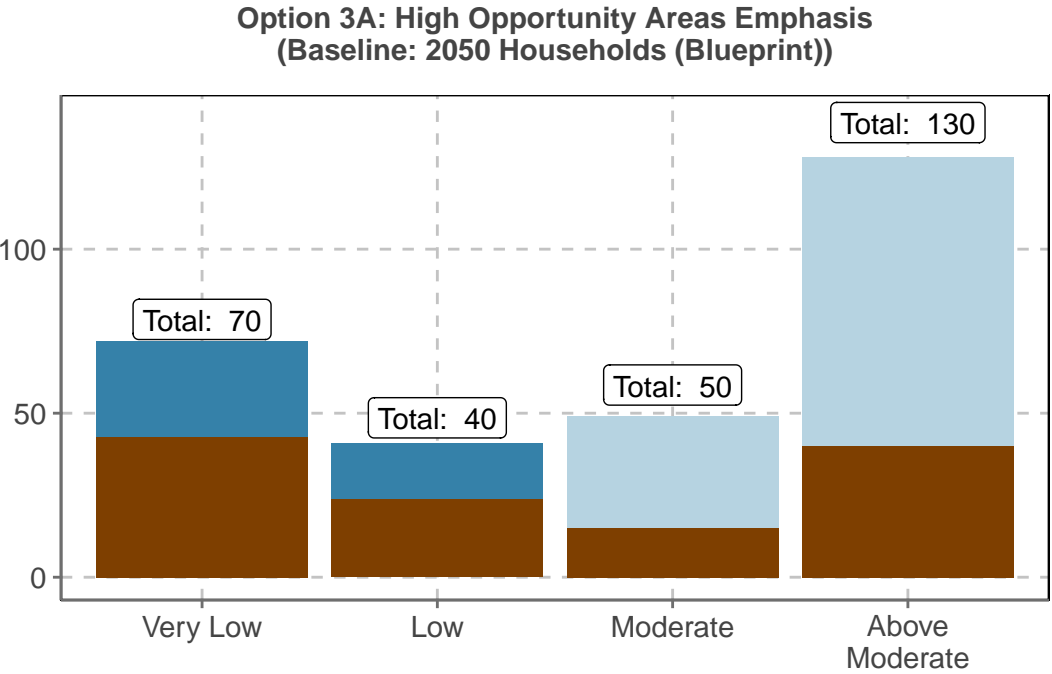
Version A: Original Income Grouping



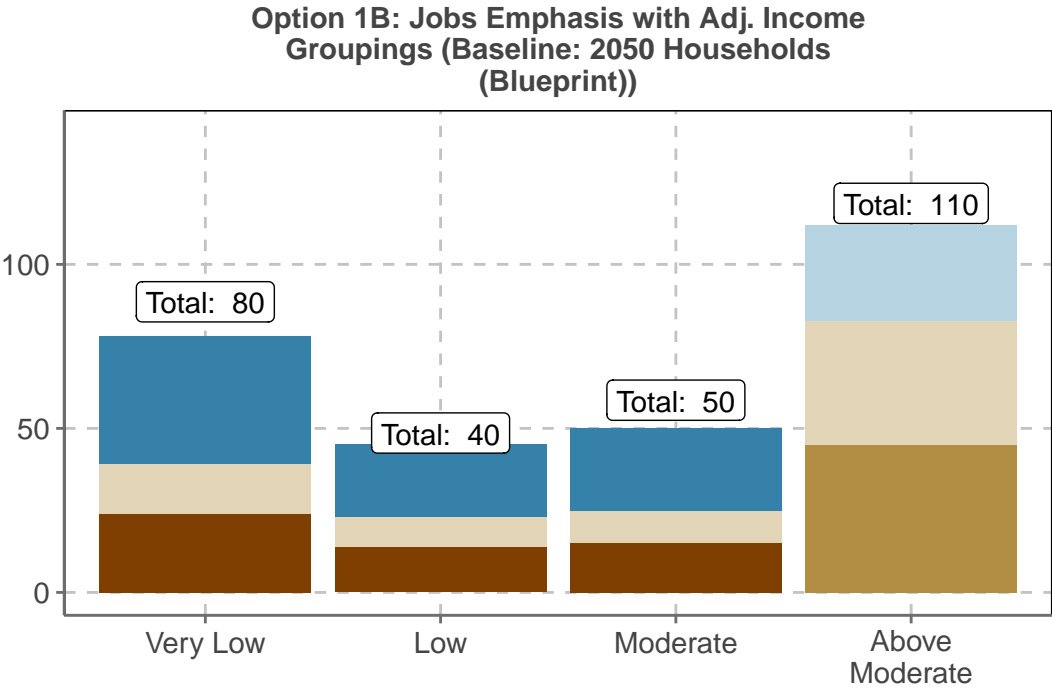
Version A: Original Income Grouping



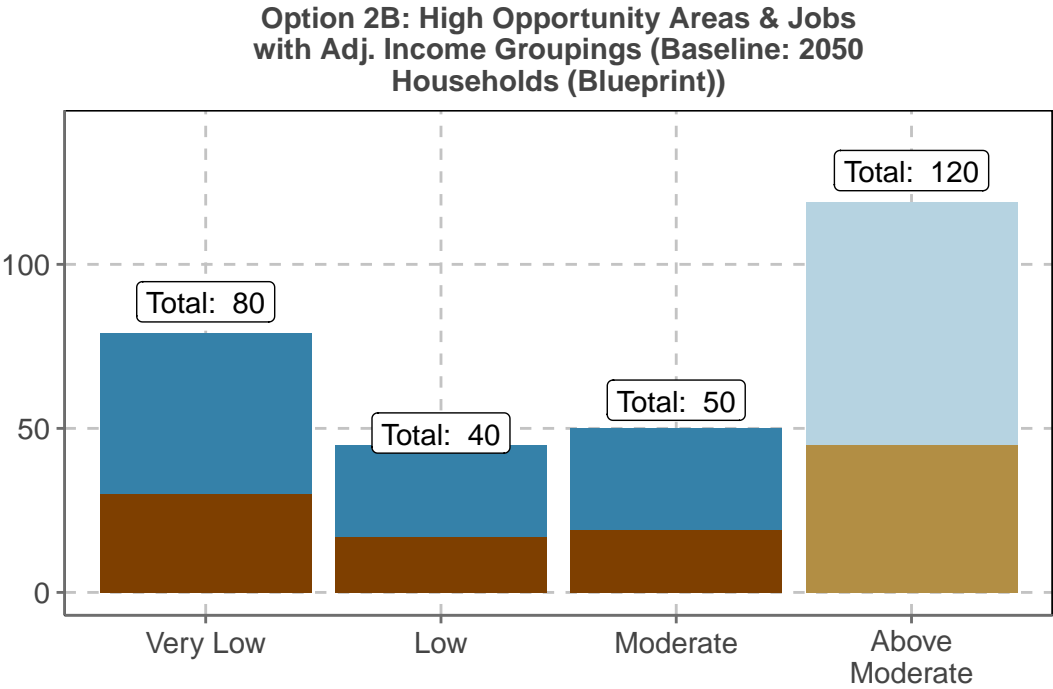
Version A: Original Income Grouping



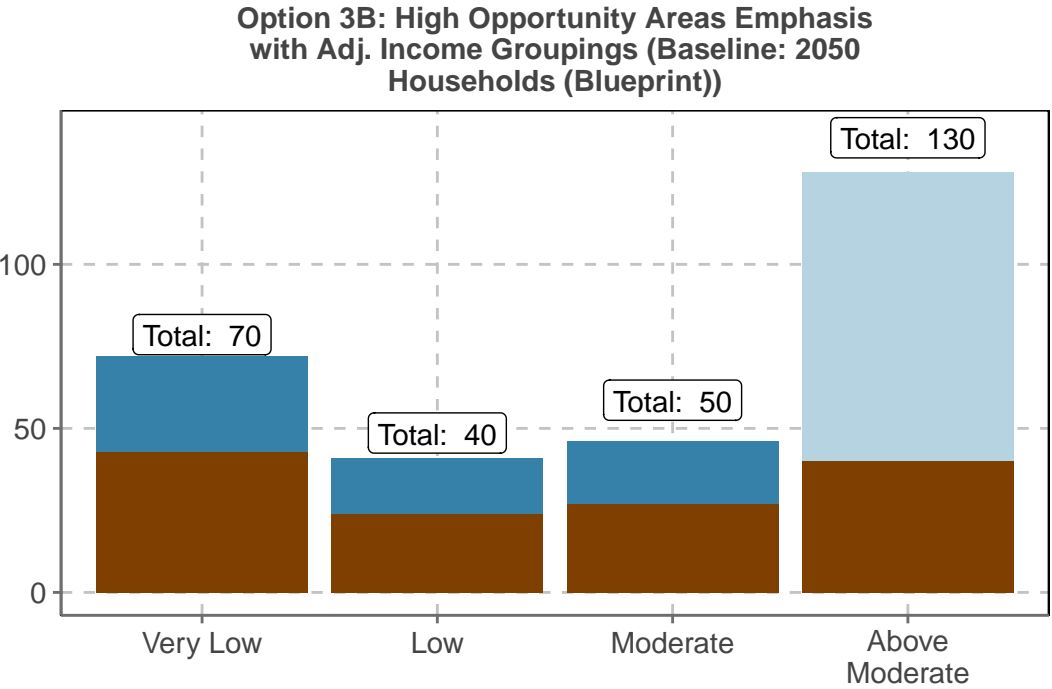
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

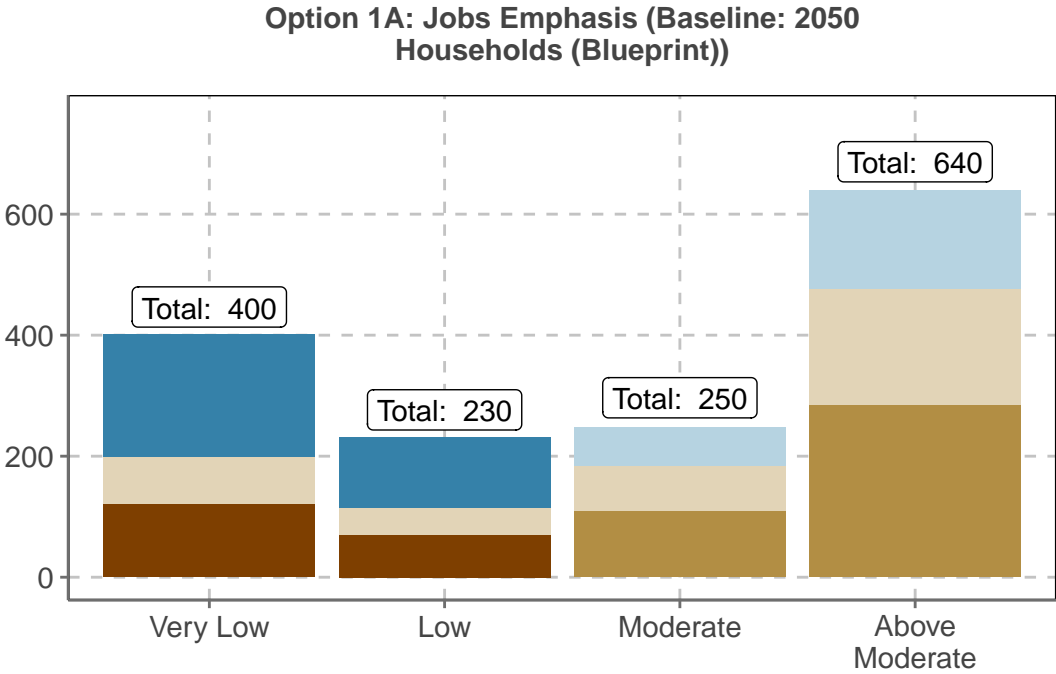


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

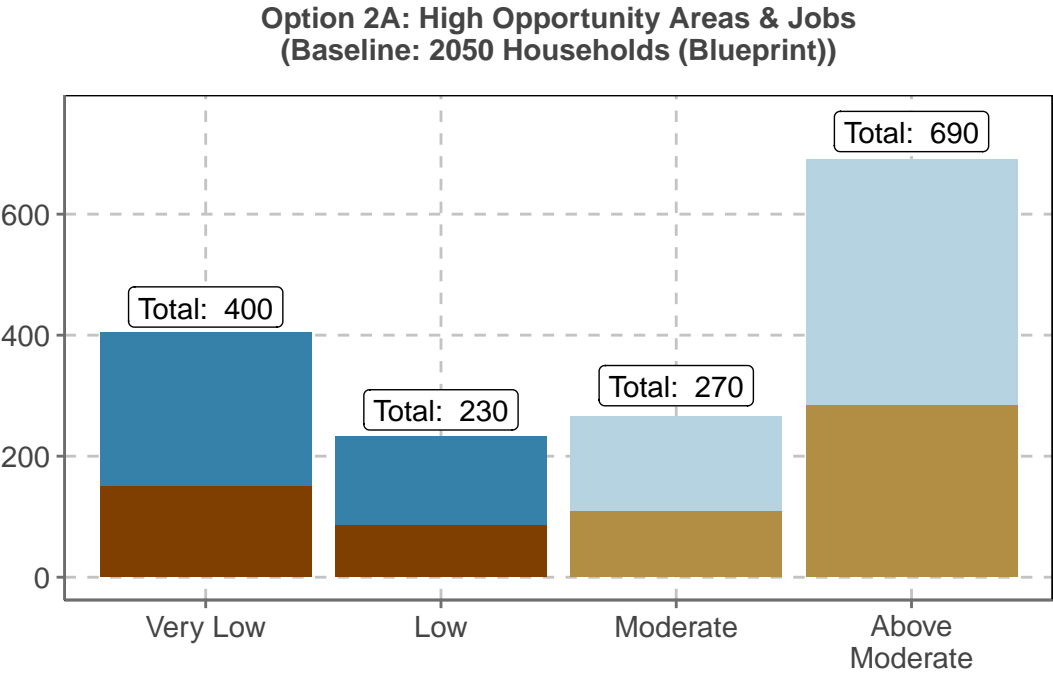
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Rohnert Park  
(2019 households: 16356)  
(Sonoma County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

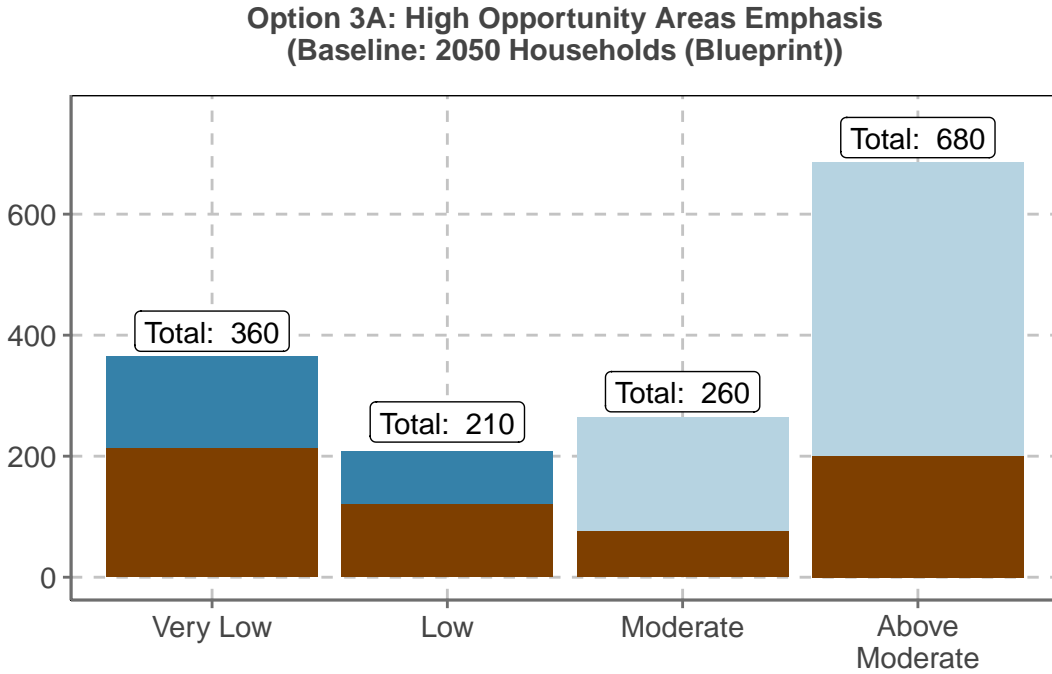
Version A: Original Income Grouping



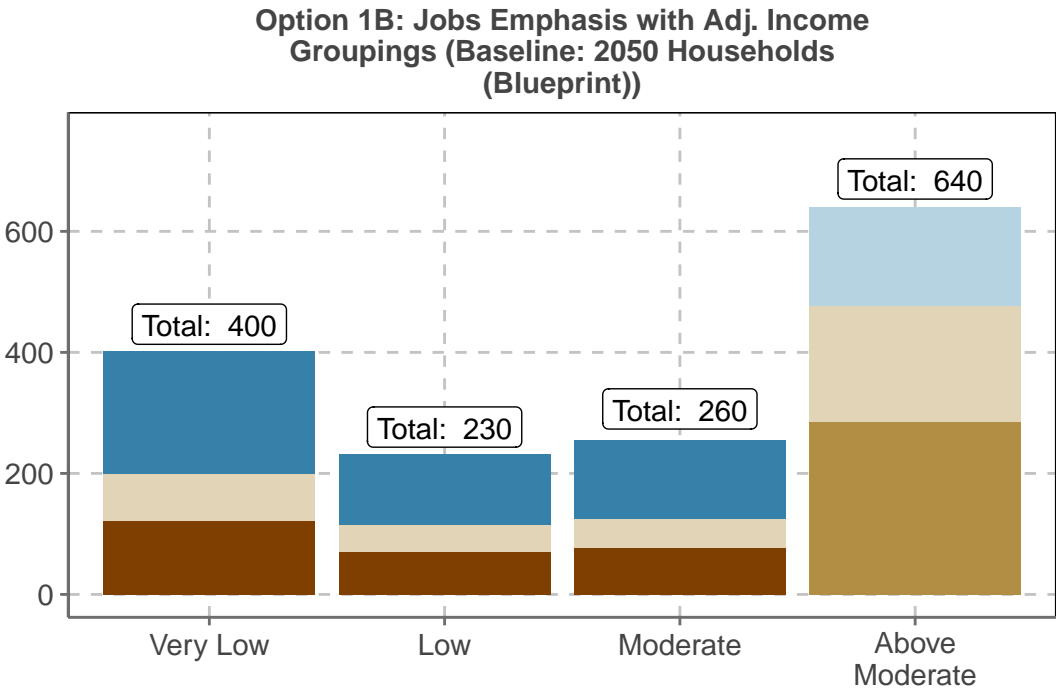
Version A: Original Income Grouping



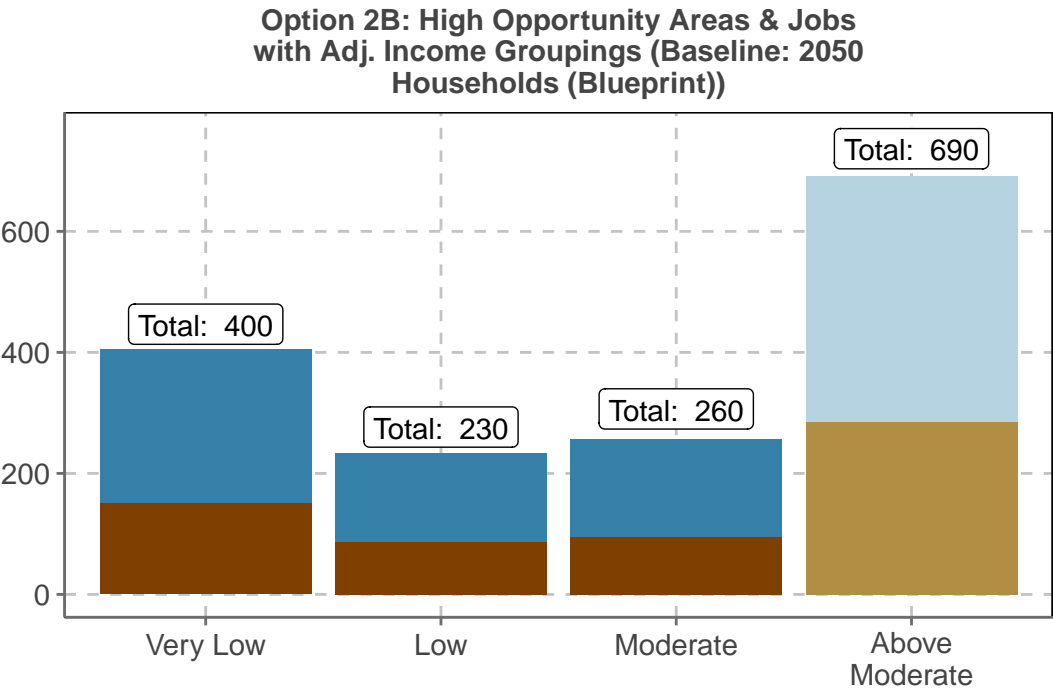
Version A: Original Income Grouping



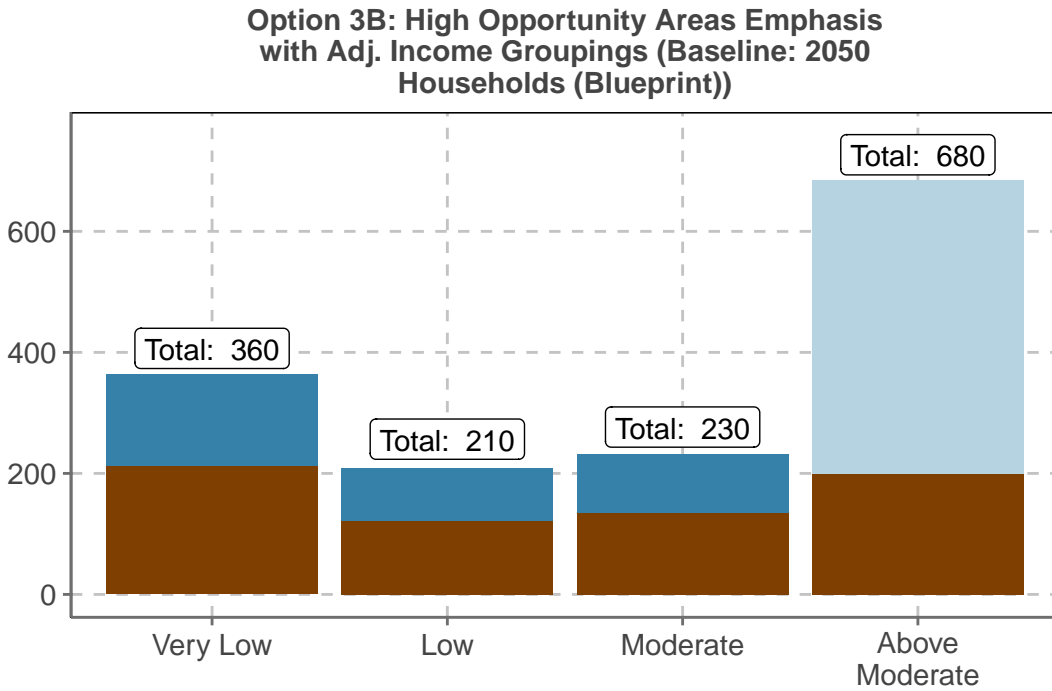
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

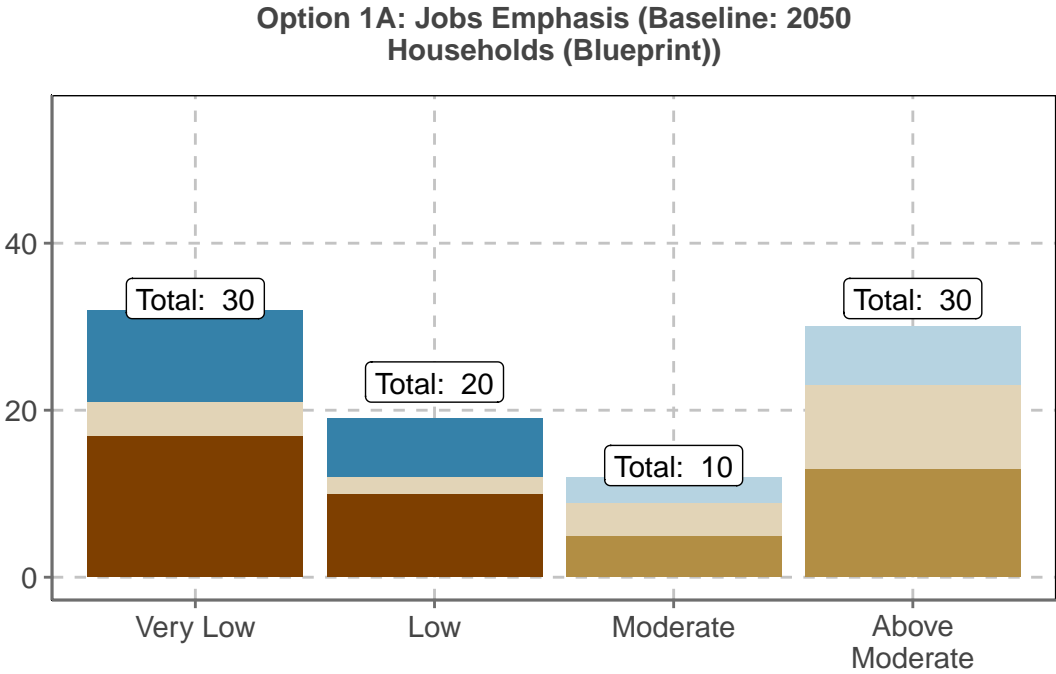


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

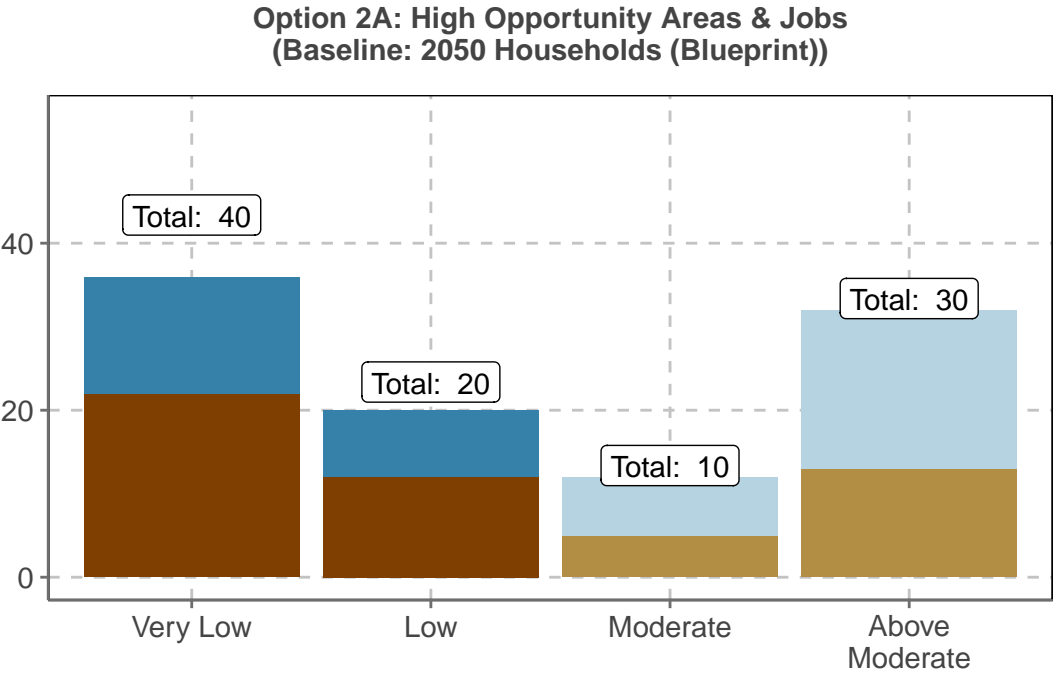
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Ross  
(2019 households: 807)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

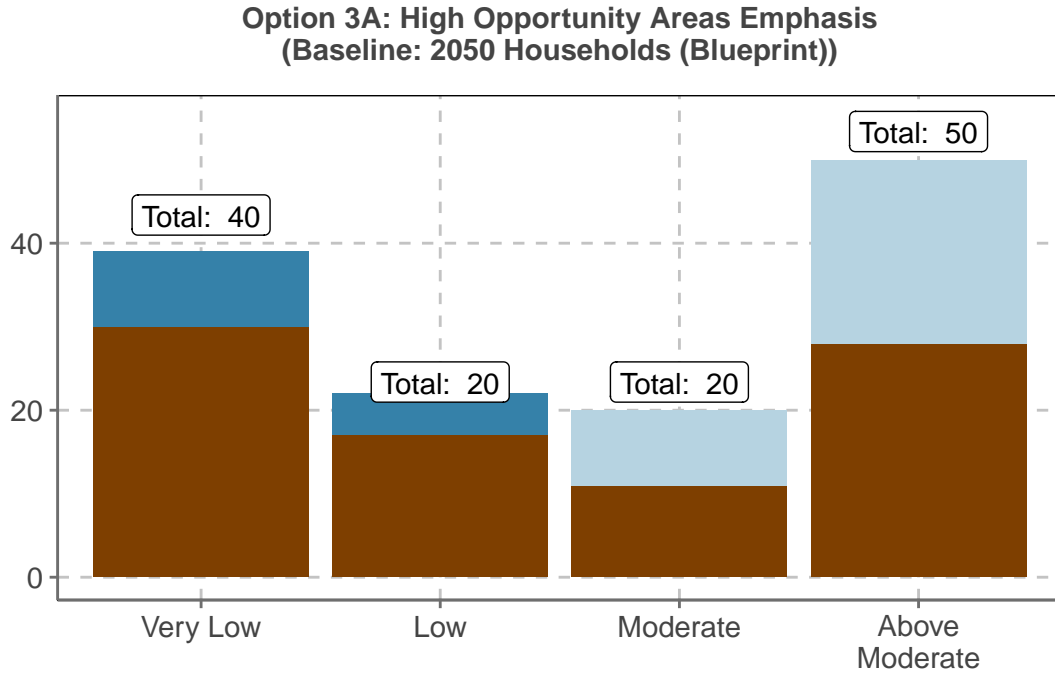
Version A: Original Income Grouping



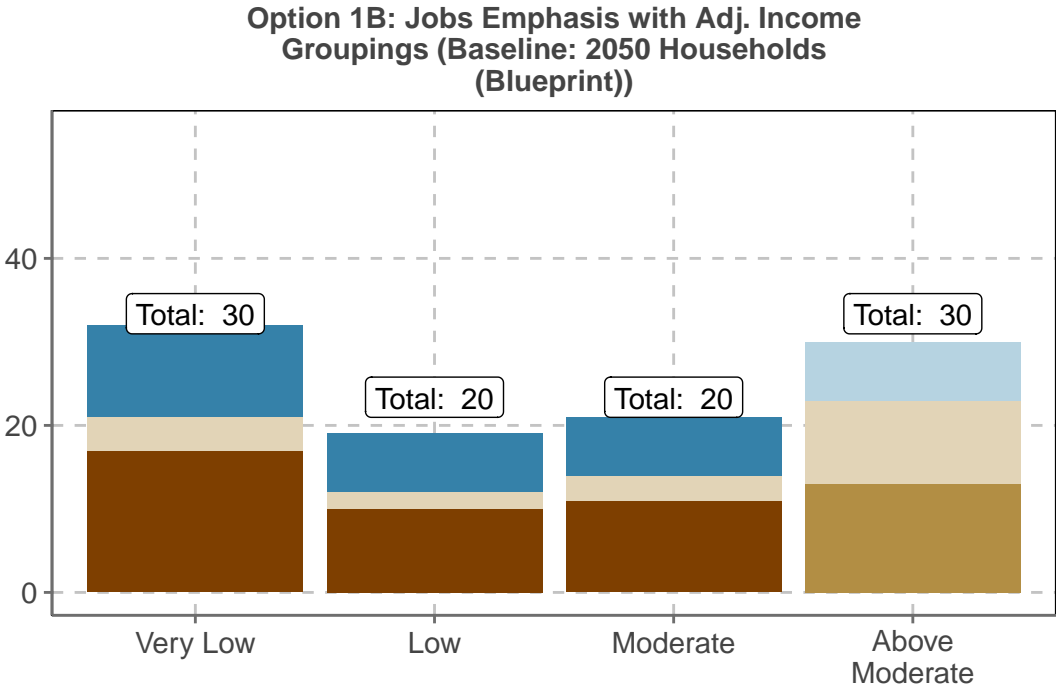
Version A: Original Income Grouping



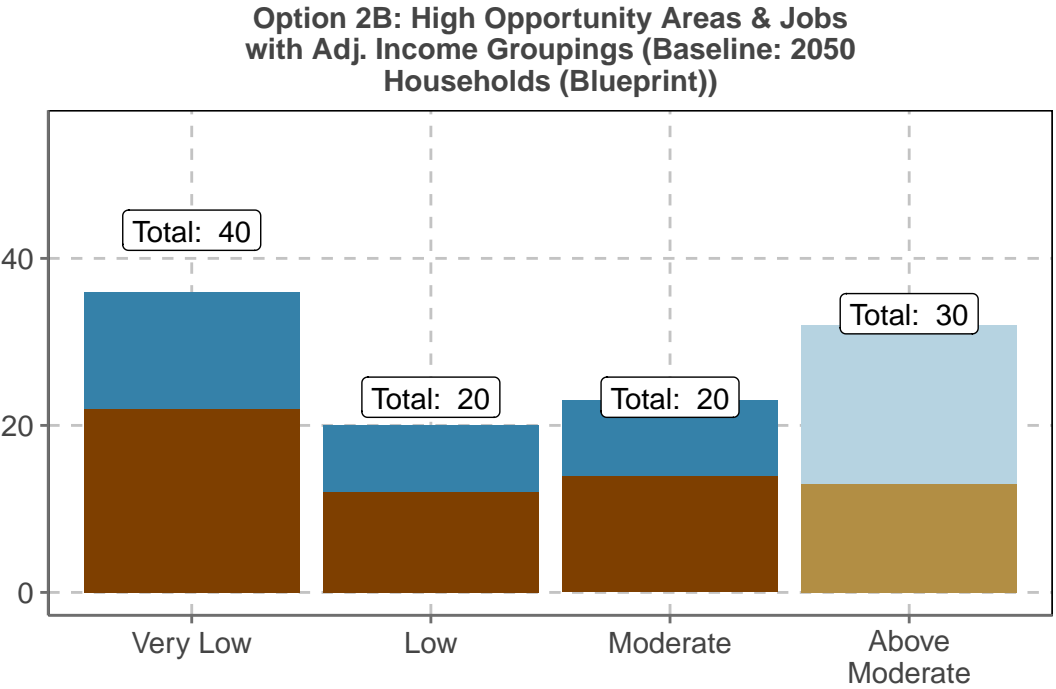
Version A: Original Income Grouping



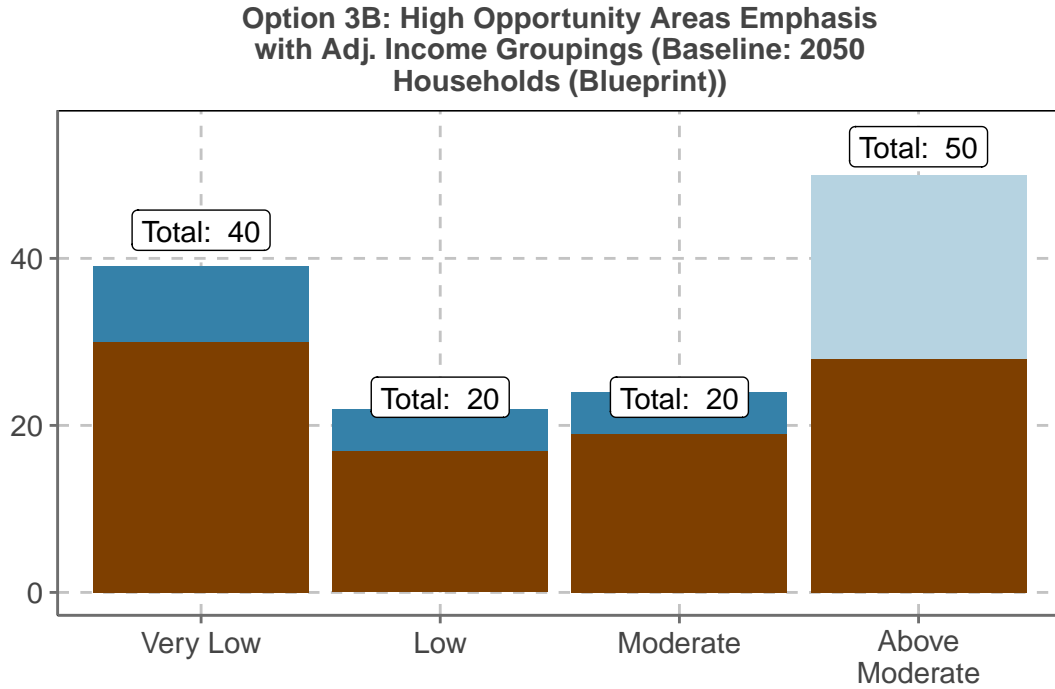
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



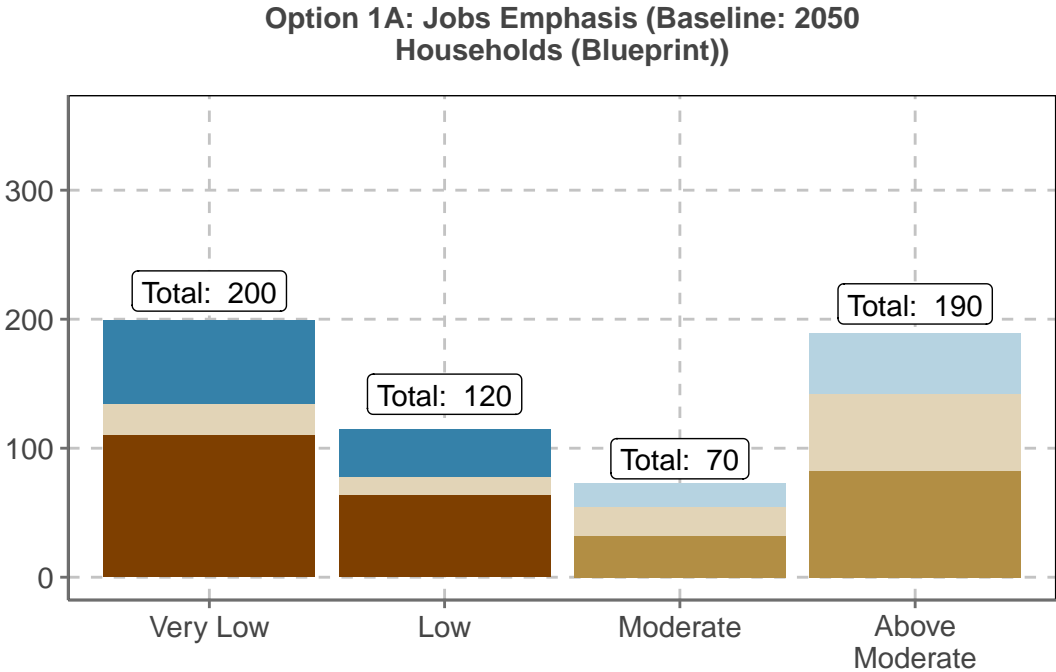
Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit



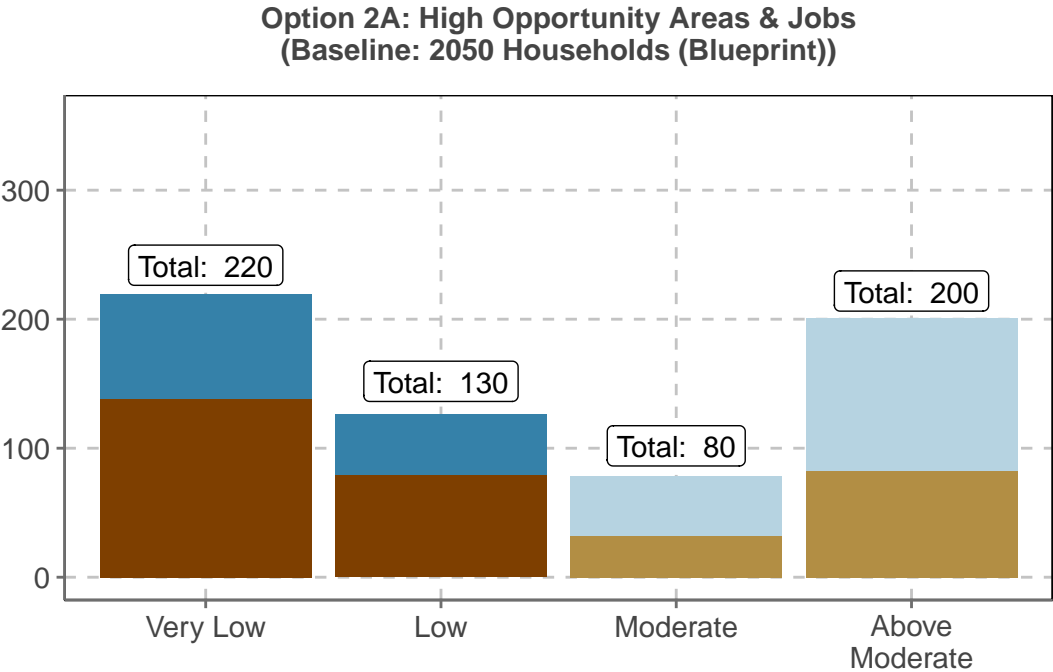
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Anselmo  
(2019 households: 5293)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

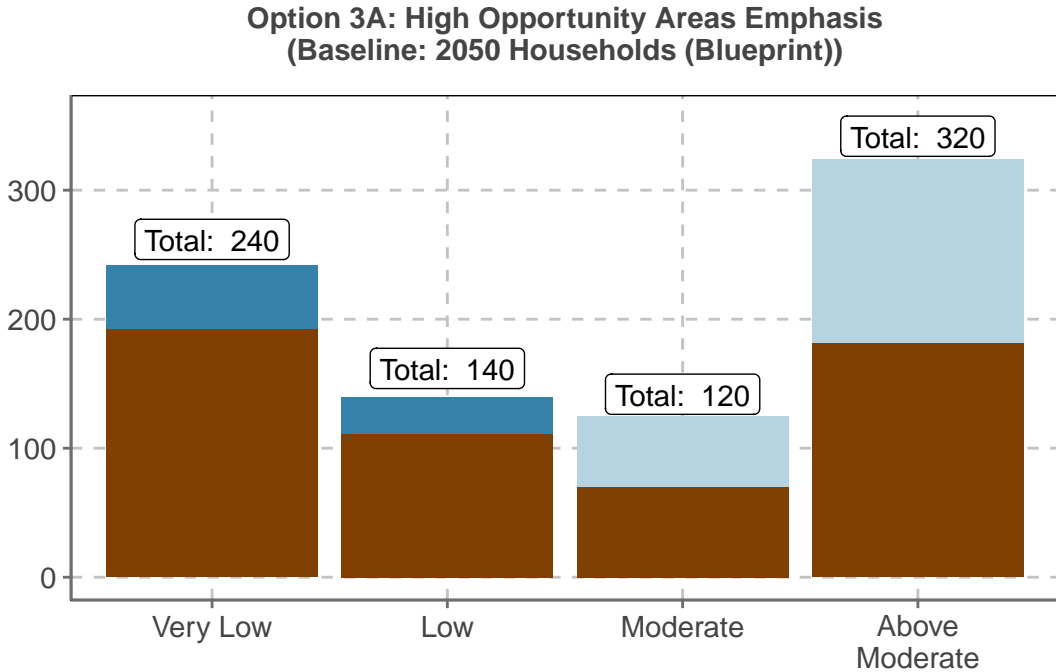
Version A: Original Income Grouping



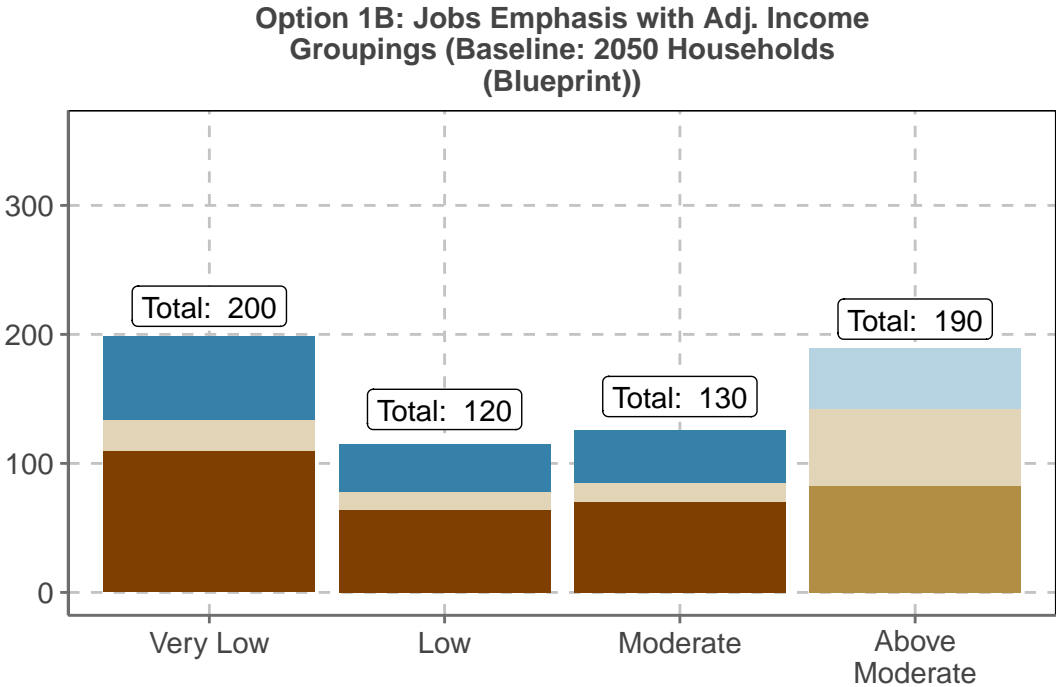
Version A: Original Income Grouping



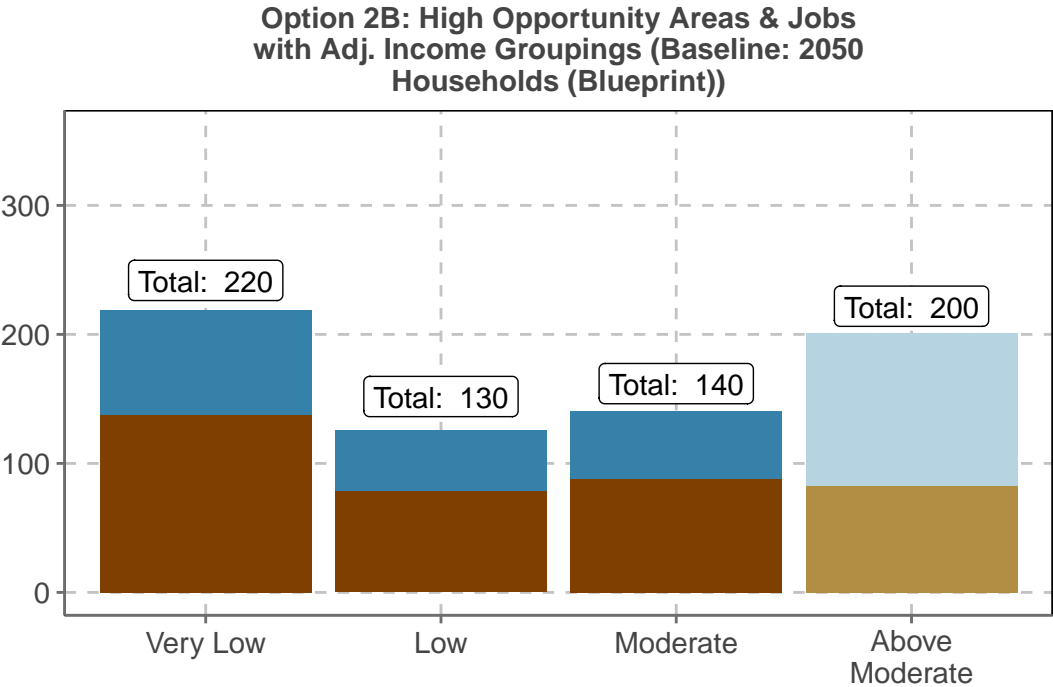
Version A: Original Income Grouping



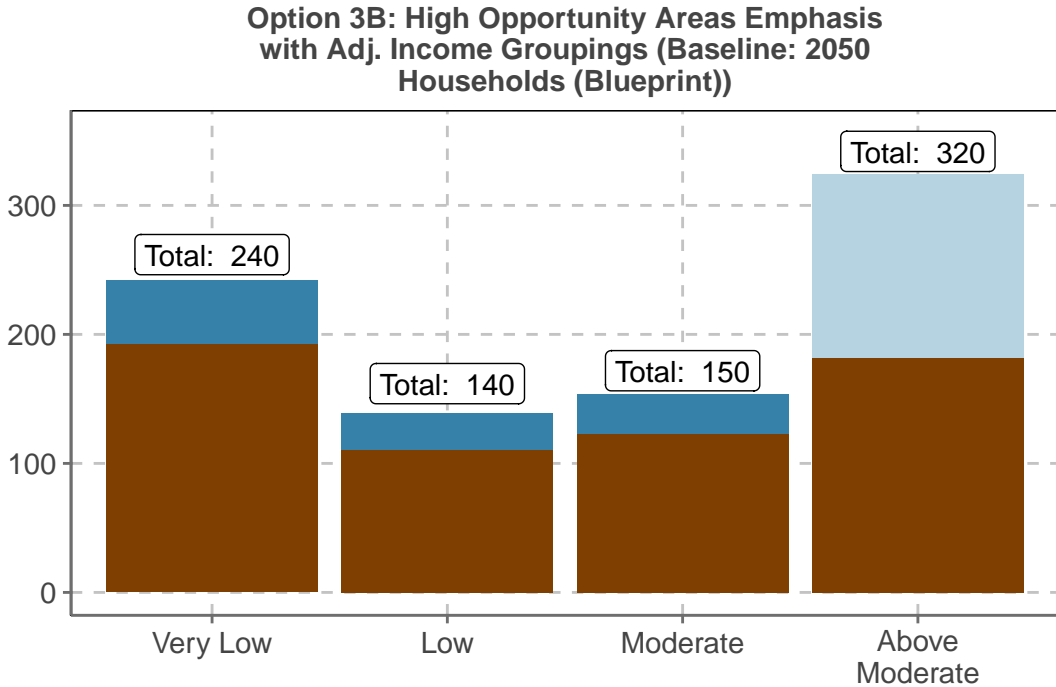
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

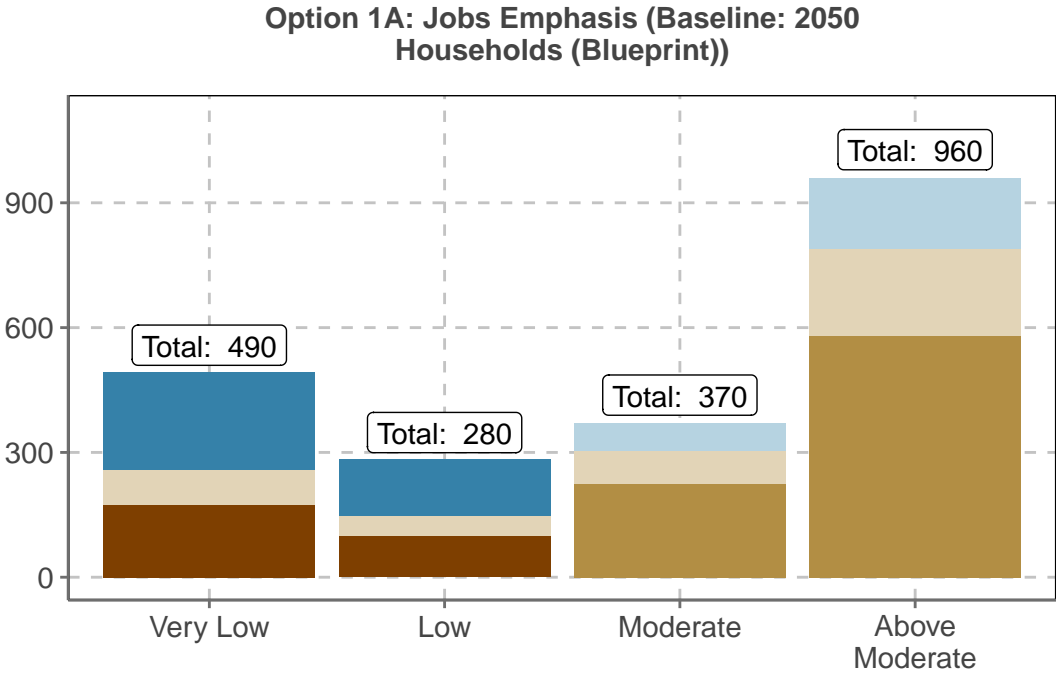


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

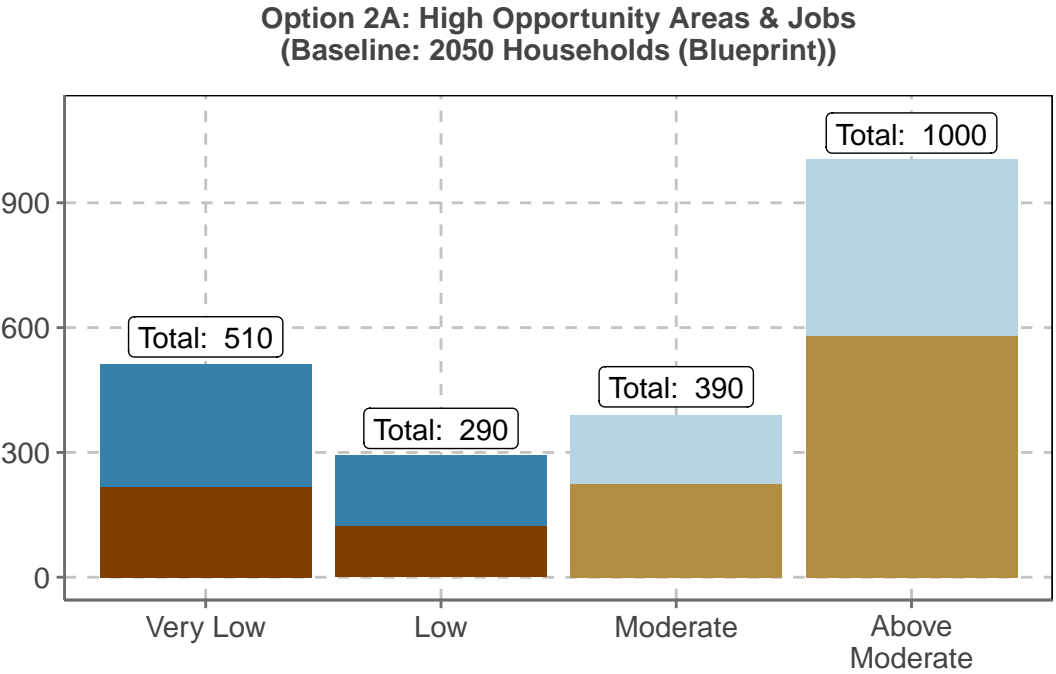
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Bruno  
(2019 households: 15502)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

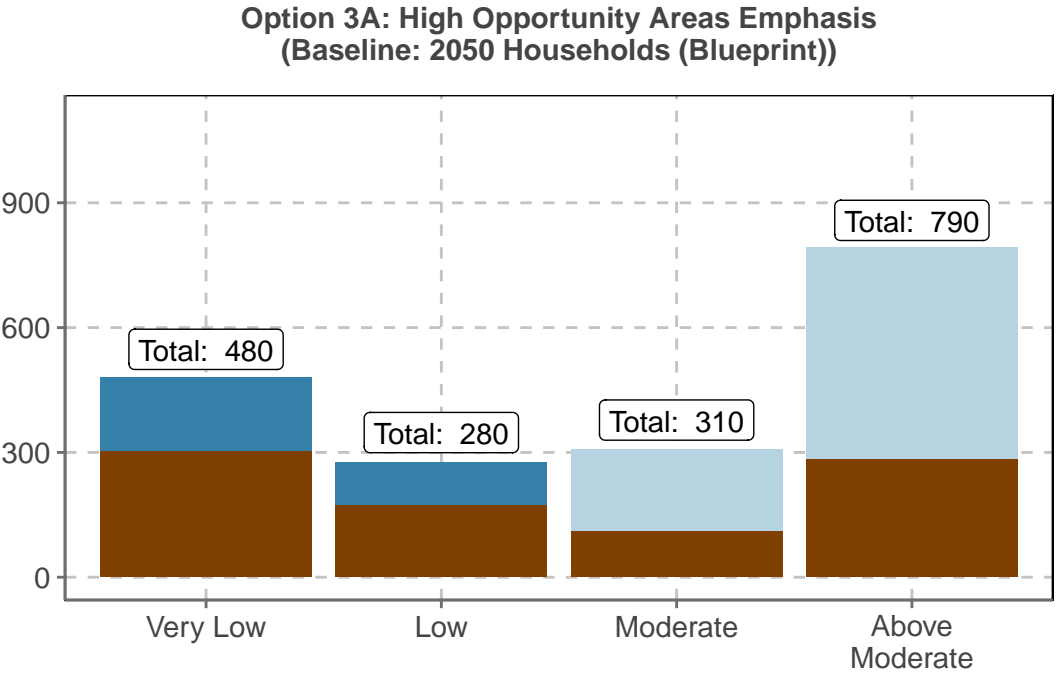
Version A: Original Income Grouping



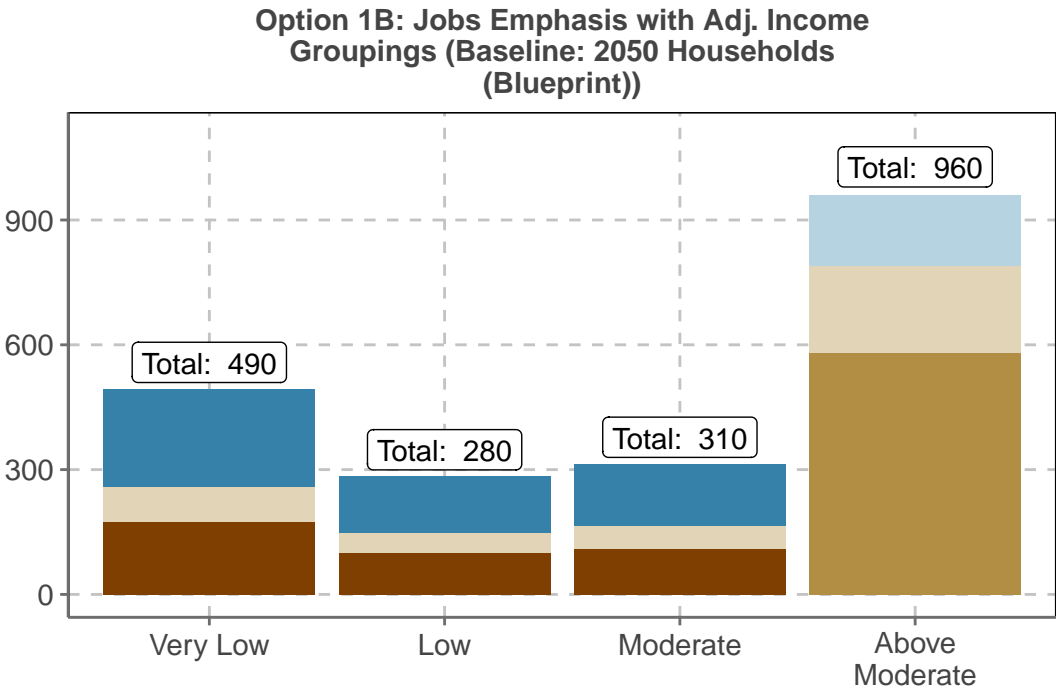
Version A: Original Income Grouping



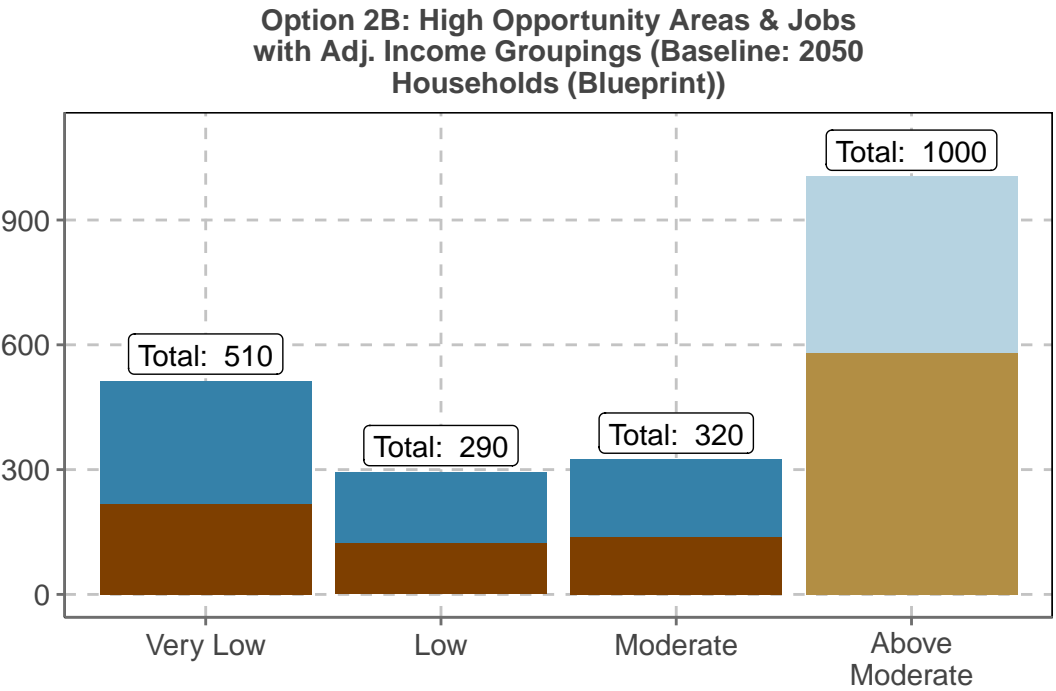
Version A: Original Income Grouping



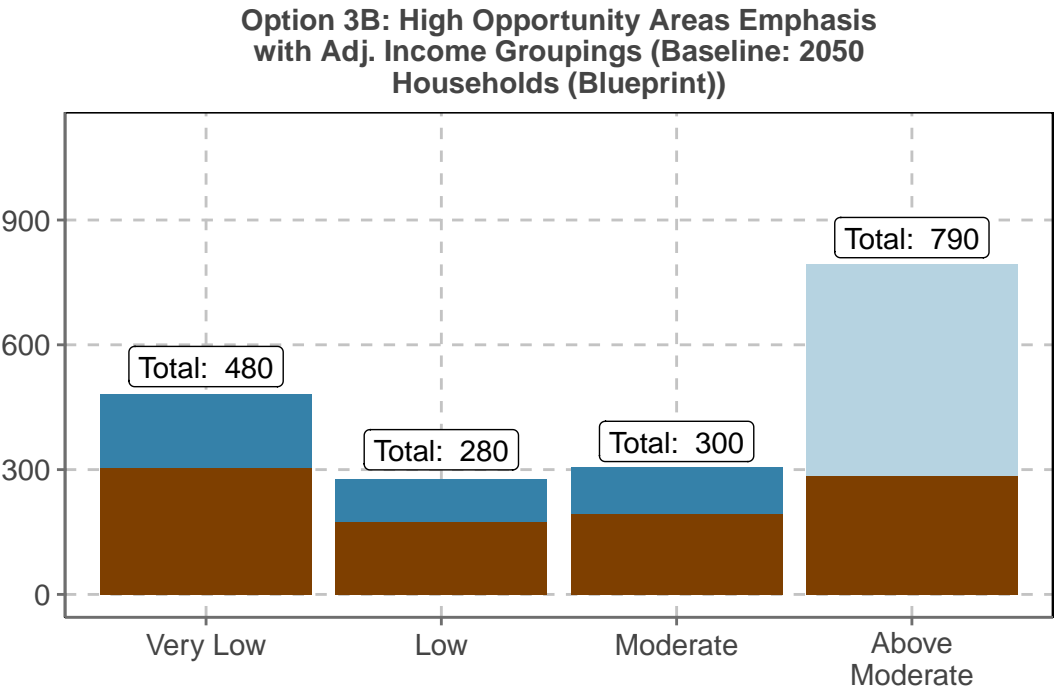
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Carlos  
(2019 households: 11590)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

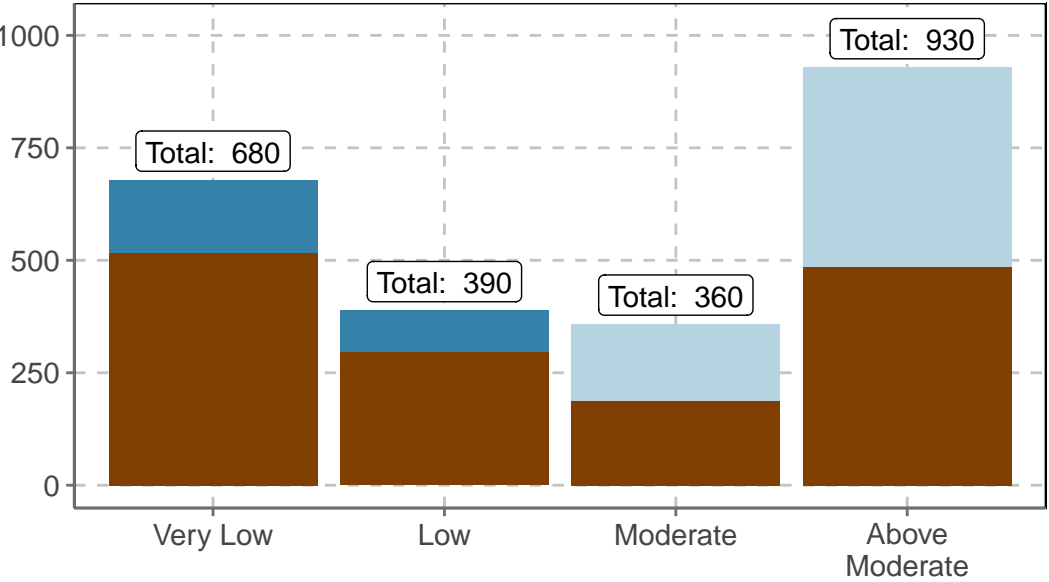
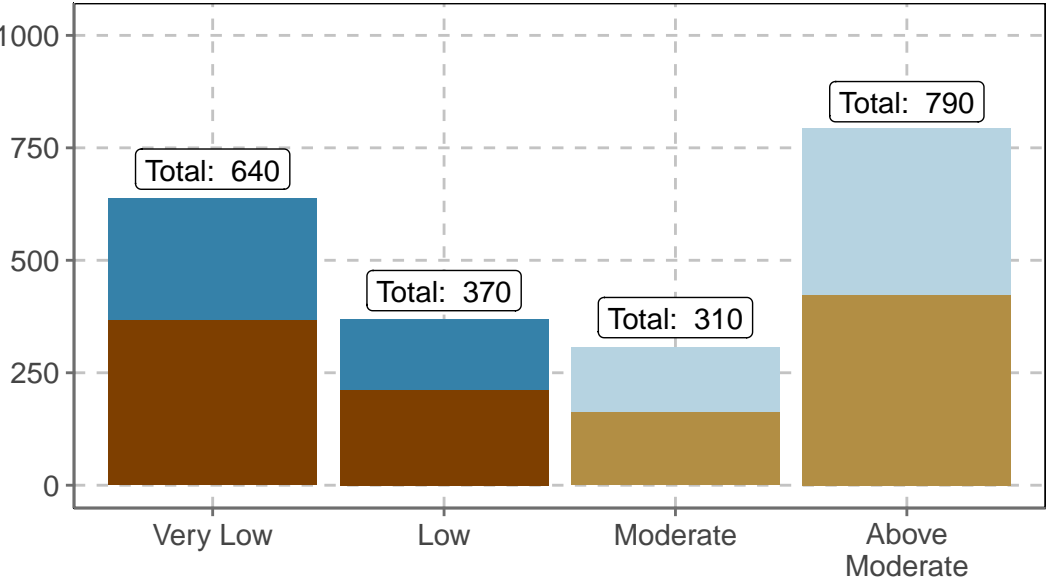
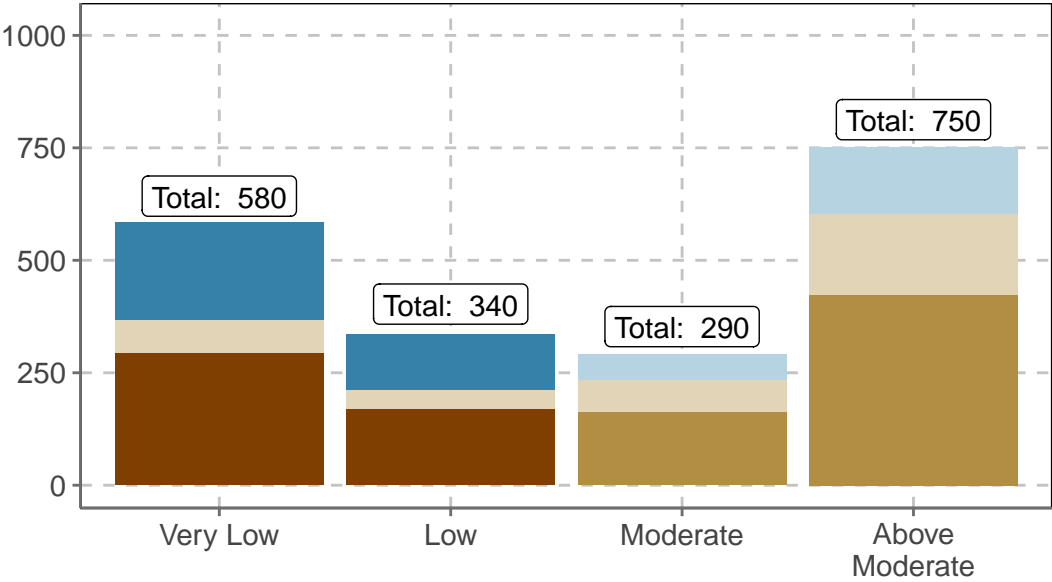
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

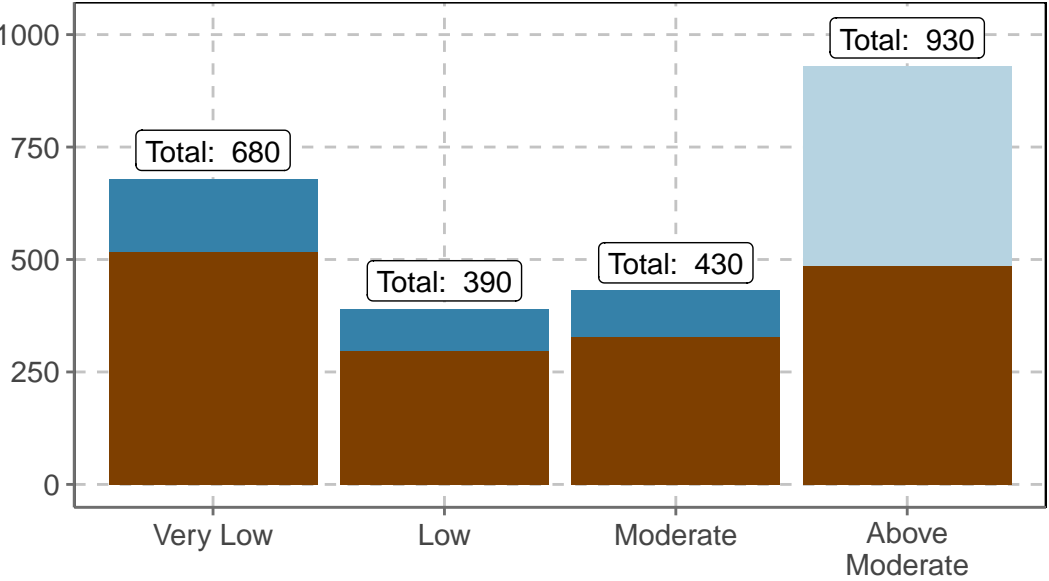
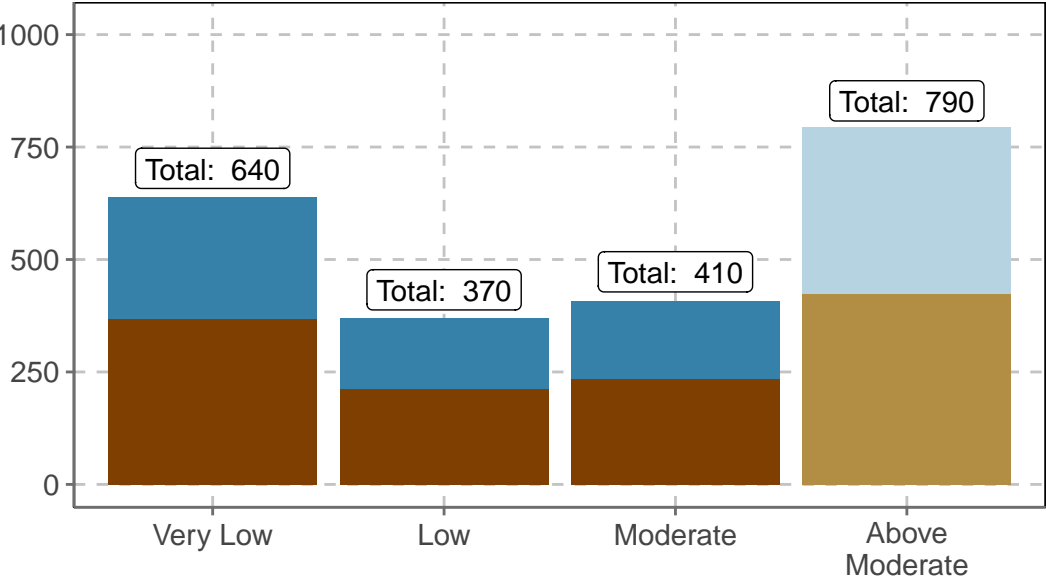
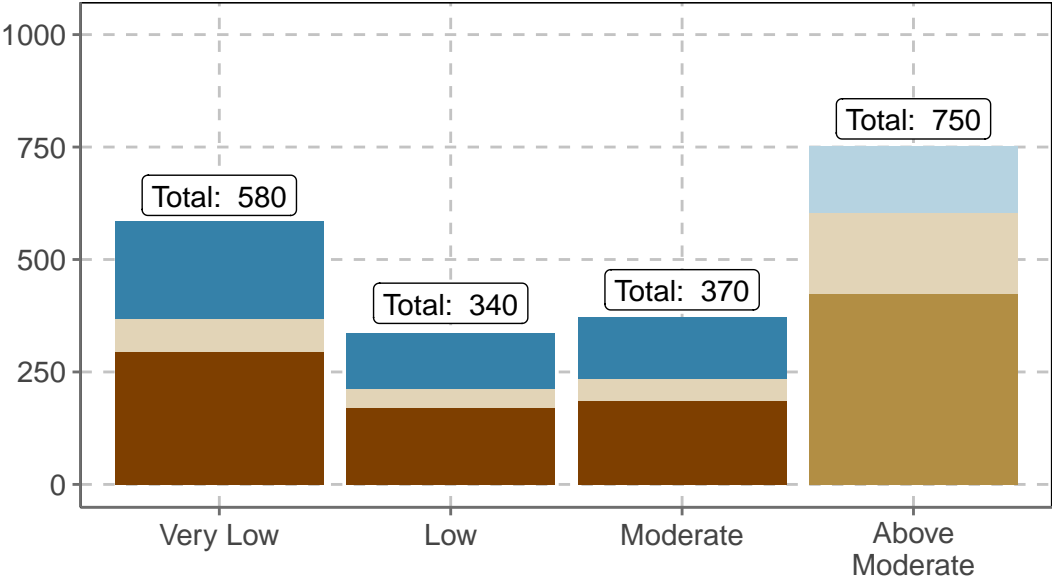
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



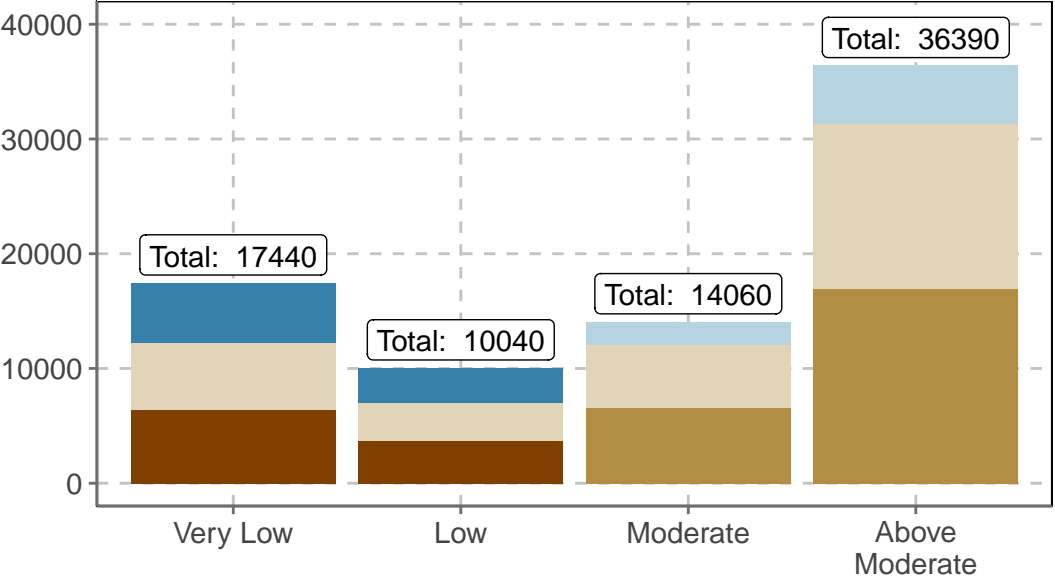
Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Francisco  
(2019 households: 365197)  
(San Francisco County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

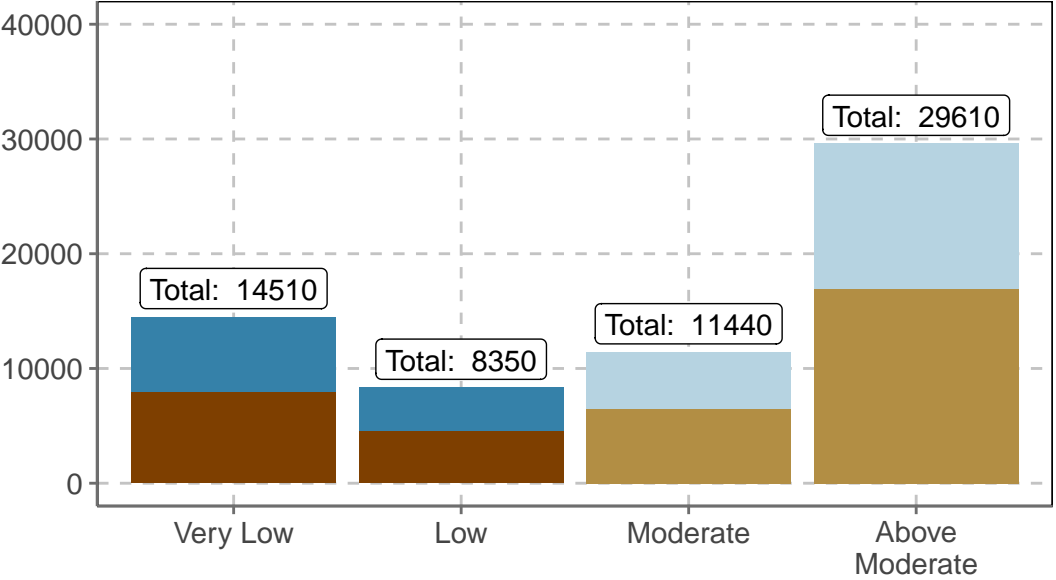
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



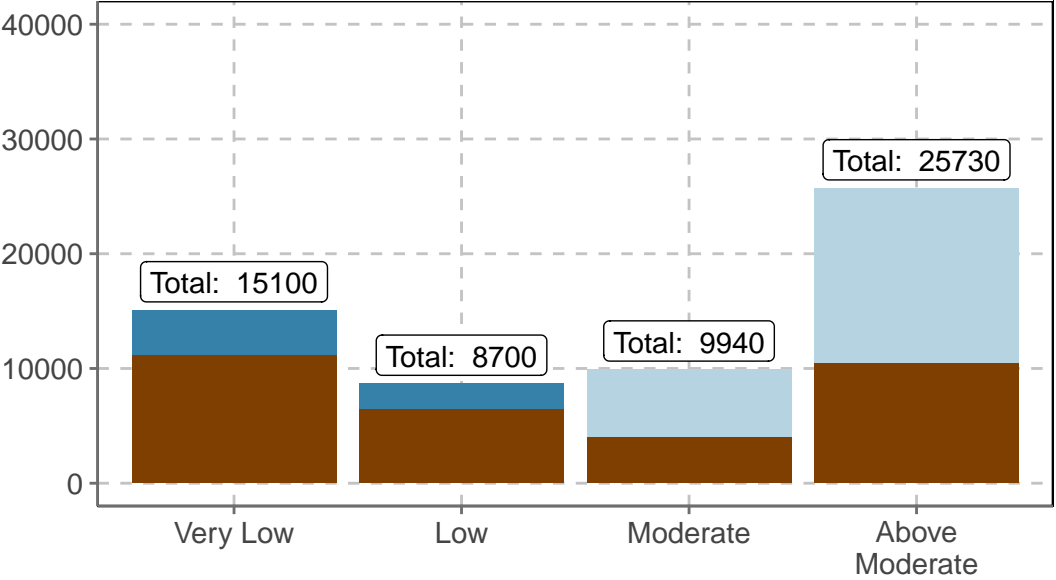
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



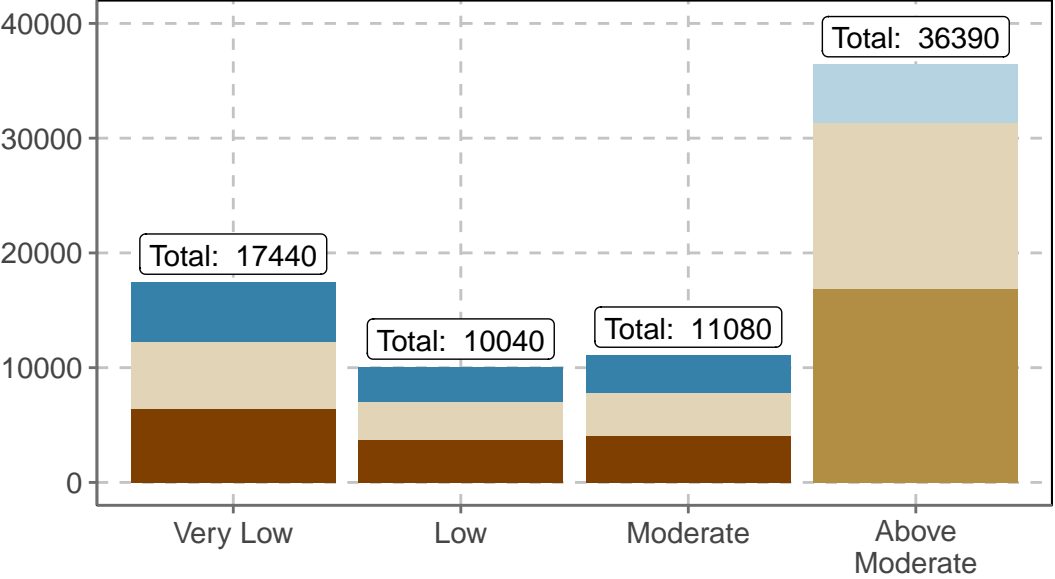
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



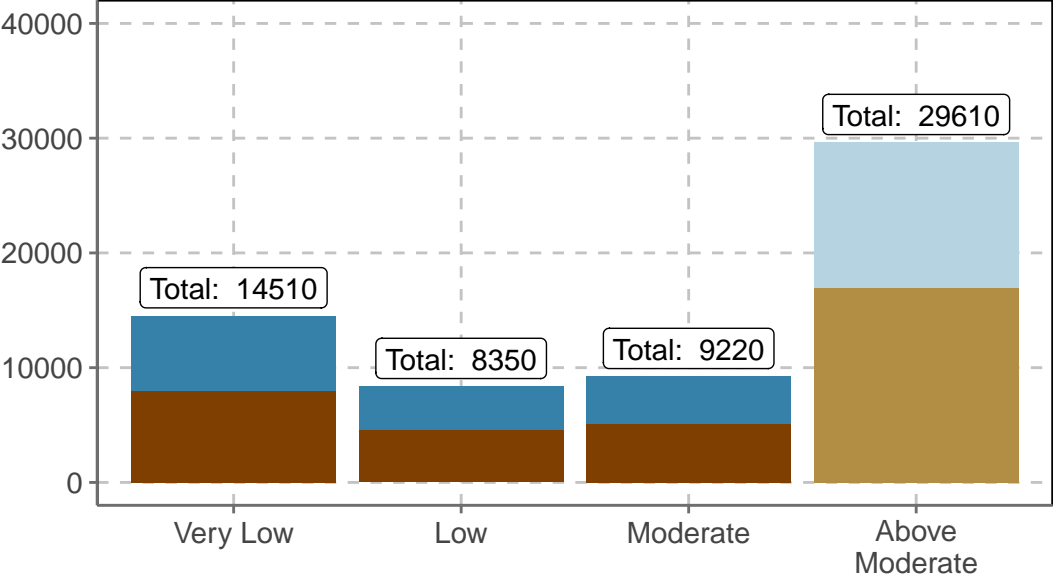
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



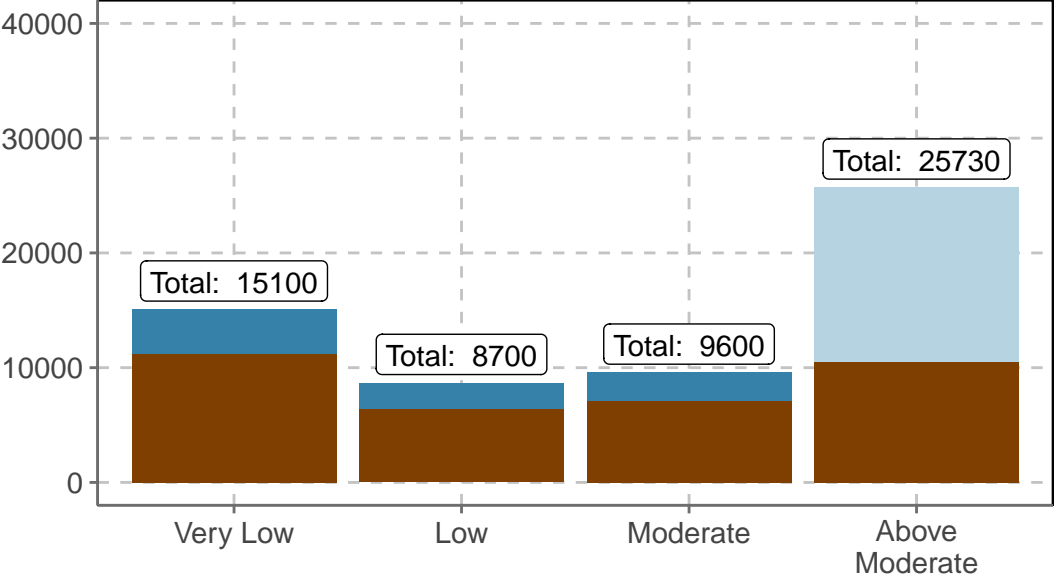
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



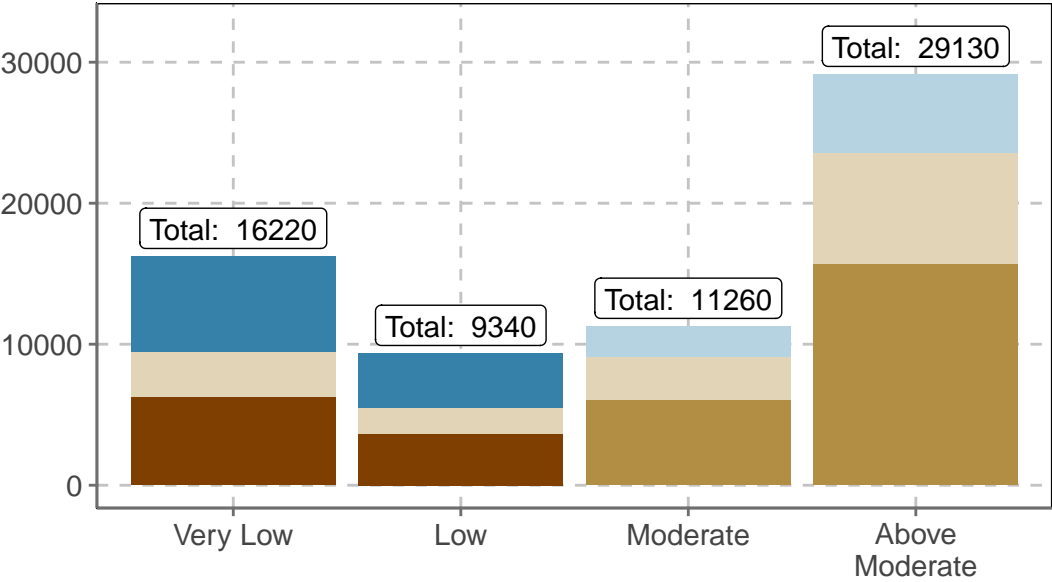
Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Jose  
(2019 households: 321556)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

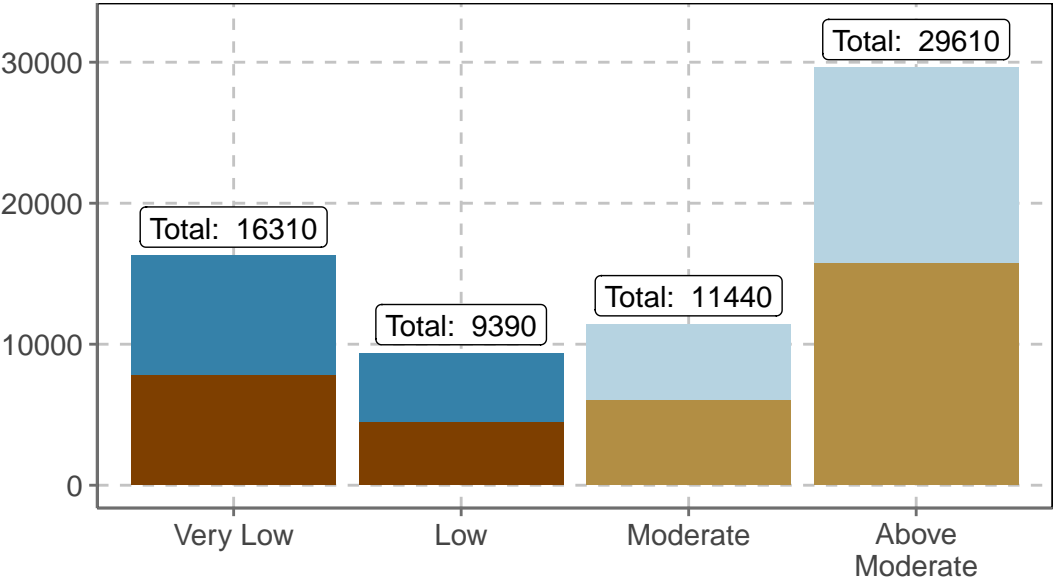
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



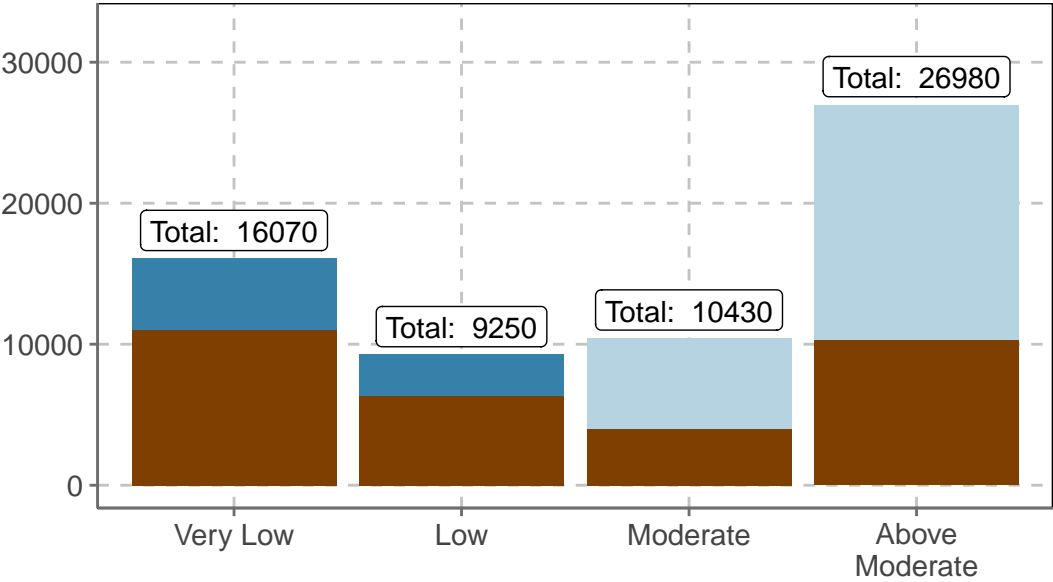
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



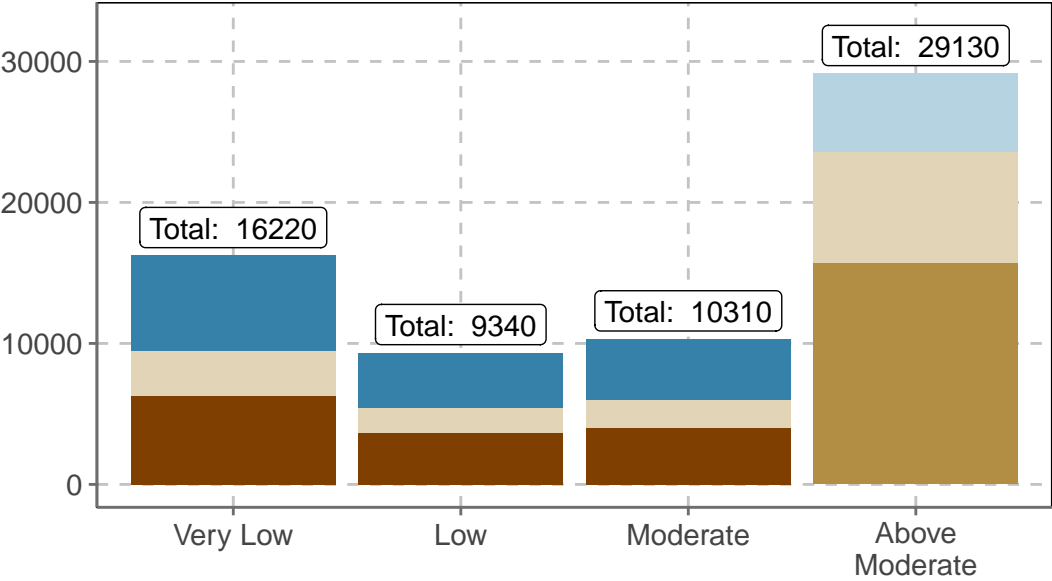
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



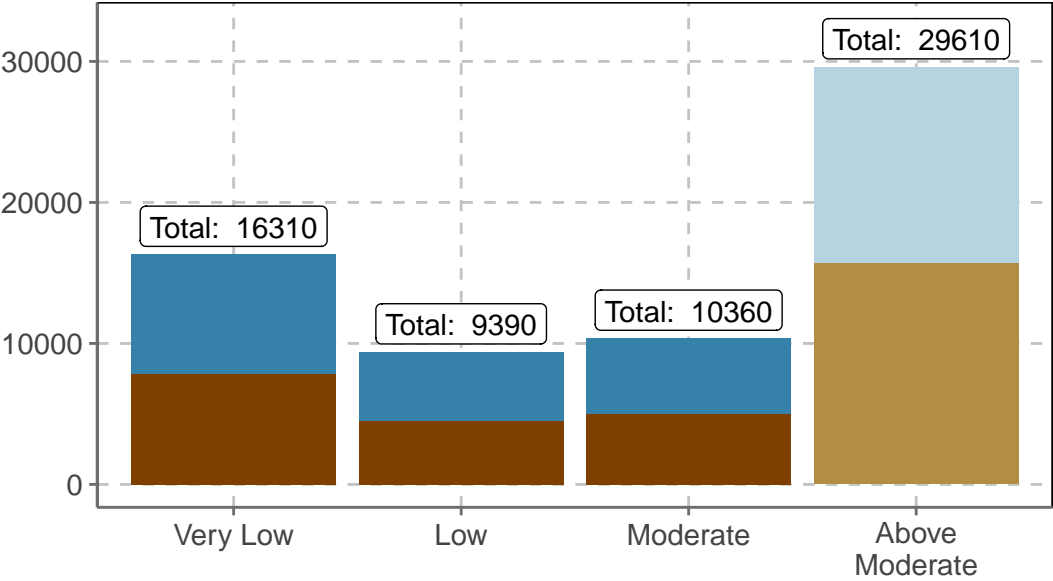
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



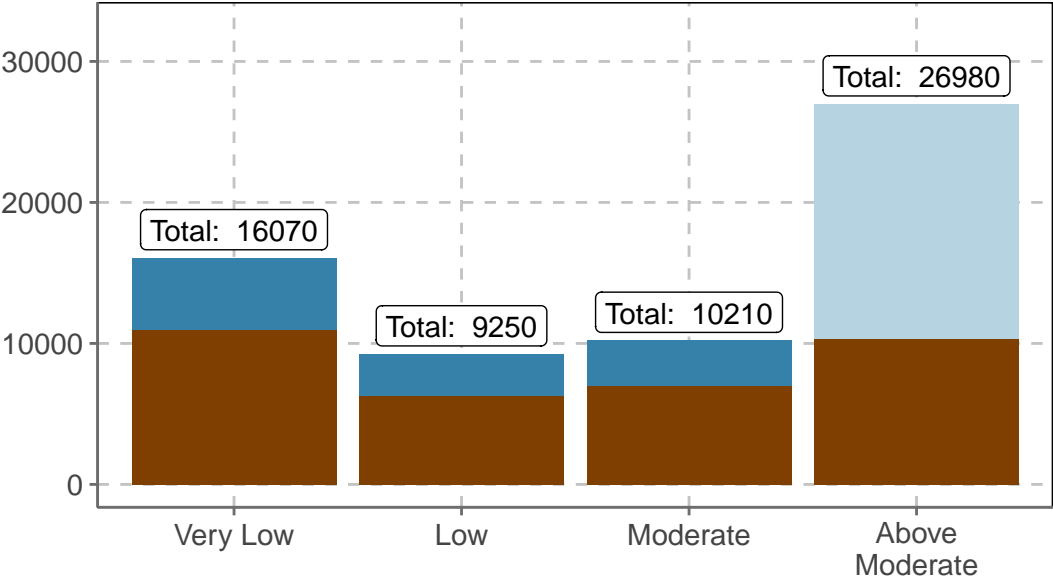
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Leandro  
(2019 households: 30851)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

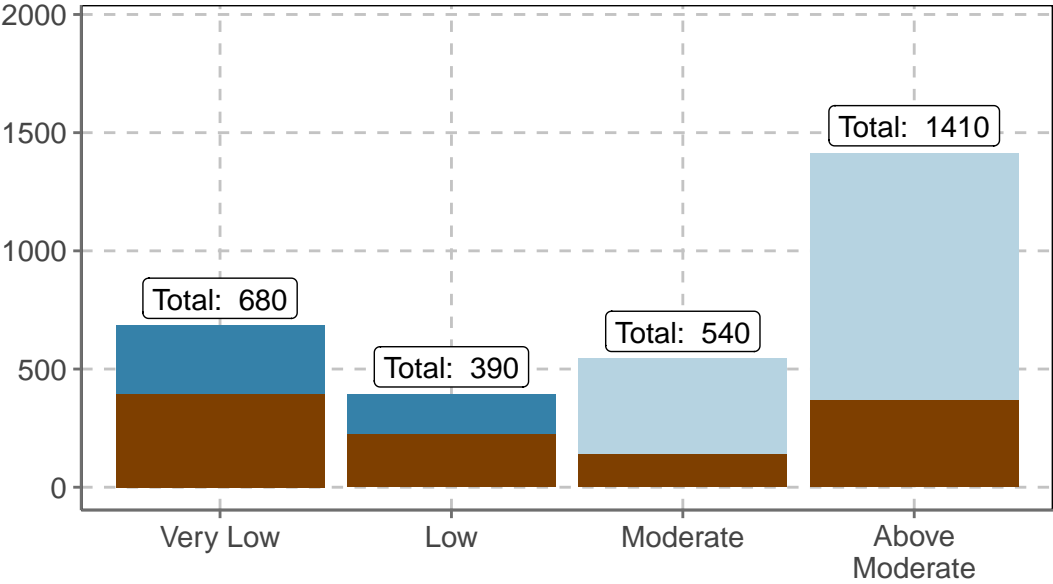
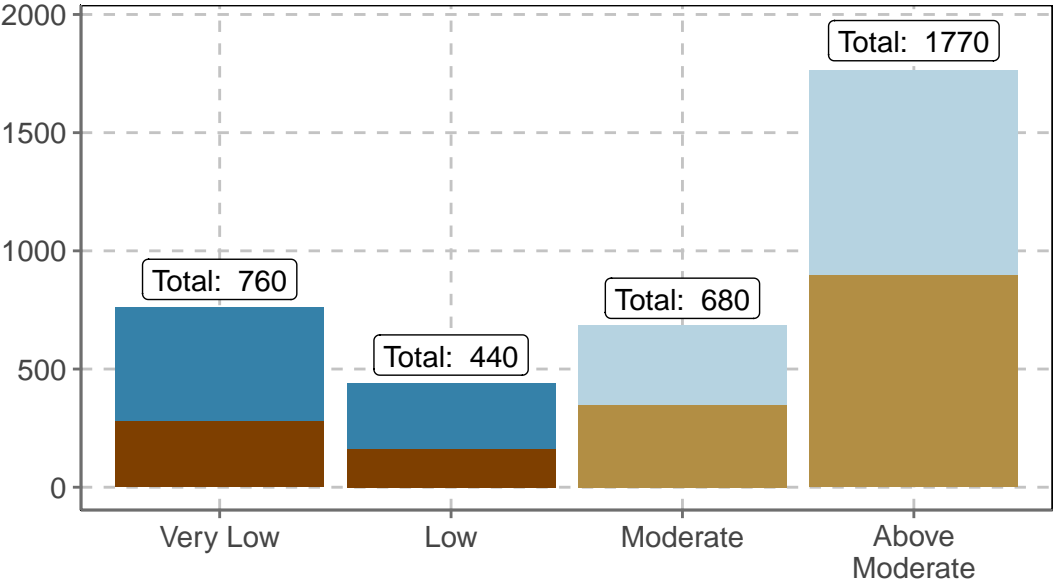
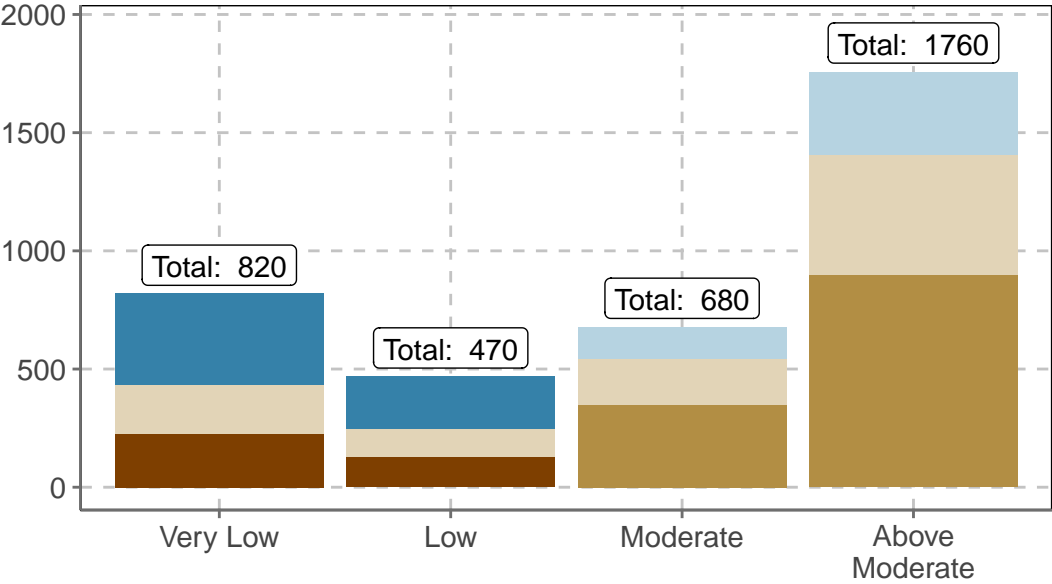
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

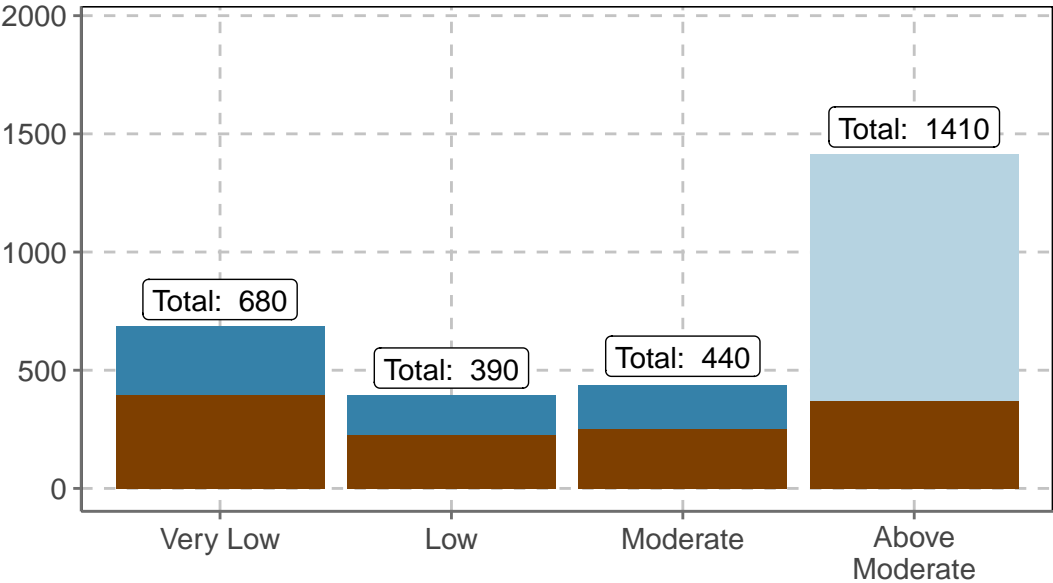
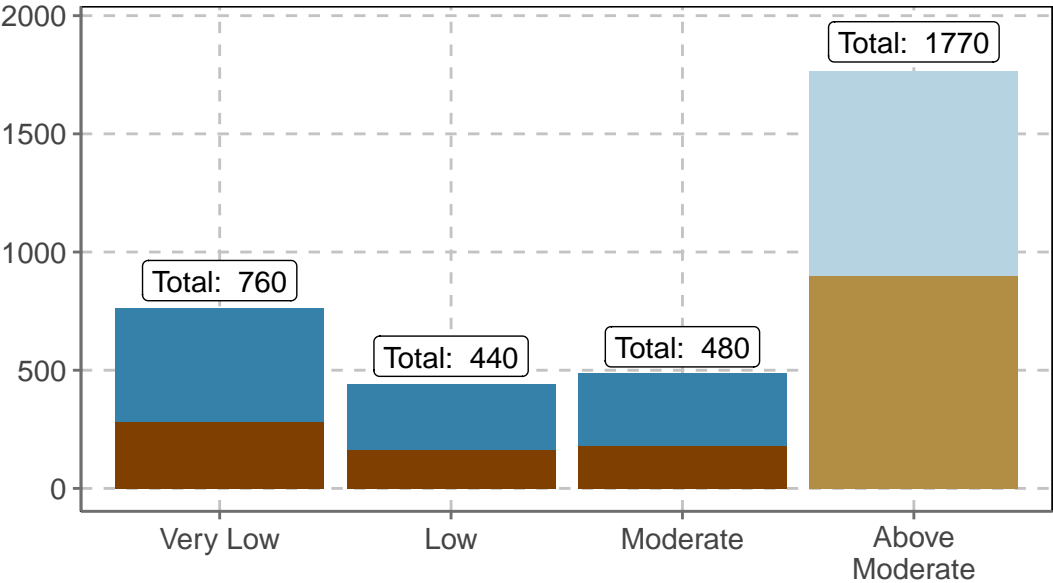
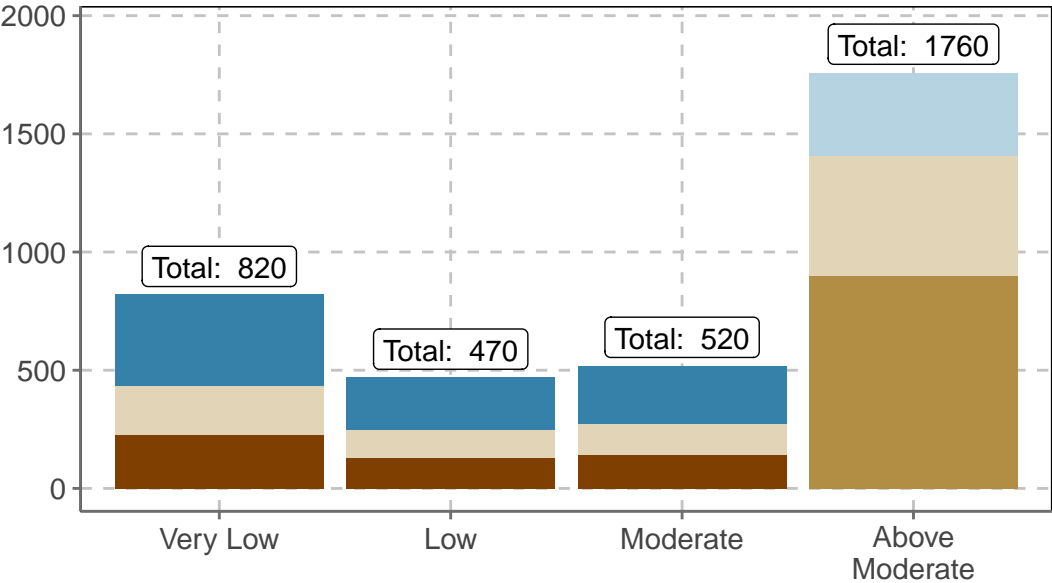
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Mateo  
(2019 households: 39428)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

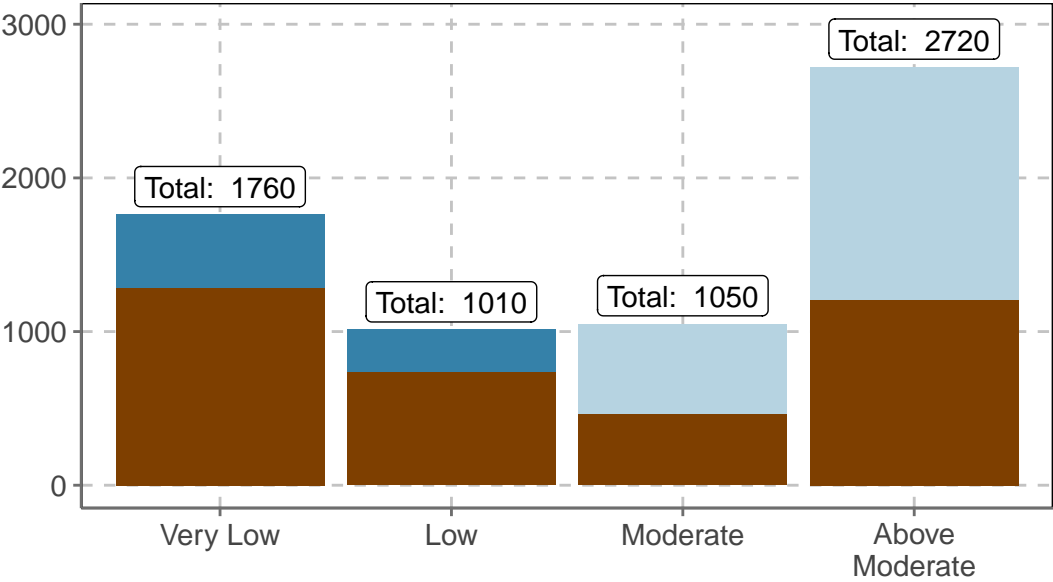
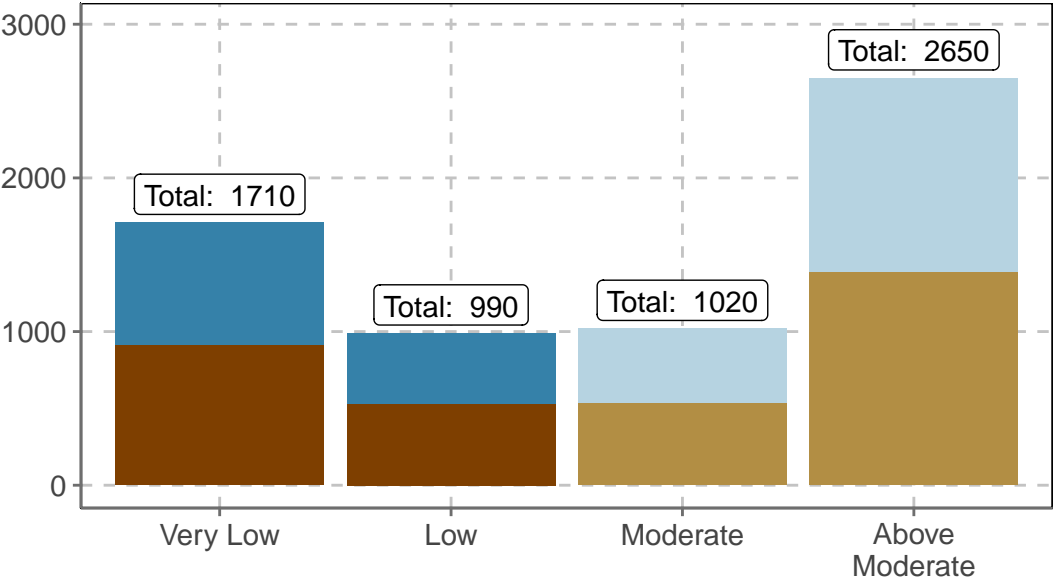
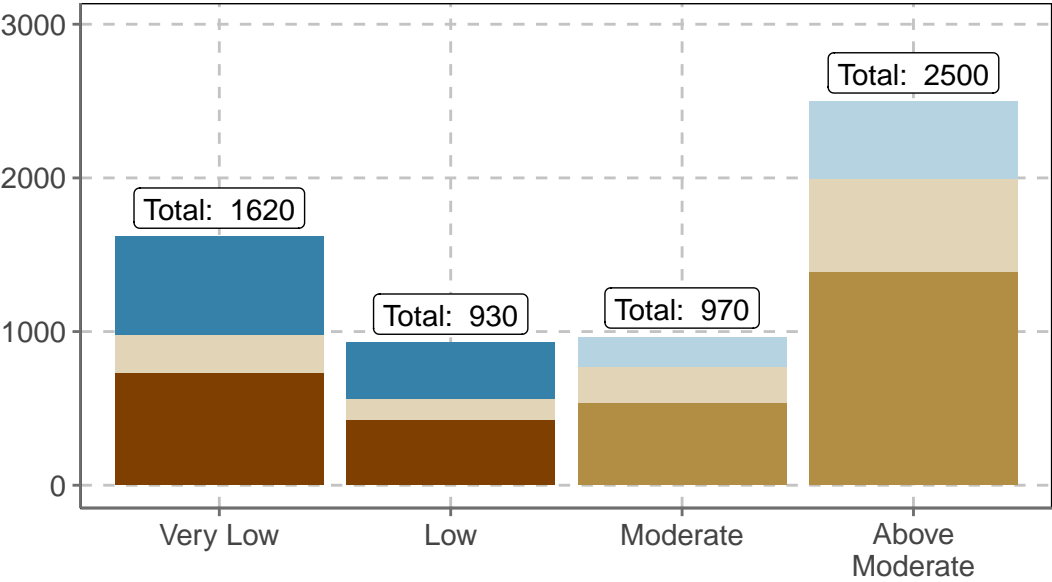
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

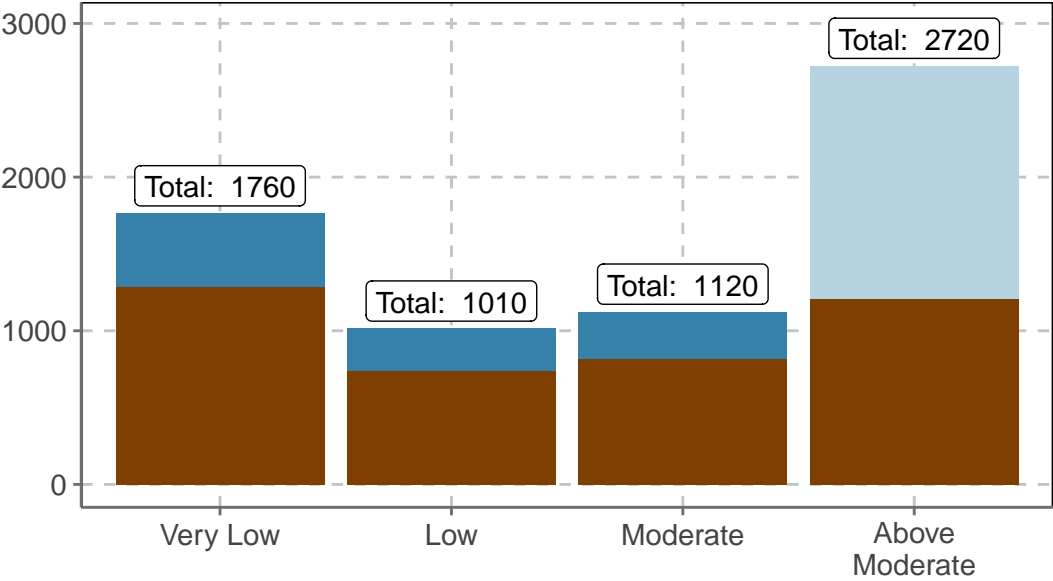
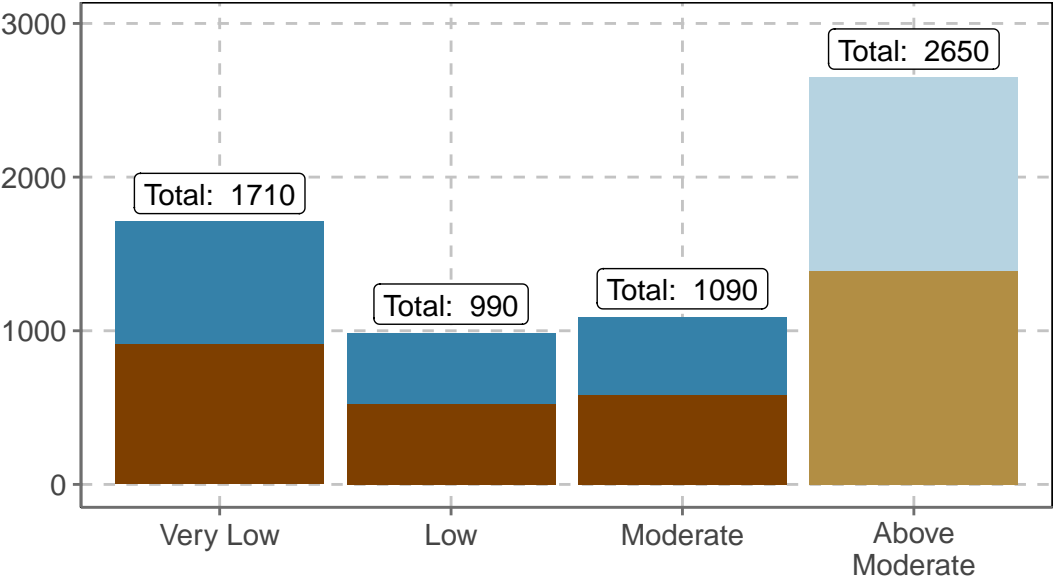
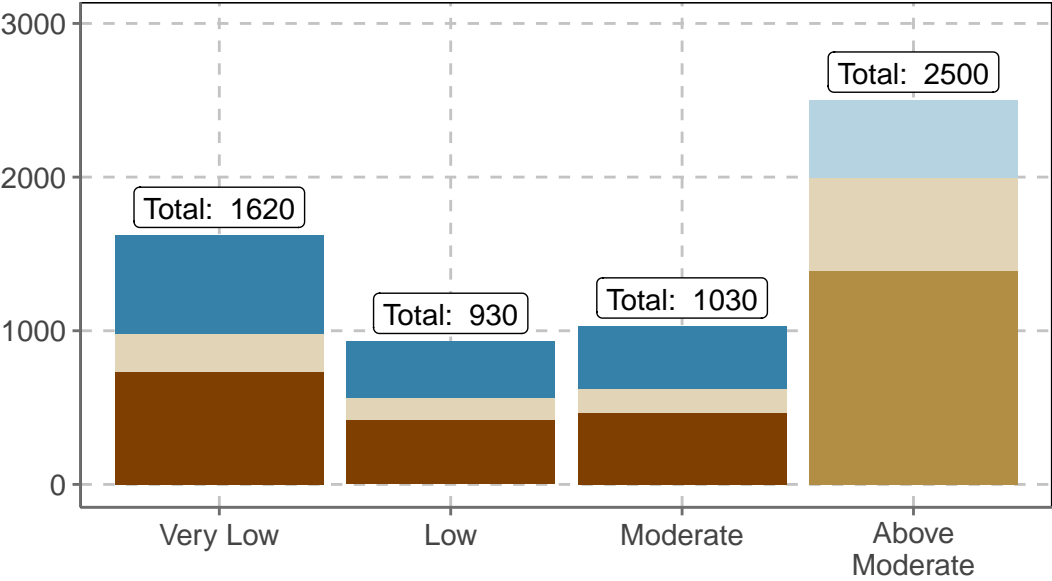
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas    Job Proximity – Auto    Job Proximity – Transit    Jobs–Housing Balance    Jobs–Housing Fit



**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**San Pablo**  
**(2019 households: 9036)**  
**(Contra Costa County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

**Version A: Original Income Grouping**

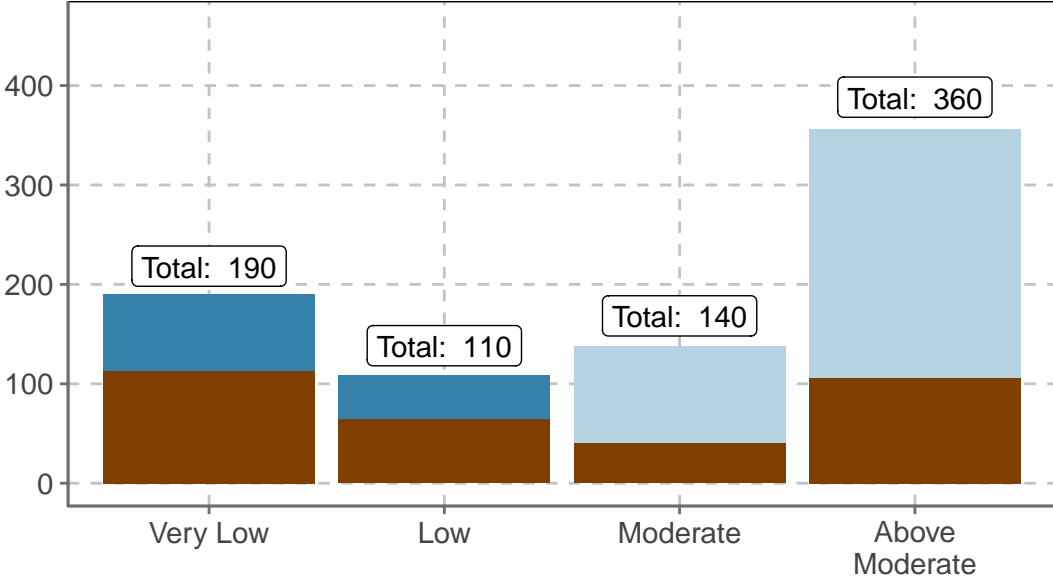
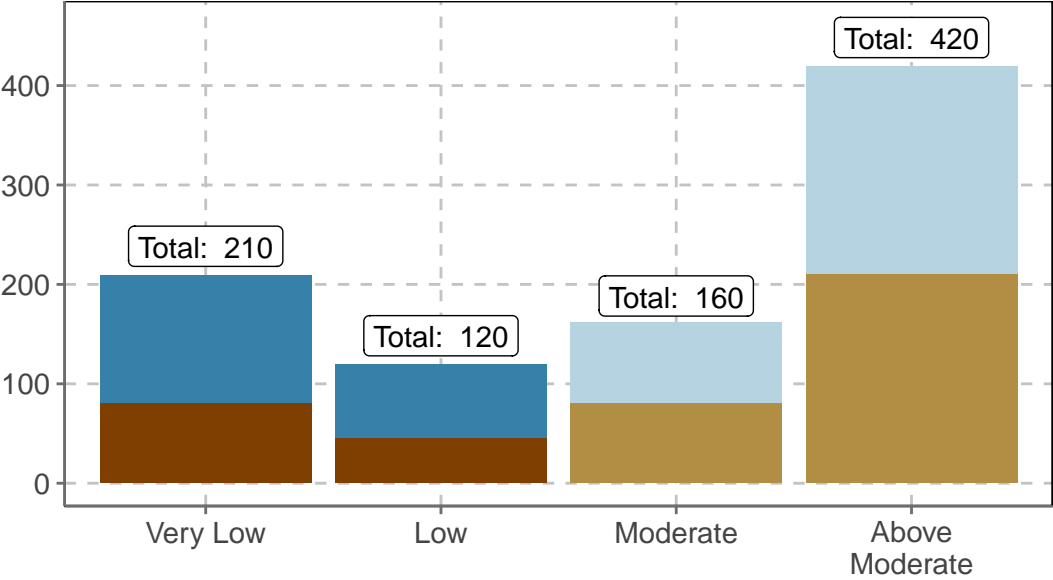
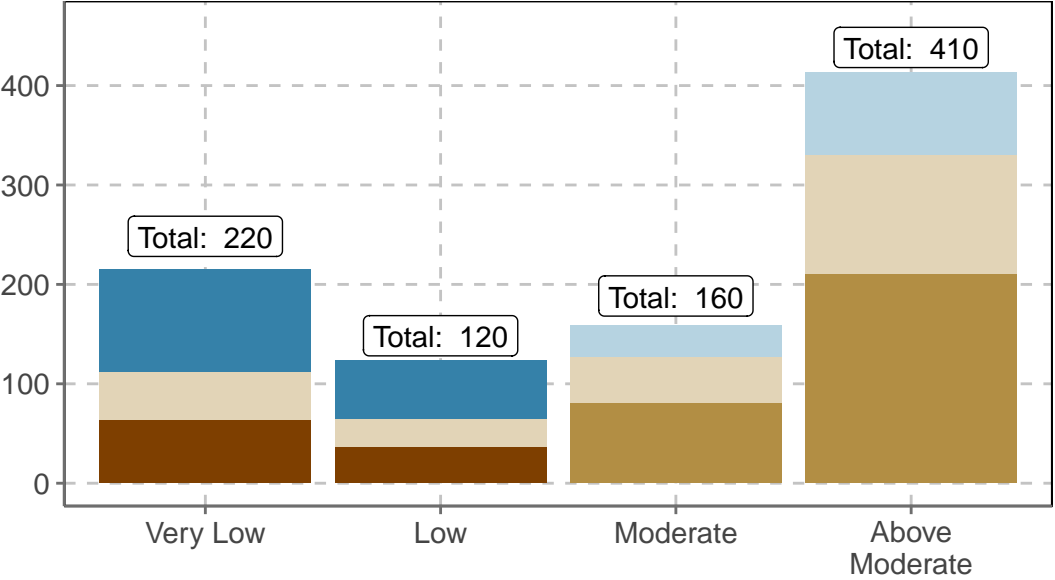
**Version A: Original Income Grouping**

**Version A: Original Income Grouping**

**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

**Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



**Version B: Adjusted Income Grouping**

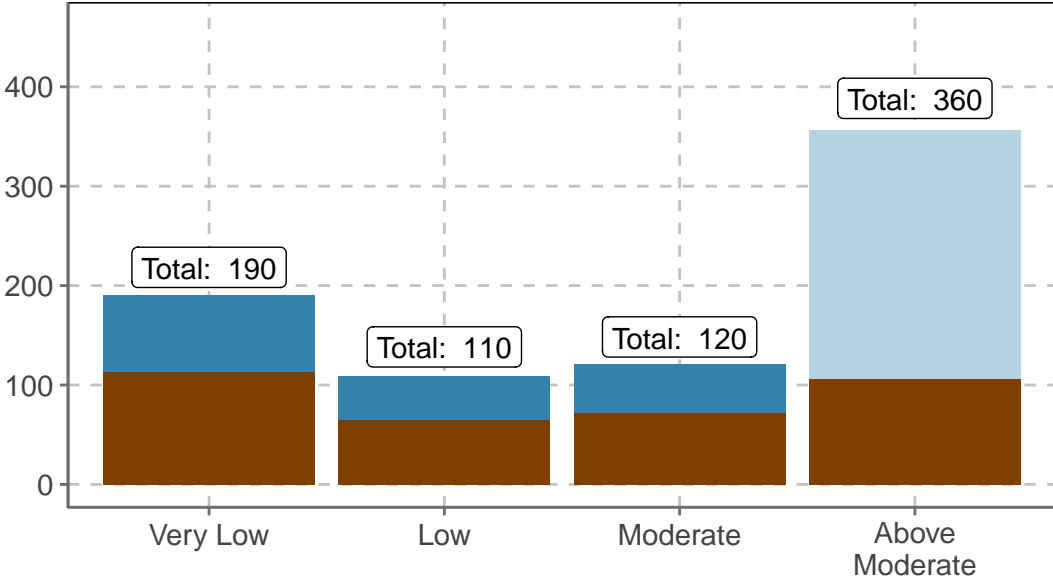
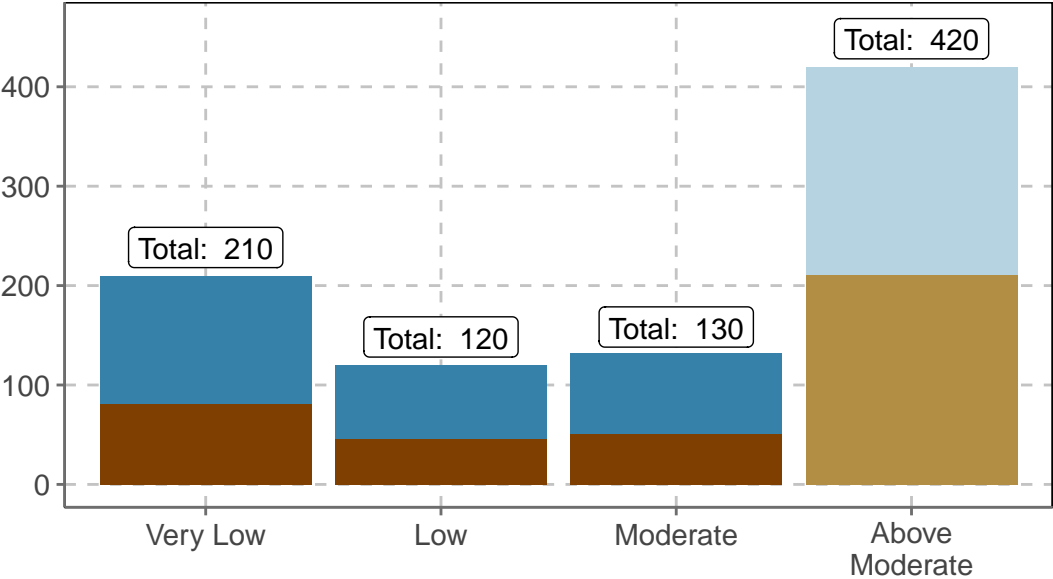
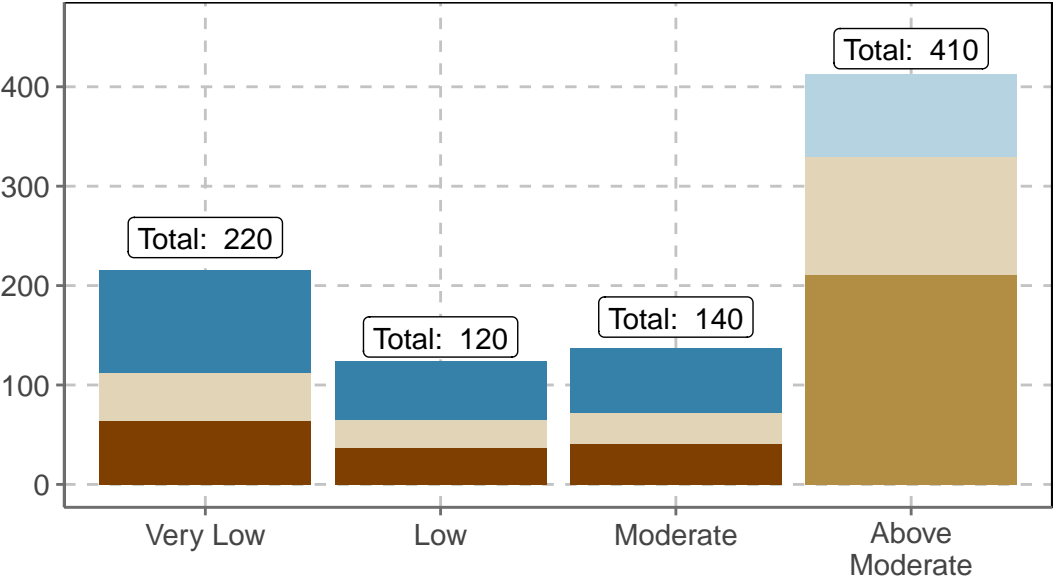
**Version B: Adjusted Income Grouping**

**Version B: Adjusted Income Grouping**

**Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))**

**Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))**

**Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))**



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Rafael  
(2019 households: 22876)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

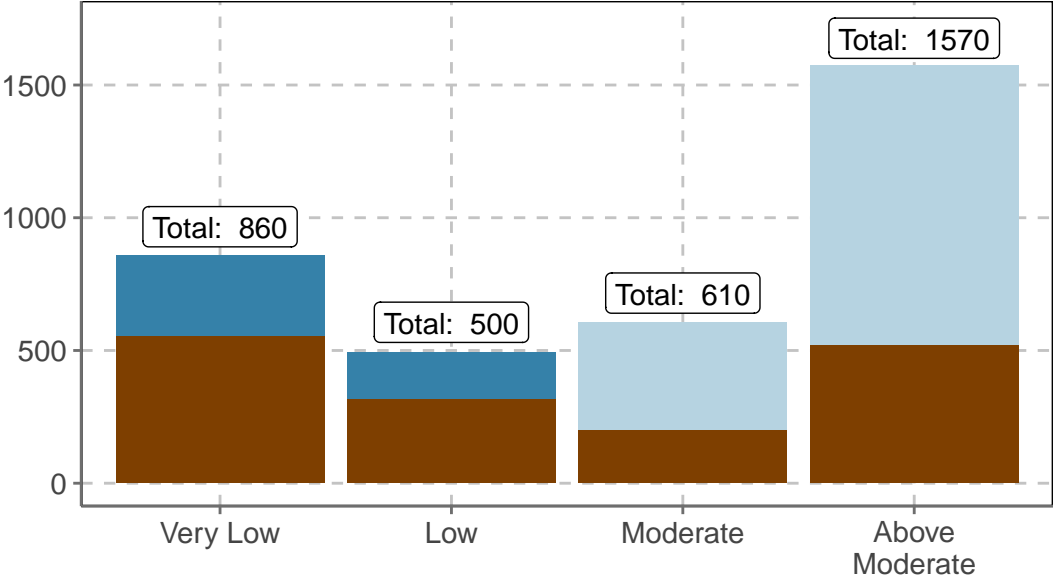
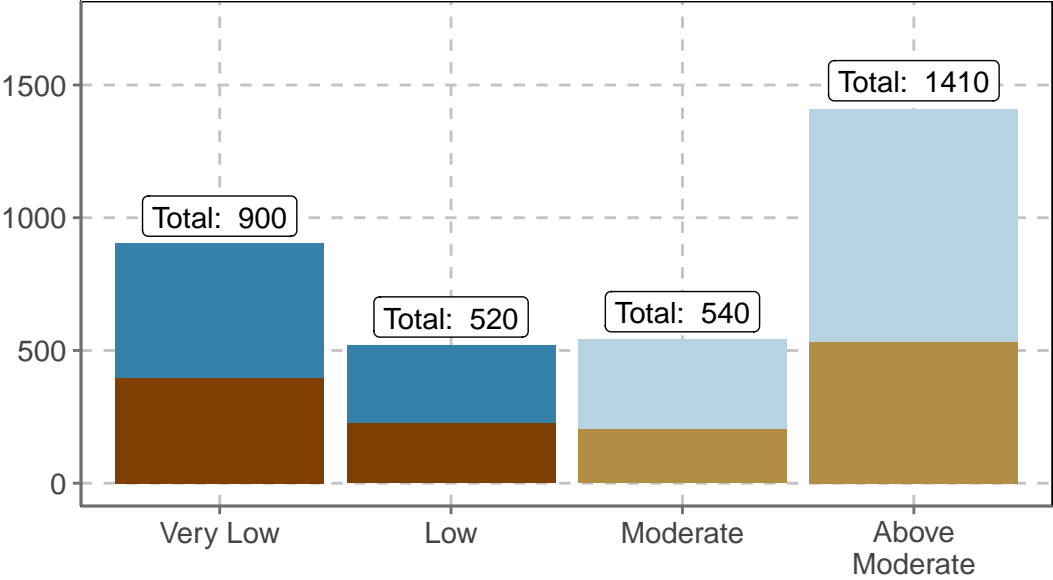
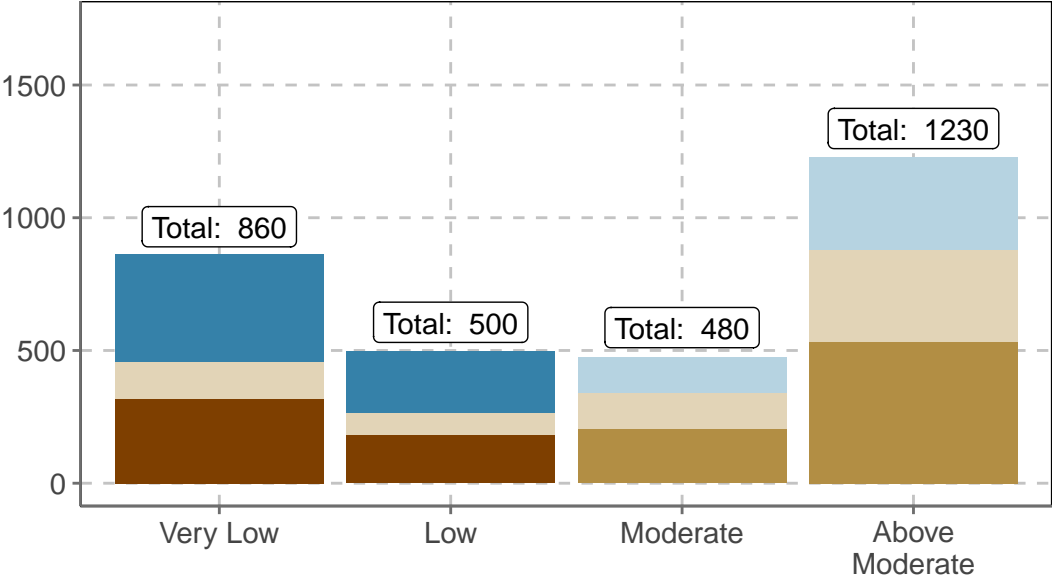
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

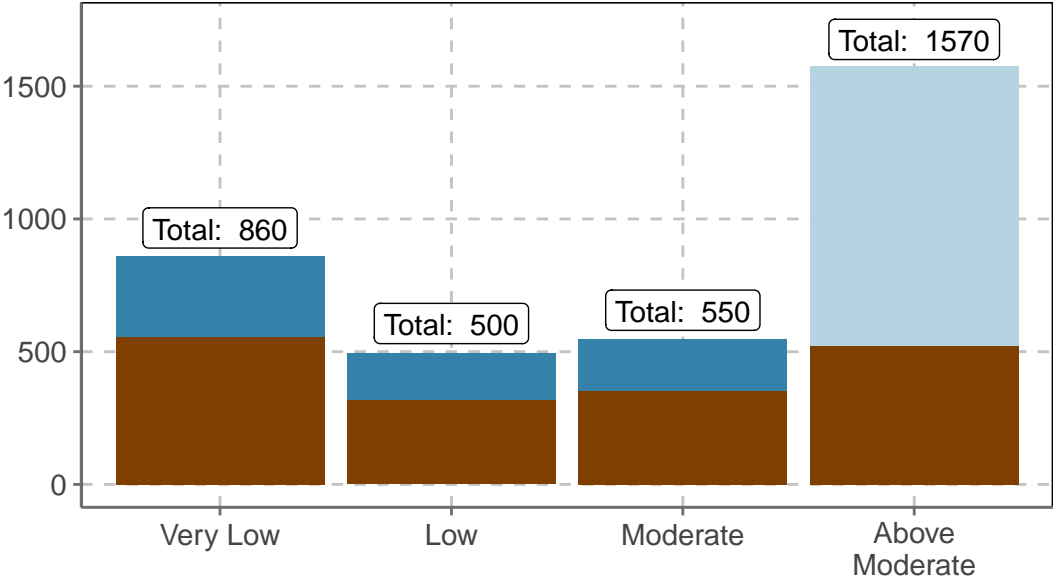
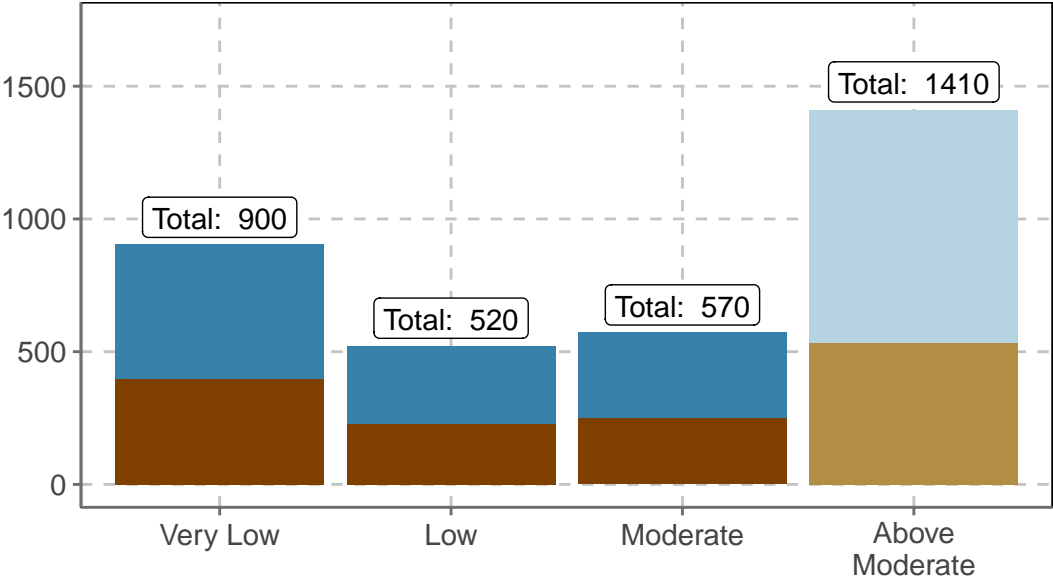
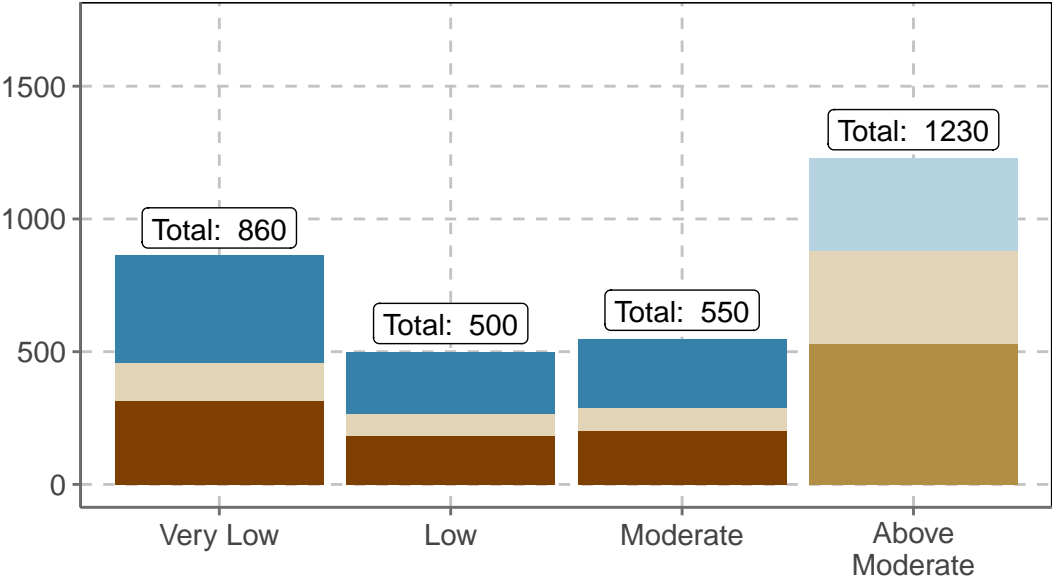
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



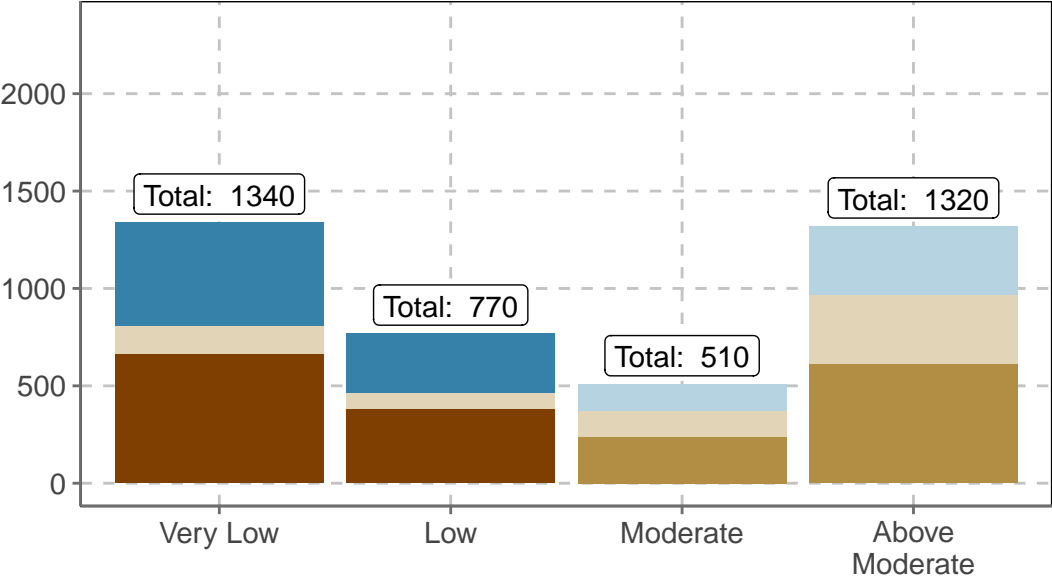
Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
San Ramon  
(2019 households: 27761)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

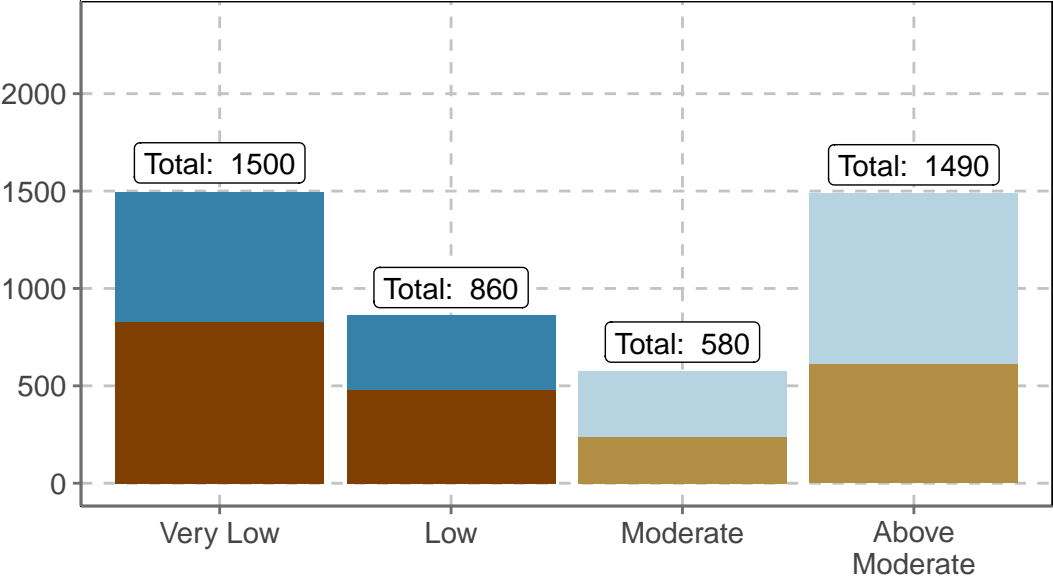
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



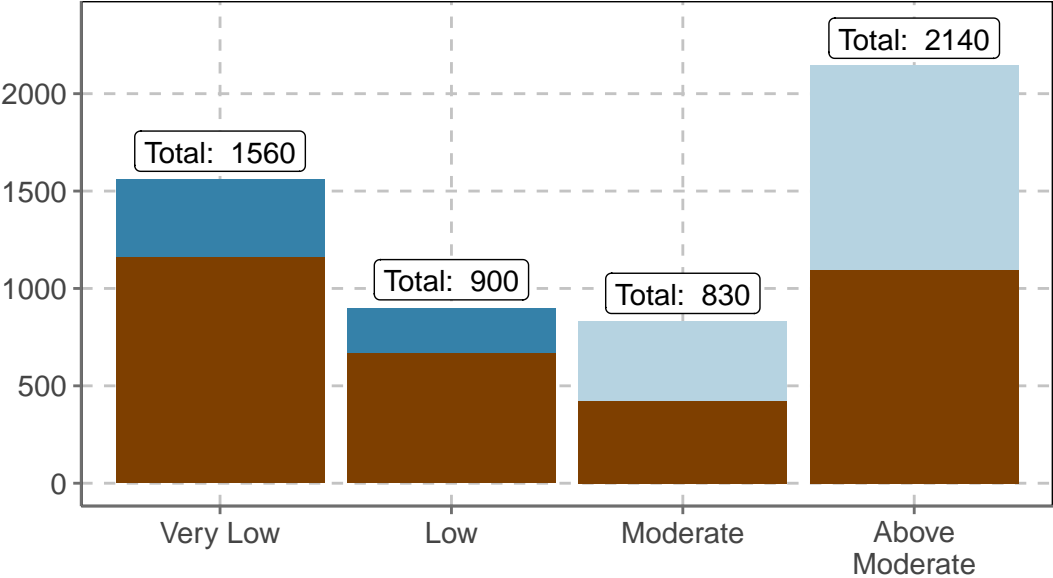
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



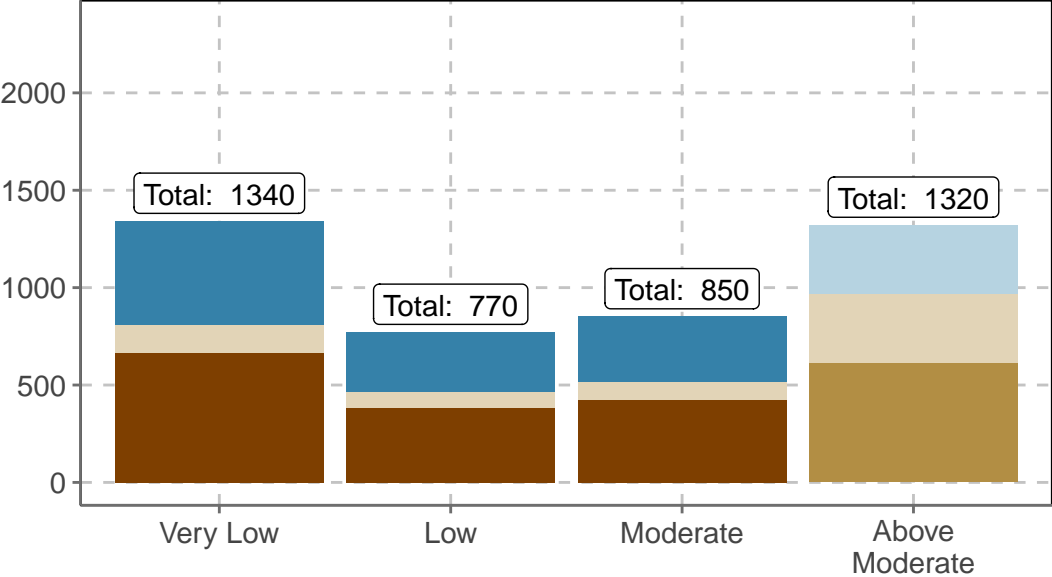
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



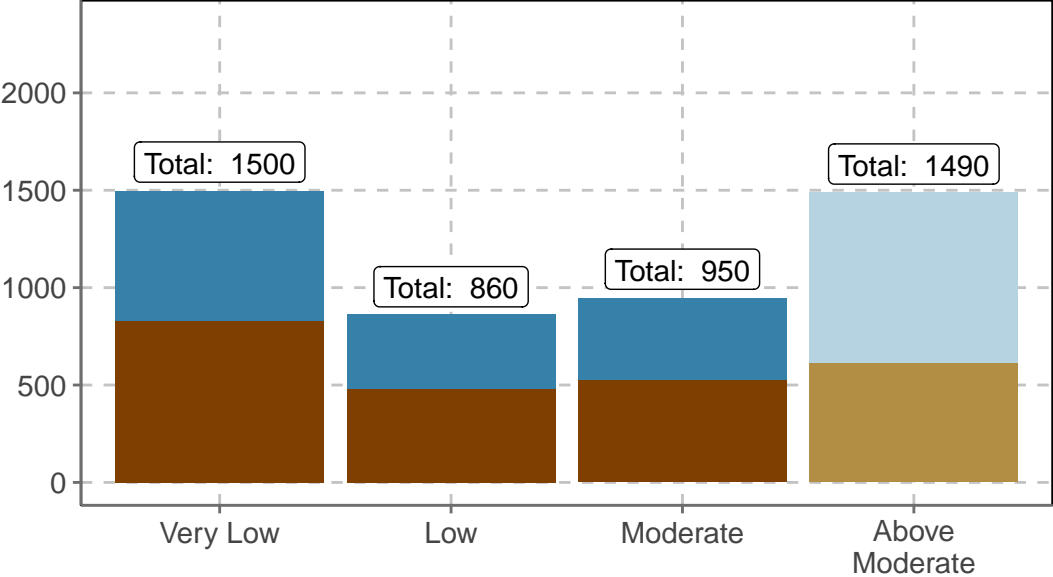
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



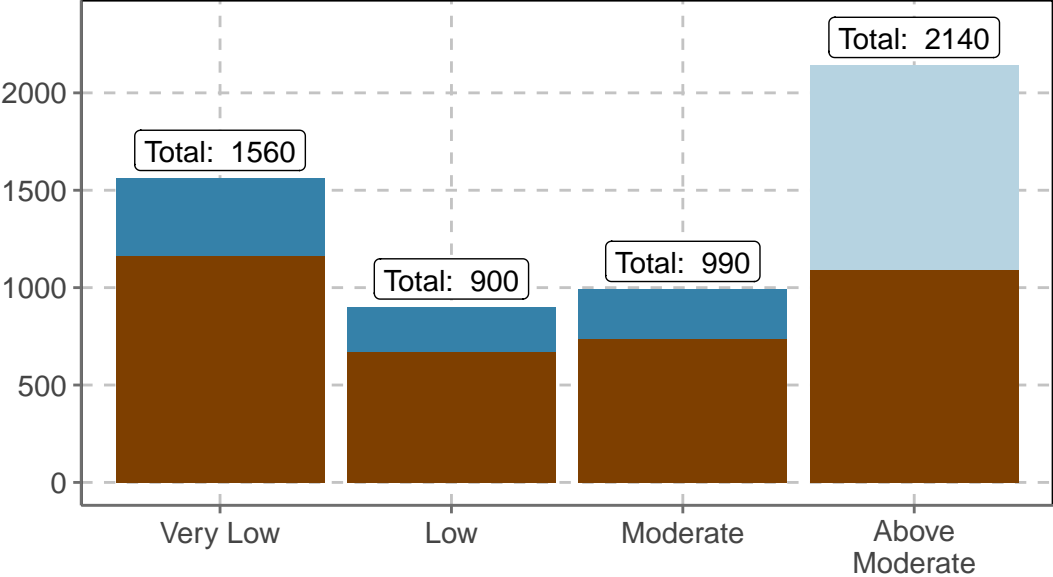
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Santa Clara  
(2019 households: 46070)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

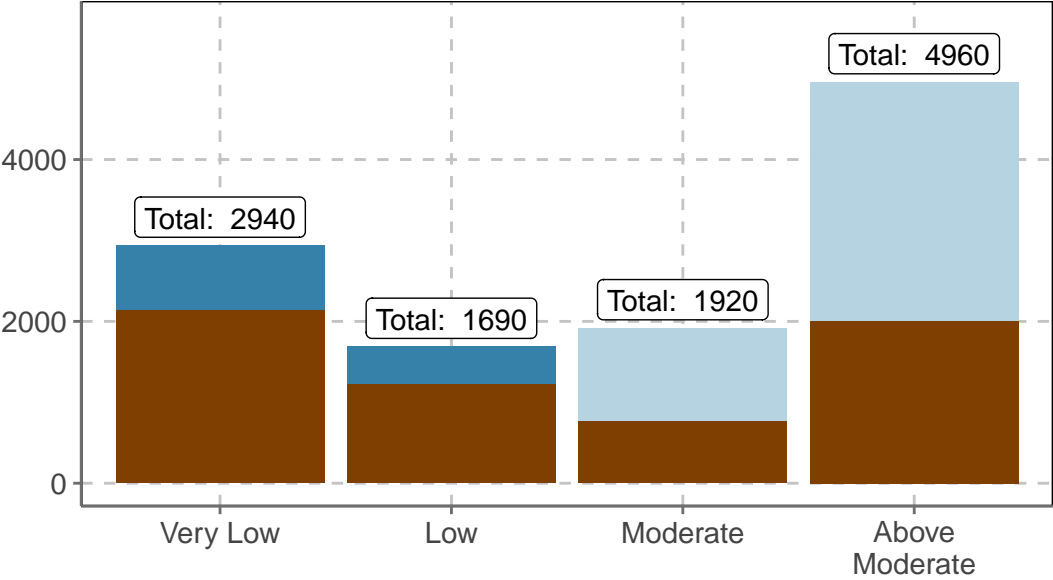
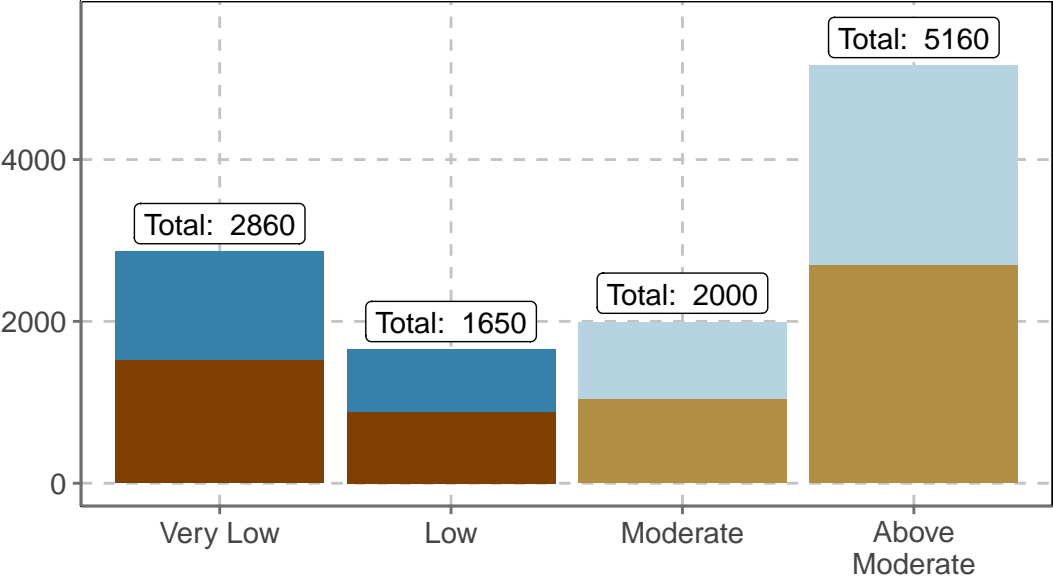
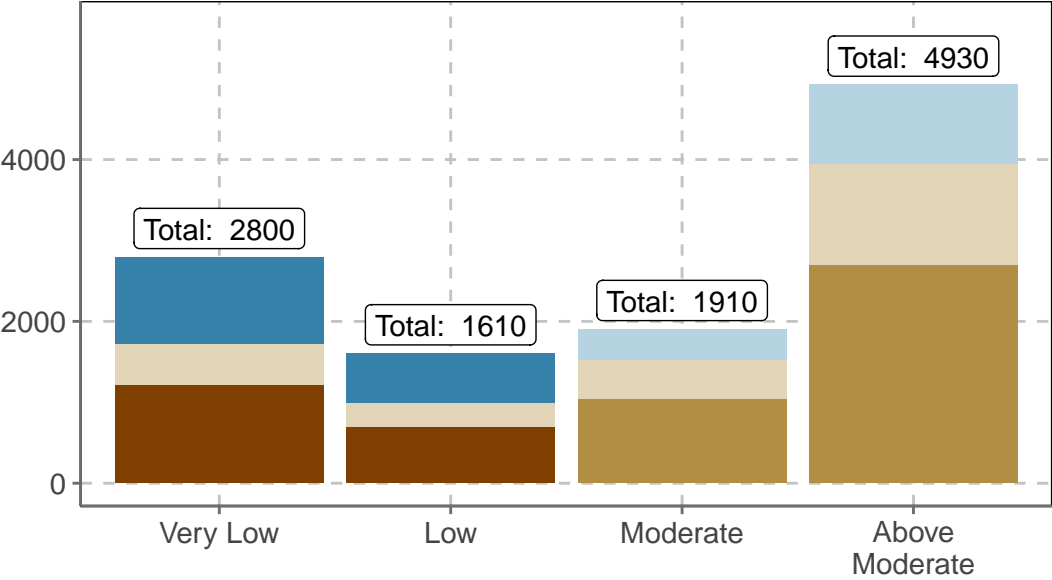
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

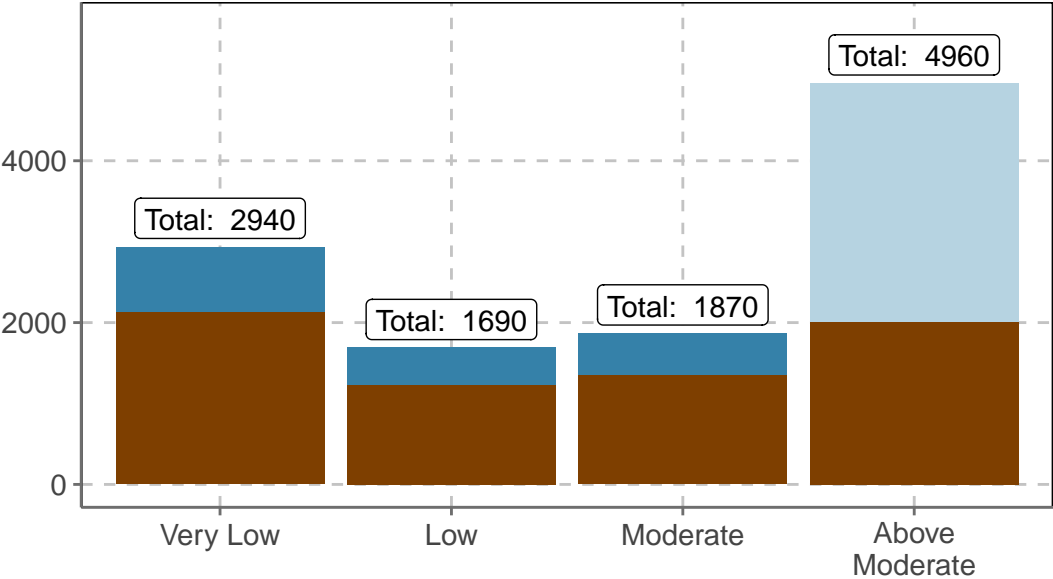
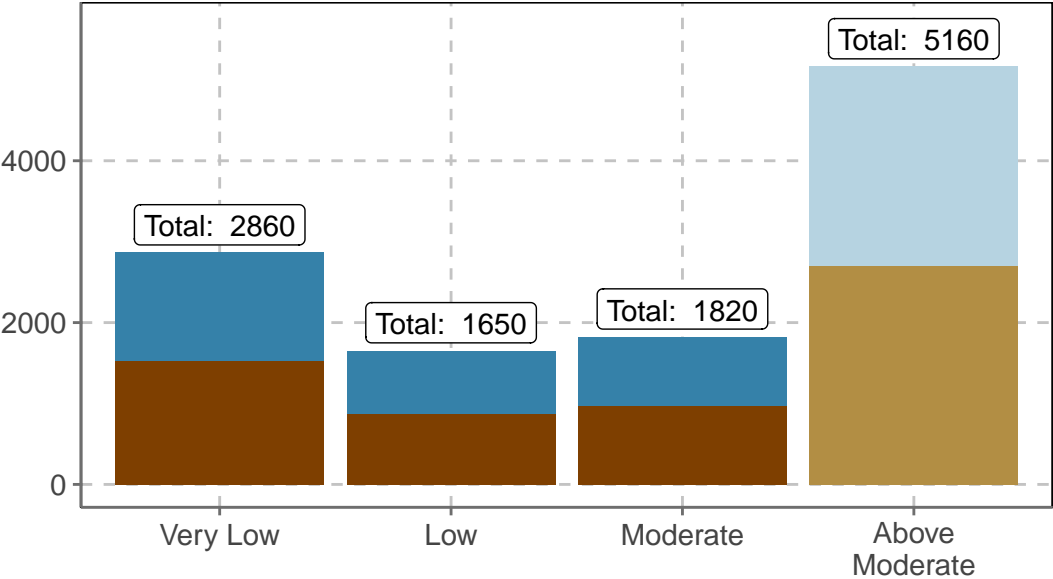
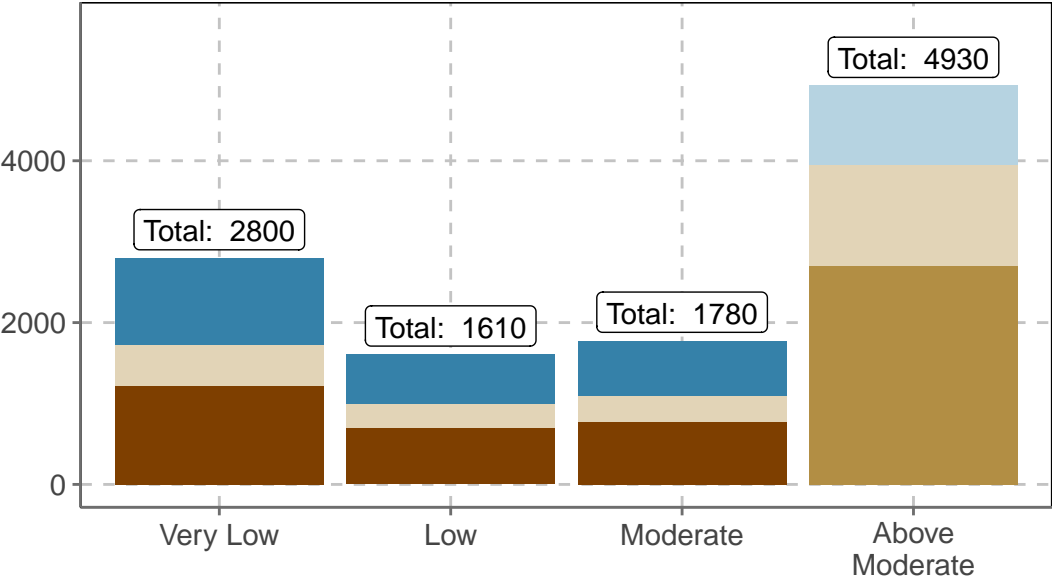
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Santa Rosa  
(2019 households: 64977)  
(Sonoma County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

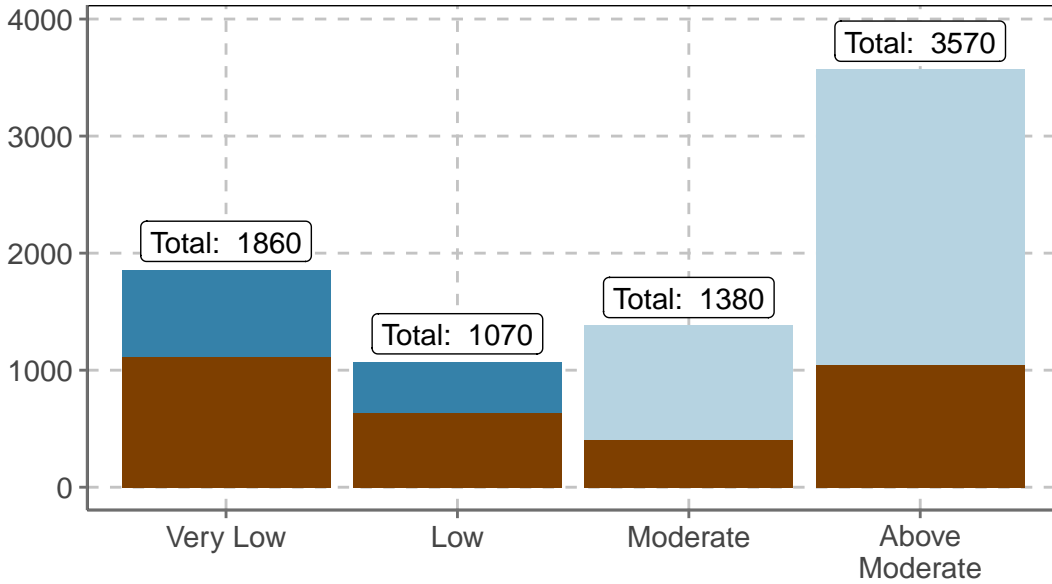
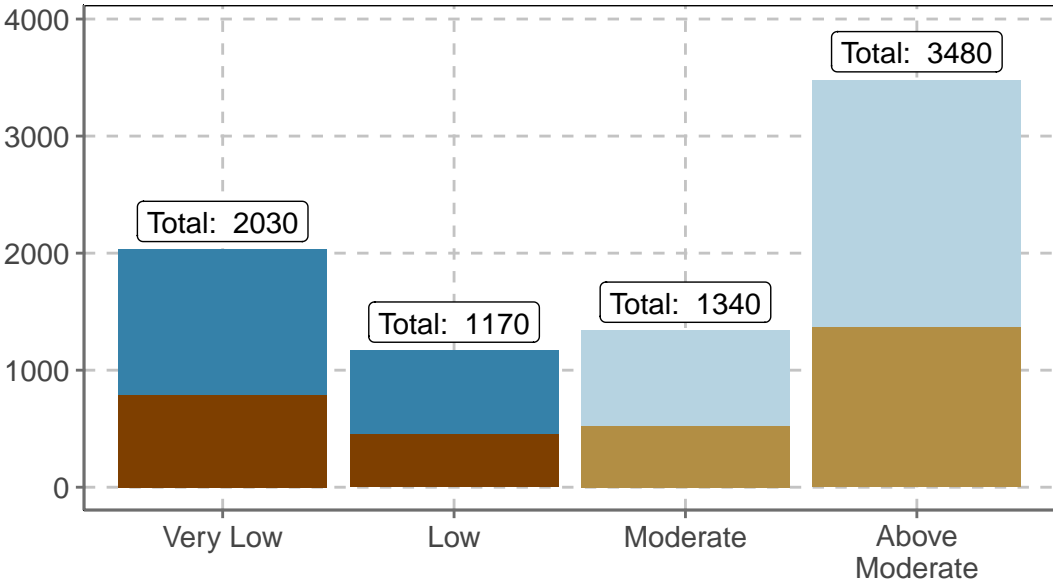
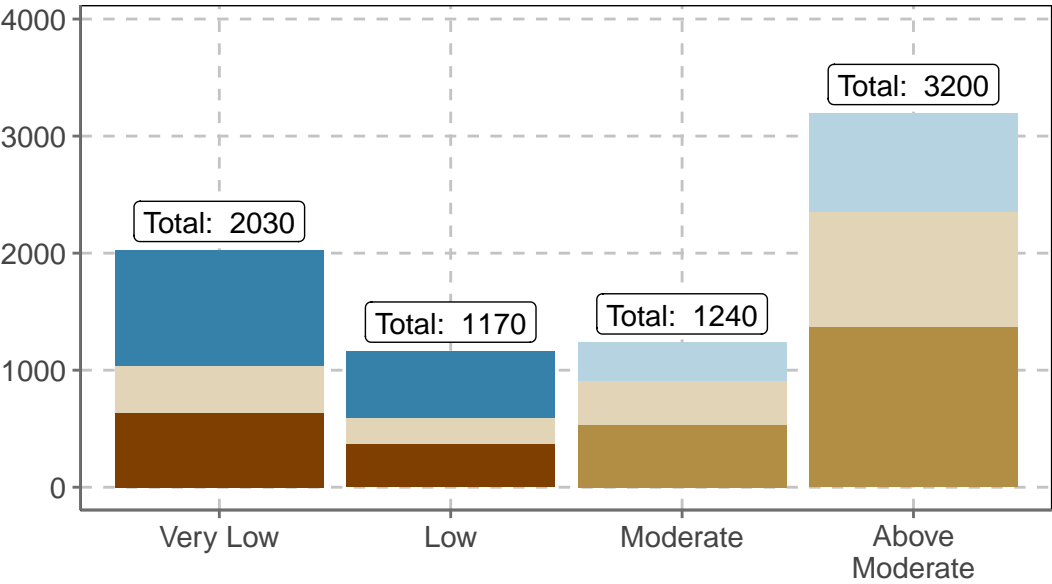
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

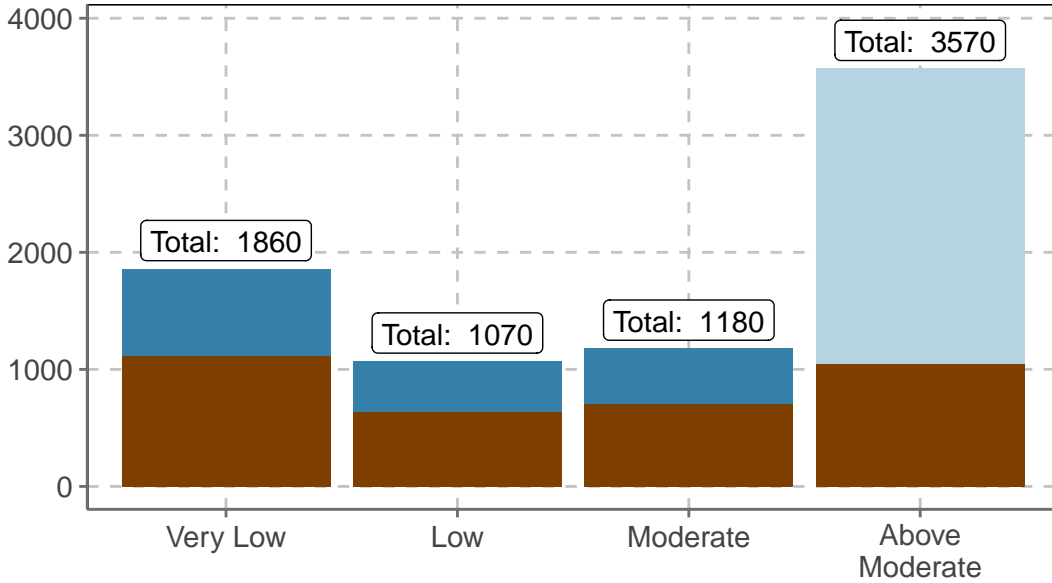
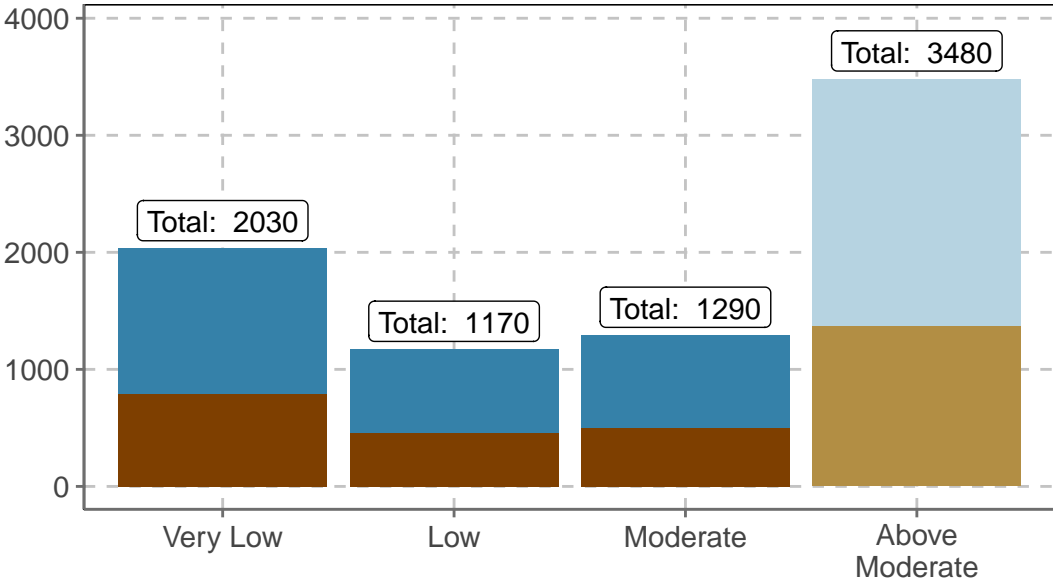
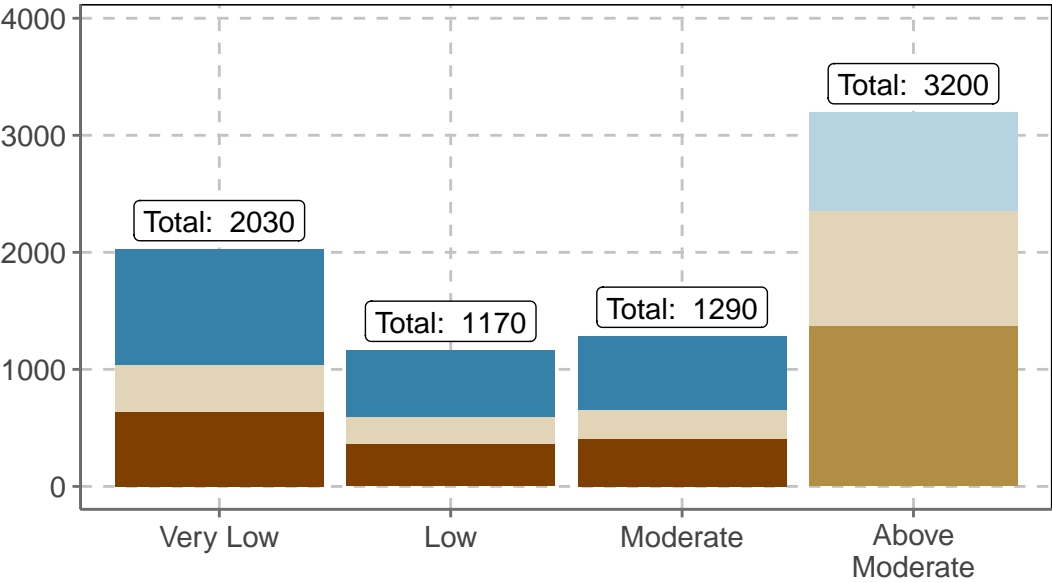
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

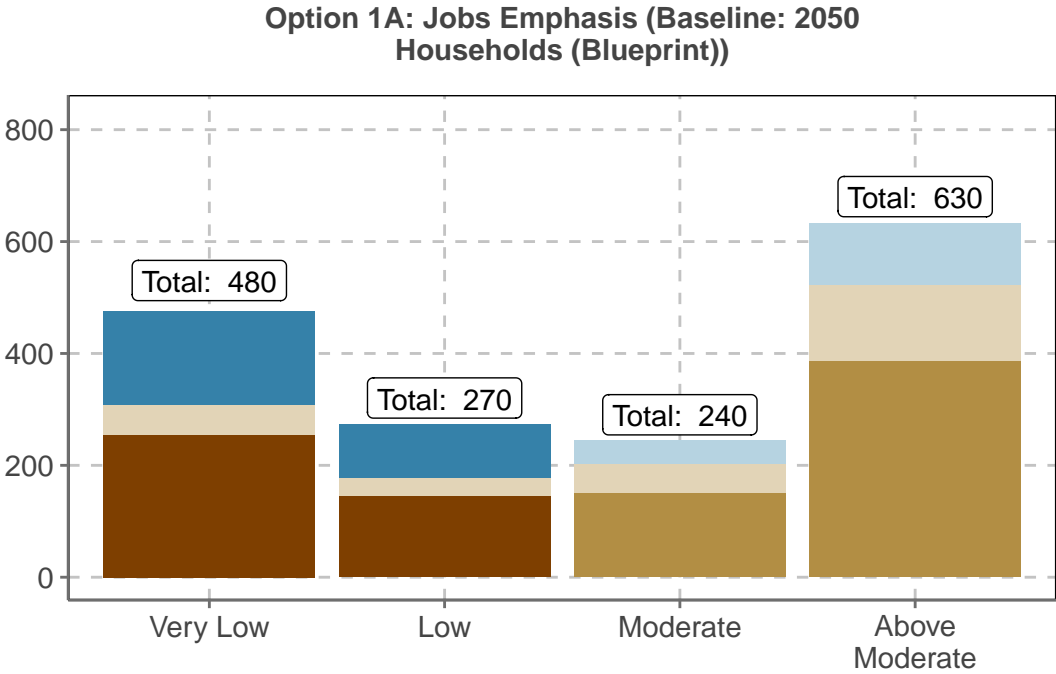


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

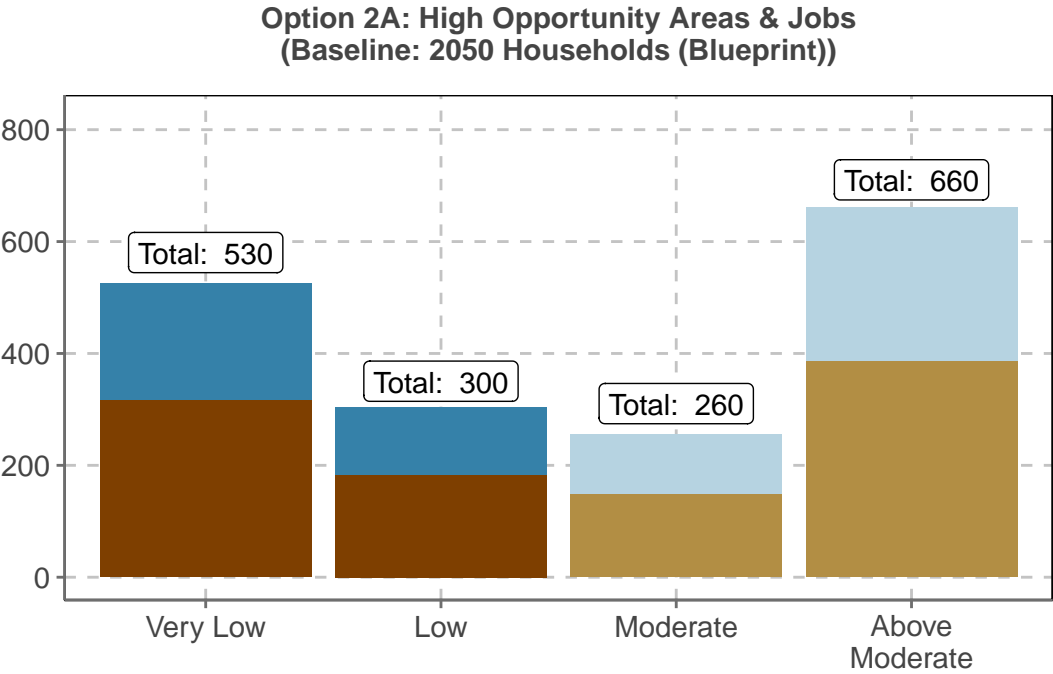
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Saratoga  
(2019 households: 10887)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

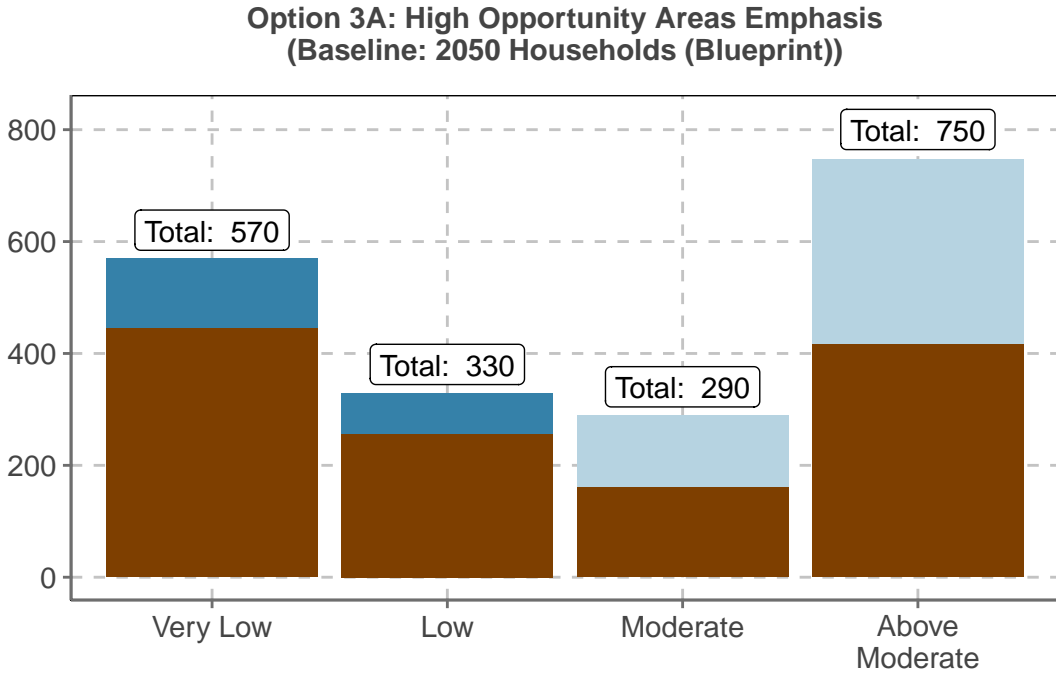
Version A: Original Income Grouping



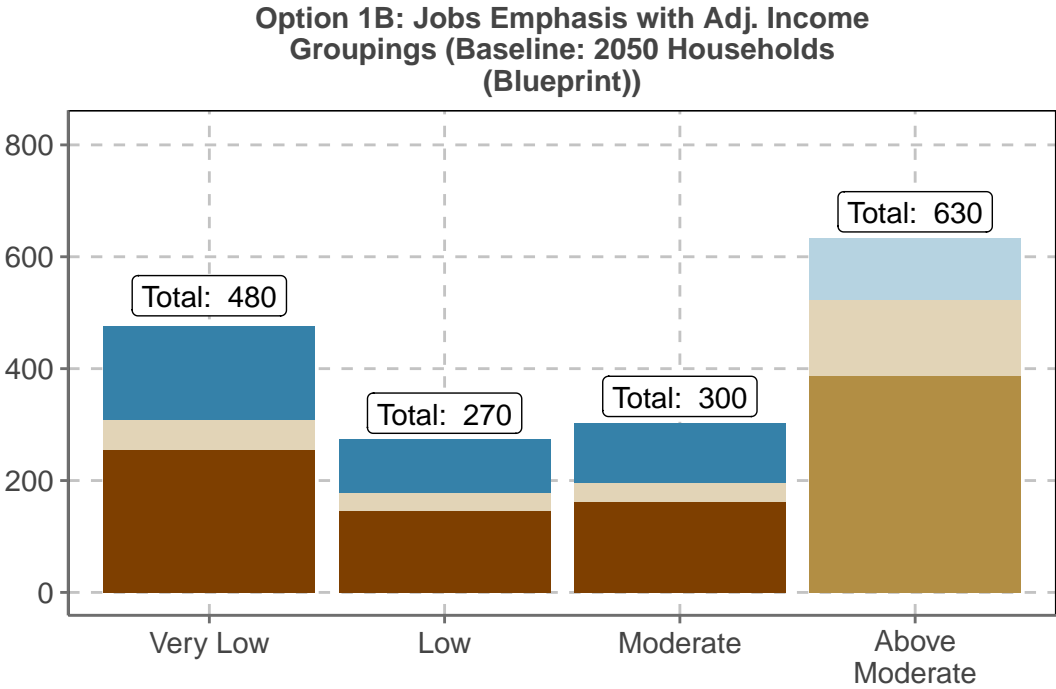
Version A: Original Income Grouping



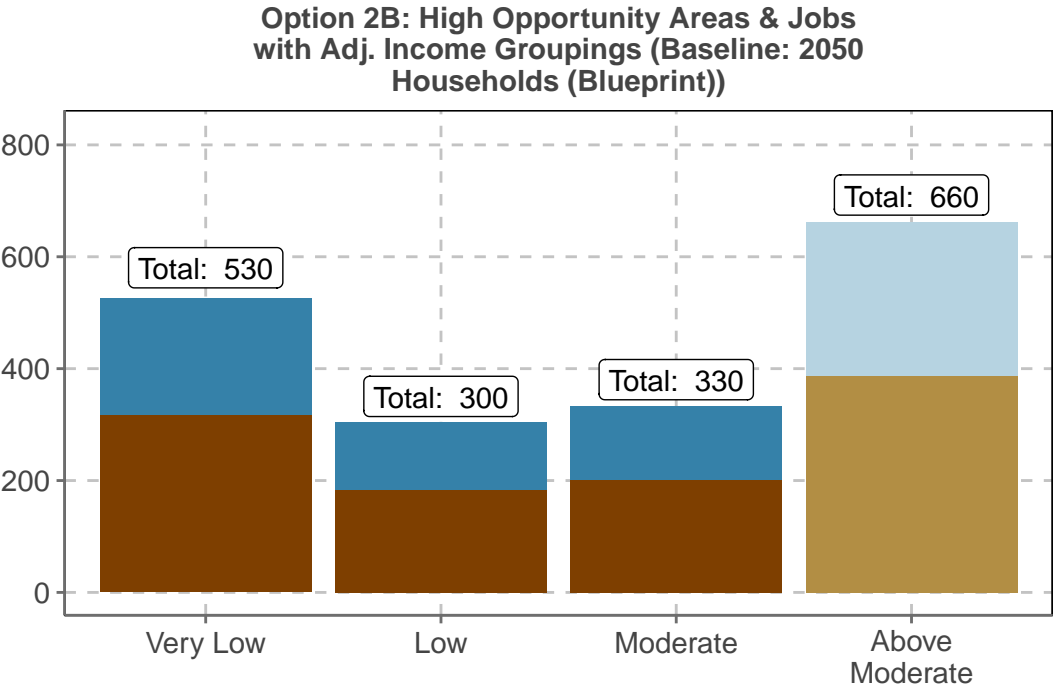
Version A: Original Income Grouping



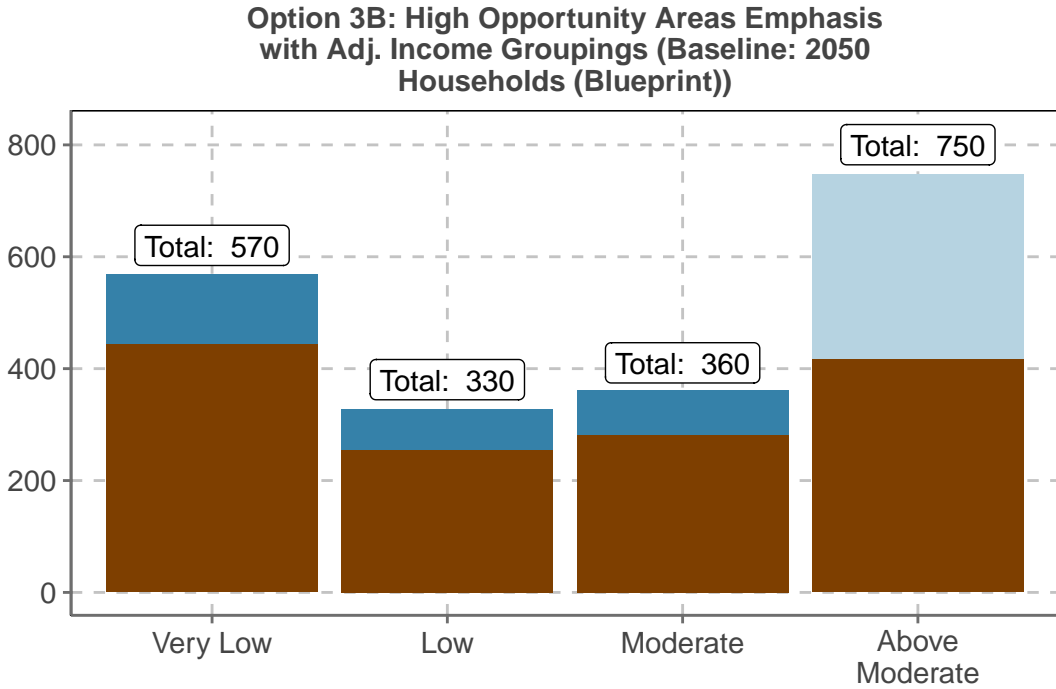
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

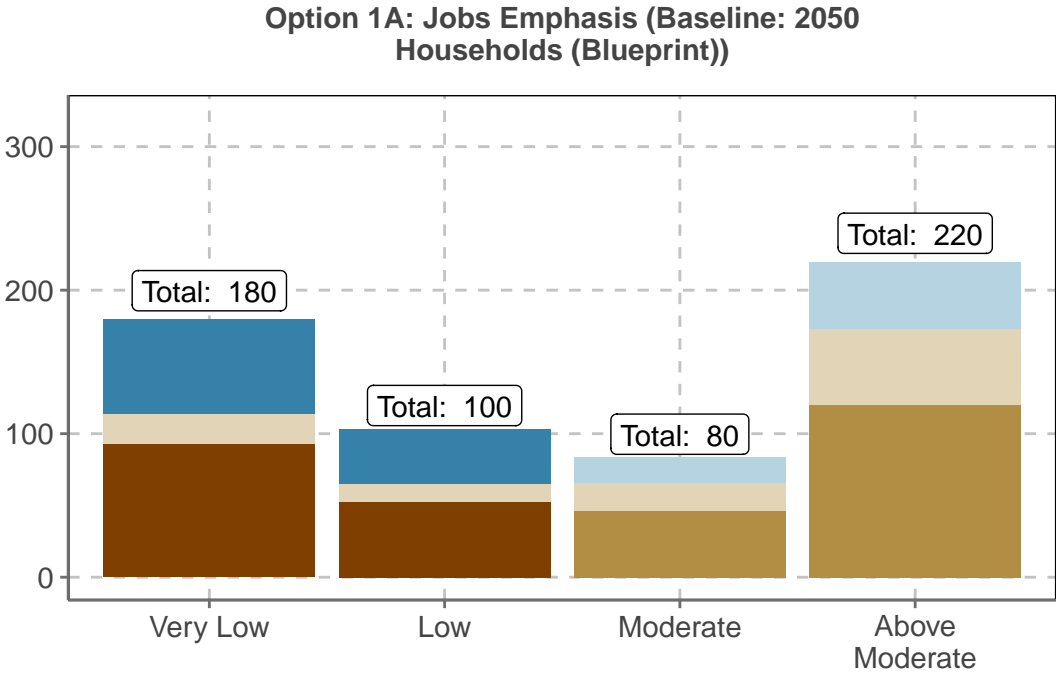


Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

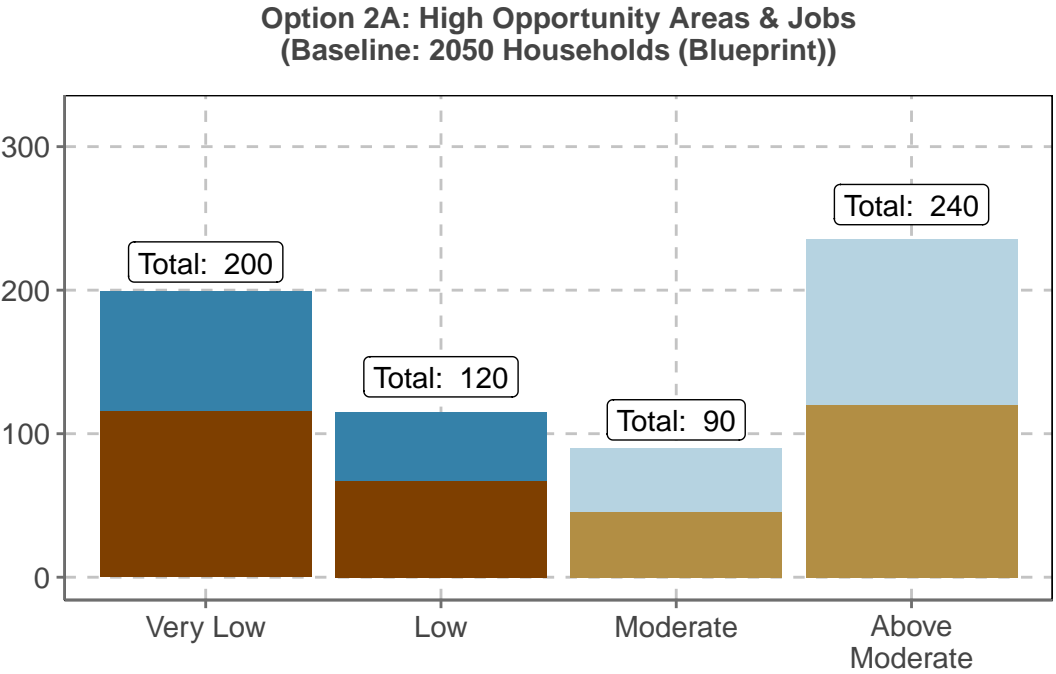
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Sausalito  
(2019 households: 4170)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

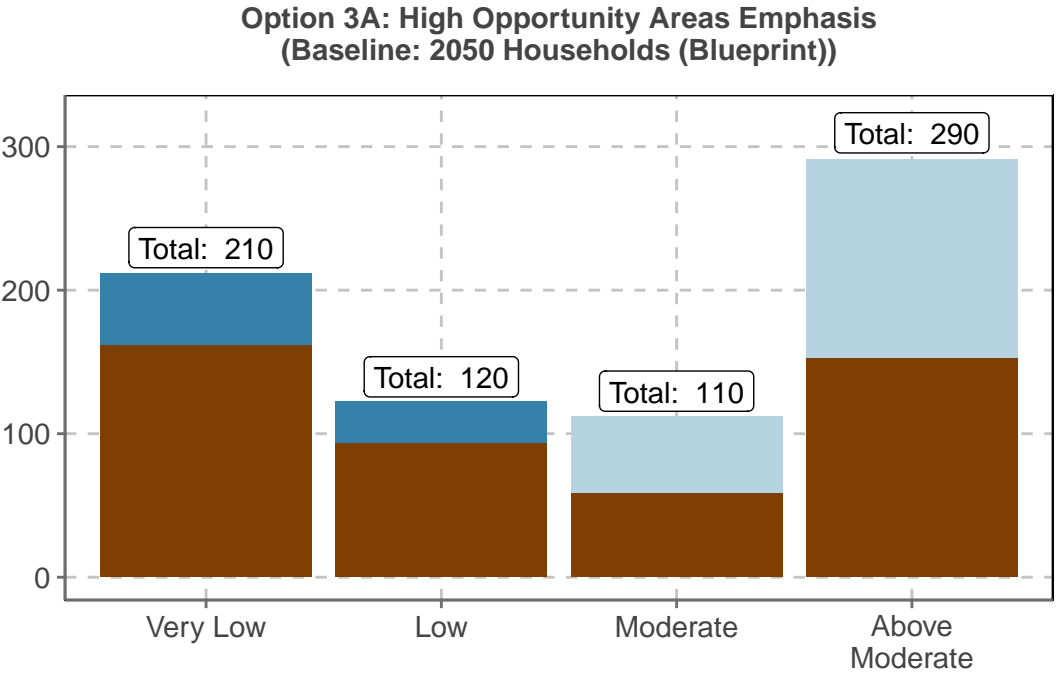
Version A: Original Income Grouping



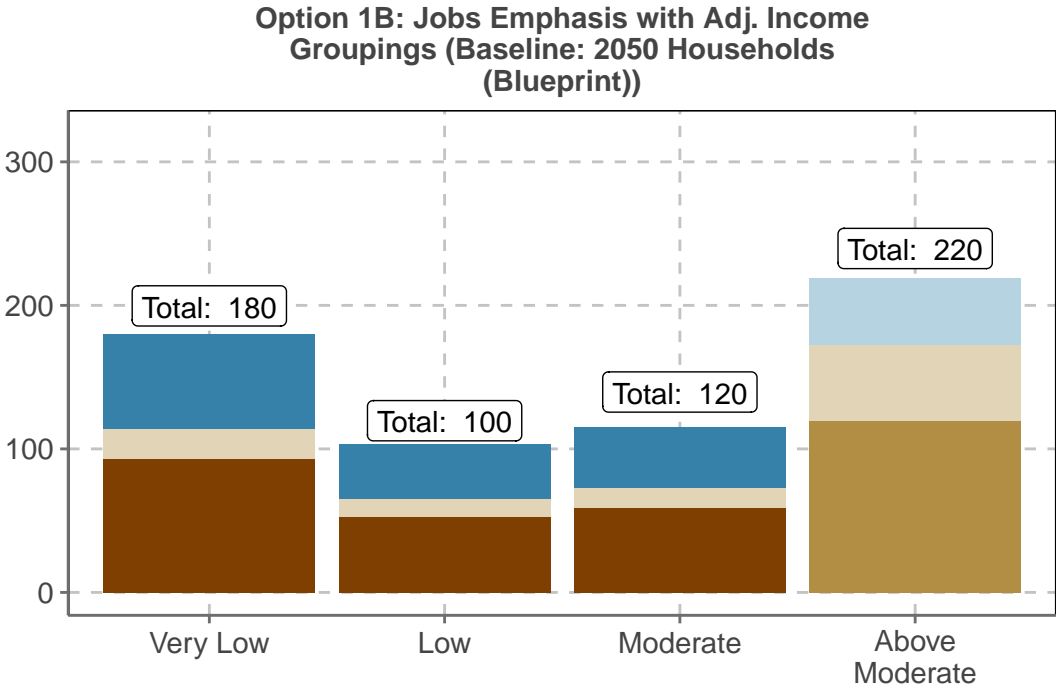
Version A: Original Income Grouping



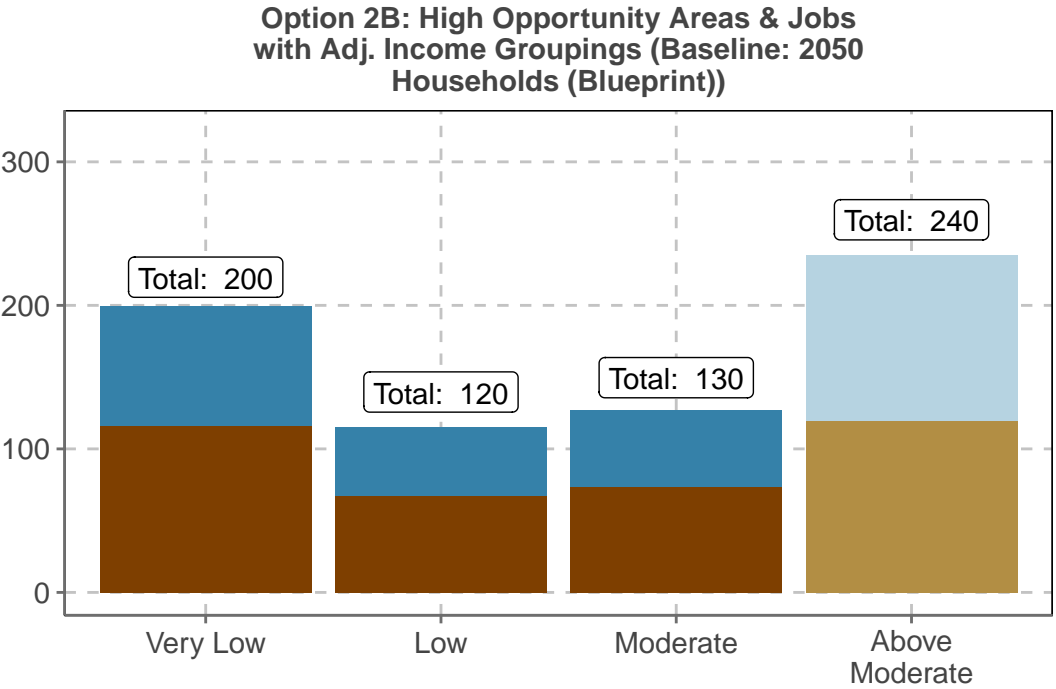
Version A: Original Income Grouping



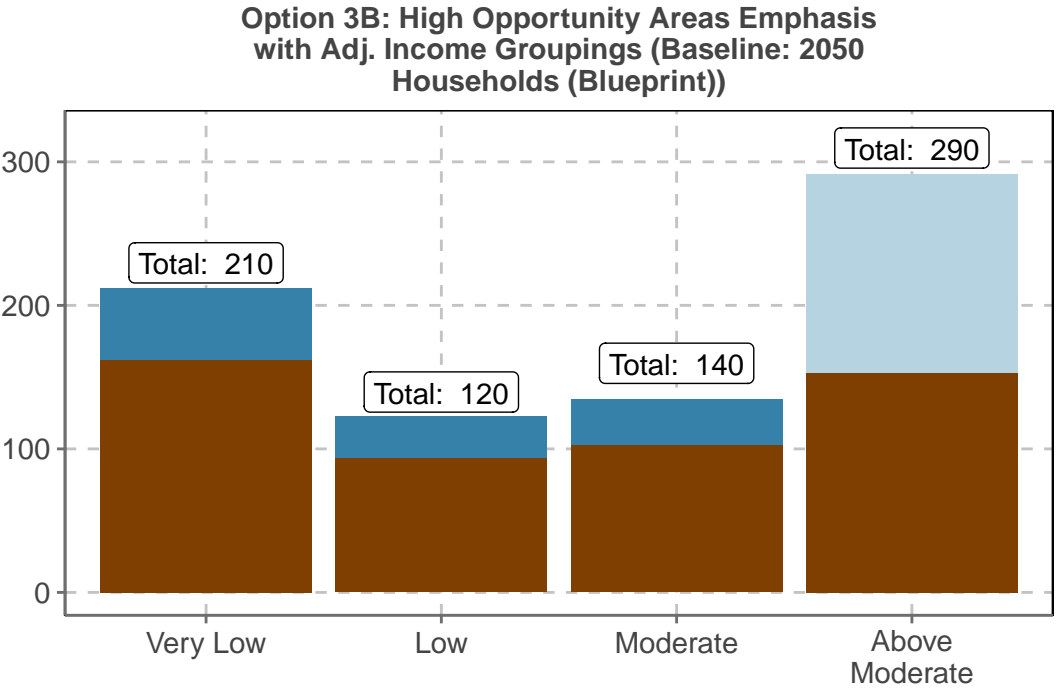
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



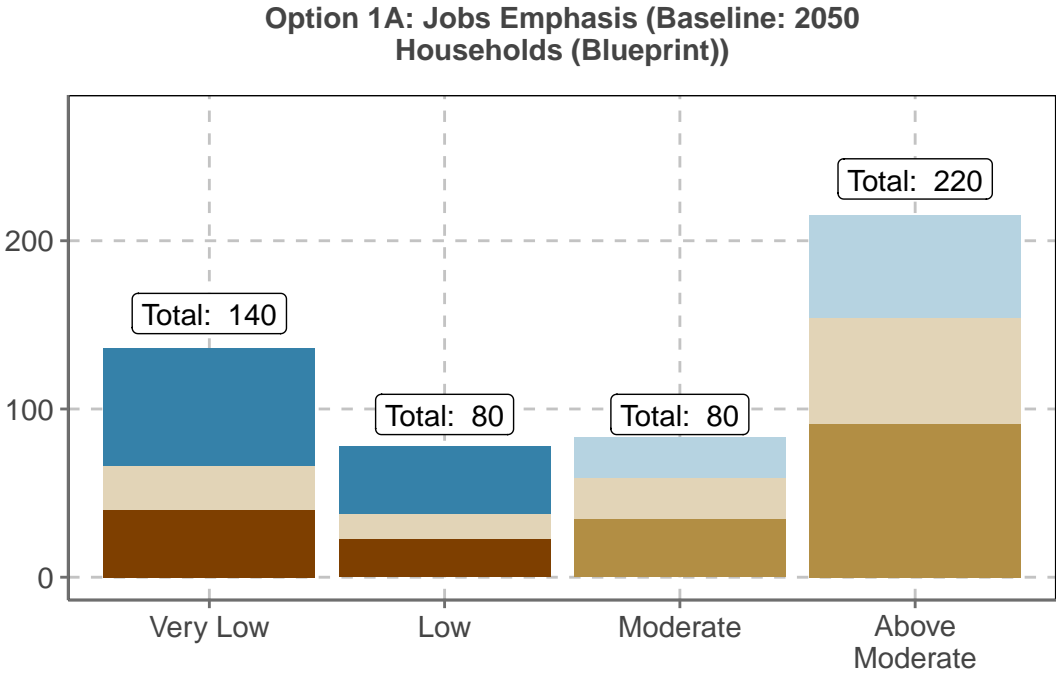
Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit



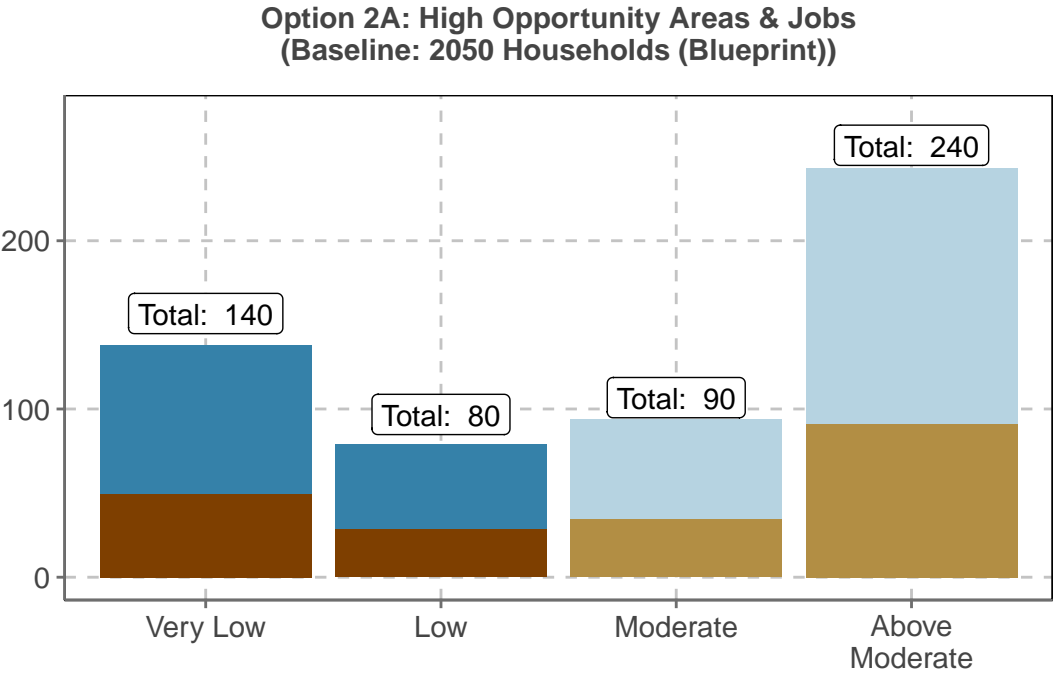
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Sebastopol  
(2019 households: 3334)  
(Sonoma County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

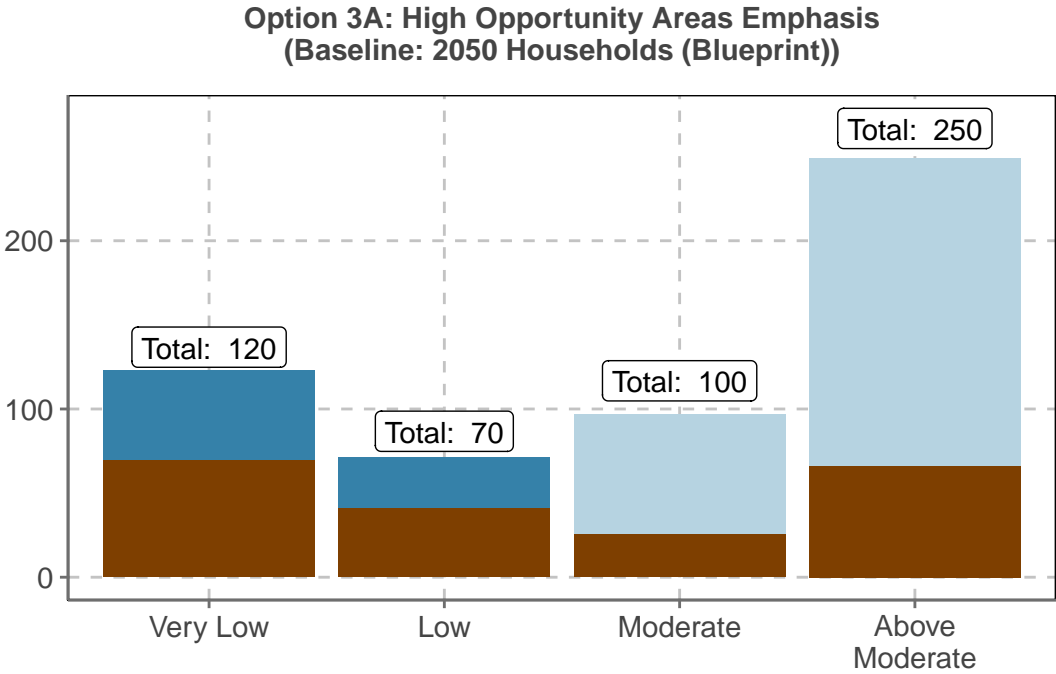
Version A: Original Income Grouping



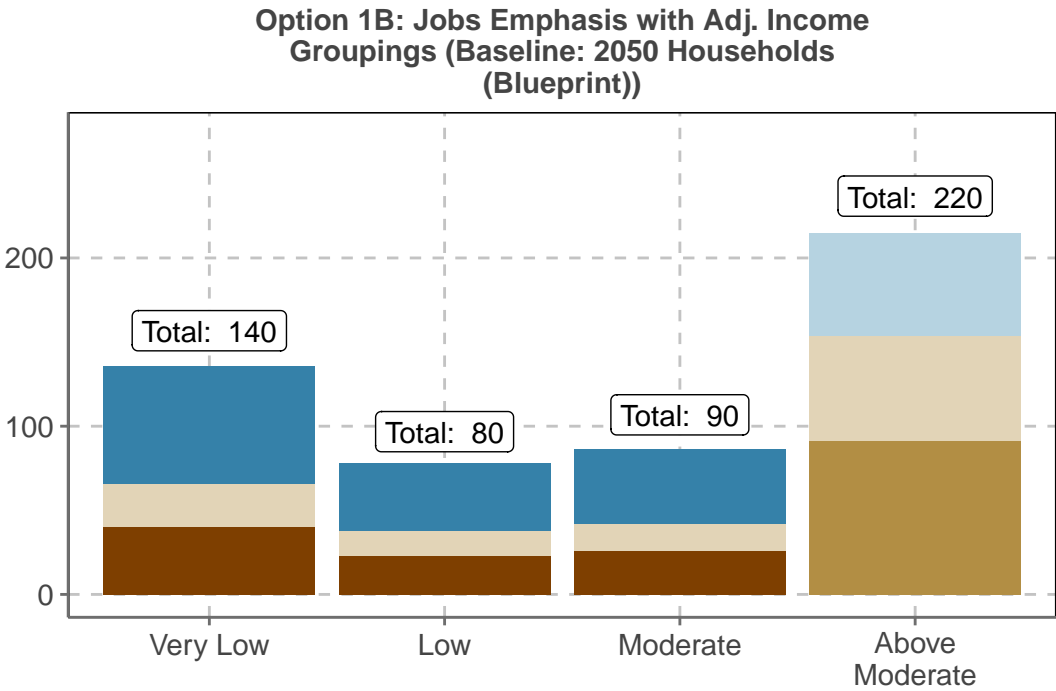
Version A: Original Income Grouping



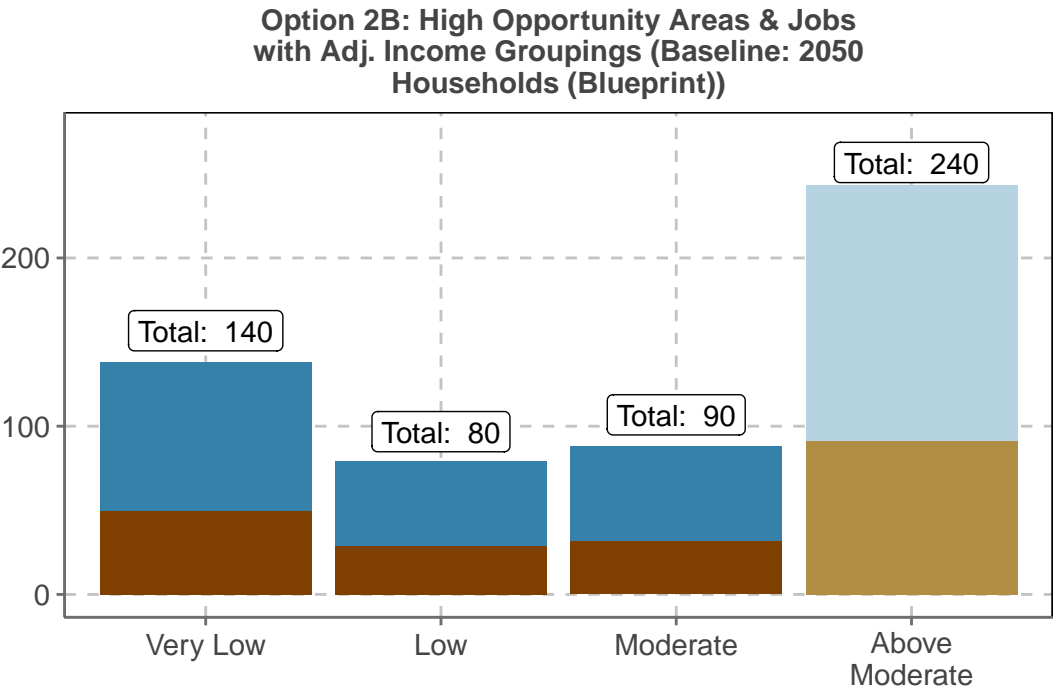
Version A: Original Income Grouping



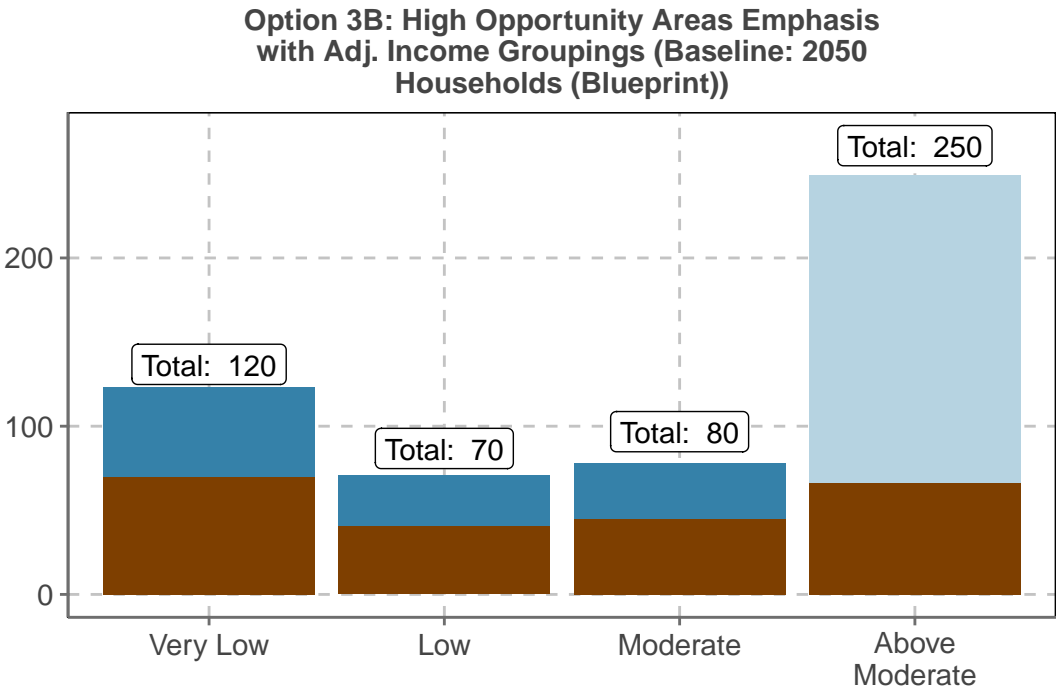
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

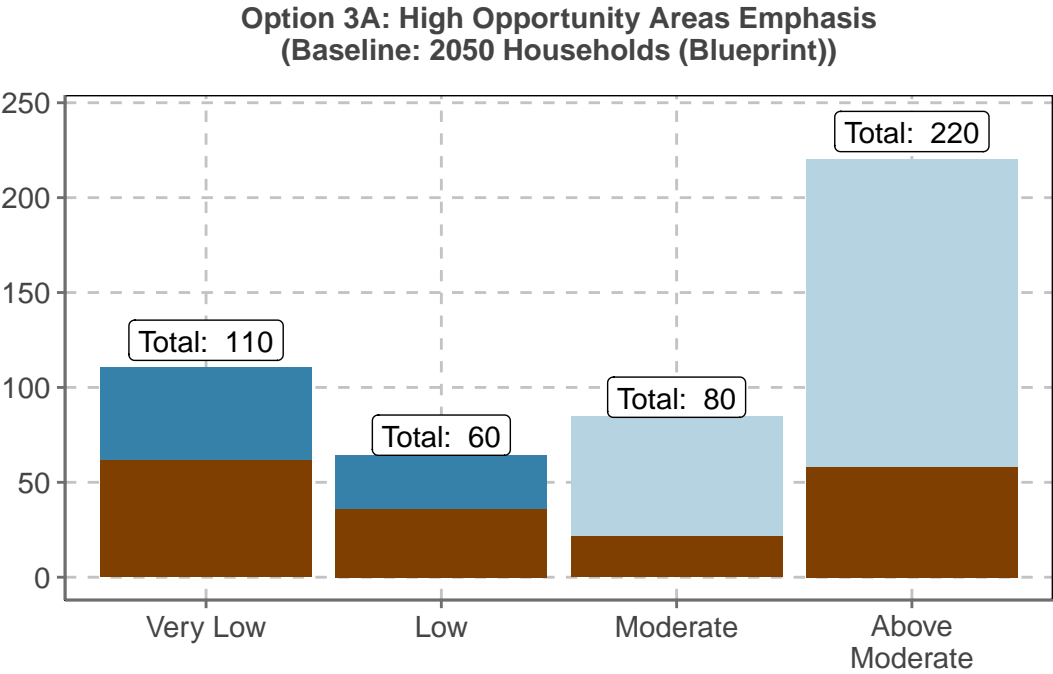
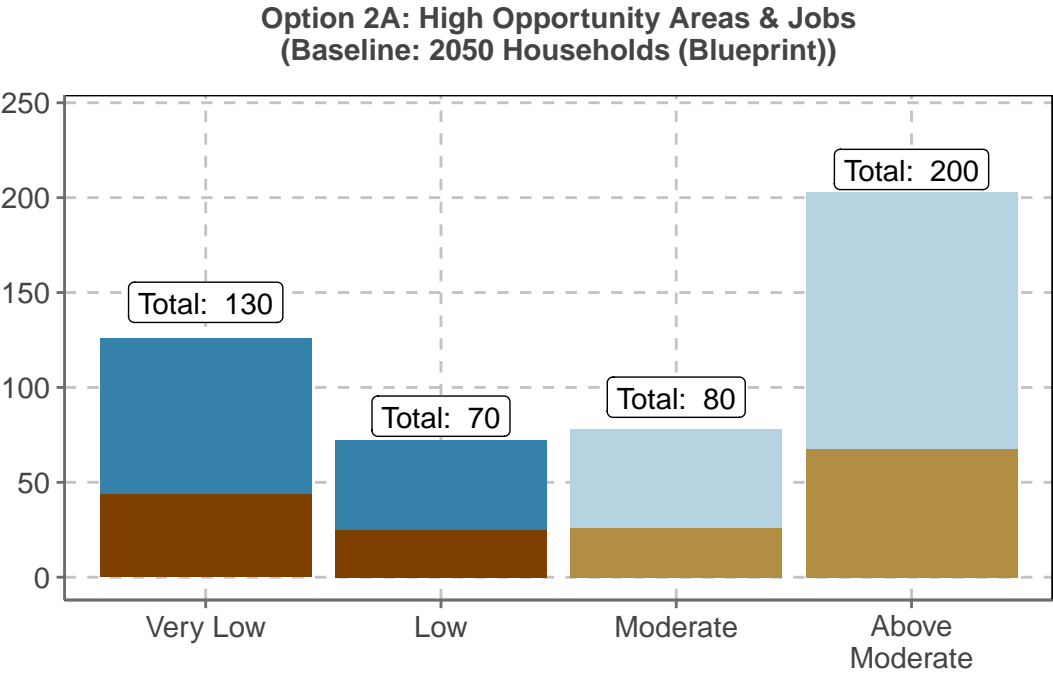
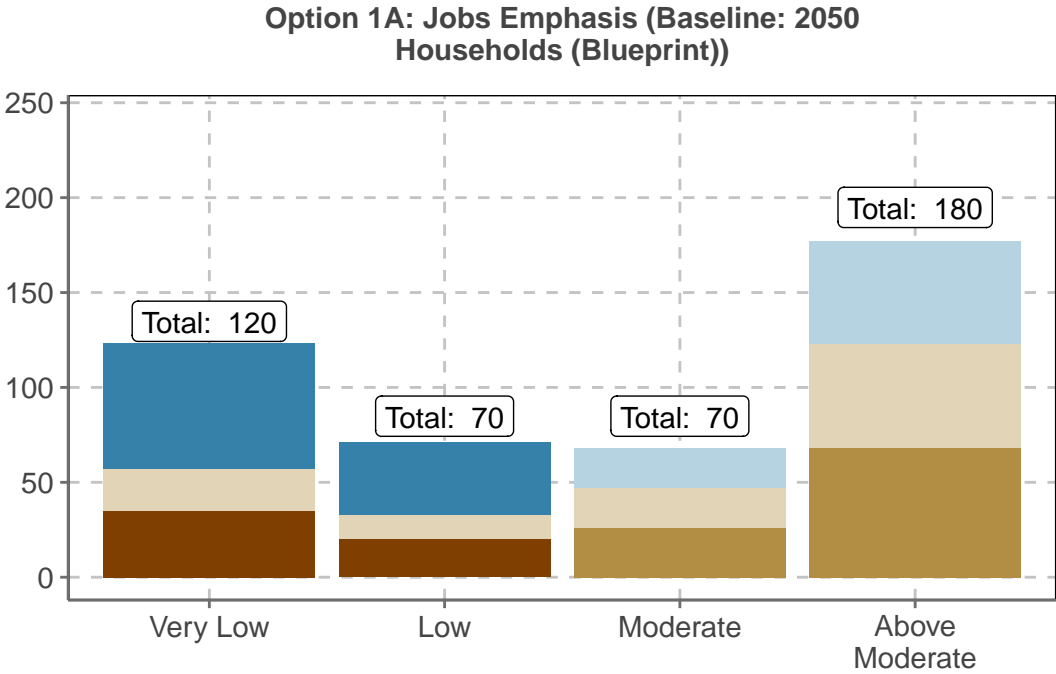
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Sonoma**  
**(2019 households: 5122)**  
**(Sonoma County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

**Version A: Original Income Grouping**

**Version A: Original Income Grouping**

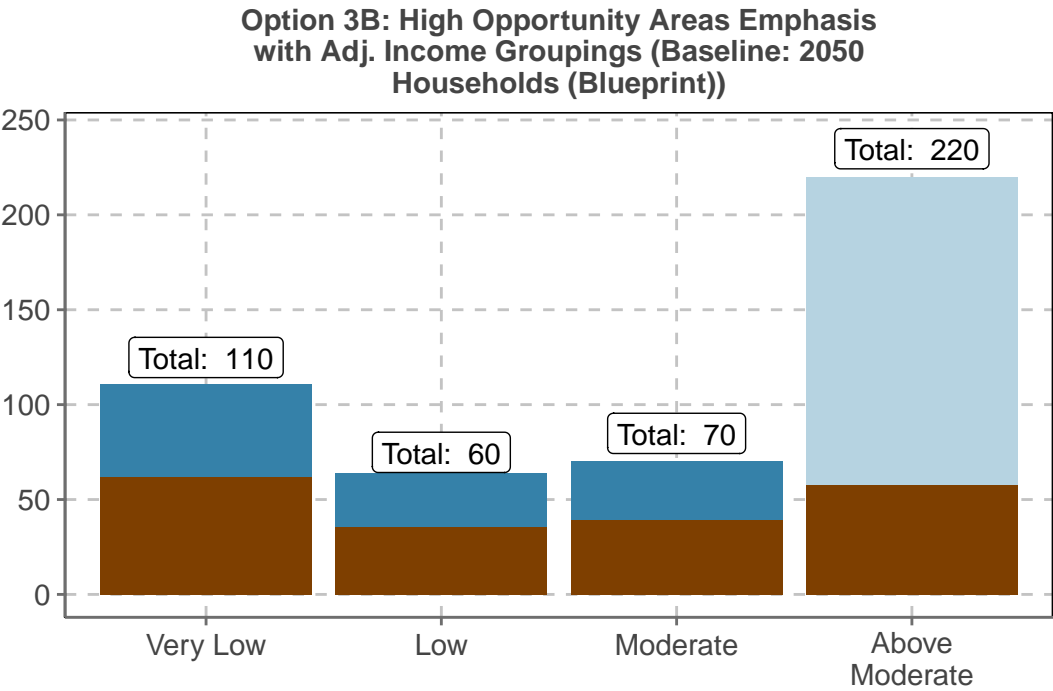
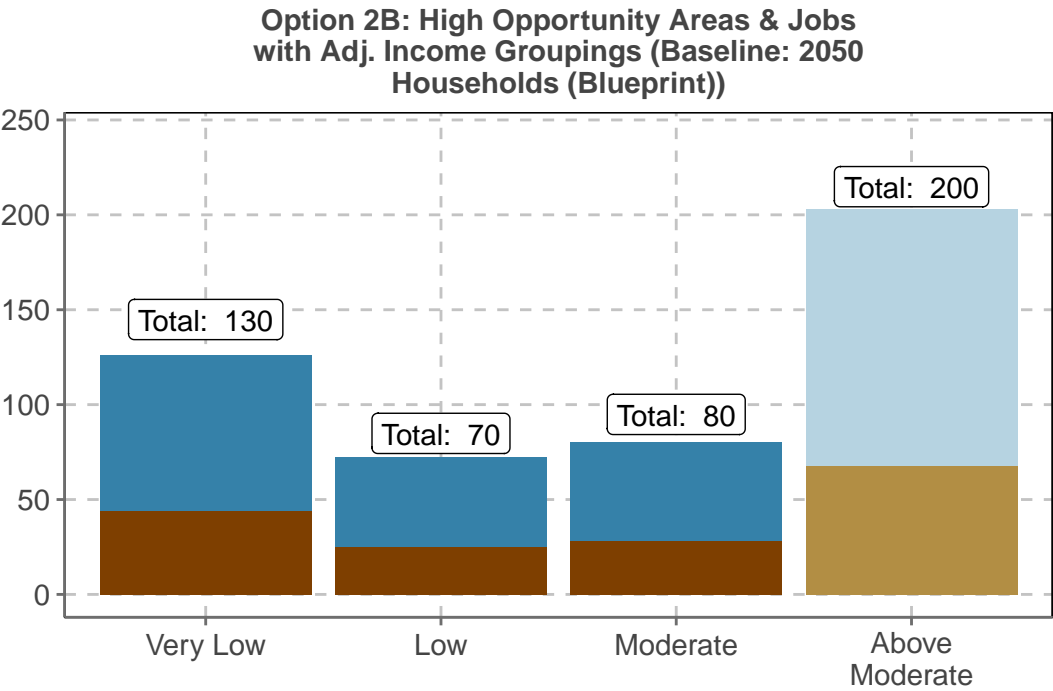
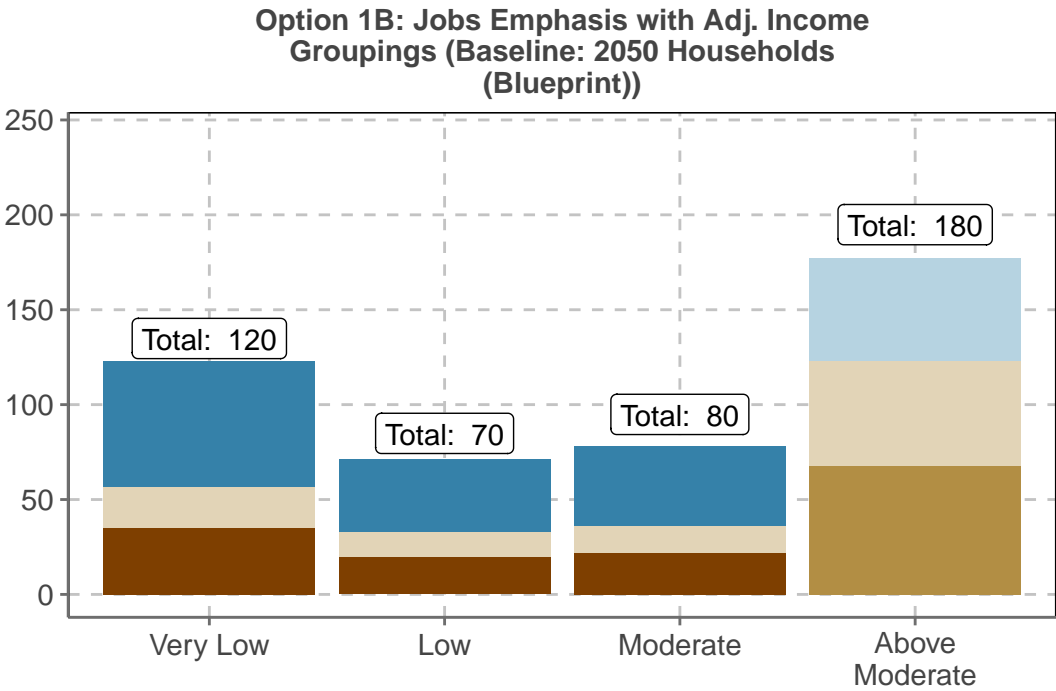
**Version A: Original Income Grouping**



**Version B: Adjusted Income Grouping**

**Version B: Adjusted Income Grouping**

**Version B: Adjusted Income Grouping**



**a** Access to High Opportunity Areas   **a** Job Proximity – Auto   **a** Job Proximity – Transit   **a** Jobs–Housing Balance   **a** Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
South San Francisco  
(2019 households: 21147)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

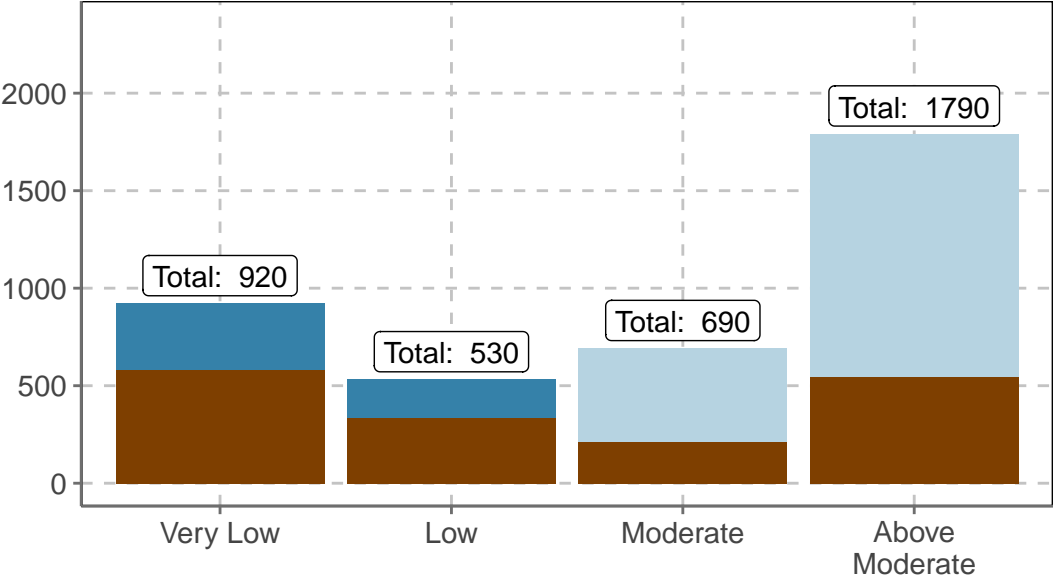
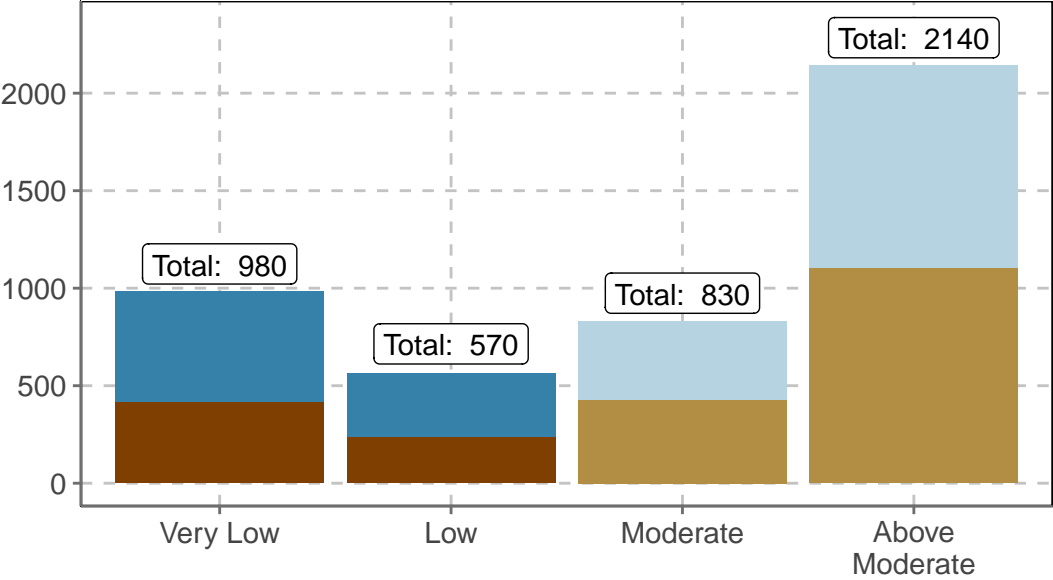
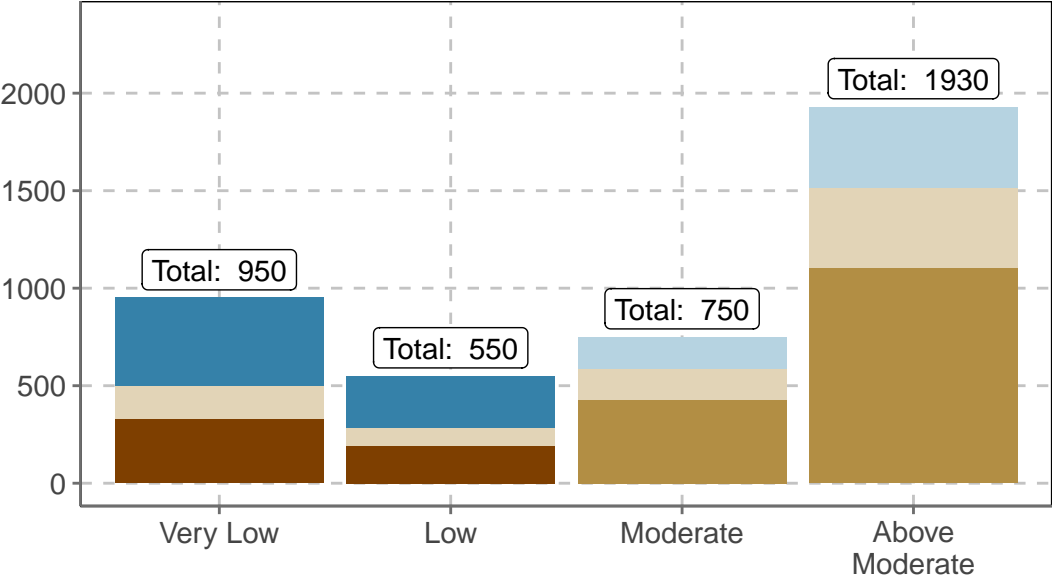
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

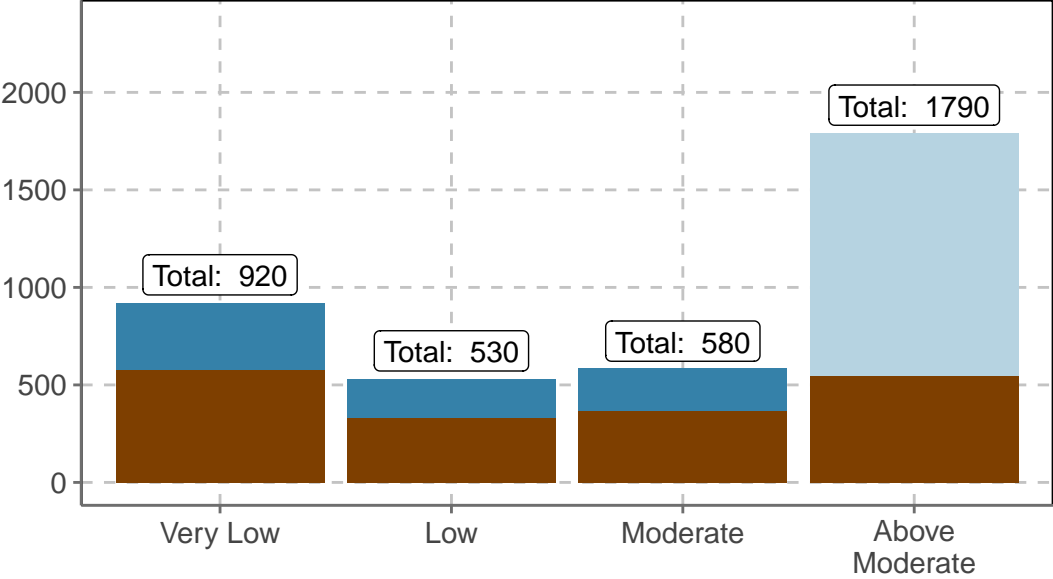
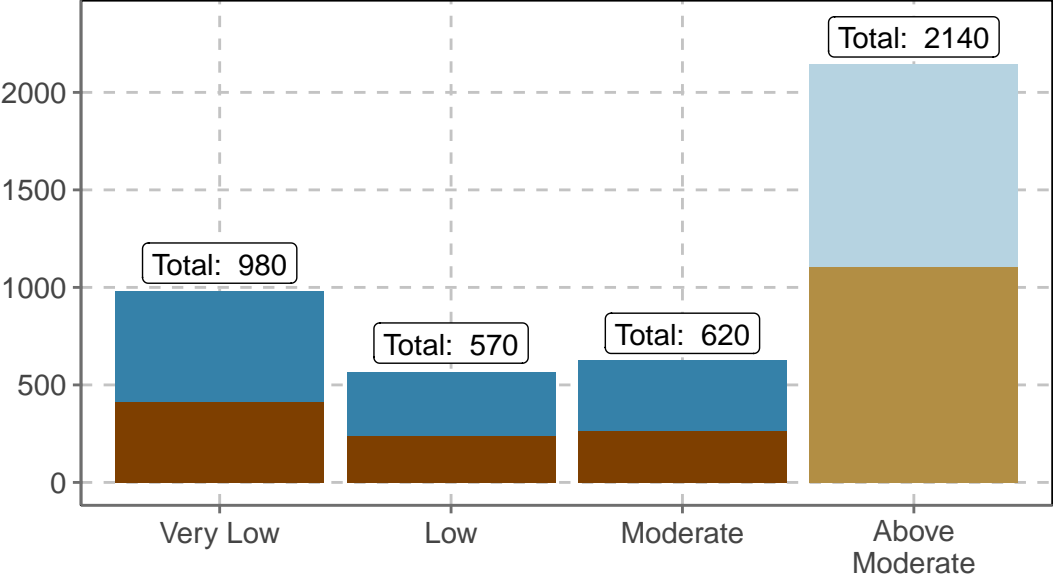
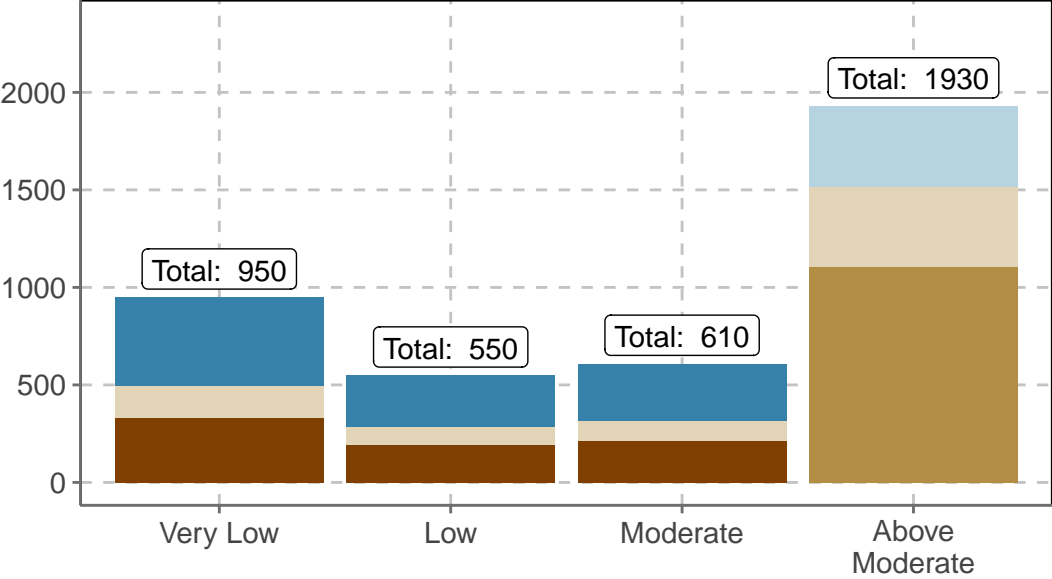
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

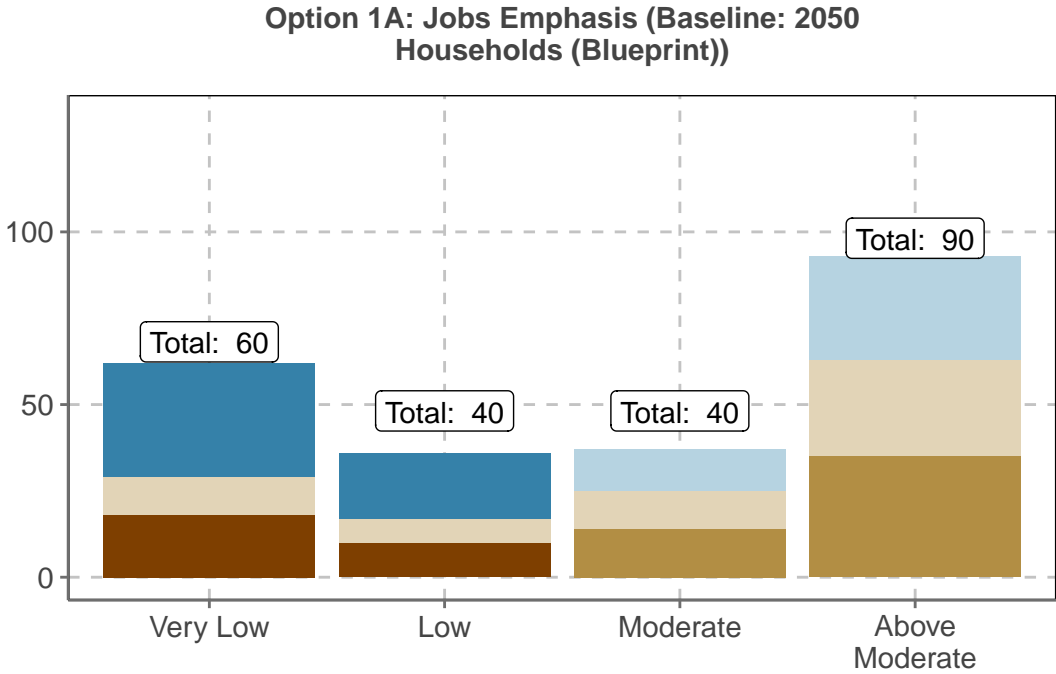


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

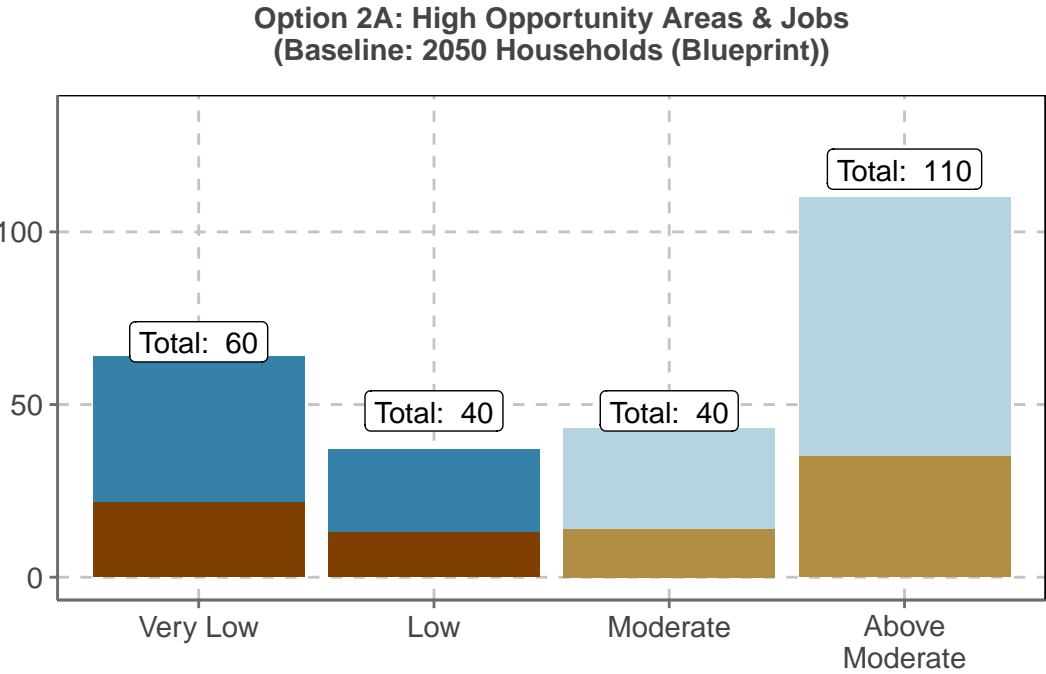
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
St. Helena  
(2019 households: 2492)  
(Napa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

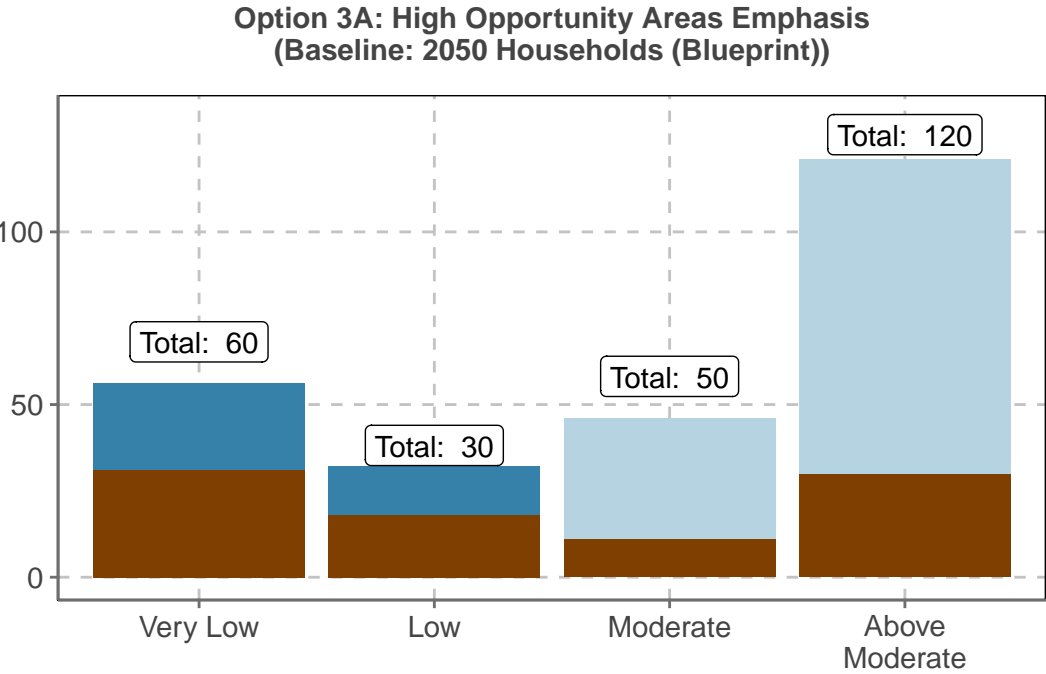
Version A: Original Income Grouping



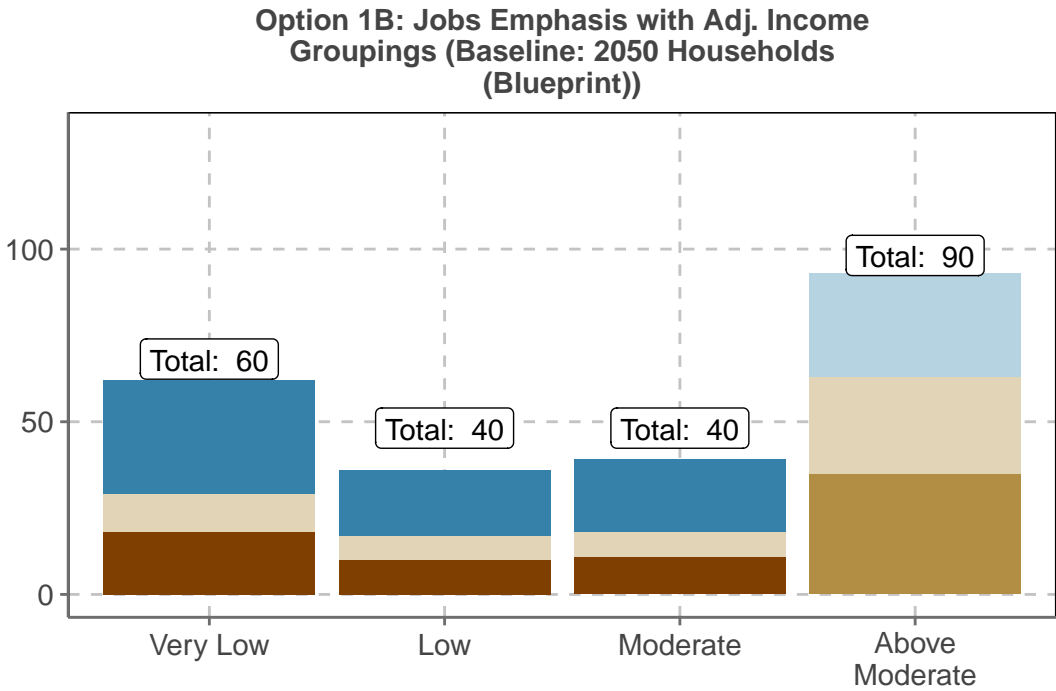
Version A: Original Income Grouping



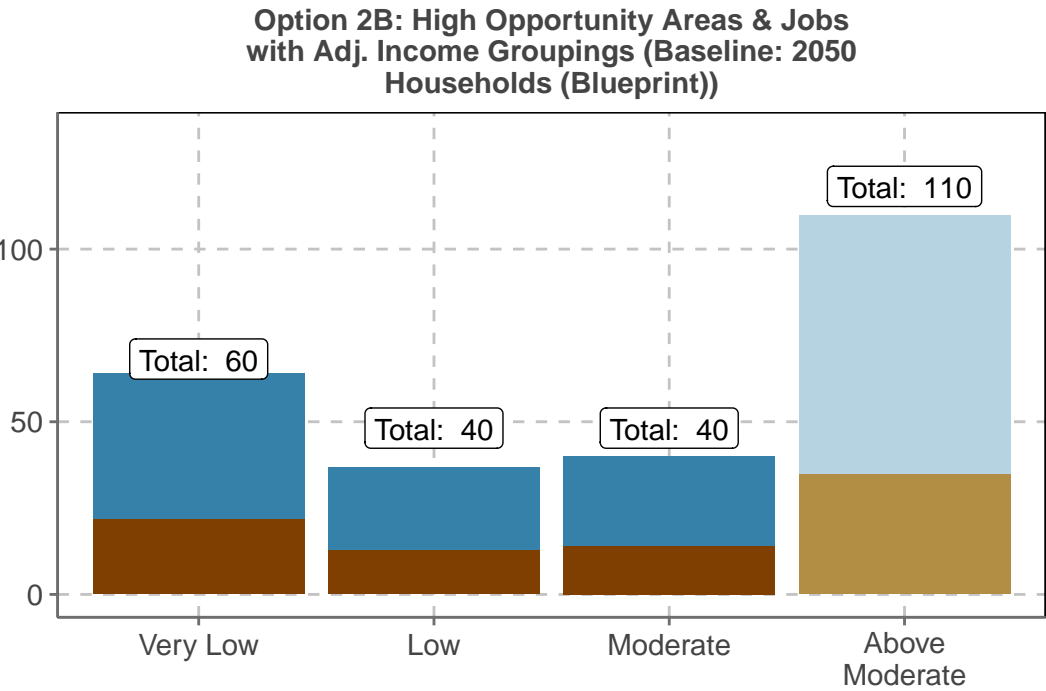
Version A: Original Income Grouping



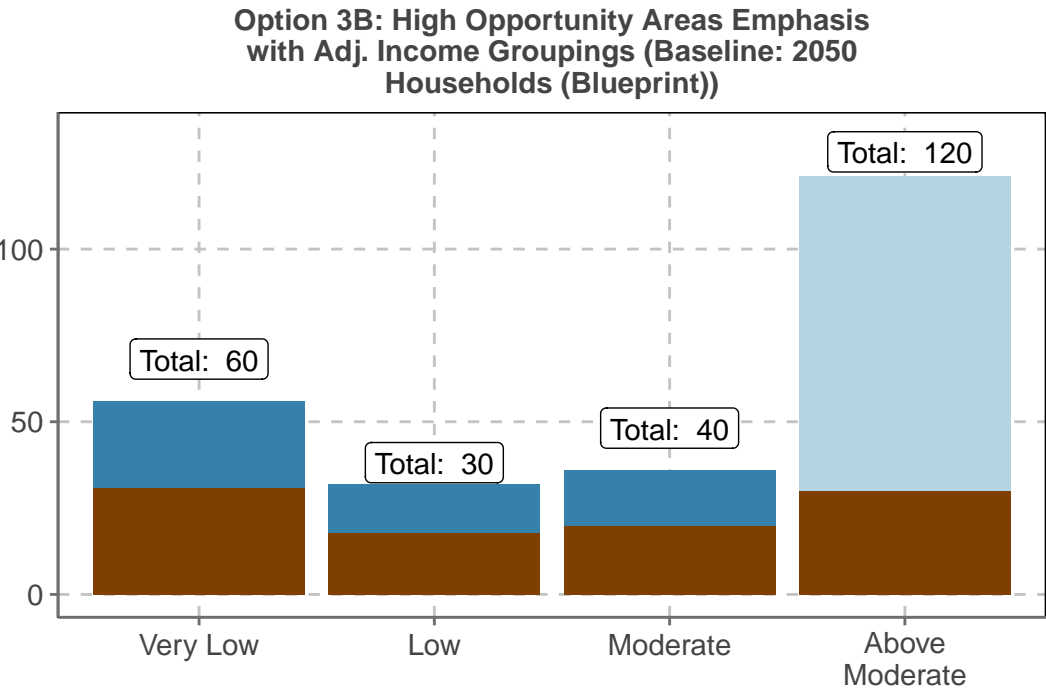
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping

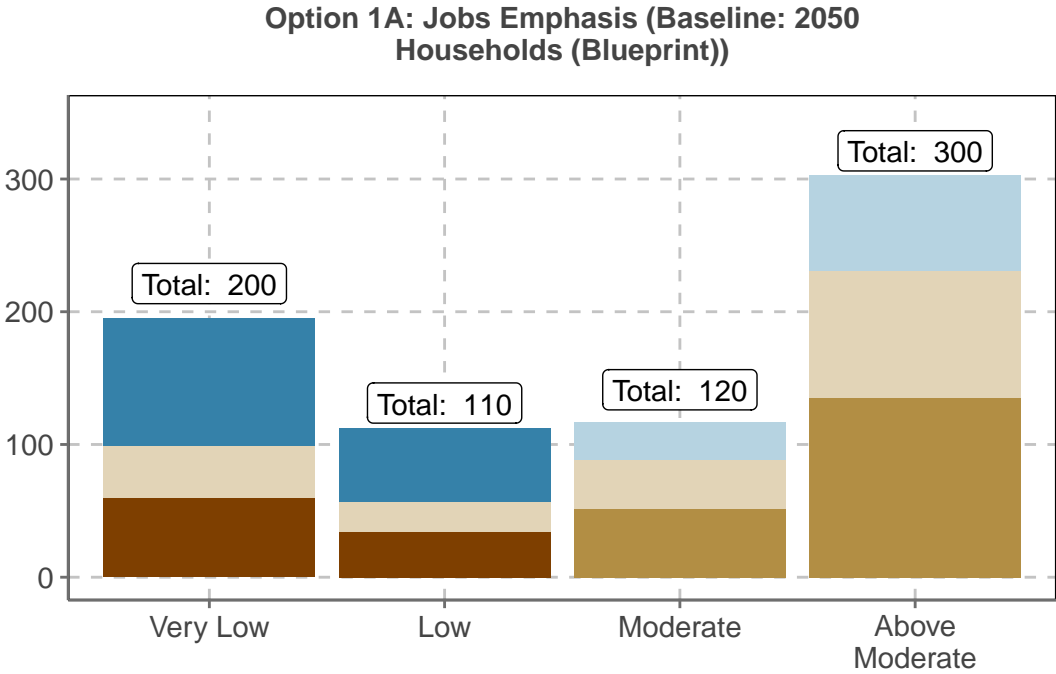


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

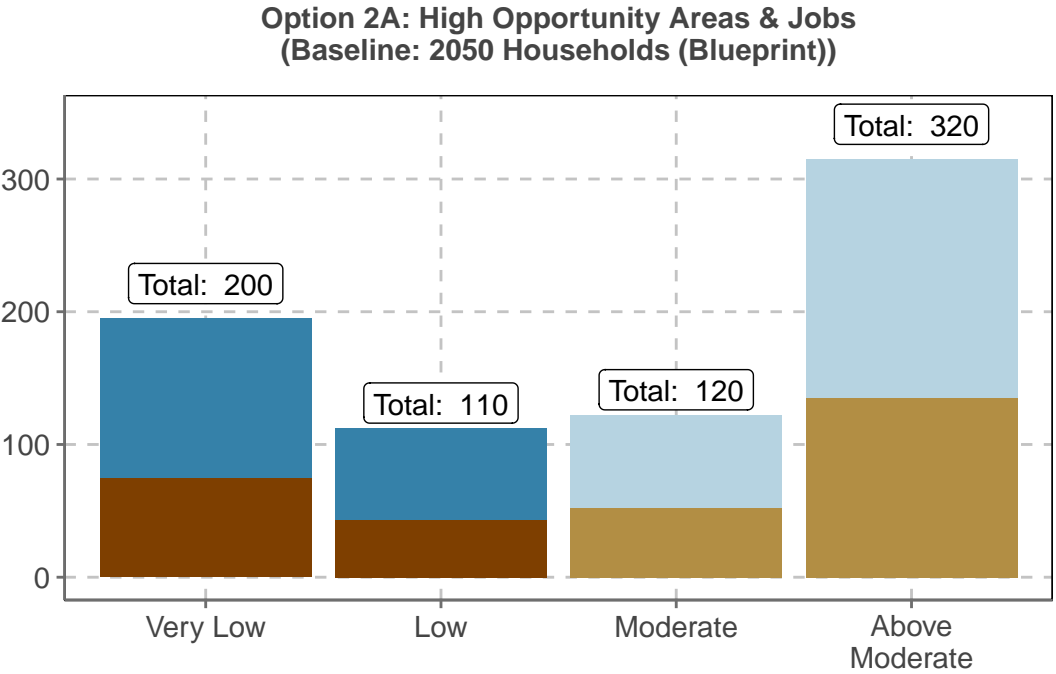
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Suisun City  
(2019 households: 9114)  
(Solano County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

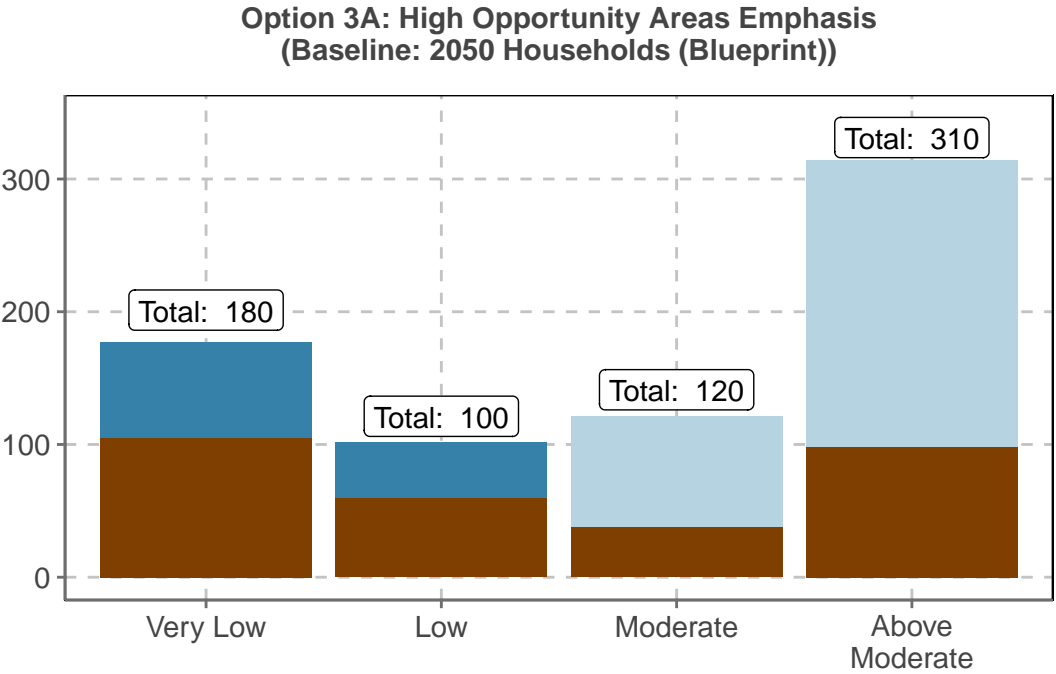
Version A: Original Income Grouping



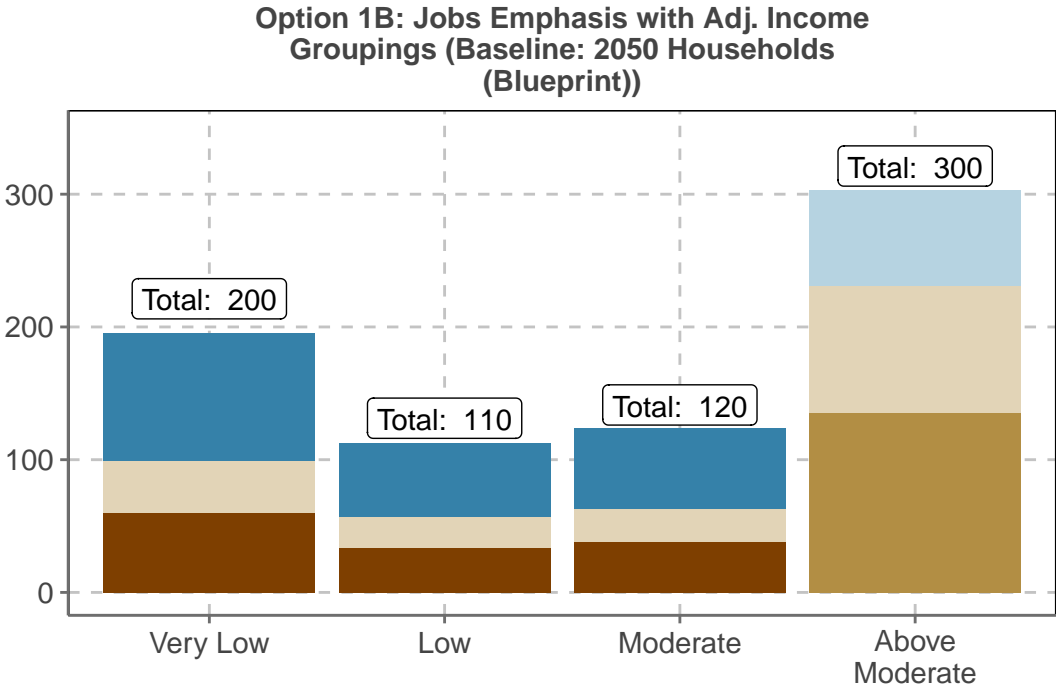
Version A: Original Income Grouping



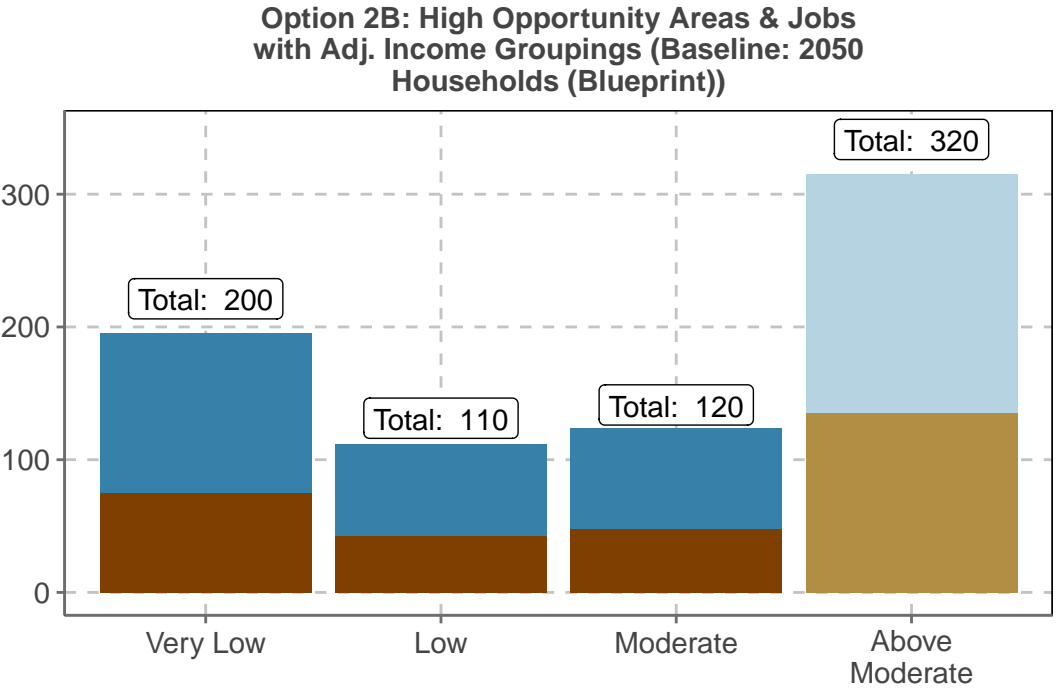
Version A: Original Income Grouping



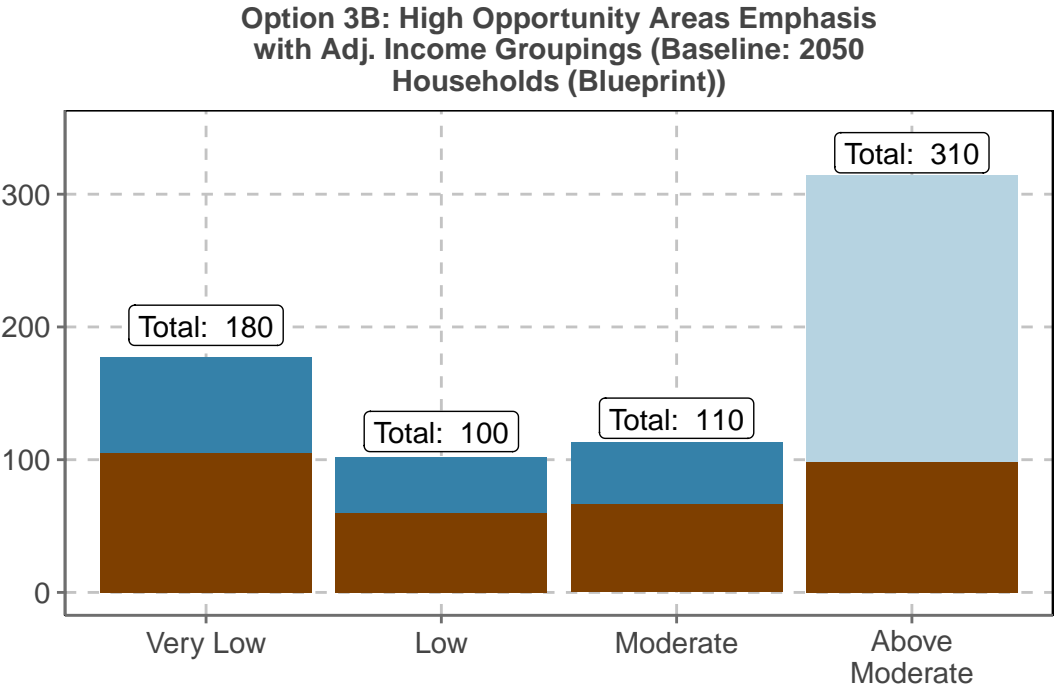
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Sunnyvale  
(2019 households: 57327)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

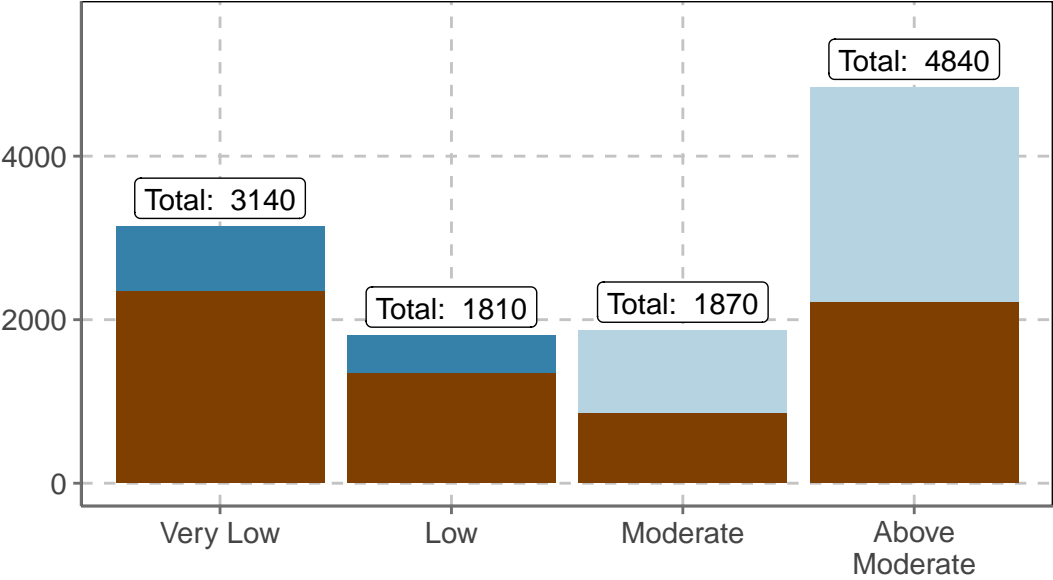
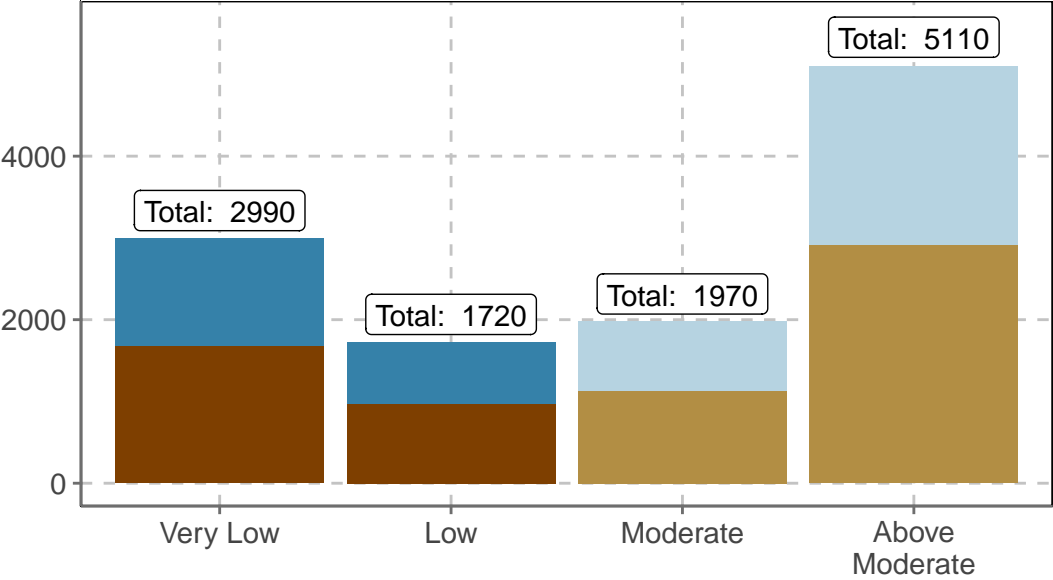
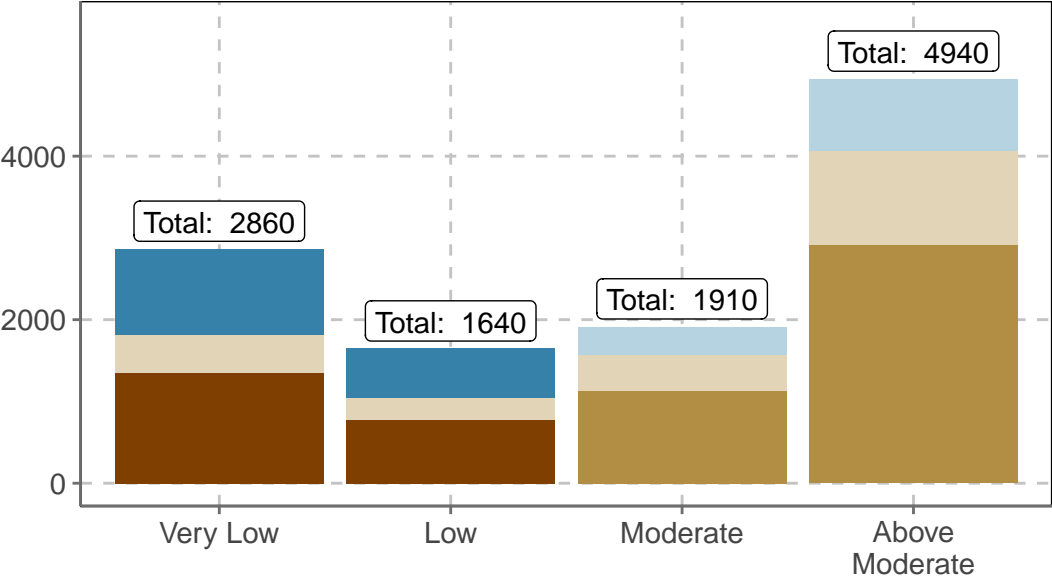
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

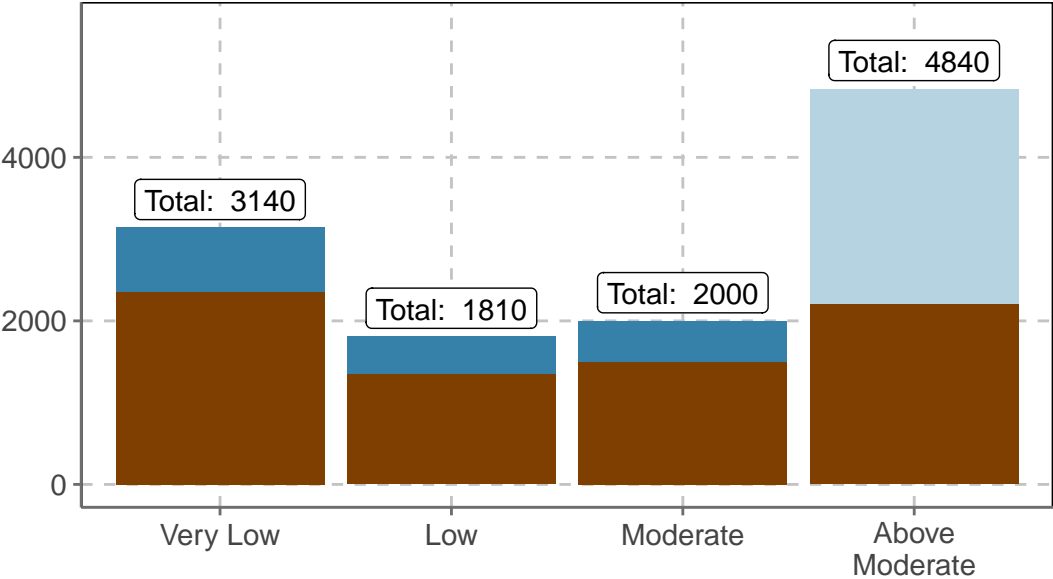
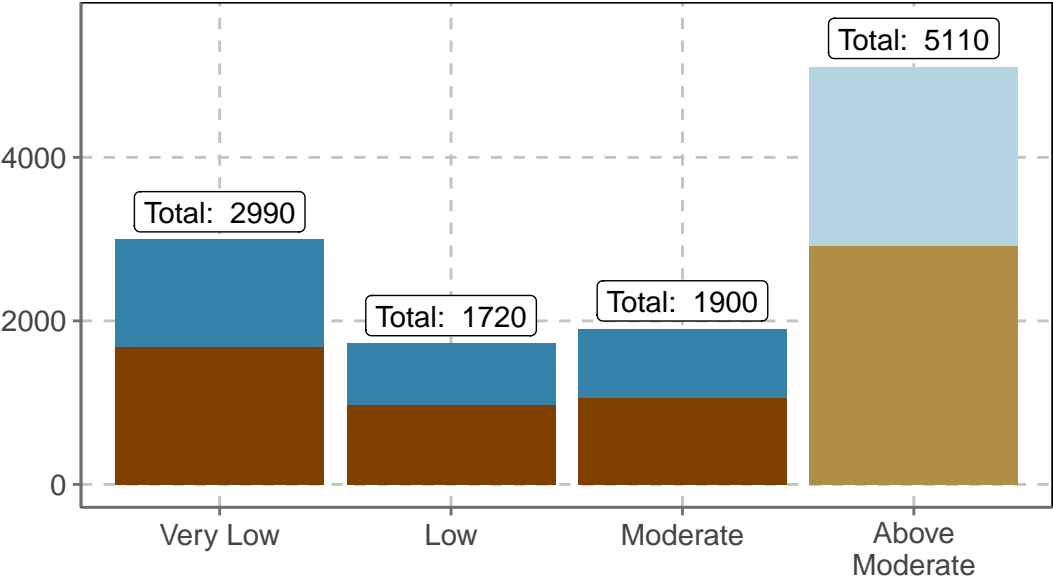
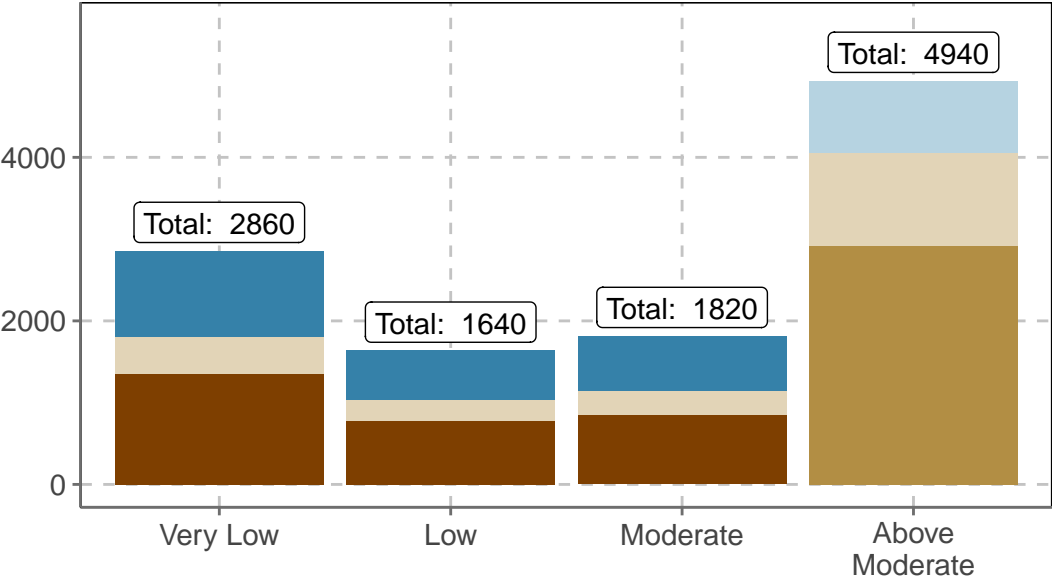
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

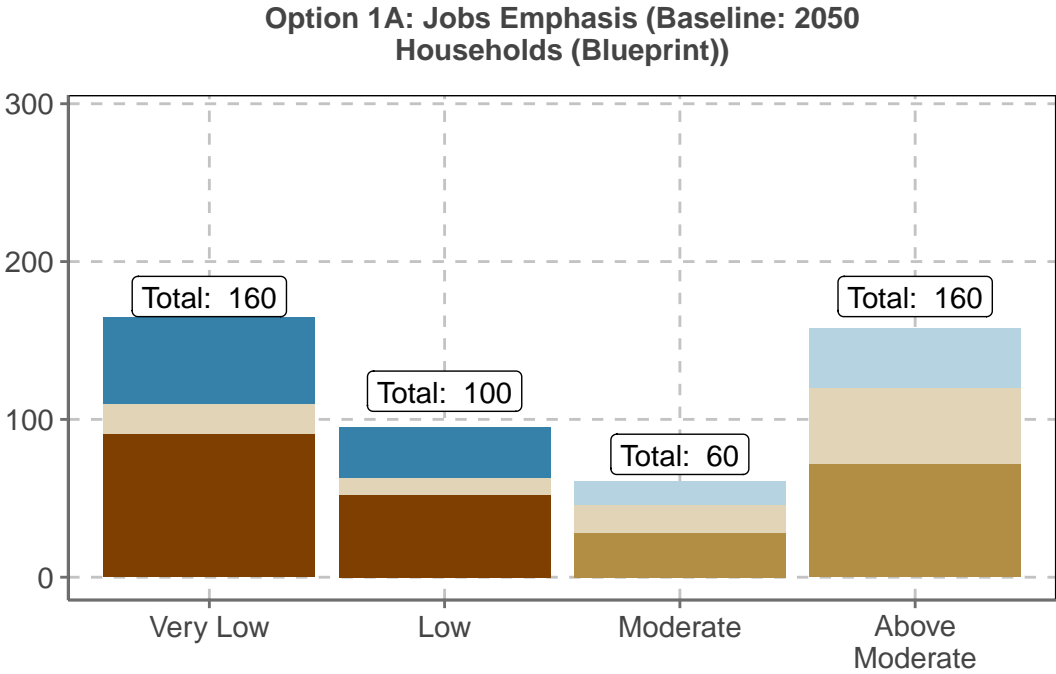


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

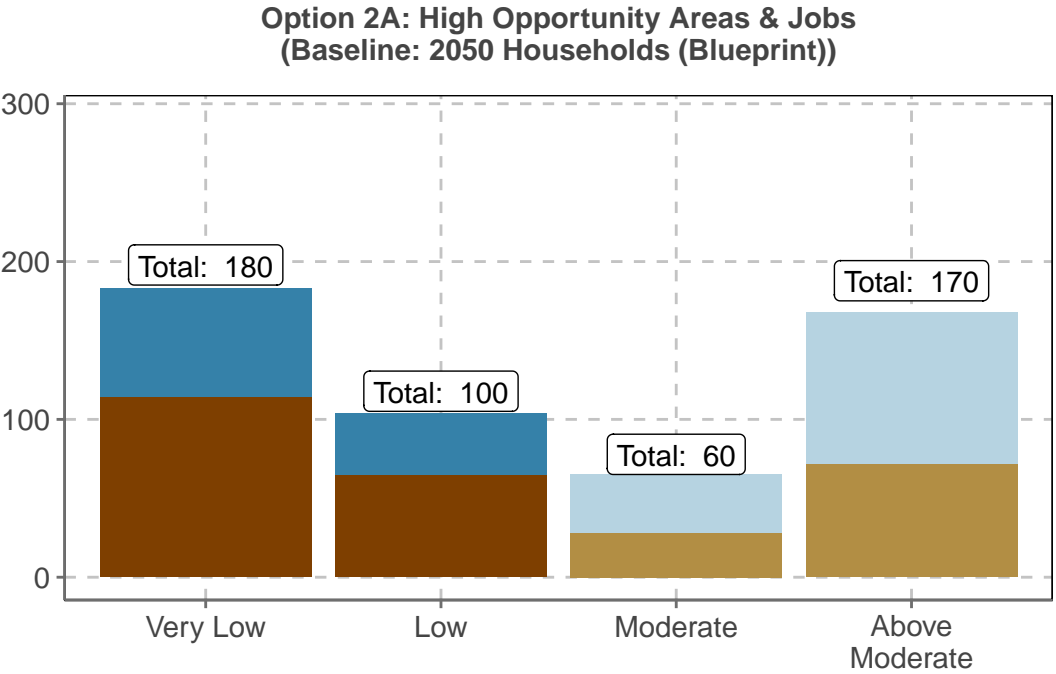
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**  
**Tiburon**  
**(2019 households: 3761)**  
**(Marin County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

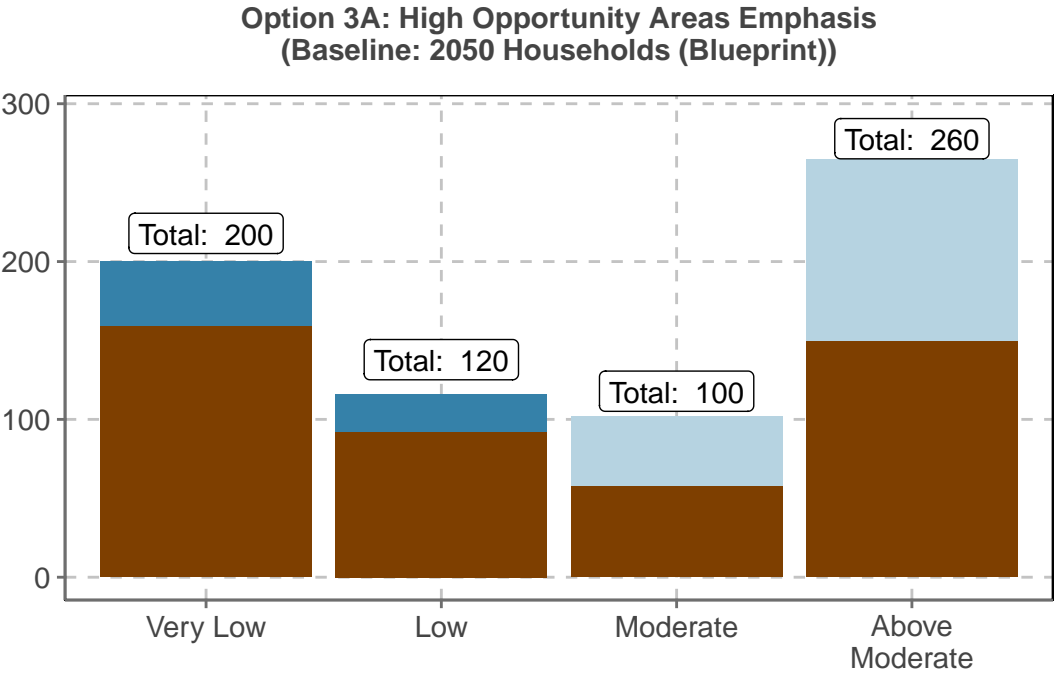
**Version A: Original Income Grouping**



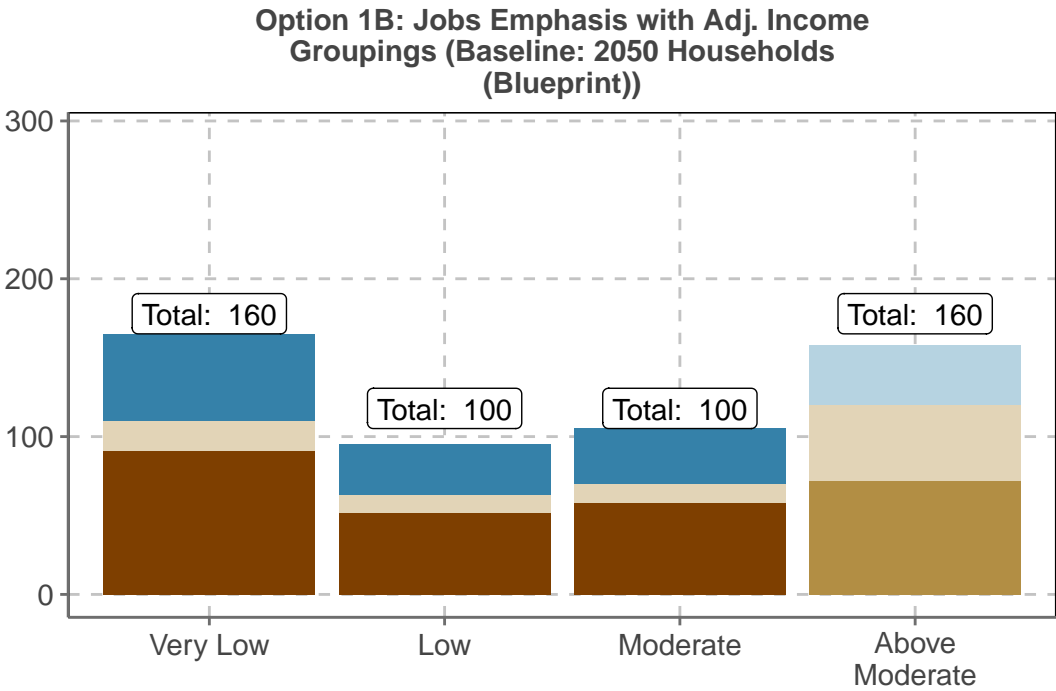
**Version A: Original Income Grouping**



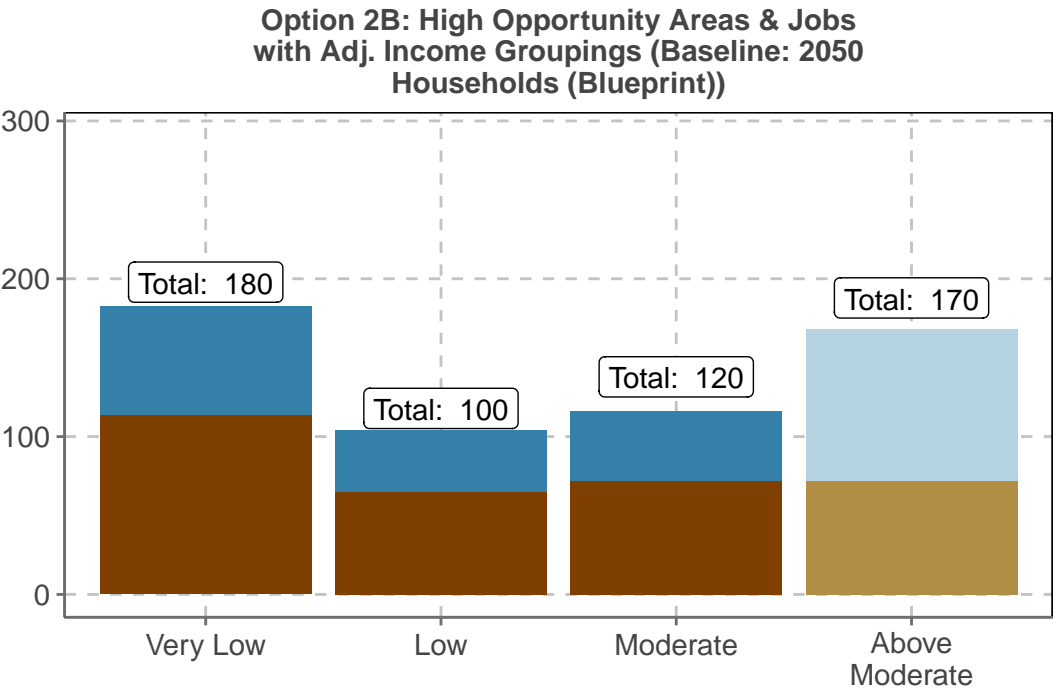
**Version A: Original Income Grouping**



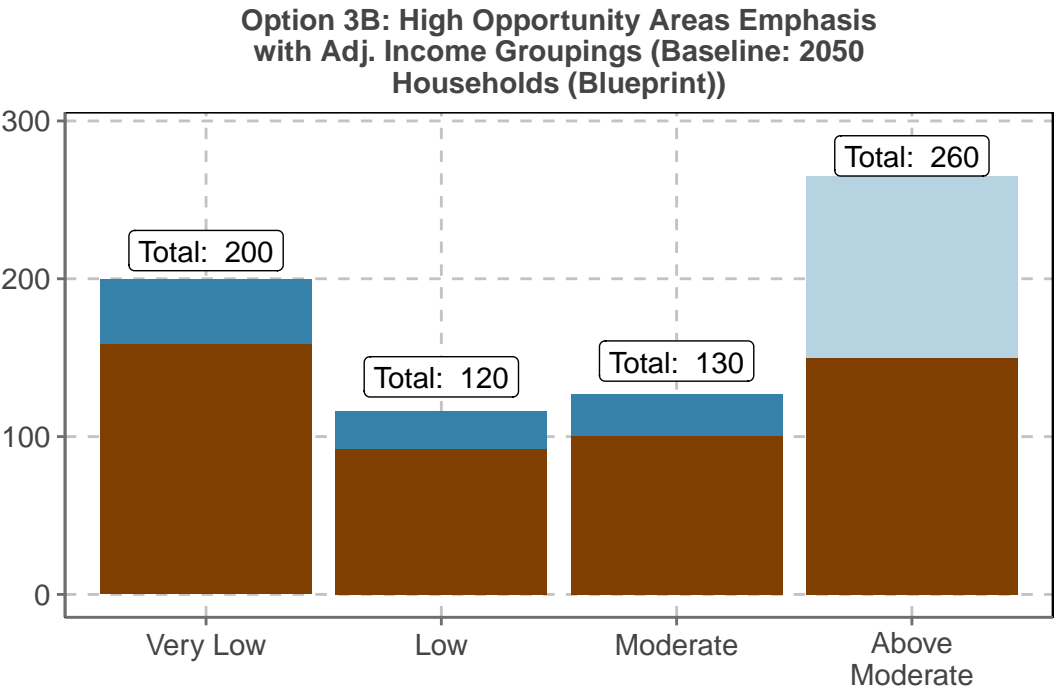
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit



Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Uninc. Alameda  
(2019 households: 48810)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

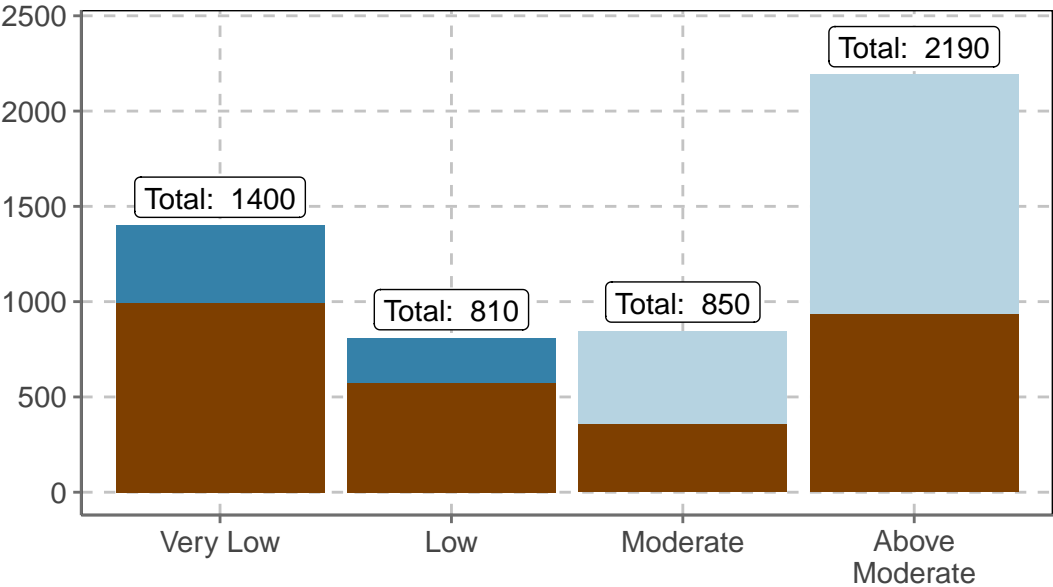
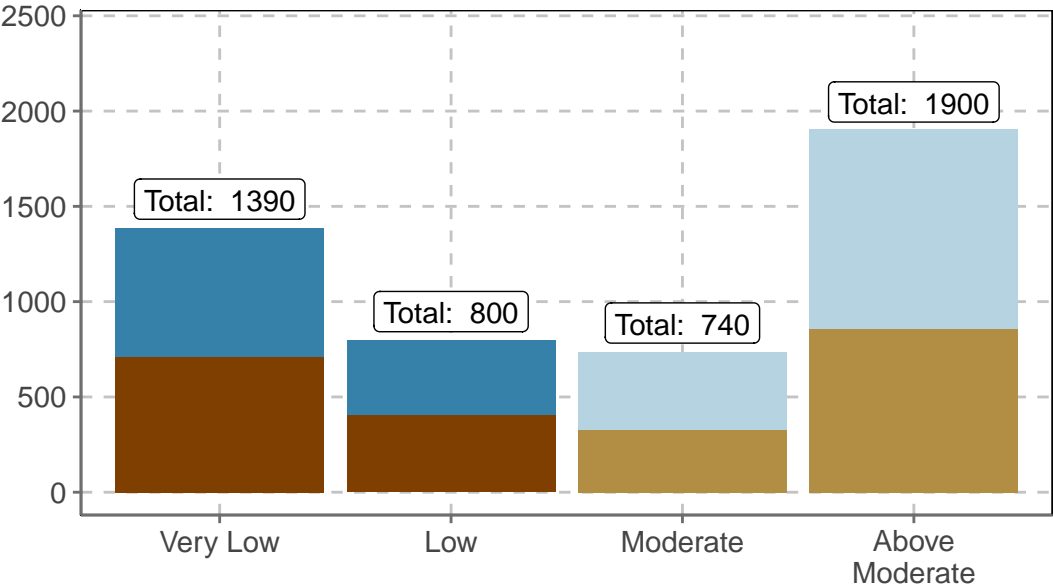
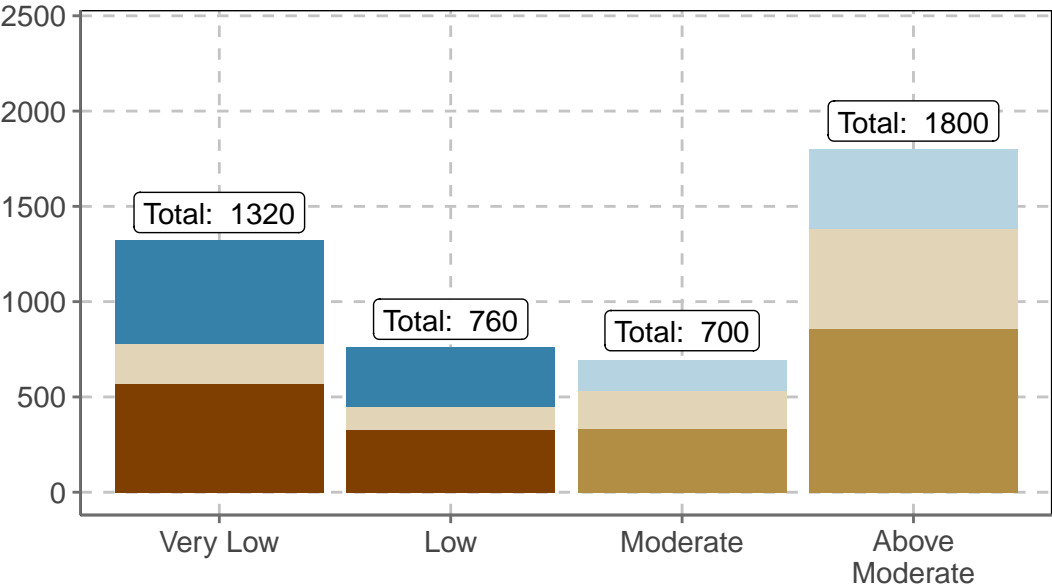
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

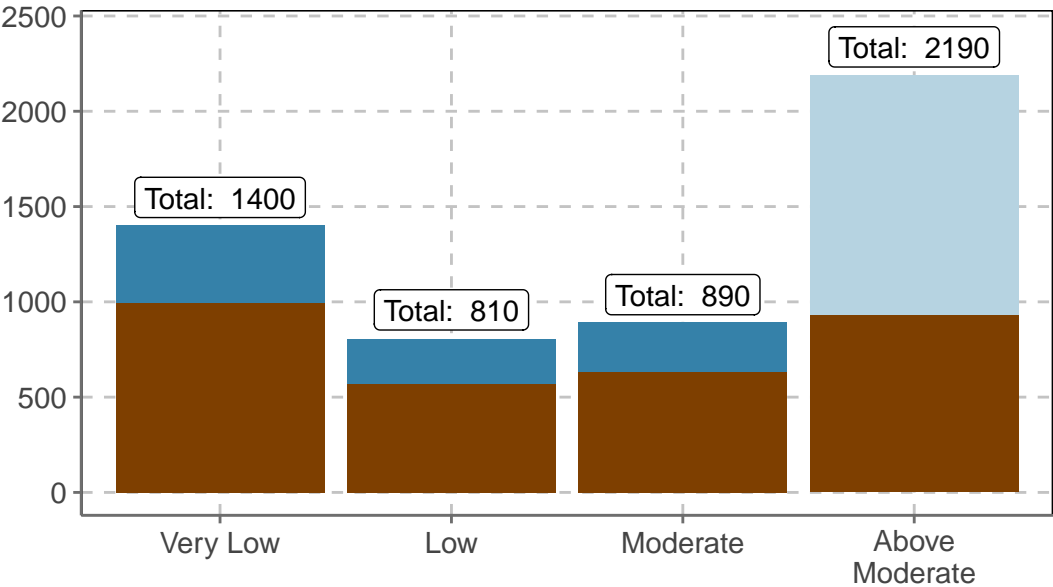
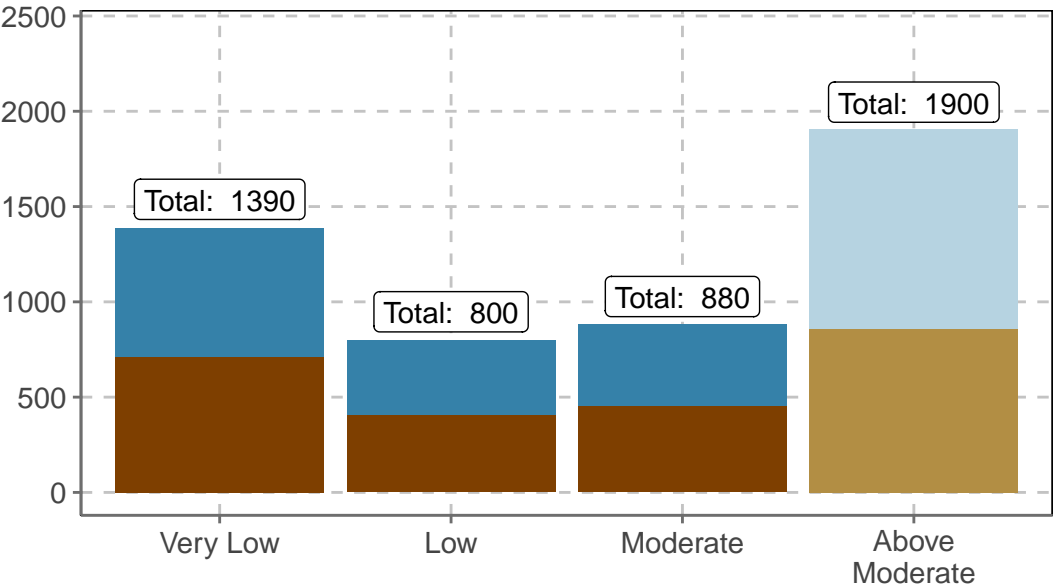
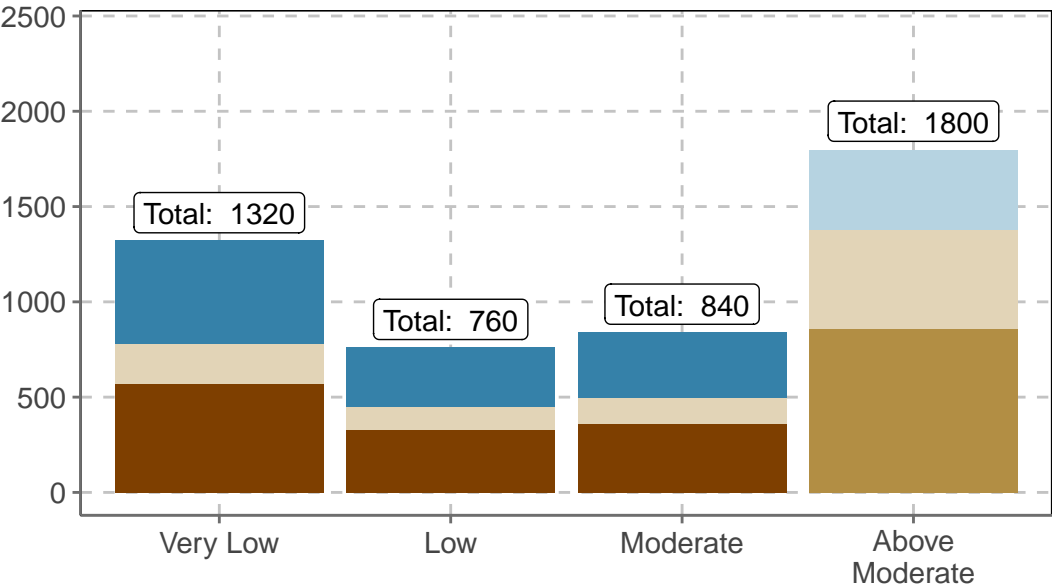
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Uninc. Contra Costa  
(2019 households: 59109)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

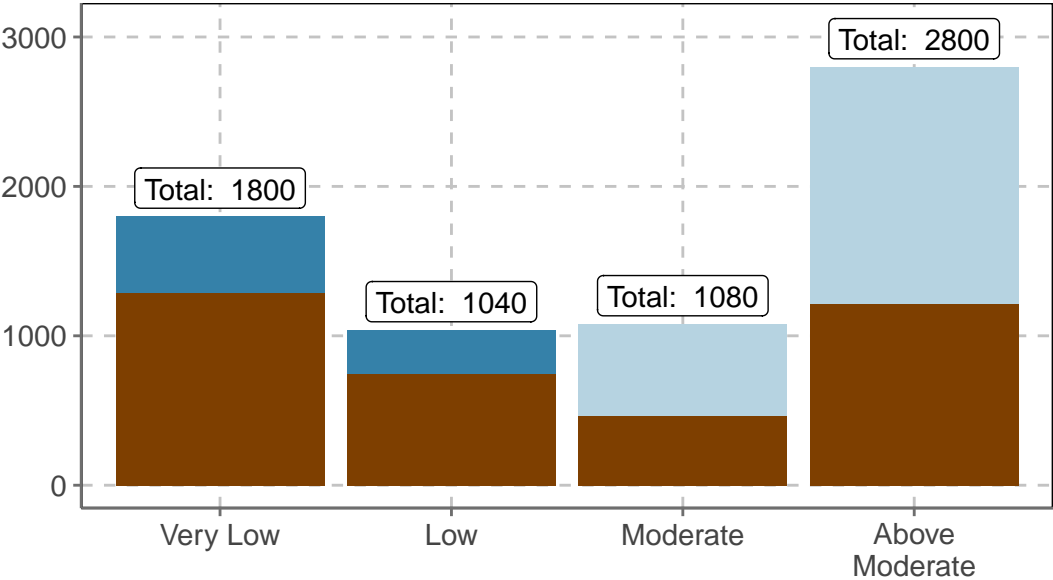
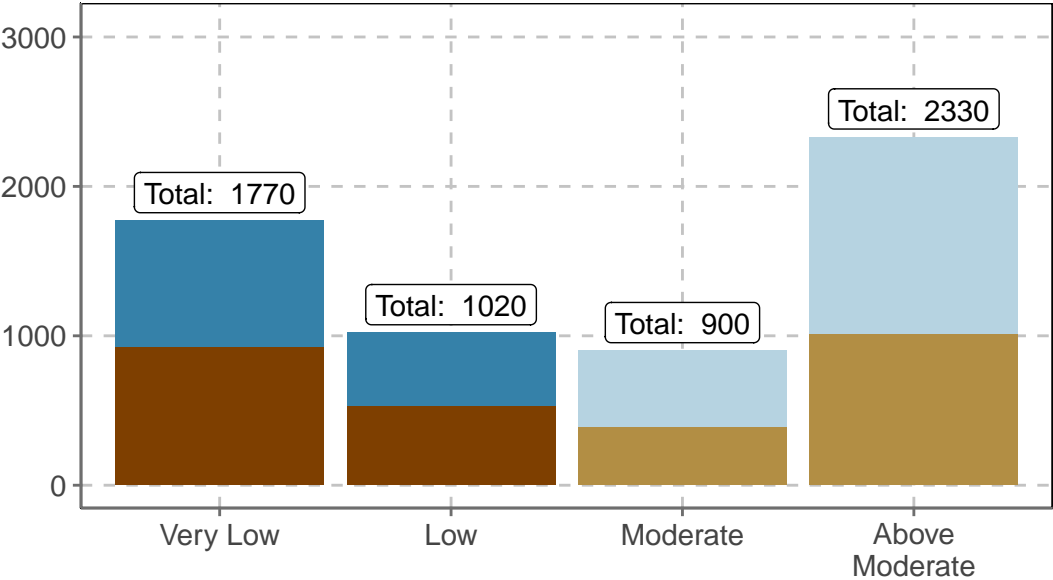
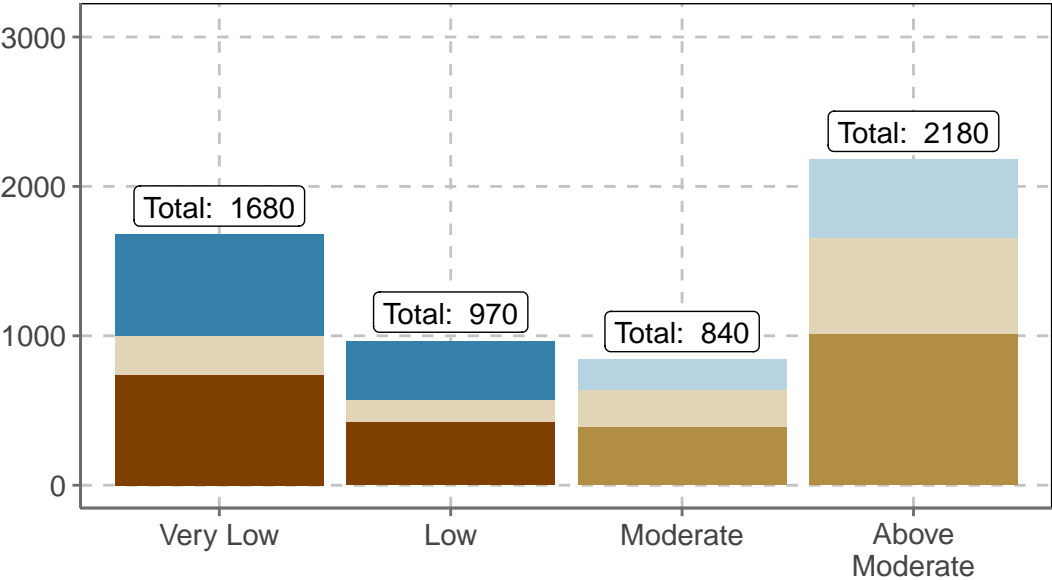
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

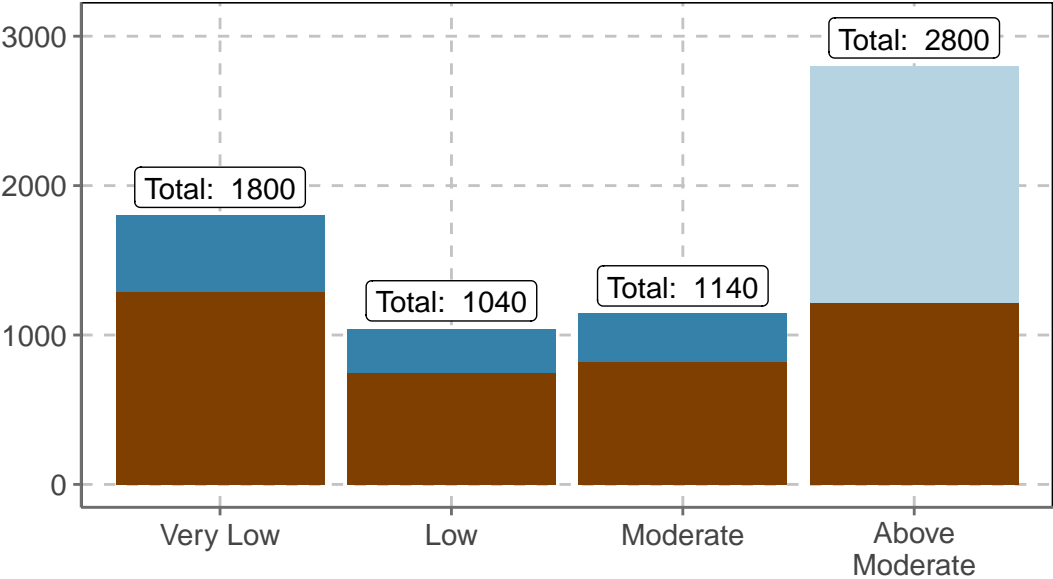
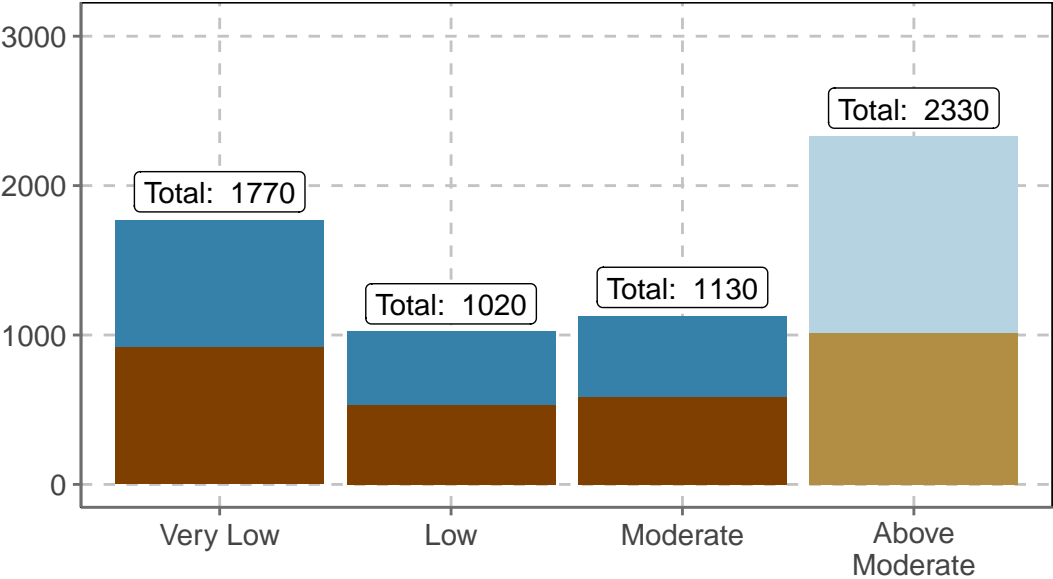
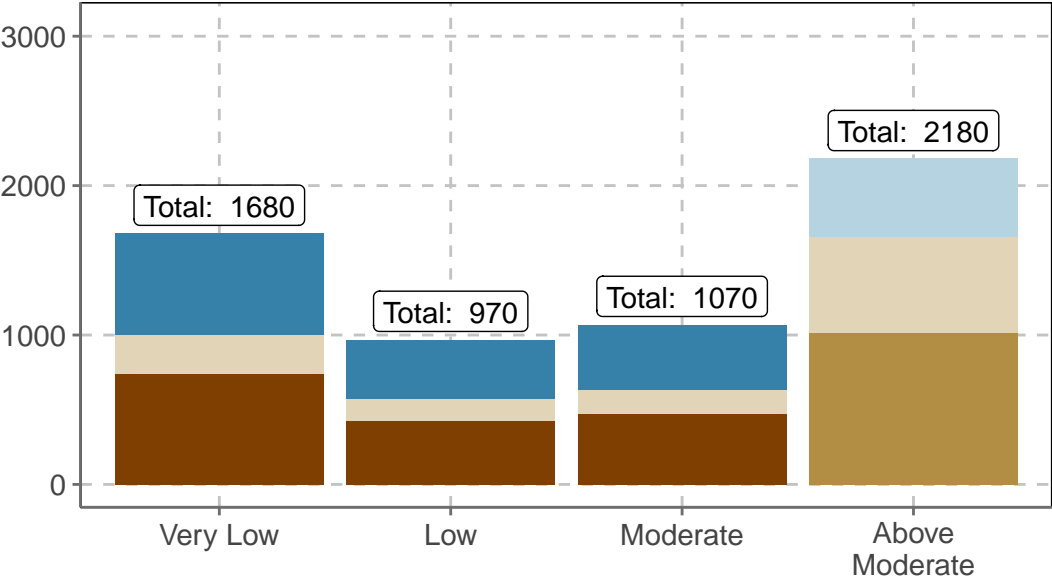
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Uninc. Marin  
(2019 households: 26421)  
(Marin County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

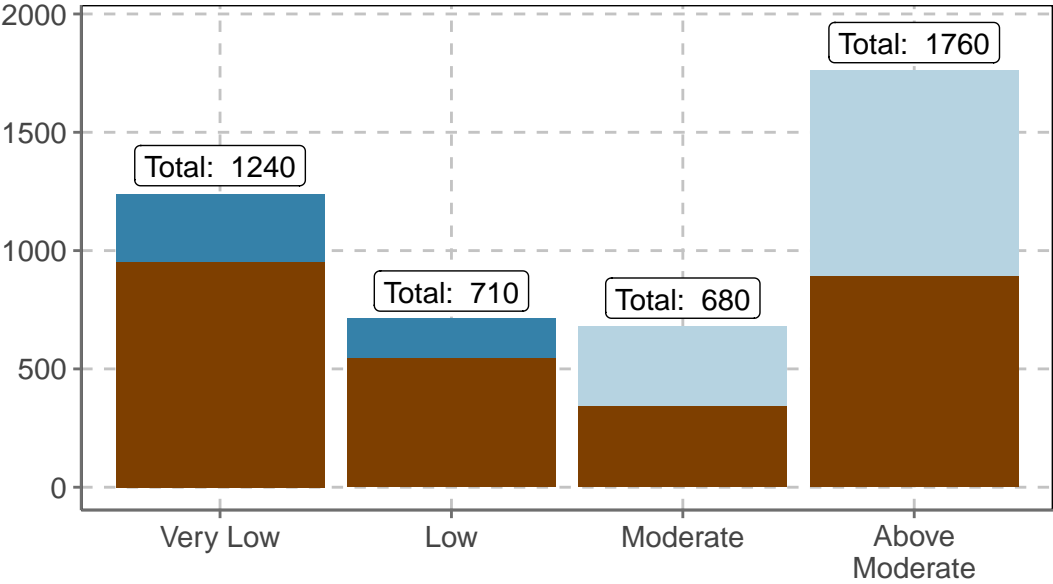
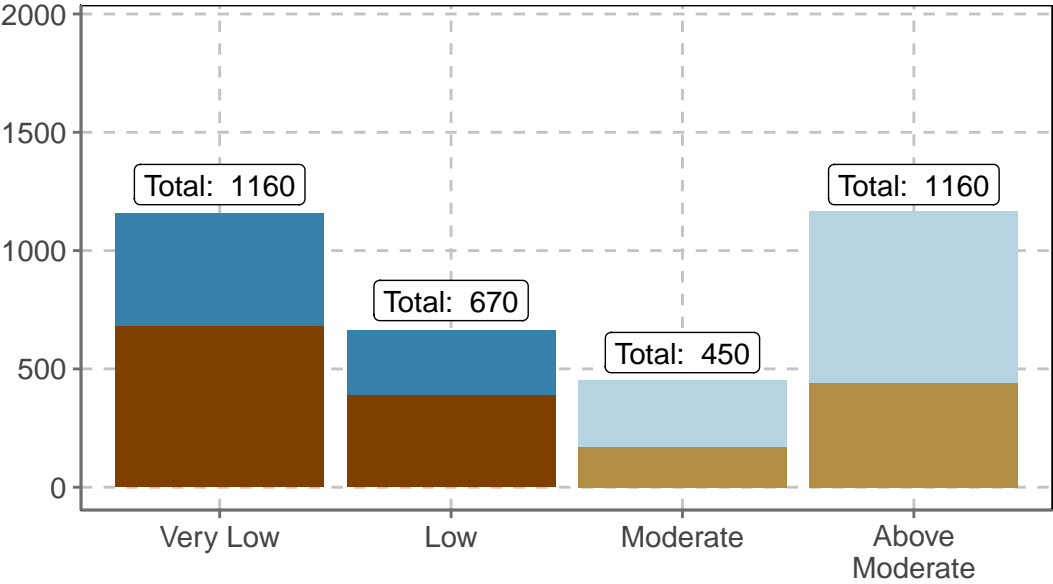
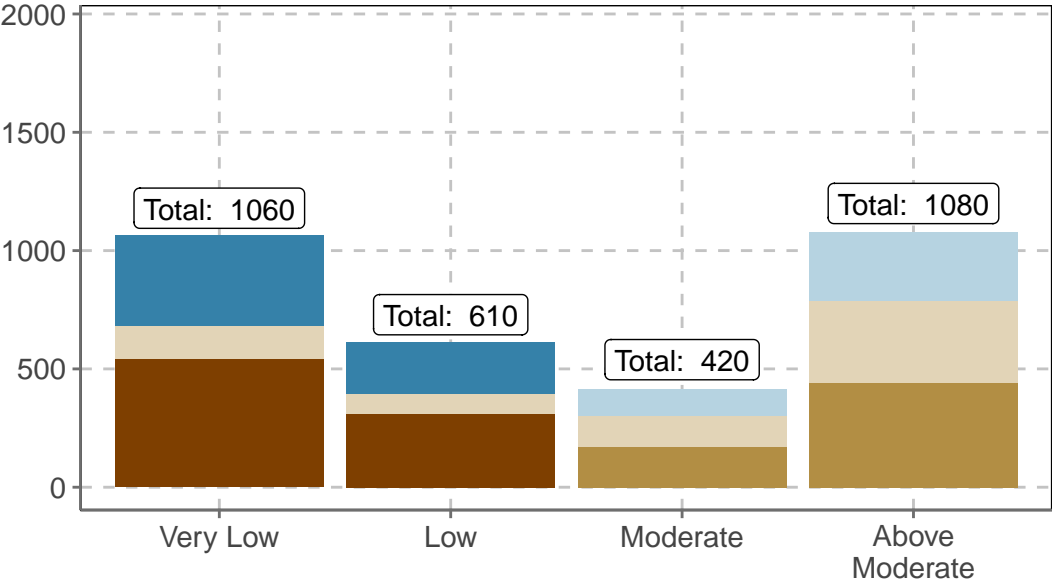
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

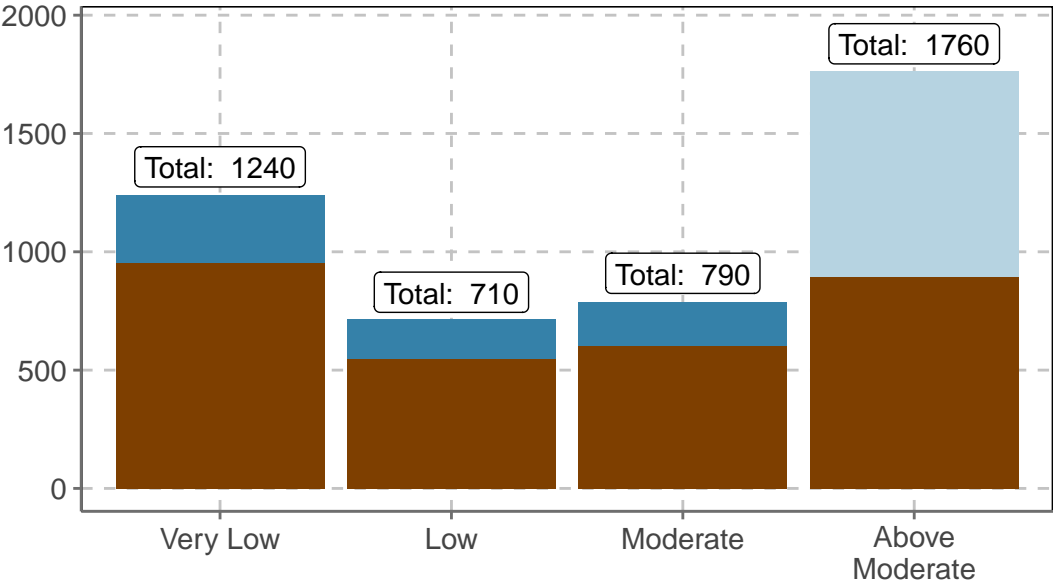
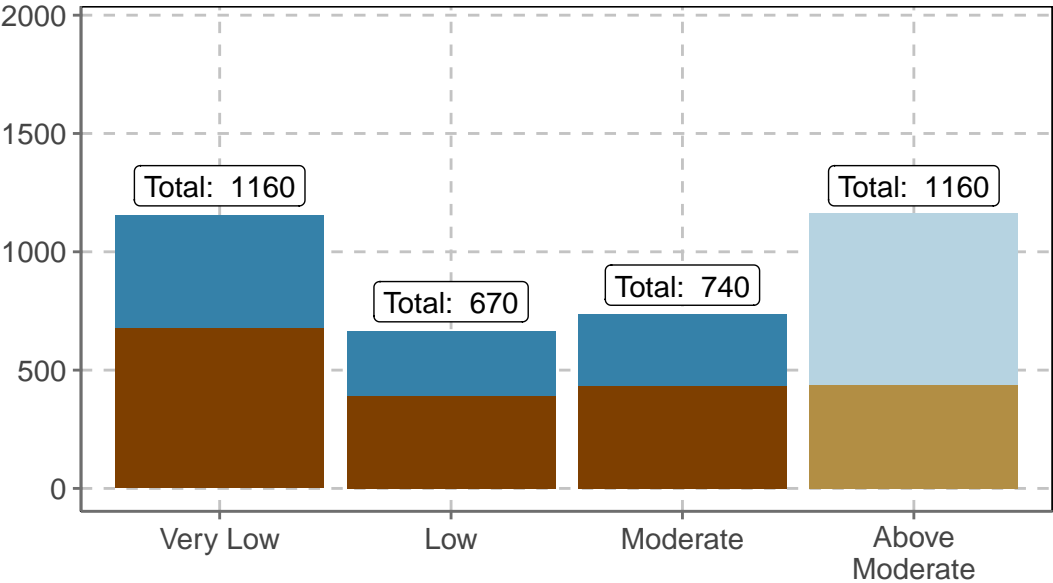
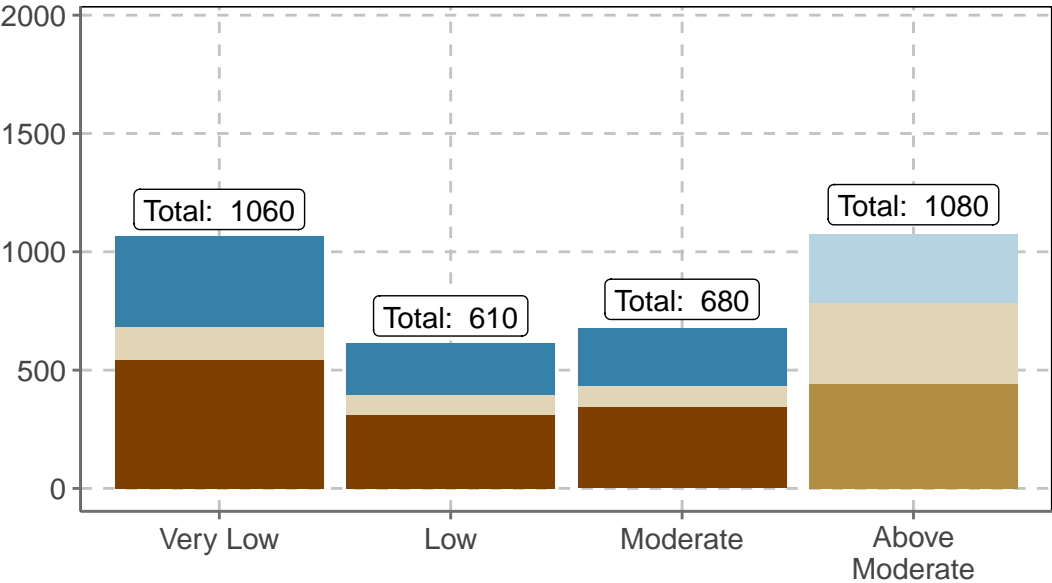
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

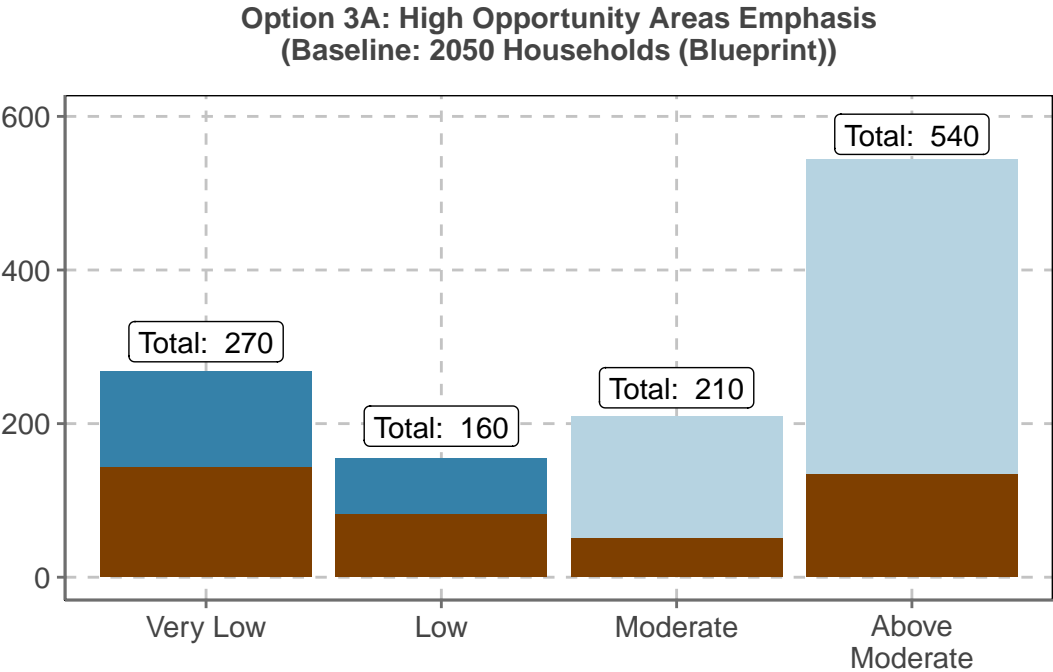
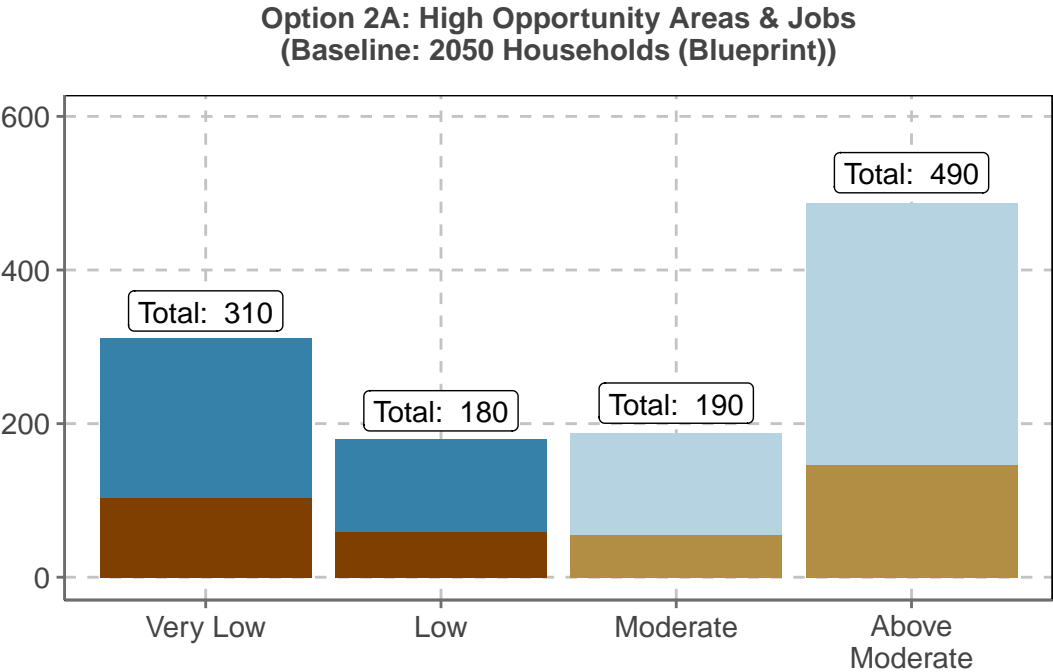
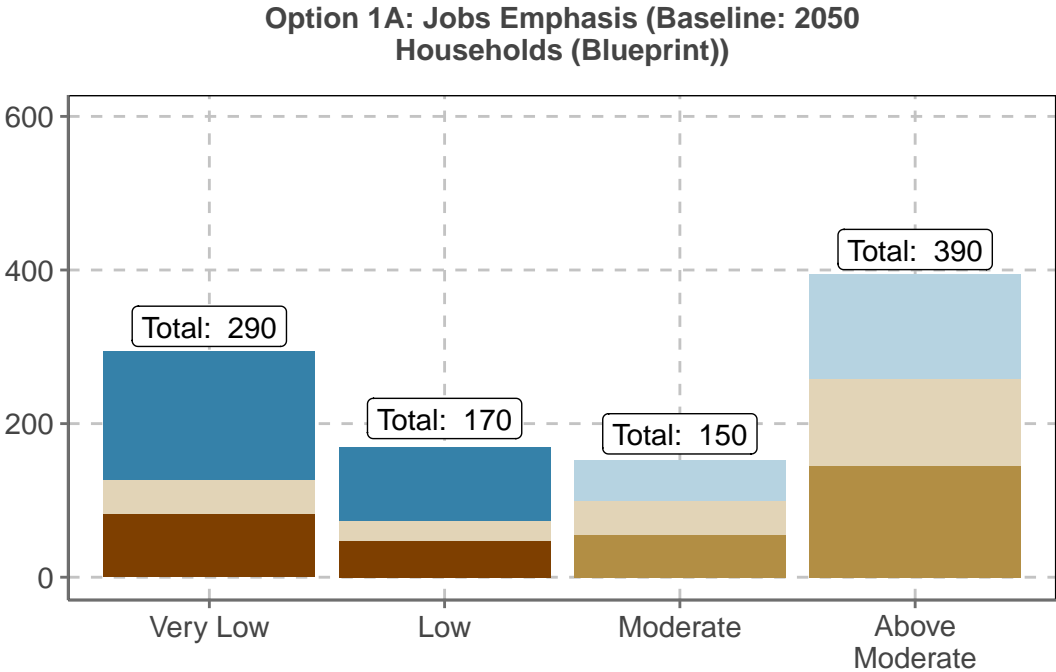
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Uninc. Napa  
(2019 households: 9373)  
(Napa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

Version A: Original Income Grouping

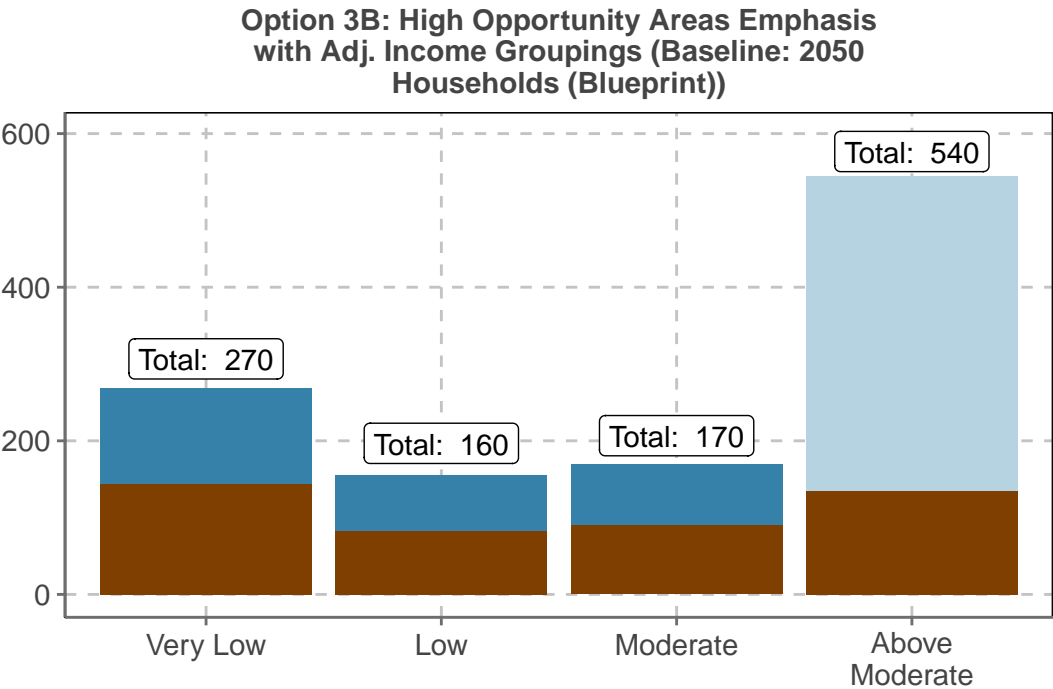
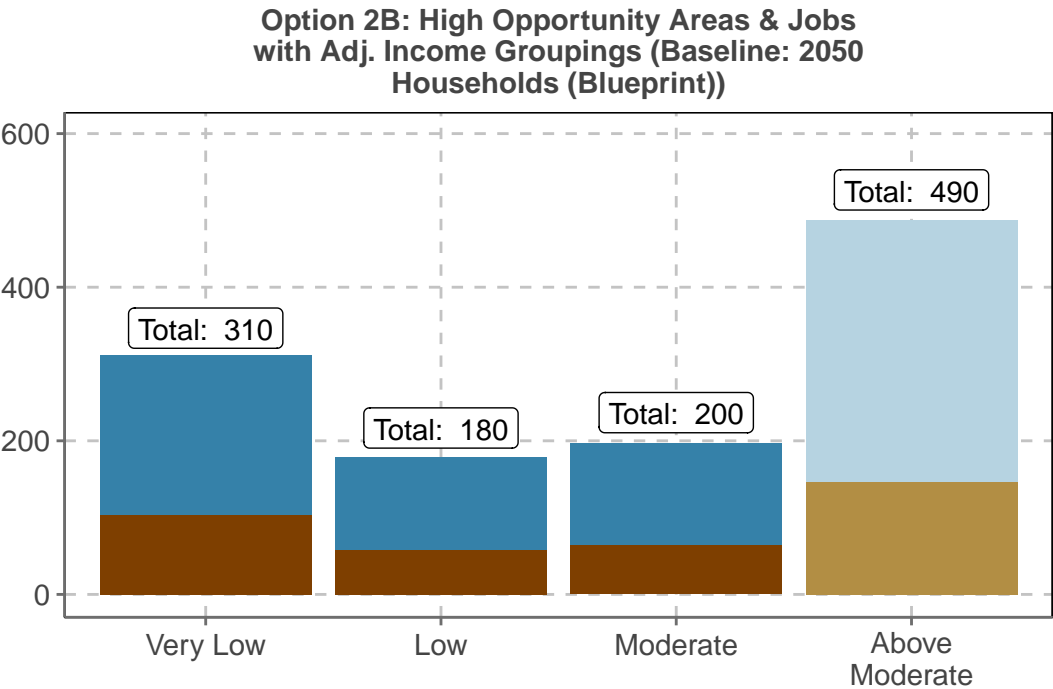
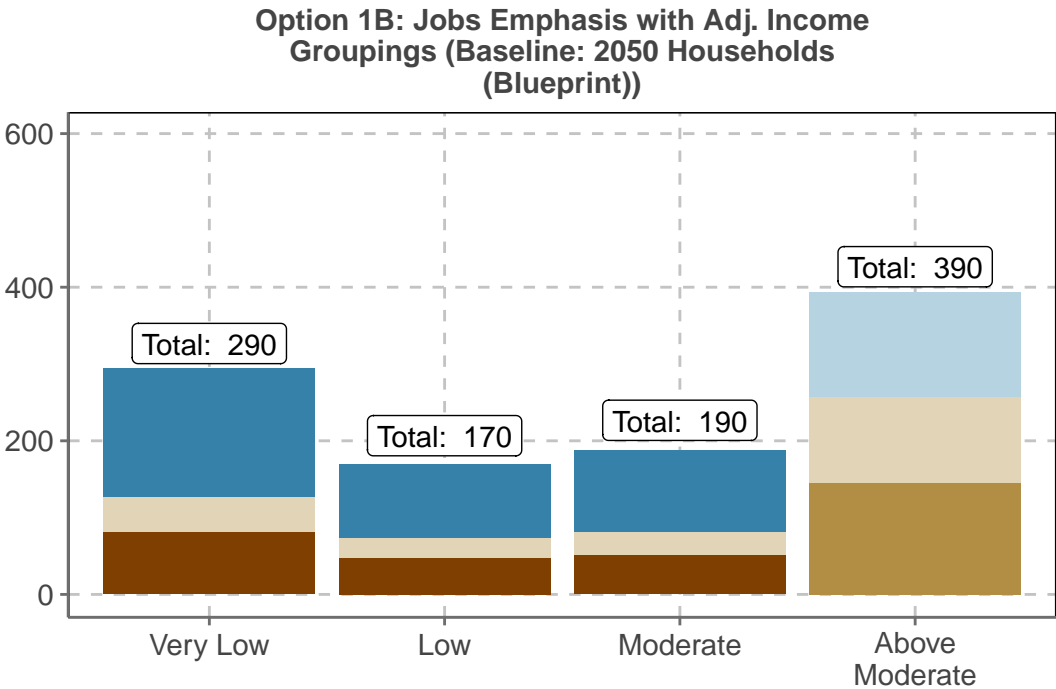
Version A: Original Income Grouping



Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping



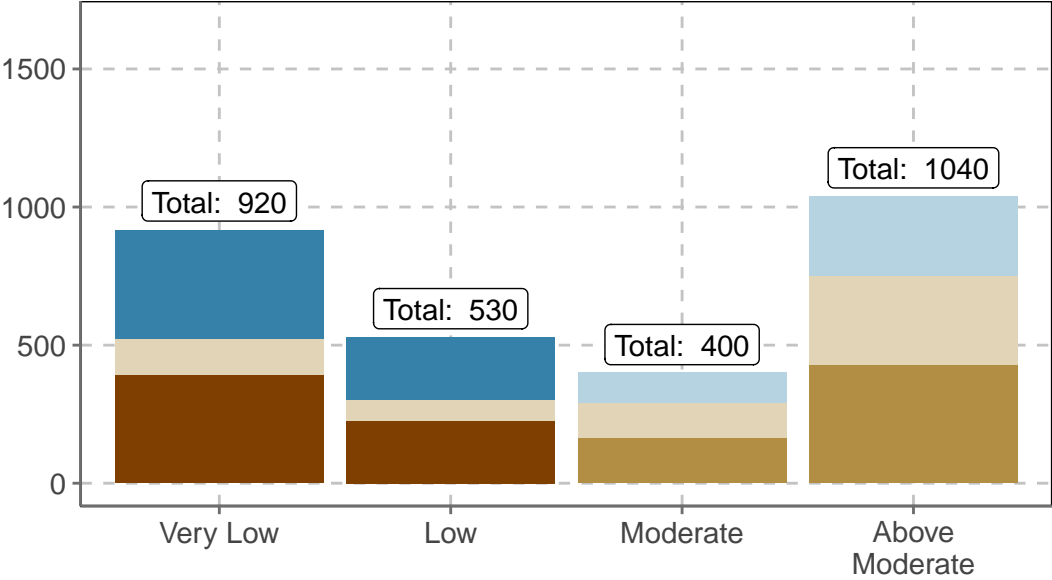
Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Uninc. San Mateo  
(2019 households: 21415)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

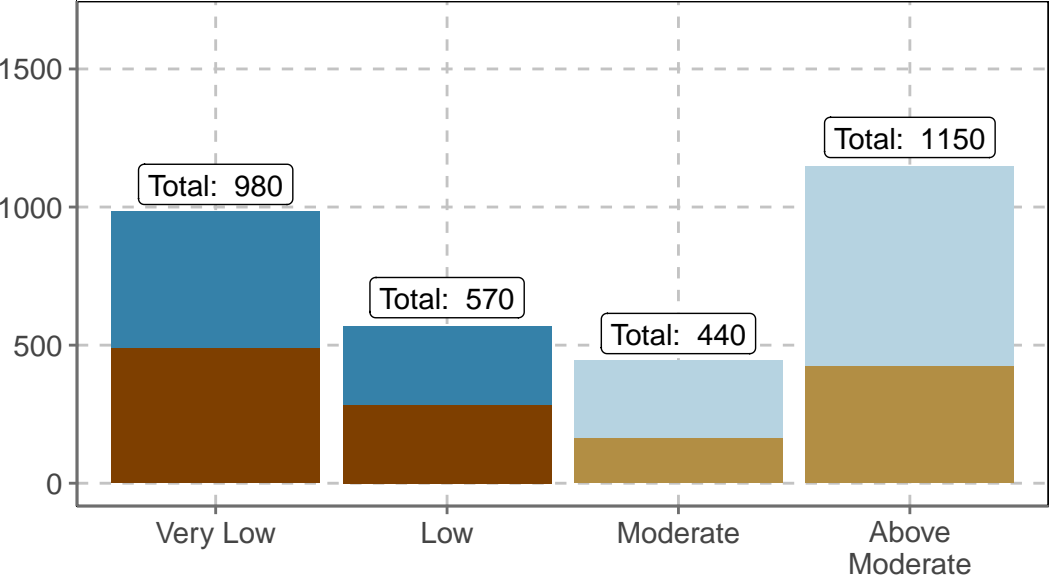
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



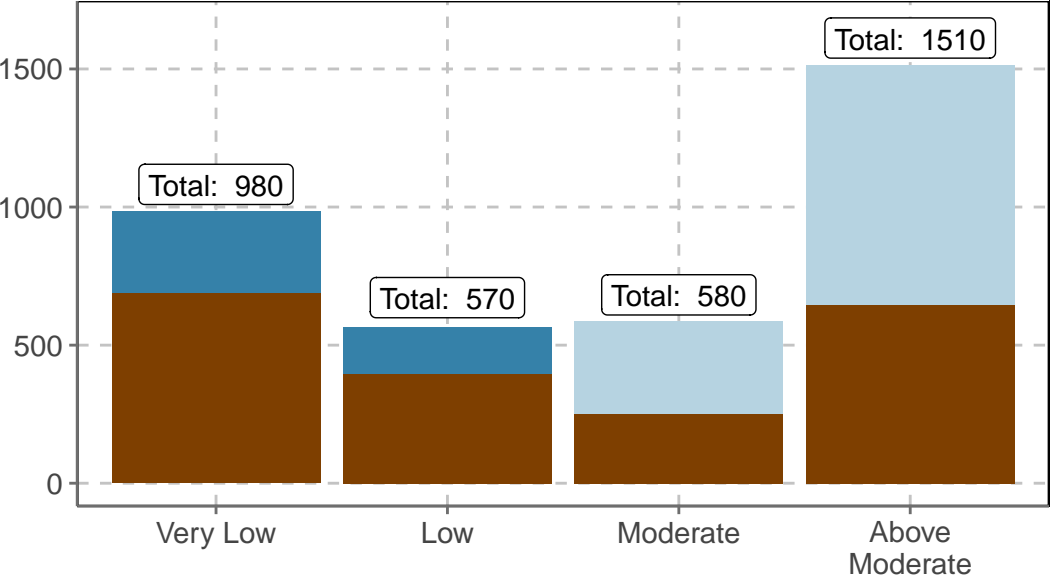
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



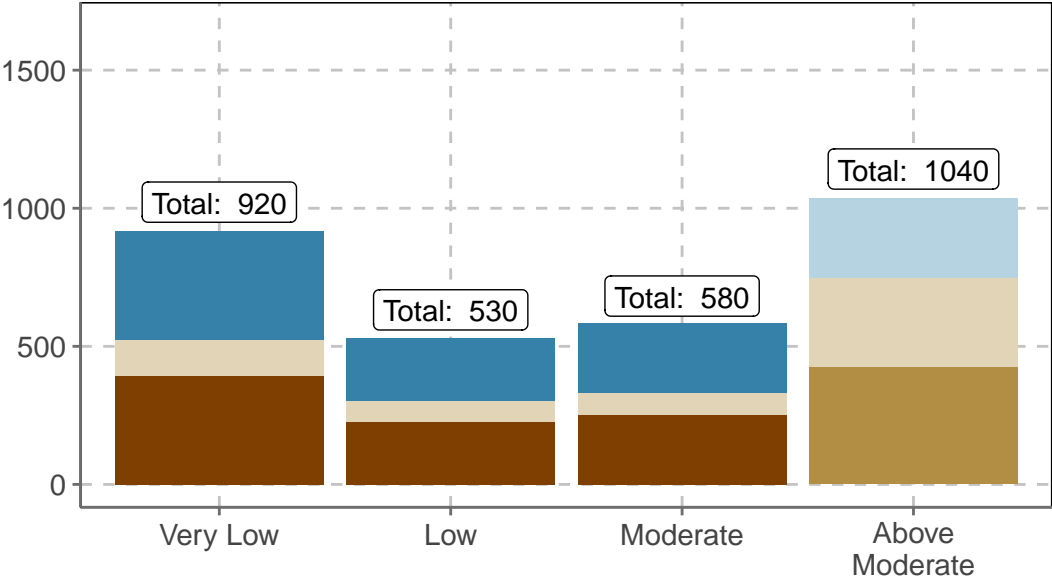
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



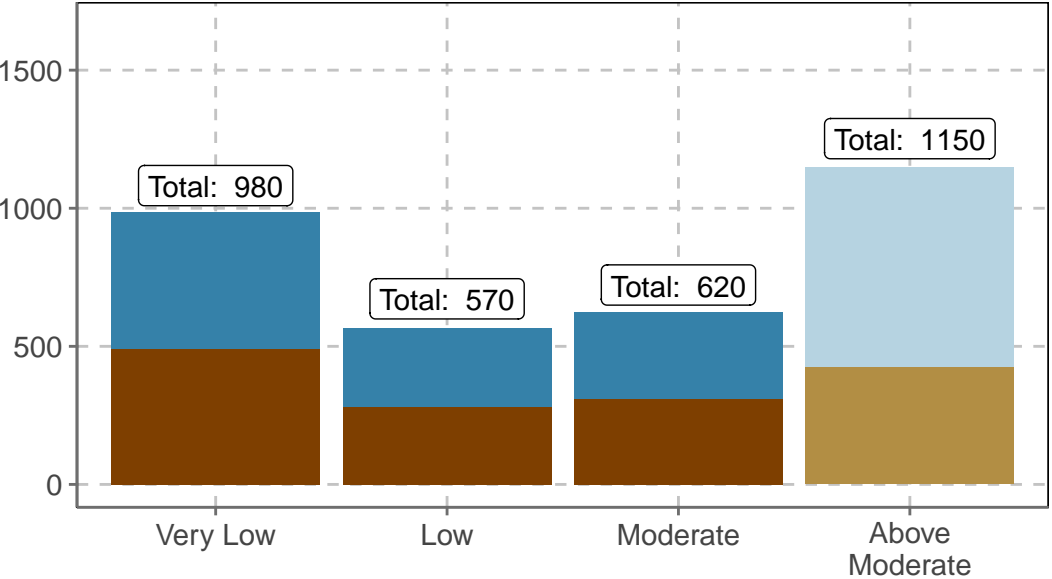
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



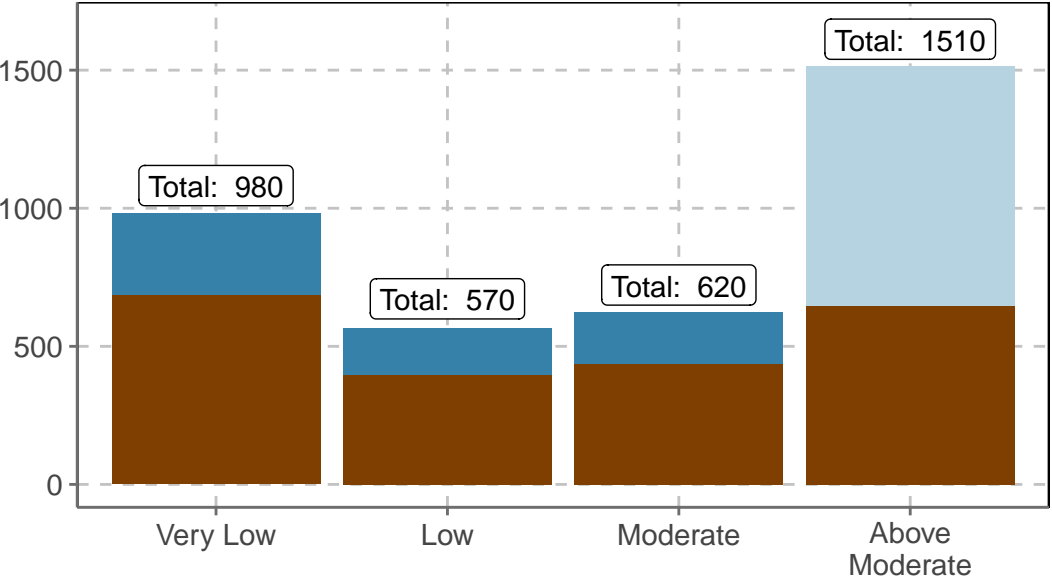
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Uninc. Santa Clara  
(2019 households: 26599)  
(Santa Clara County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

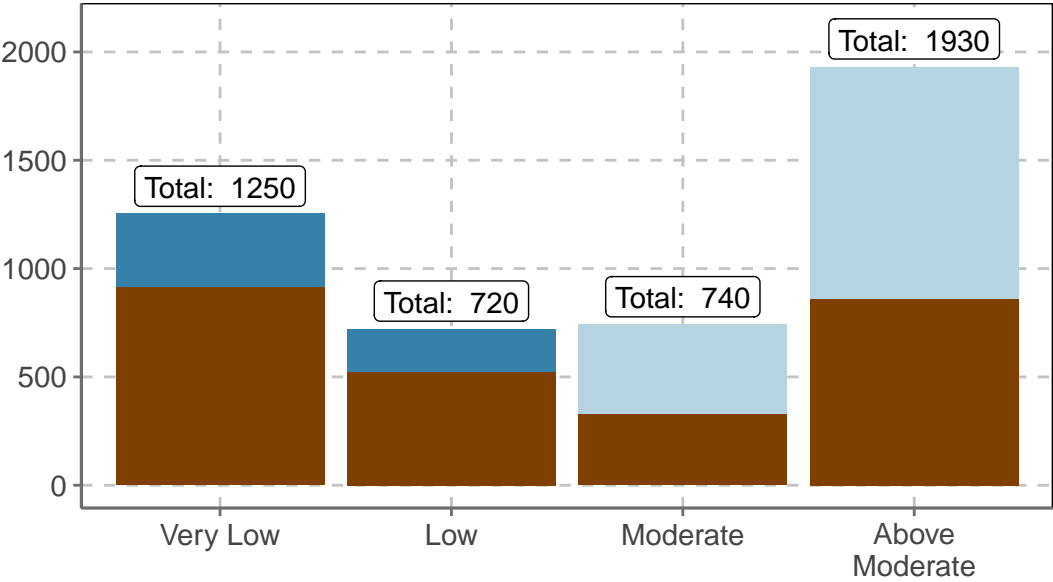
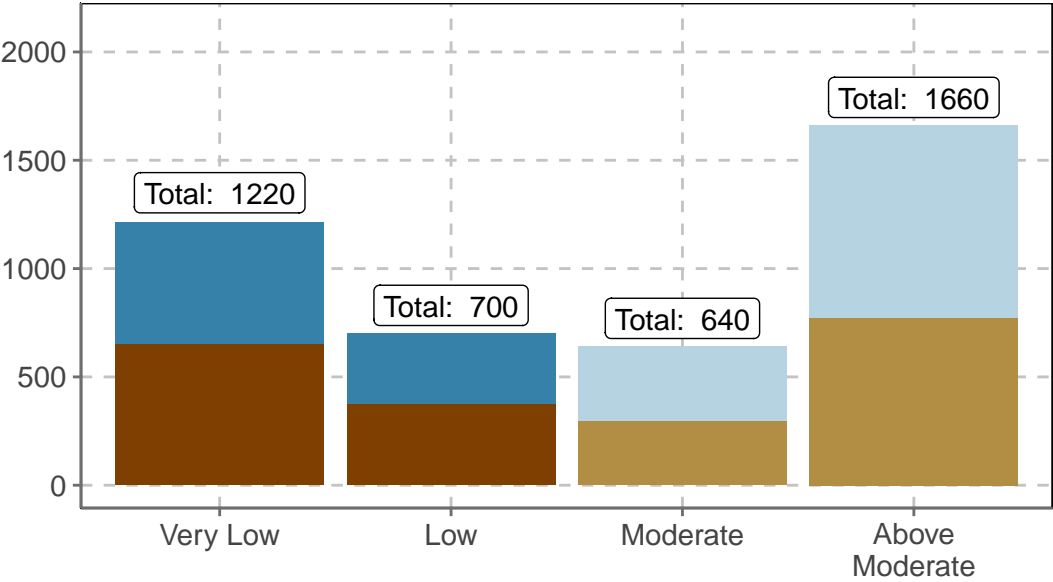
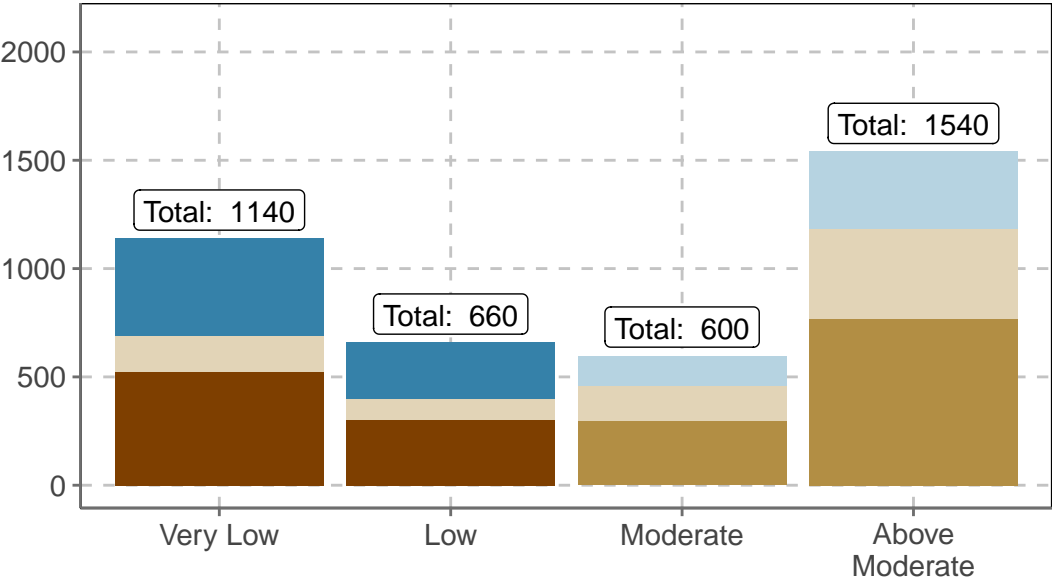
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

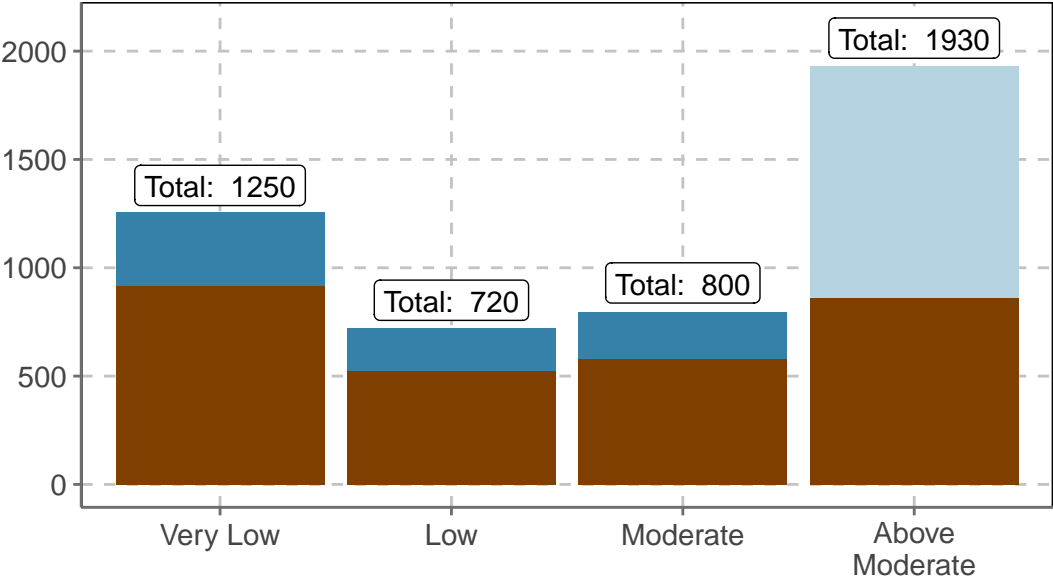
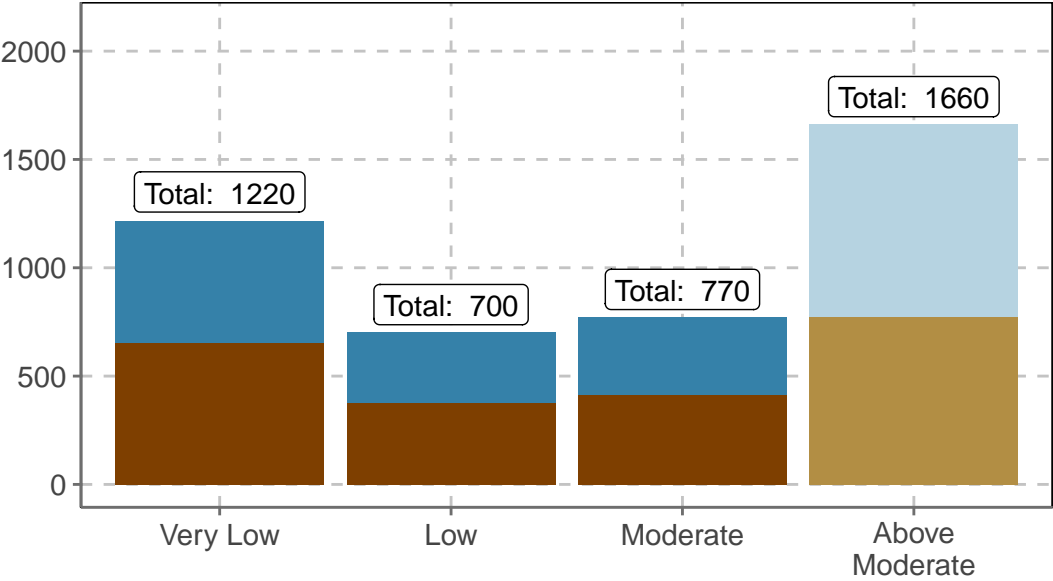
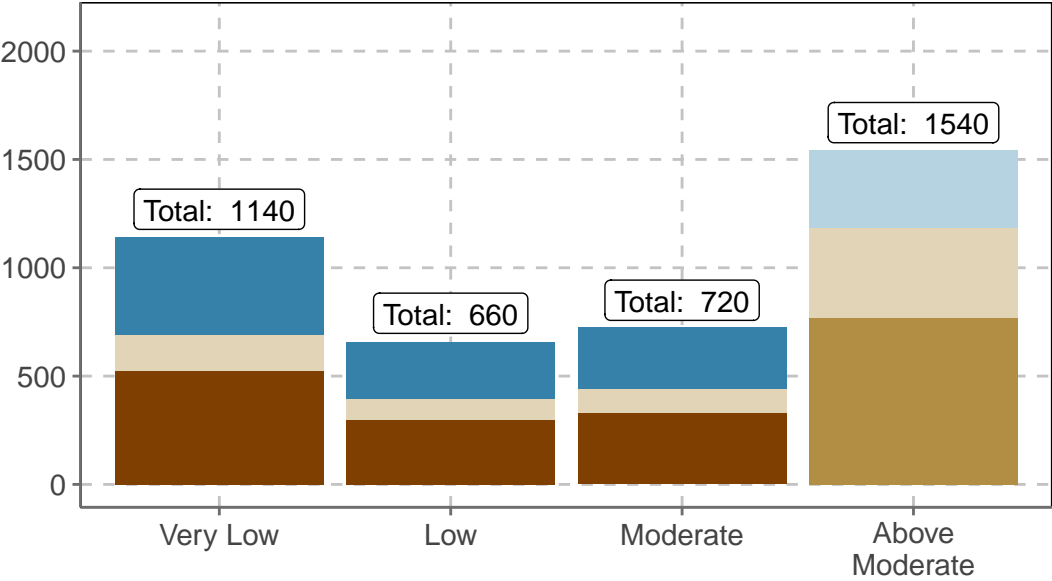
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

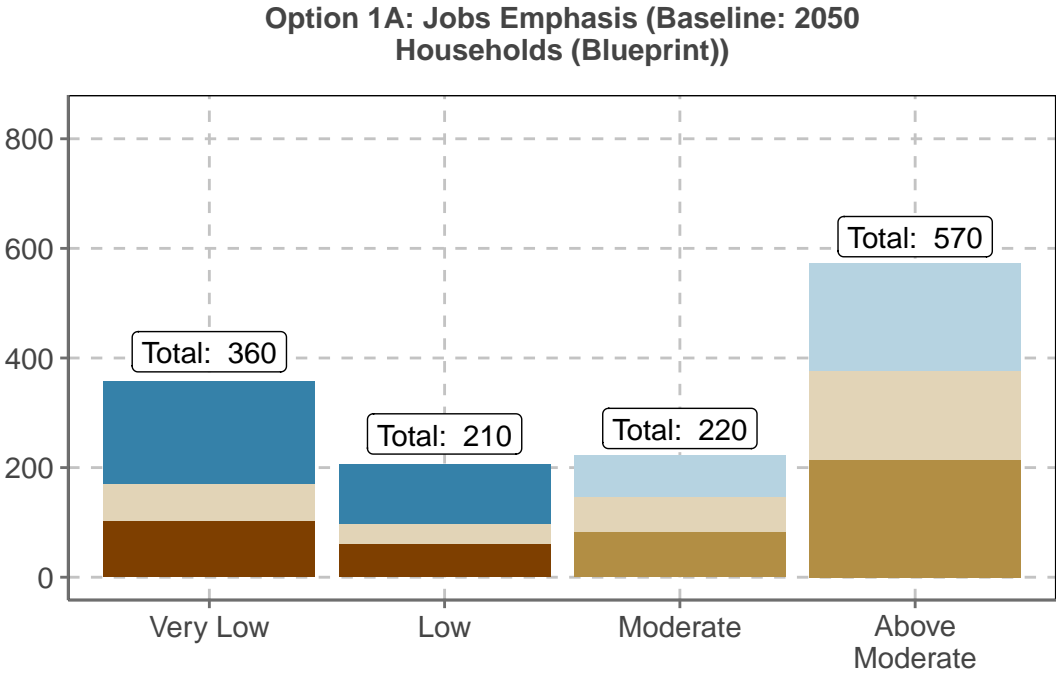


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

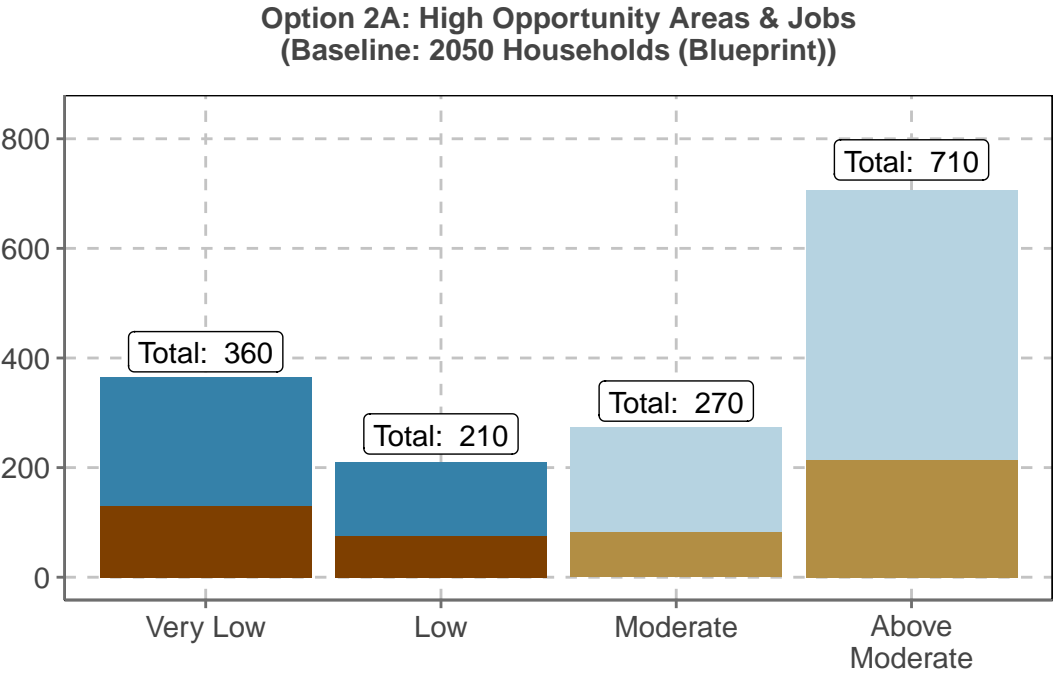
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Uninc. Solano  
(2019 households: 6820)  
(Solano County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

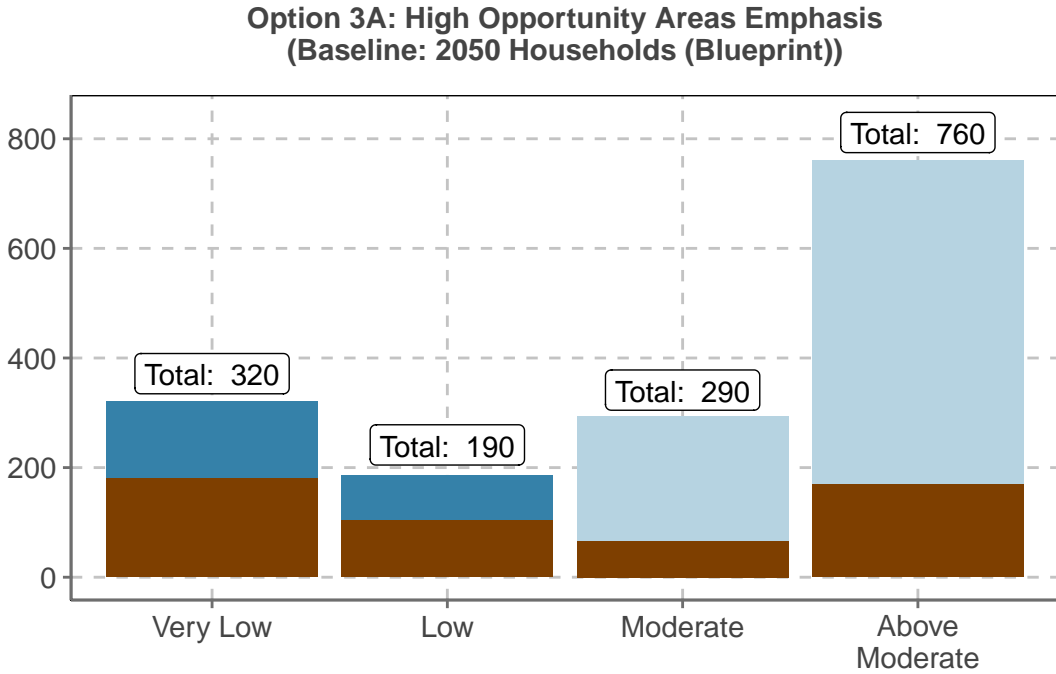
Version A: Original Income Grouping



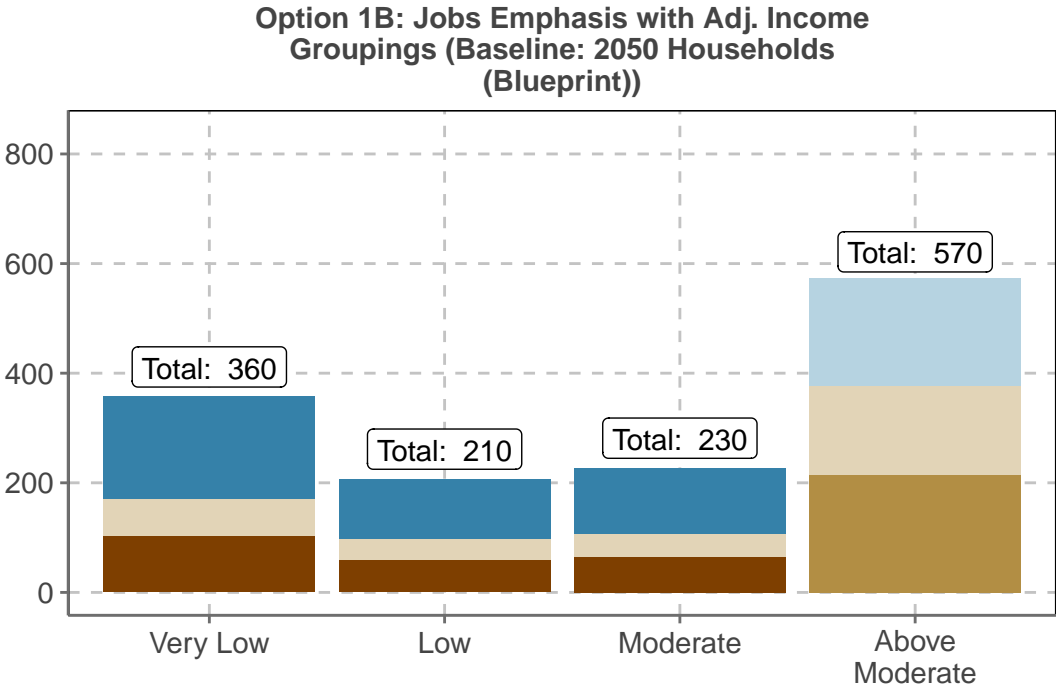
Version A: Original Income Grouping



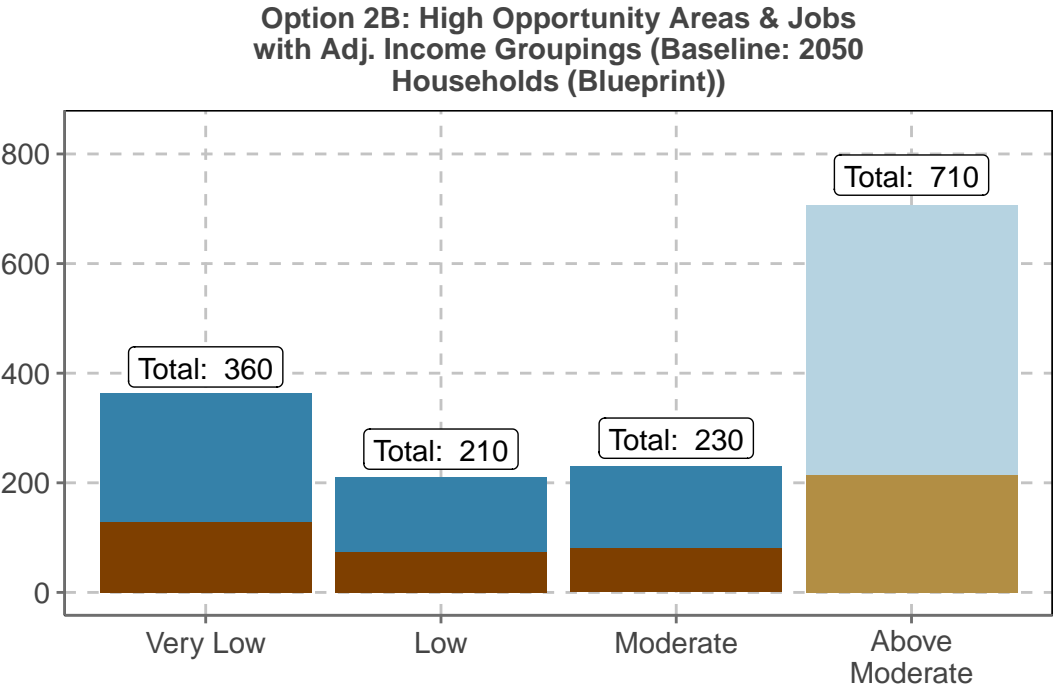
Version A: Original Income Grouping



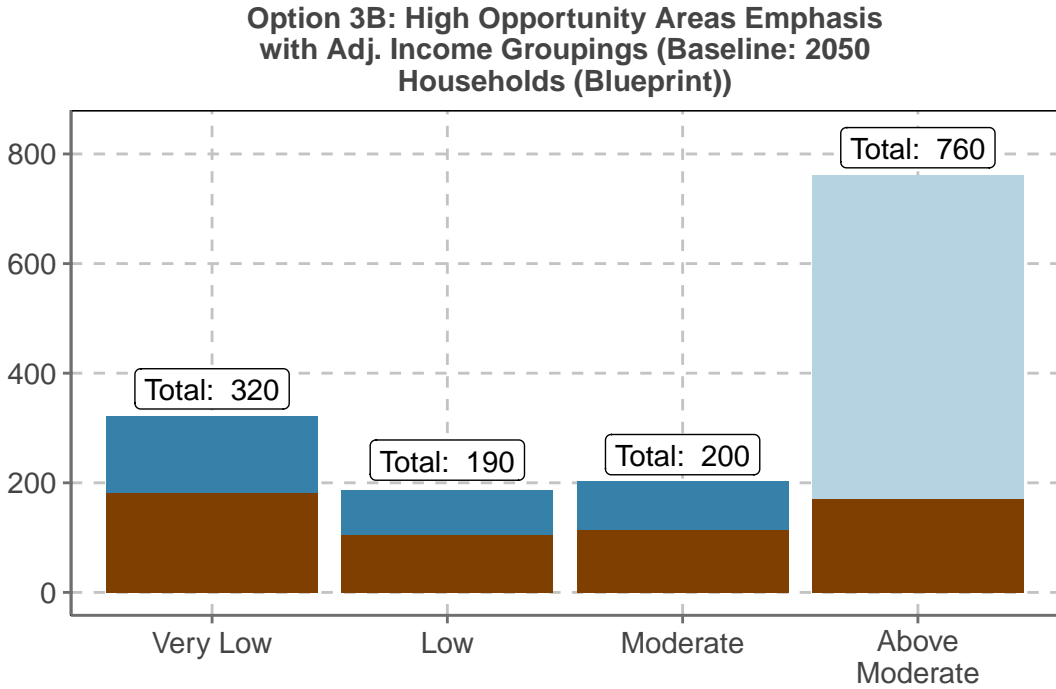
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity - Auto Job Proximity - Transit Jobs-Housing Balance Jobs-Housing Fit

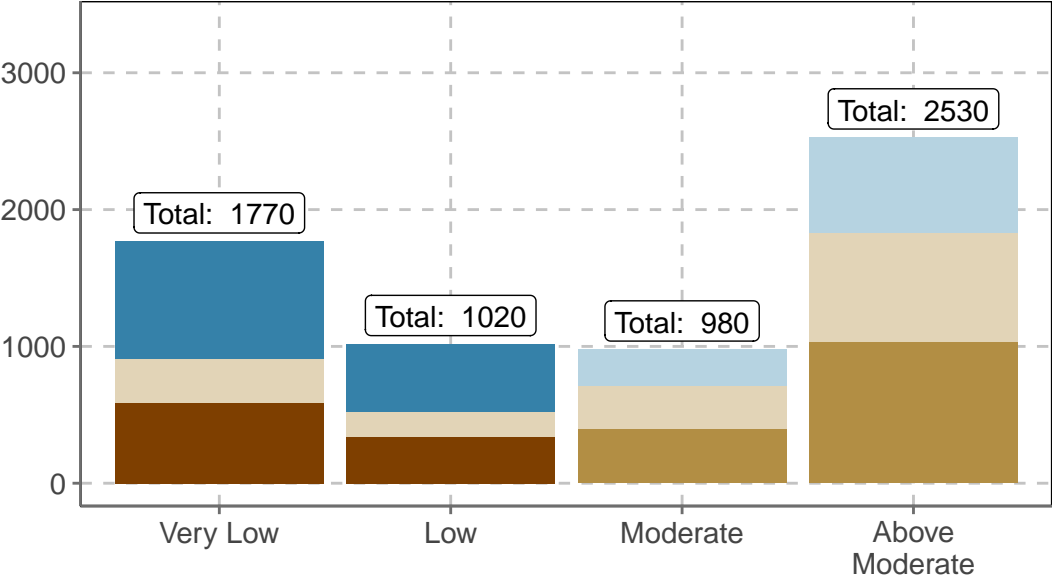


Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Uninc. Sonoma  
(2019 households: 54038)  
(Sonoma County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

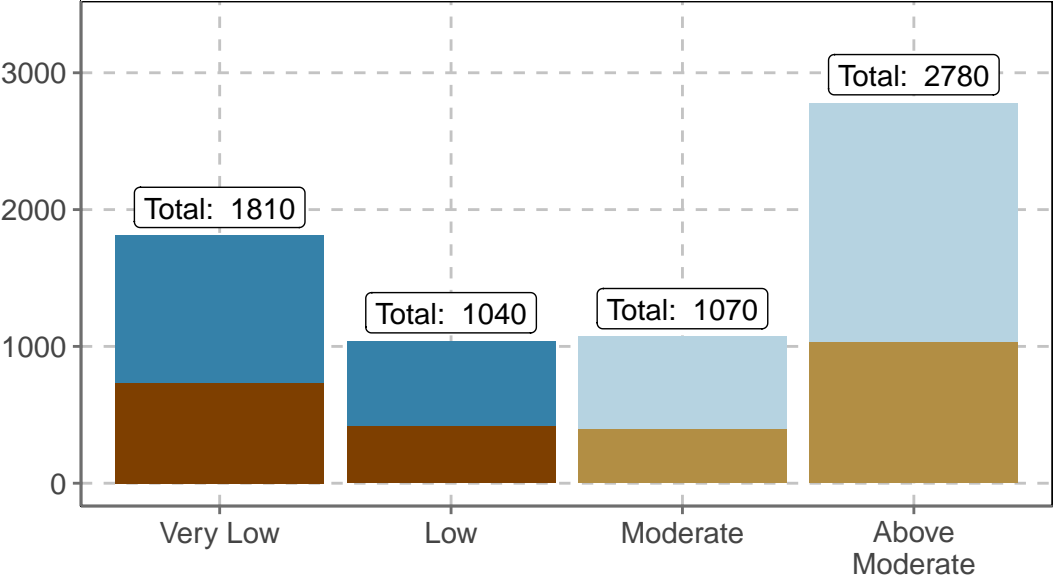
Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



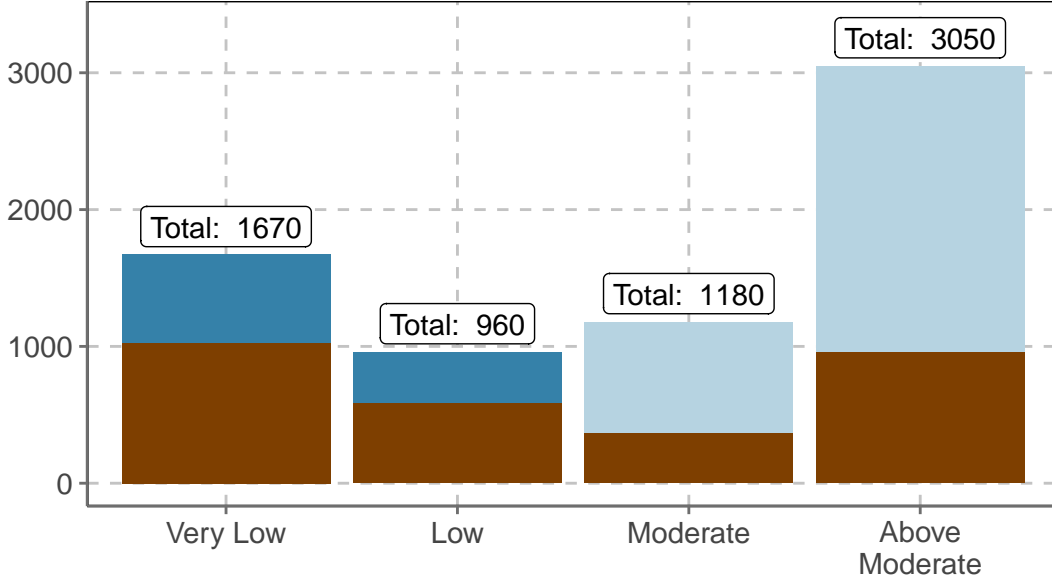
Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



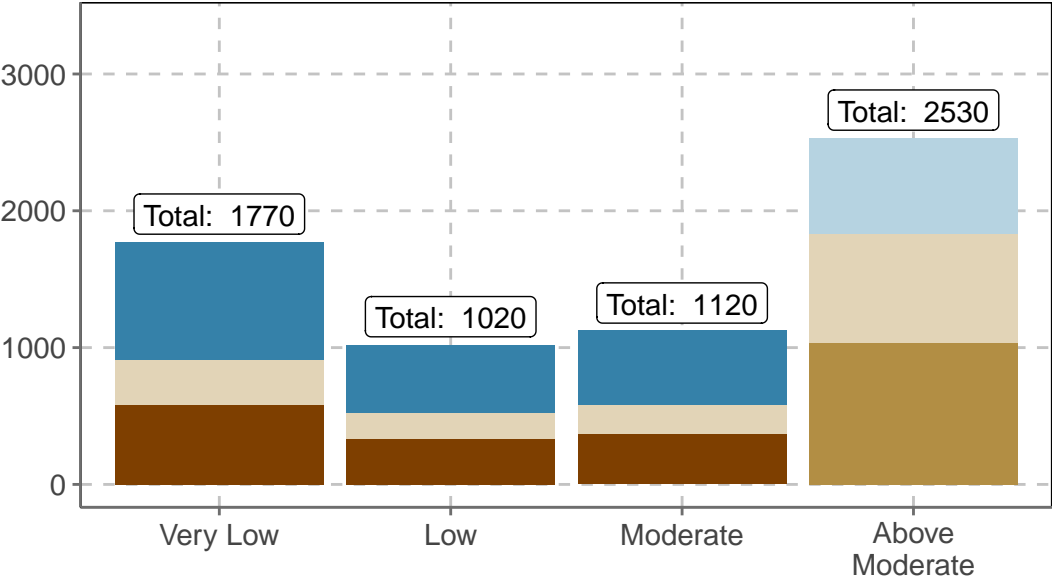
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



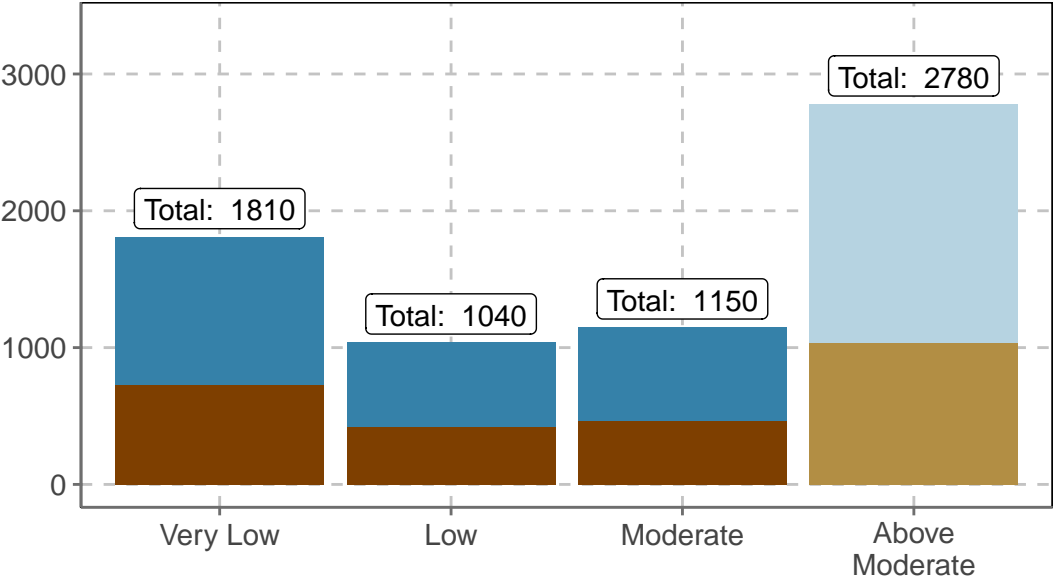
Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



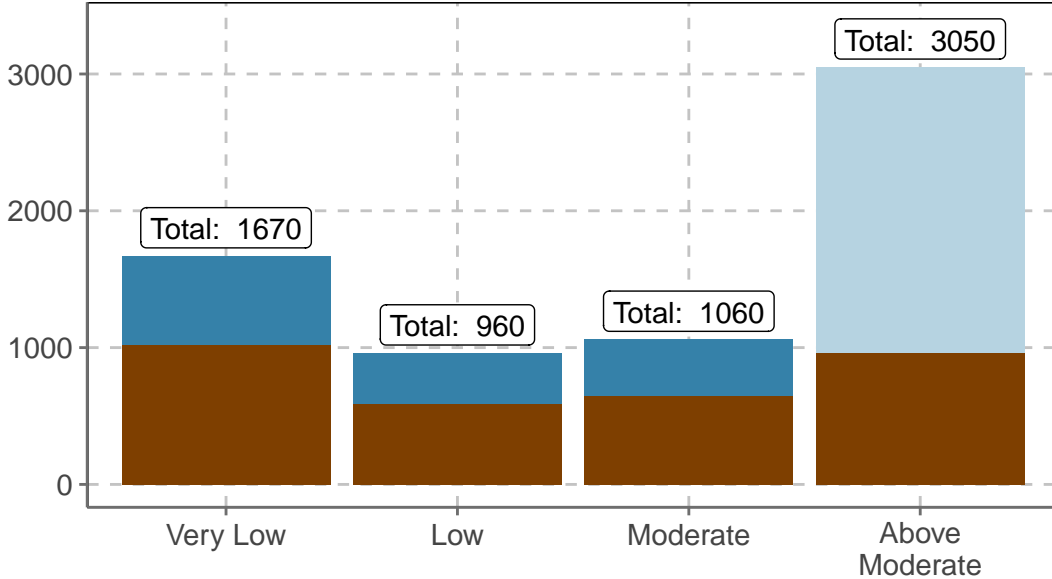
Version B: Adjusted Income Grouping

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Union City  
(2019 households: 20917)  
(Alameda County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

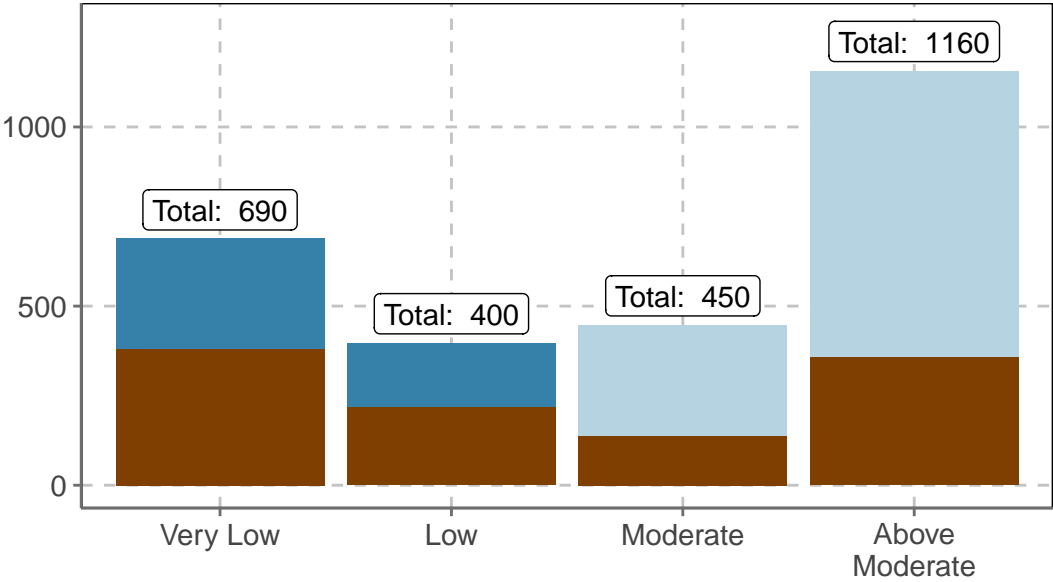
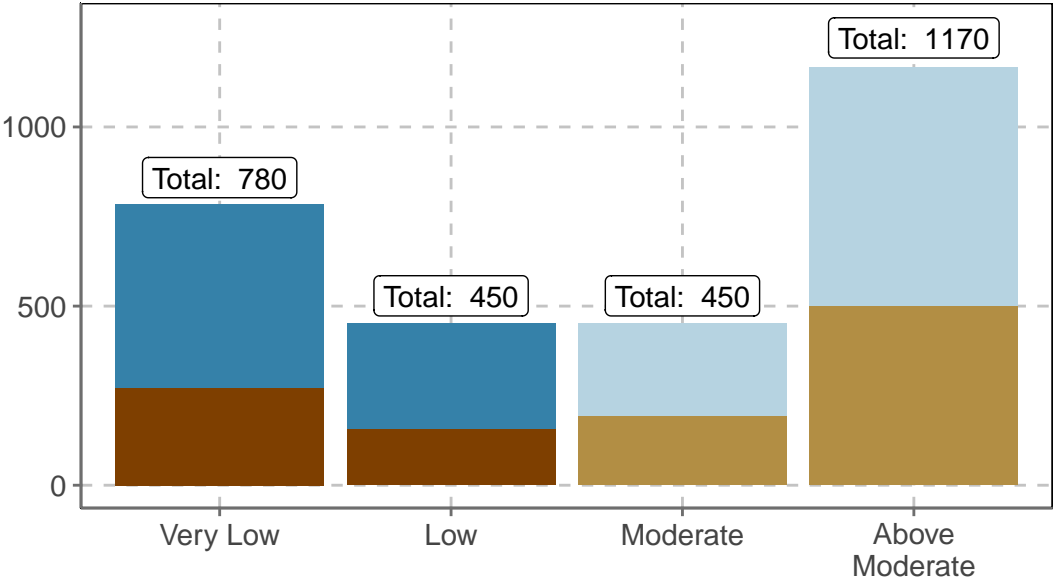
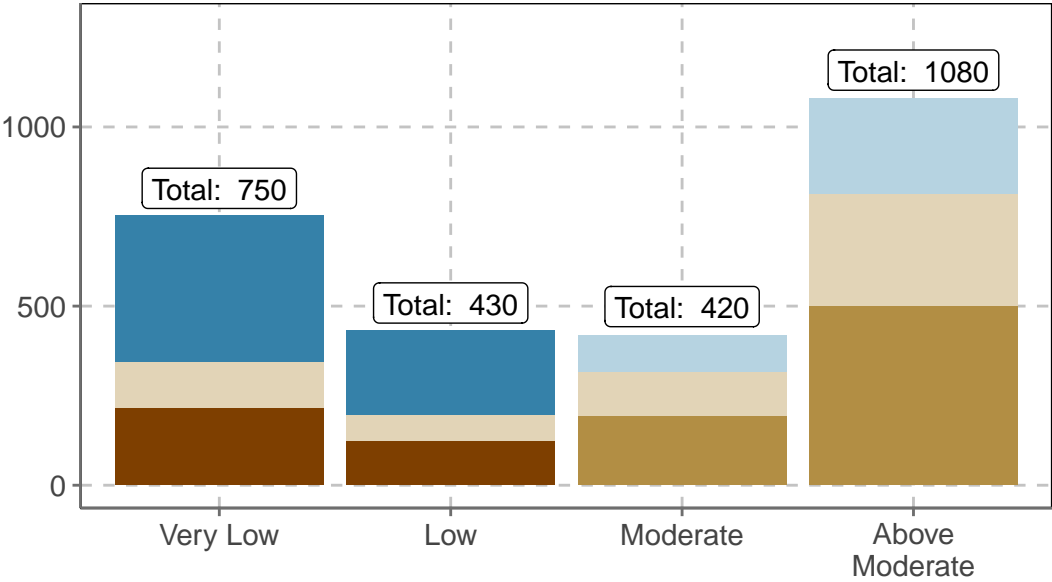
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

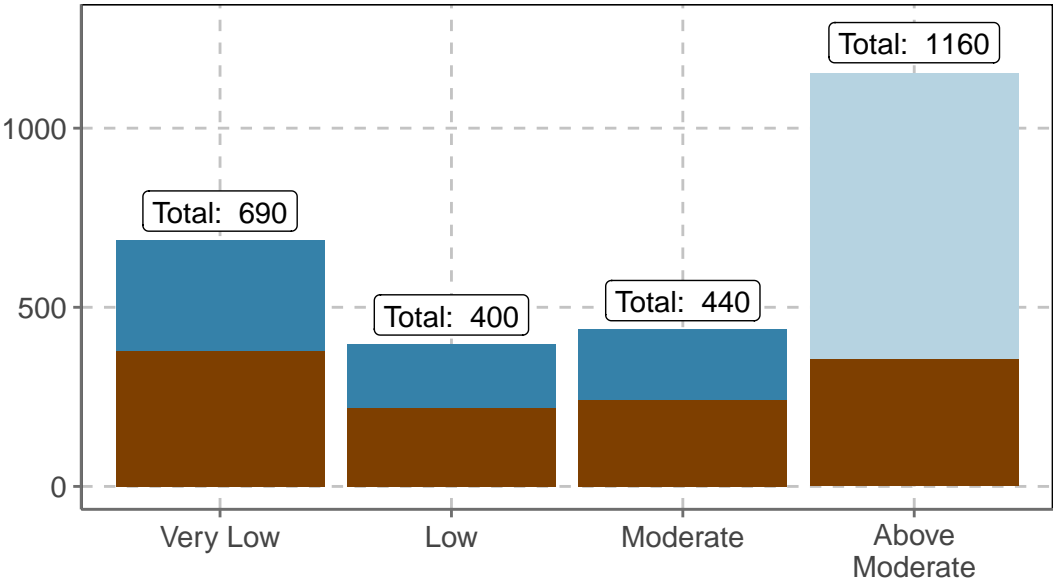
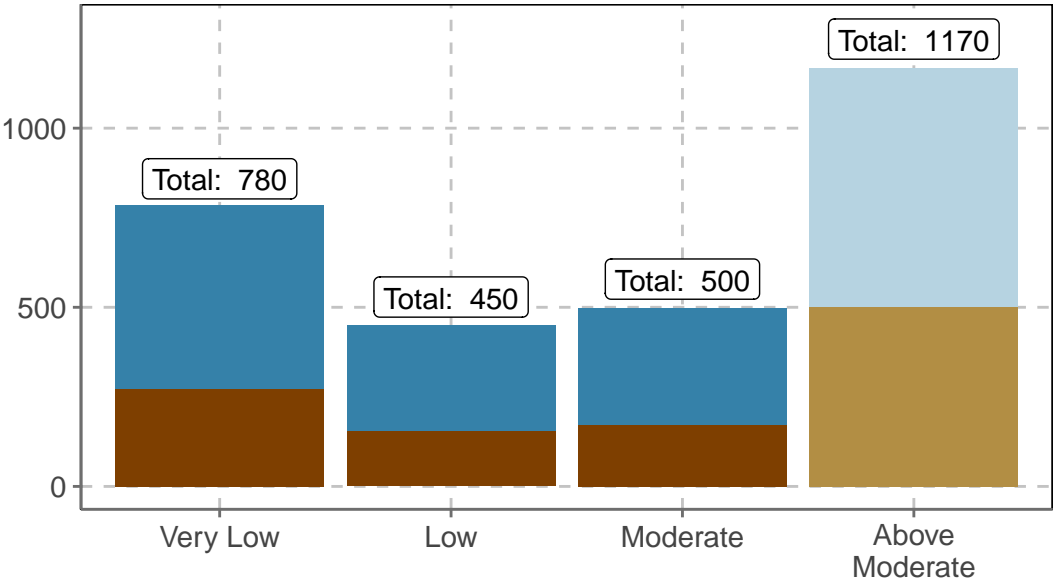
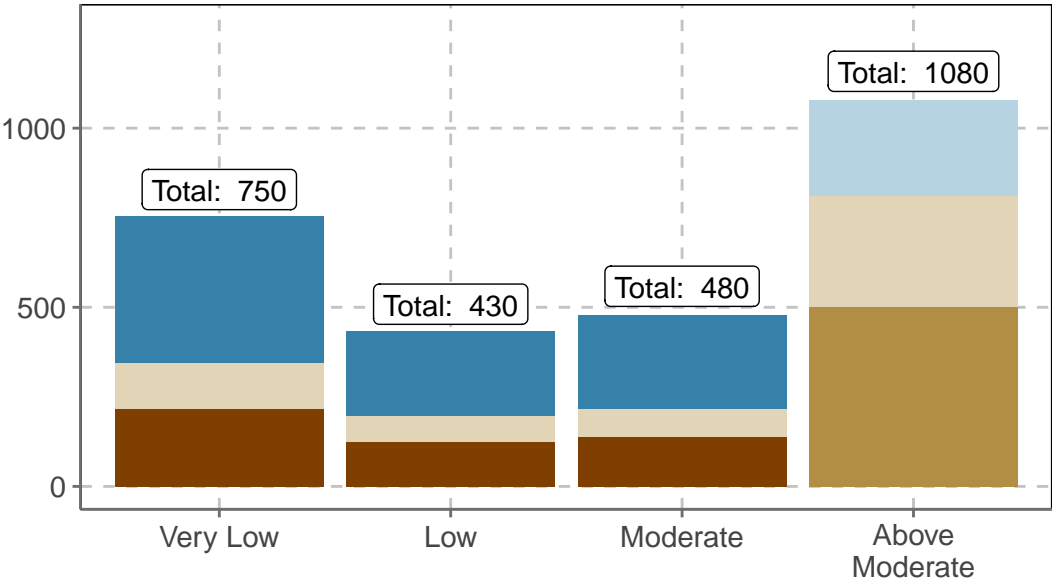
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

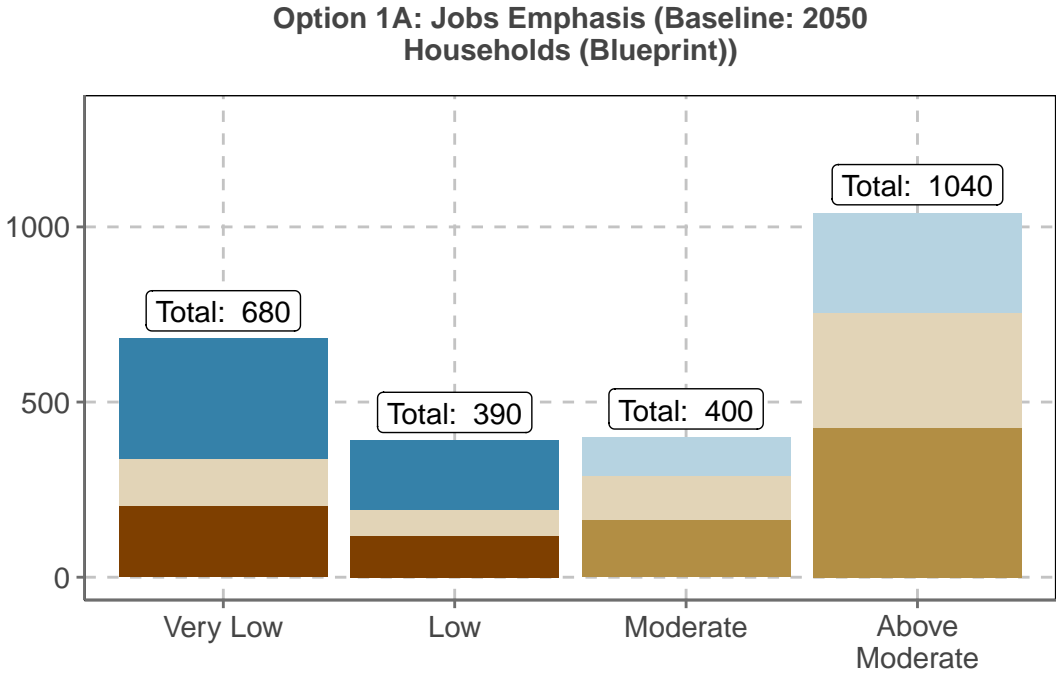


Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

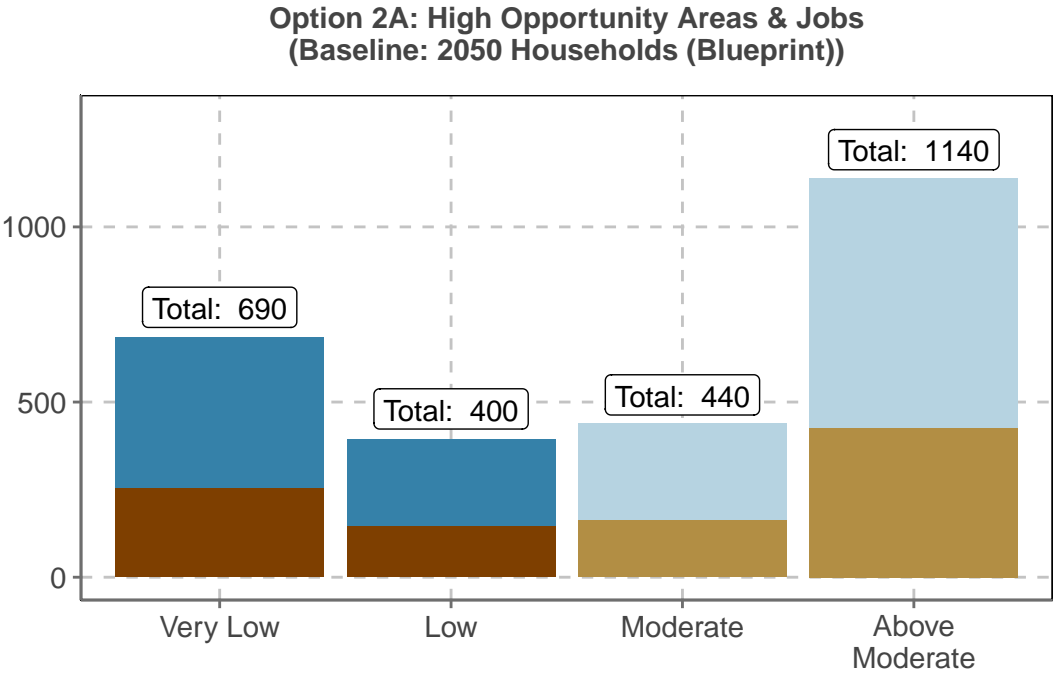
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Vacaville  
(2019 households: 33136)  
(Solano County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

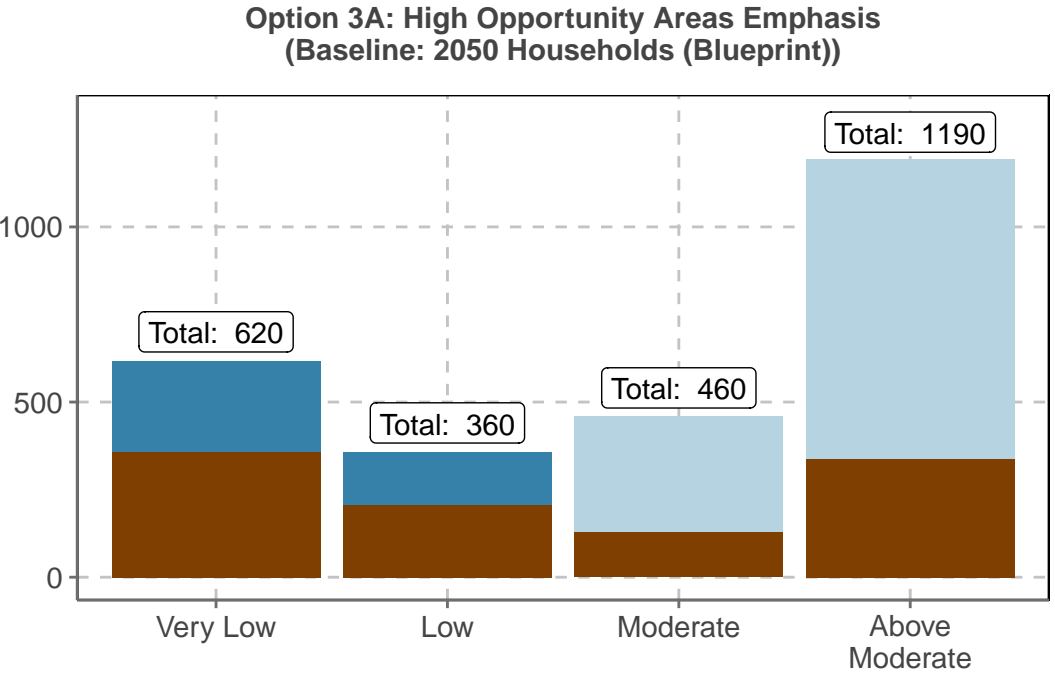
Version A: Original Income Grouping



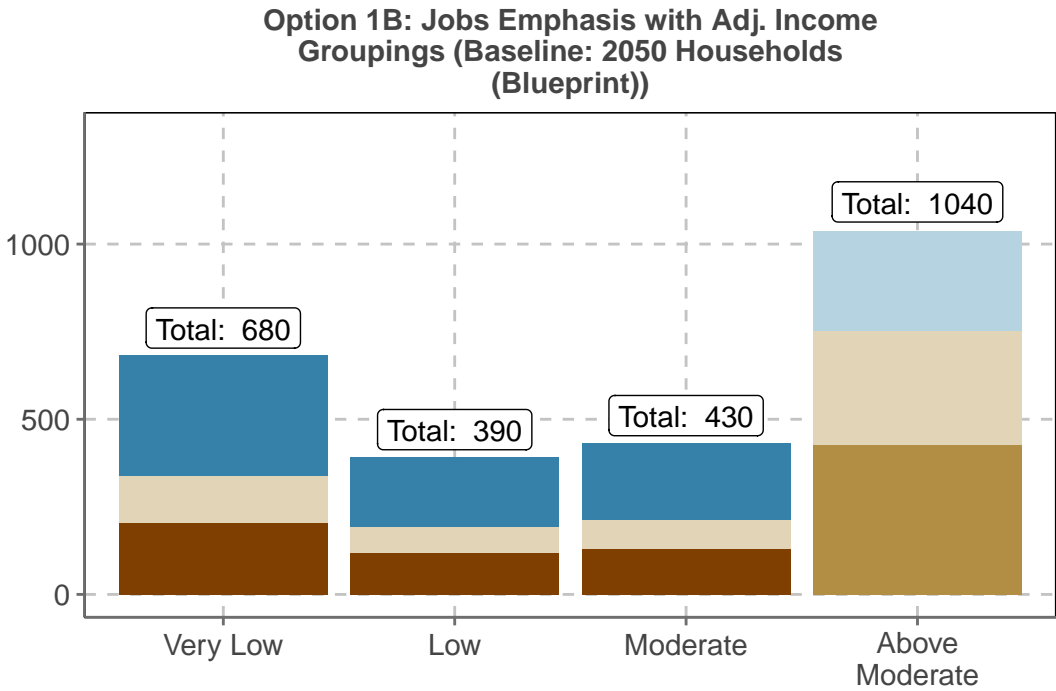
Version A: Original Income Grouping



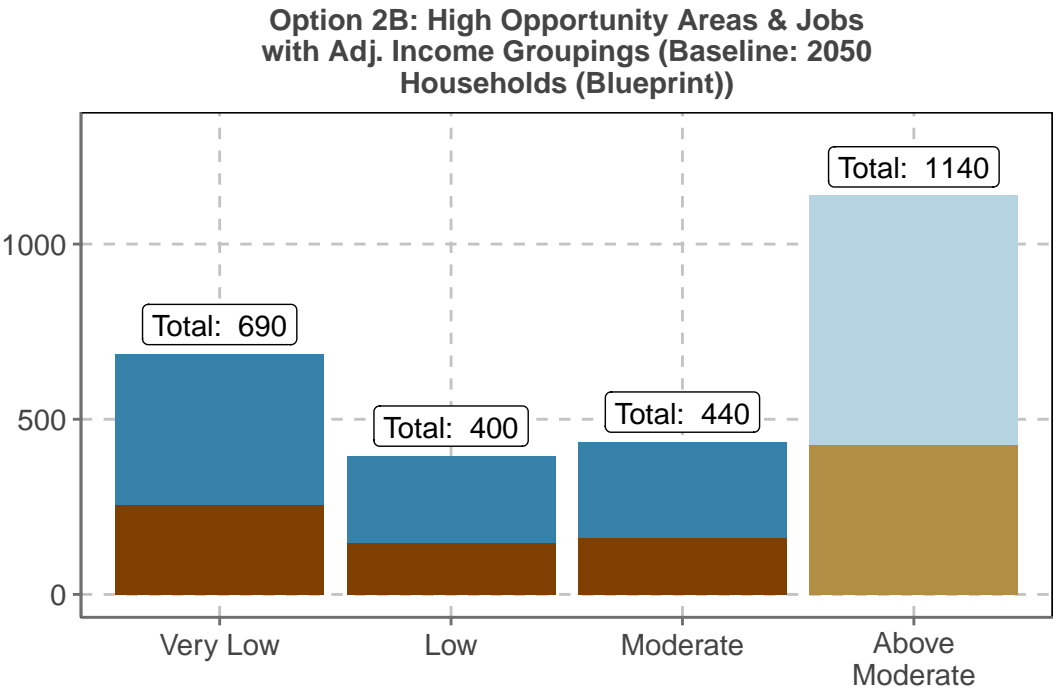
Version A: Original Income Grouping



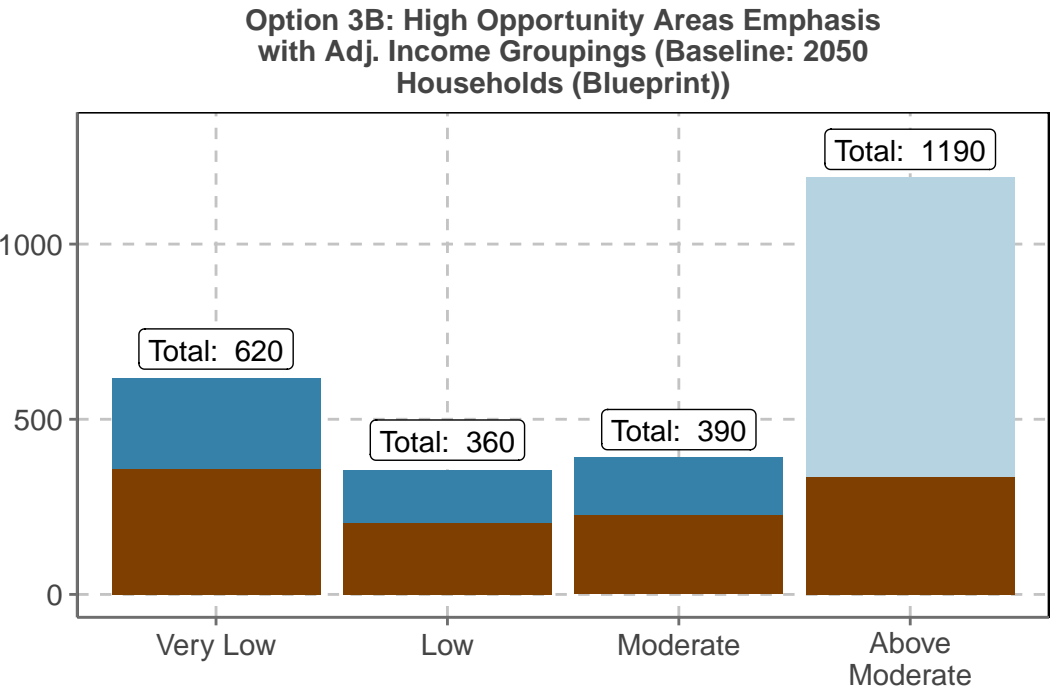
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Vallejo  
(2019 households: 40728)  
(Solano County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

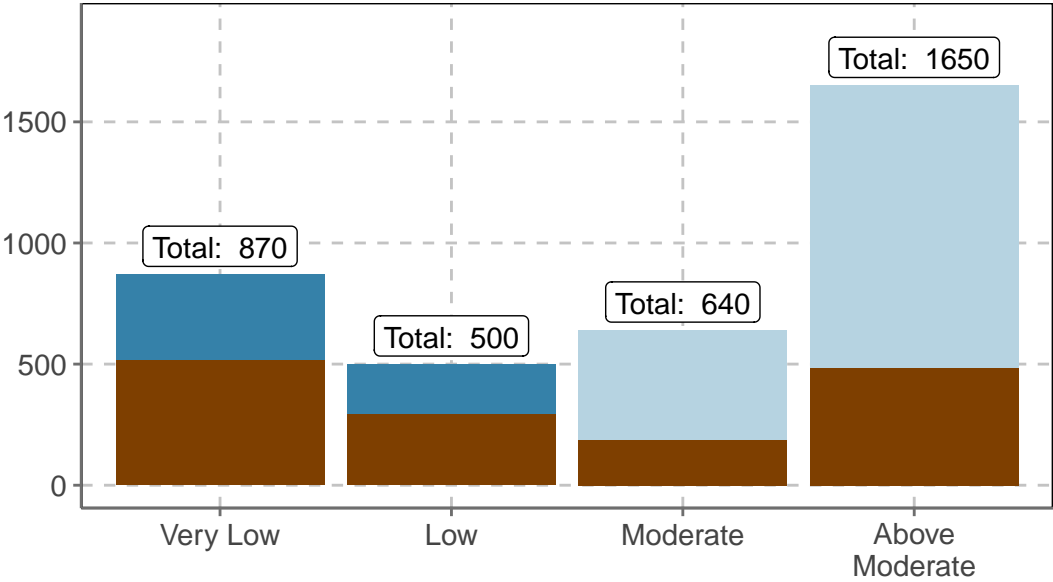
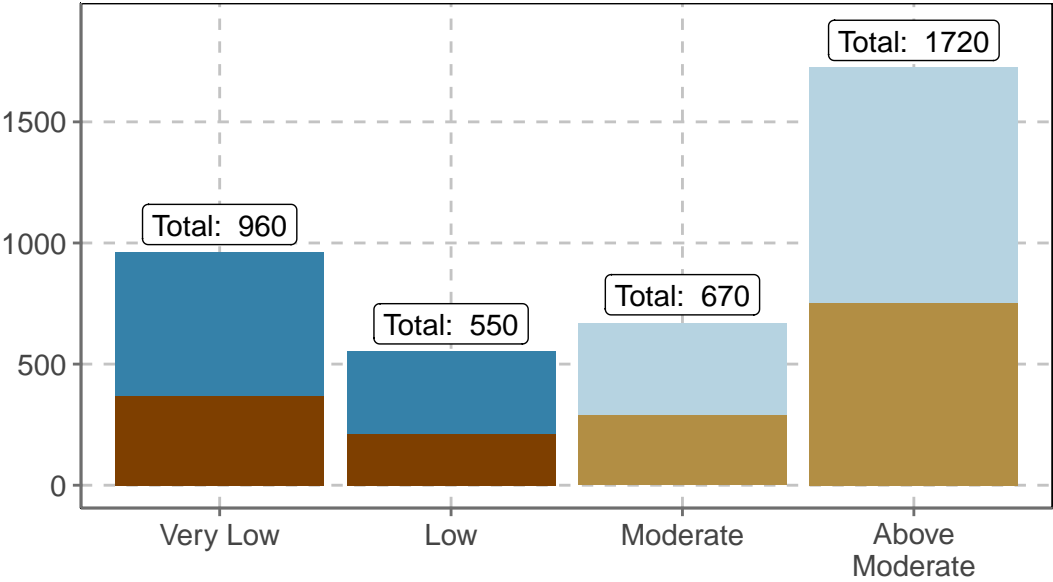
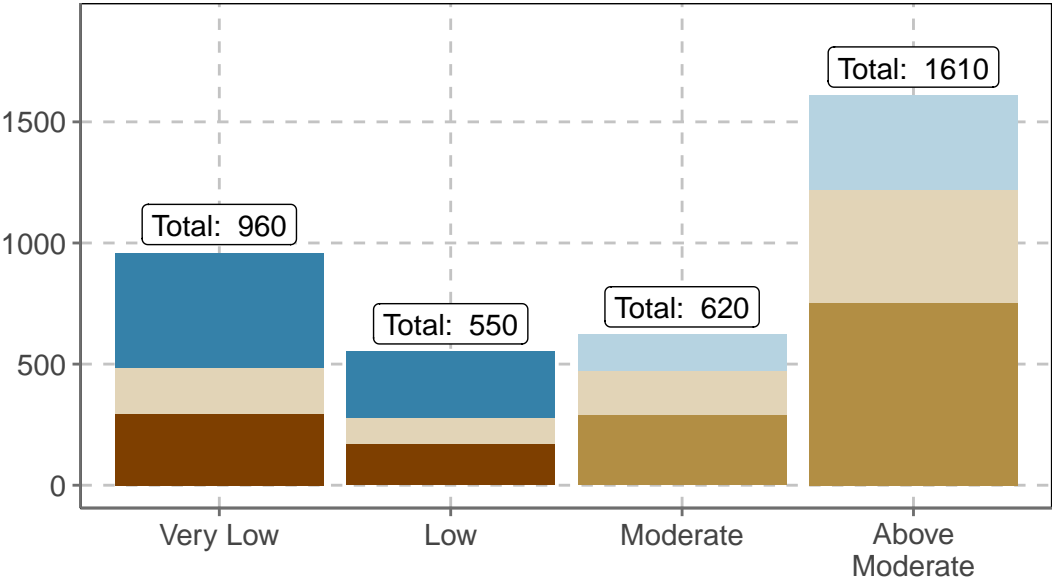
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

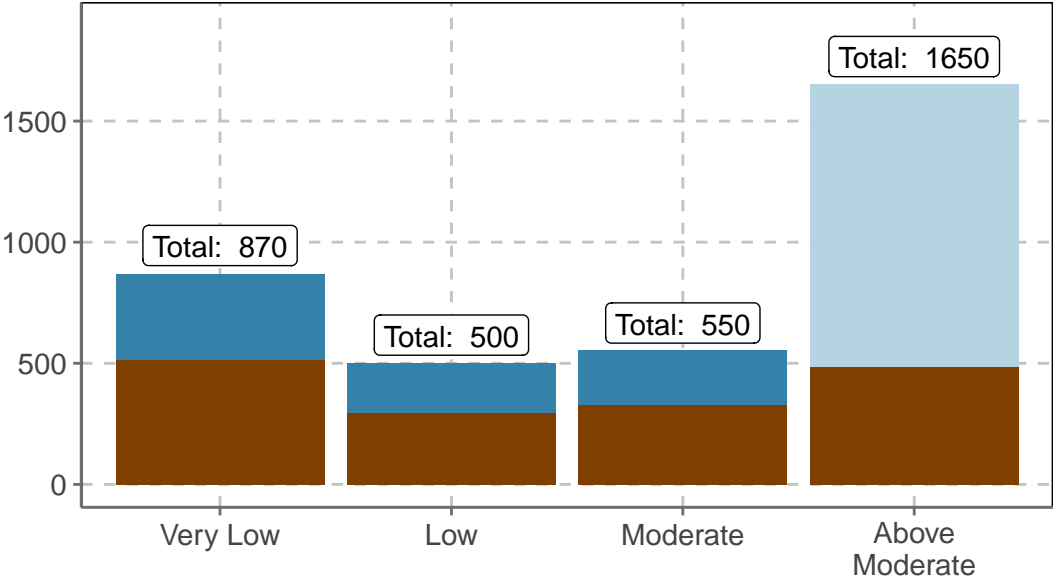
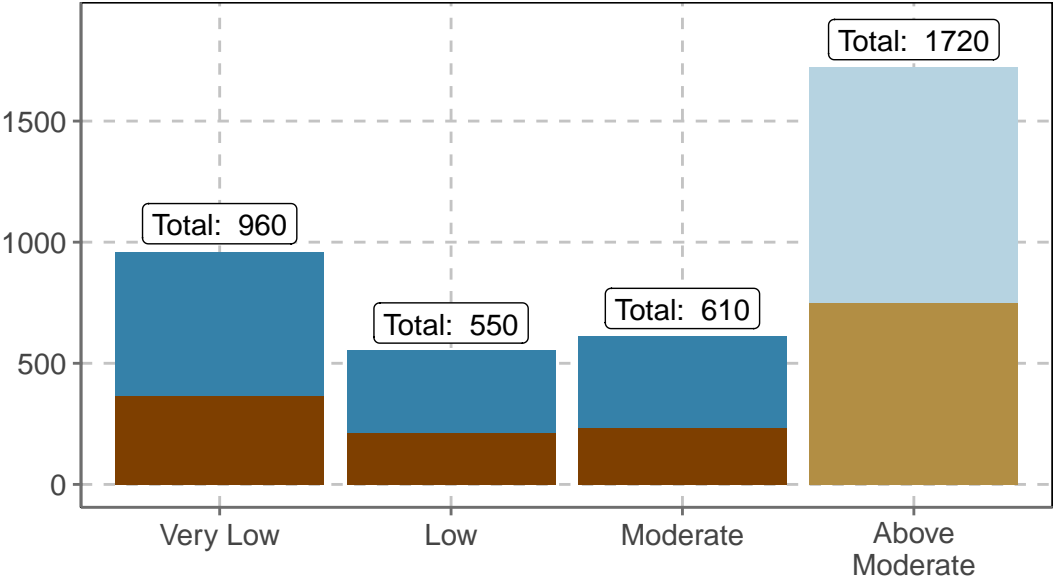
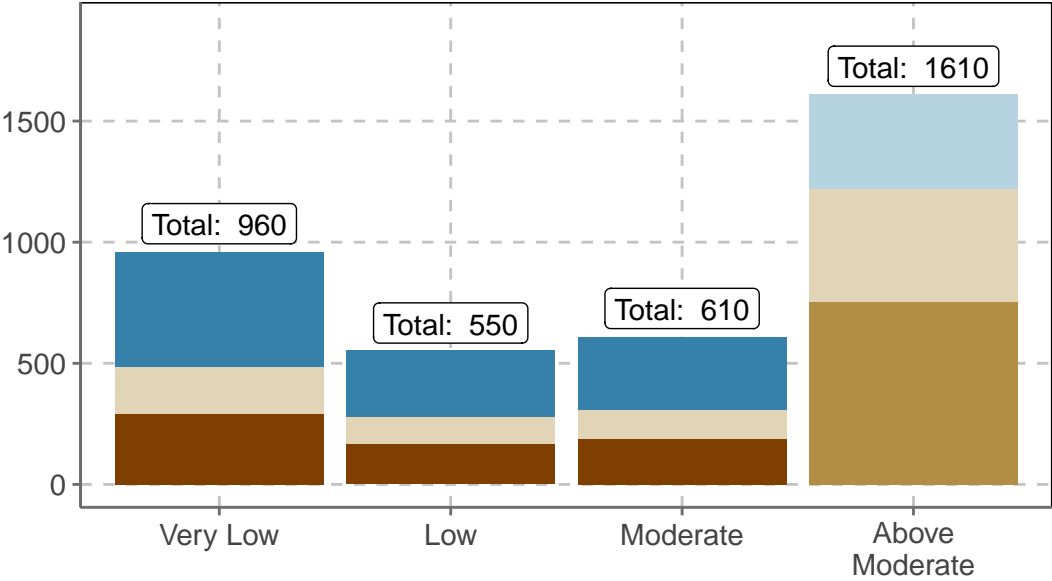
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas   Job Proximity – Auto   Job Proximity – Transit   Jobs–Housing Balance   Jobs–Housing Fit

Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Walnut Creek  
(2019 households: 31424)  
(Contra Costa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

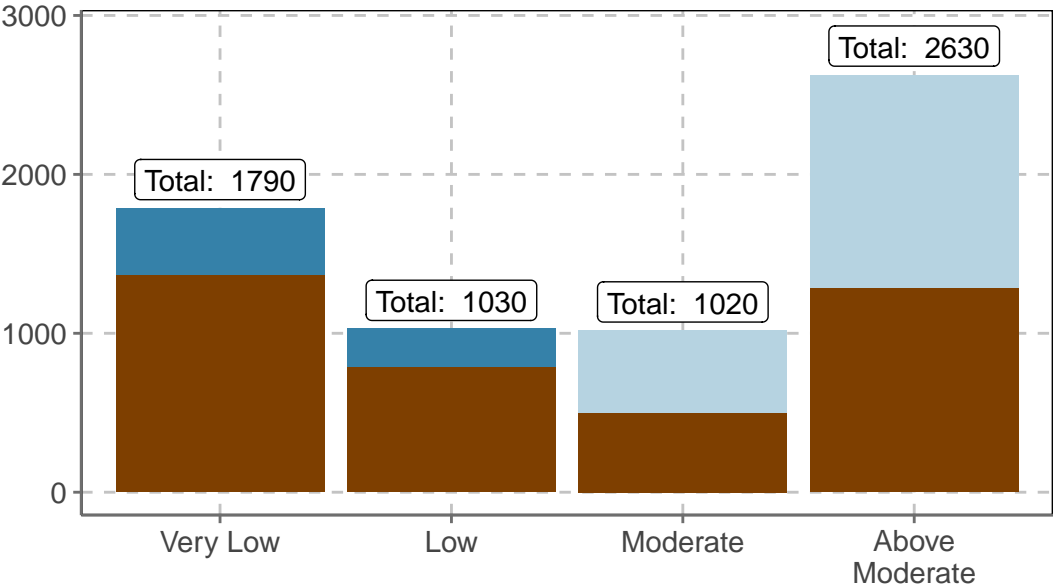
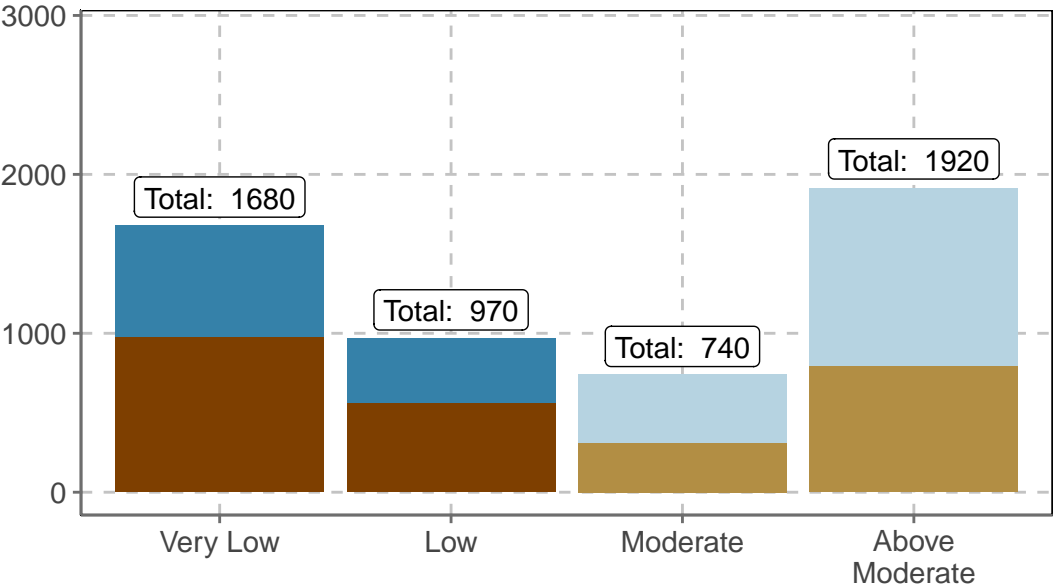
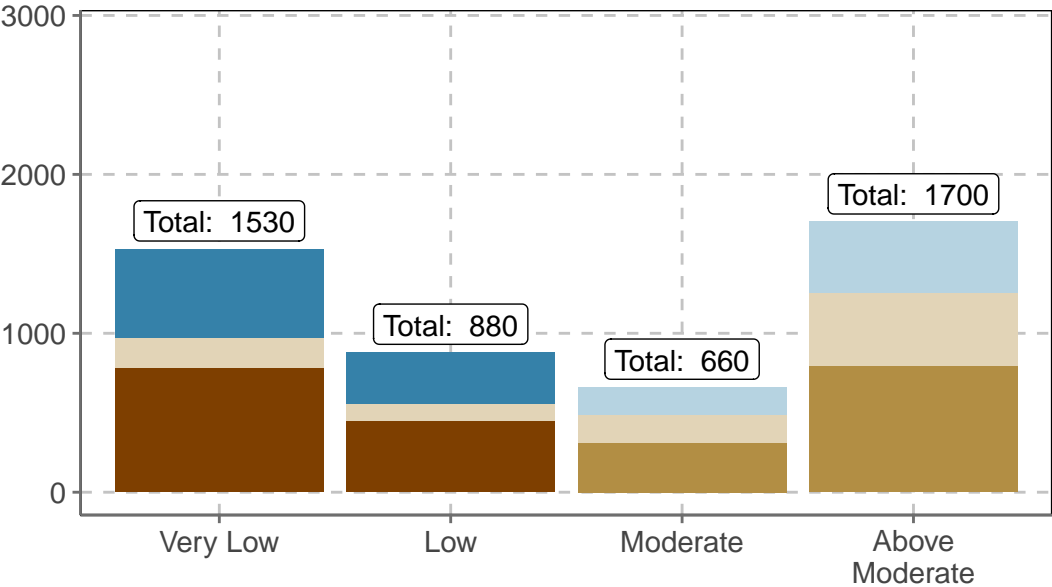
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

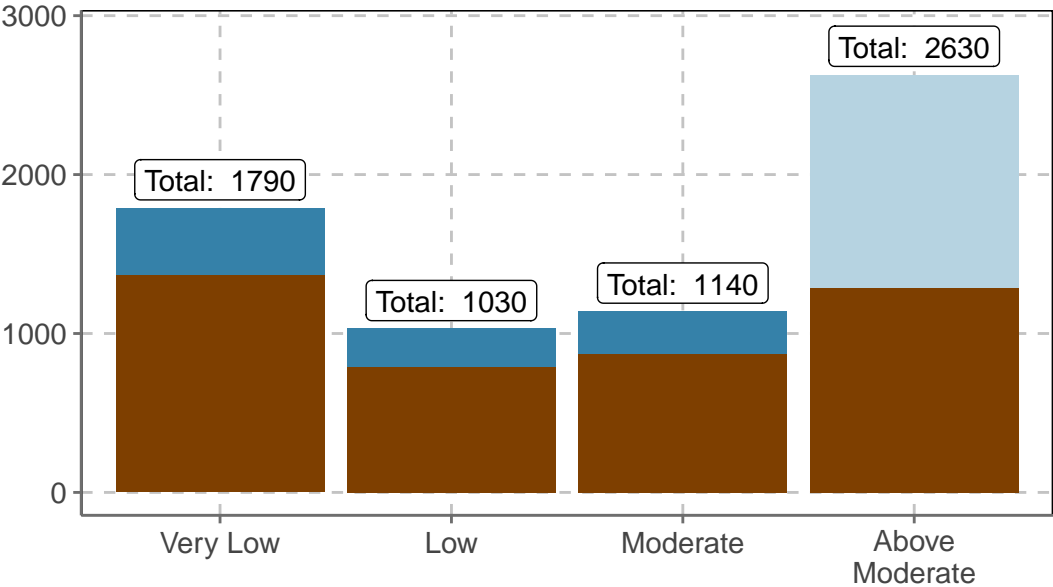
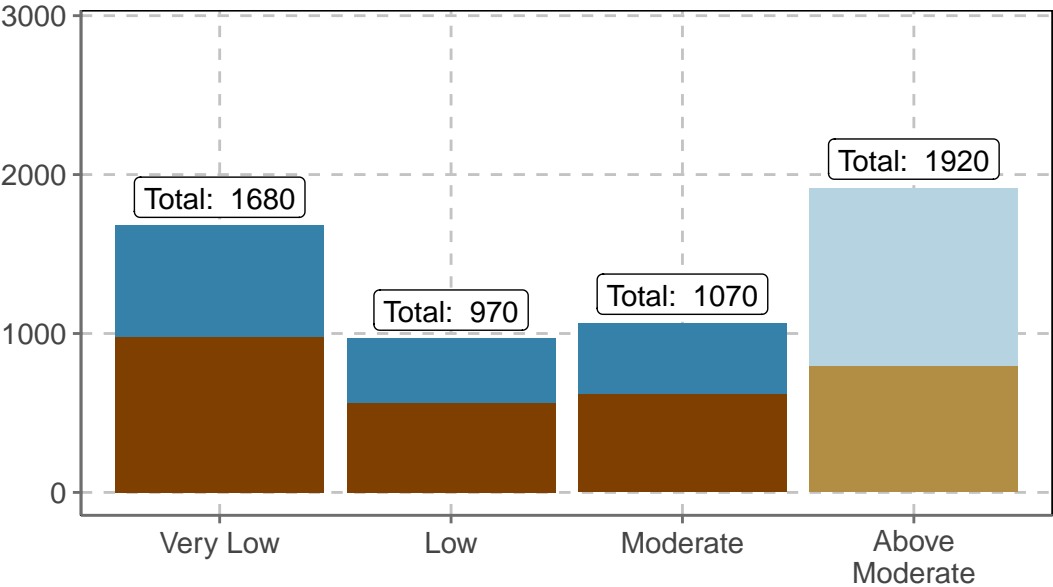
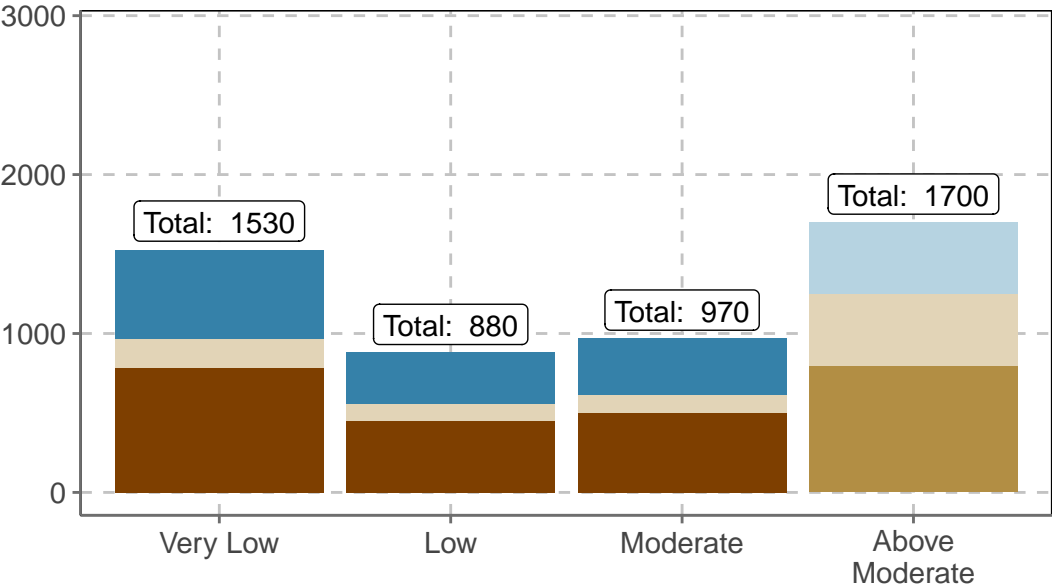
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

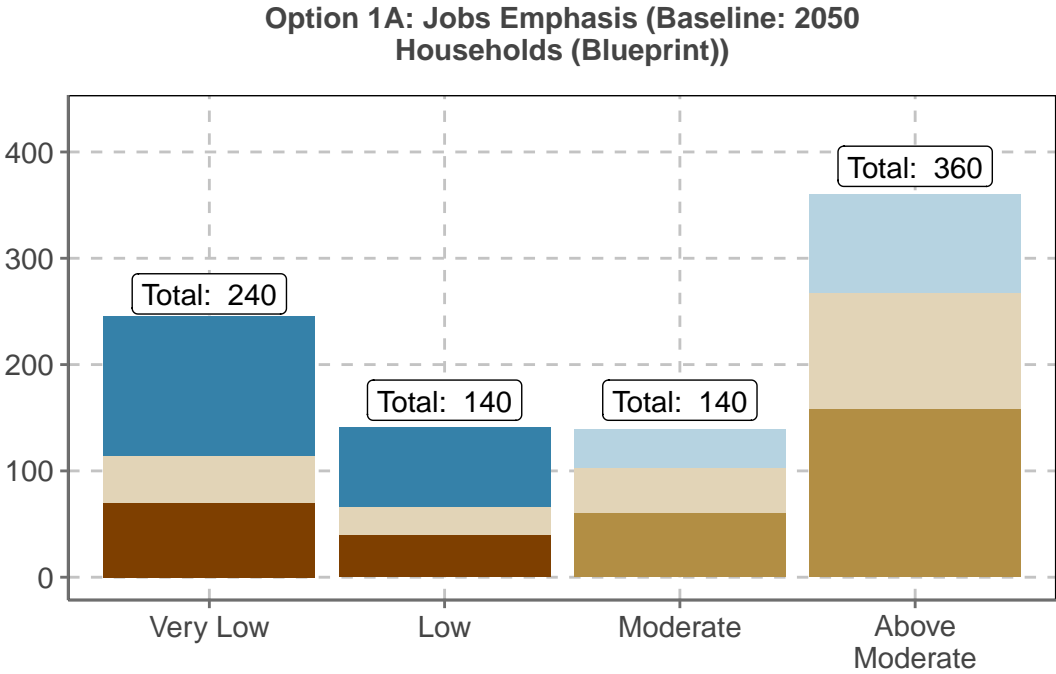


Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

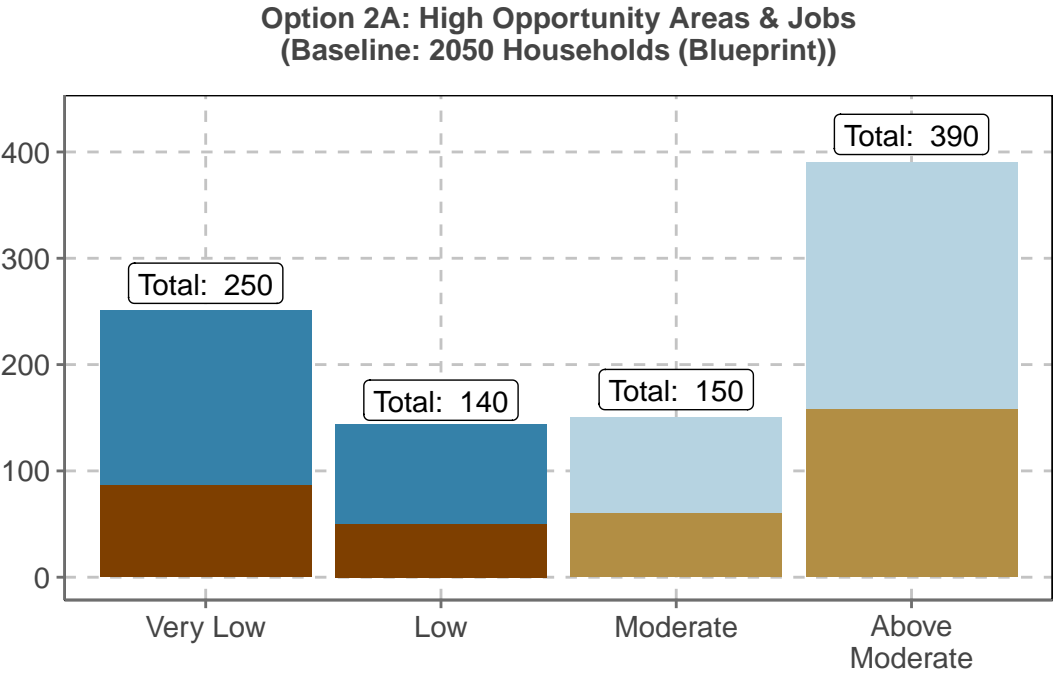
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Windsor  
(2019 households: 9112)  
(Sonoma County)**

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

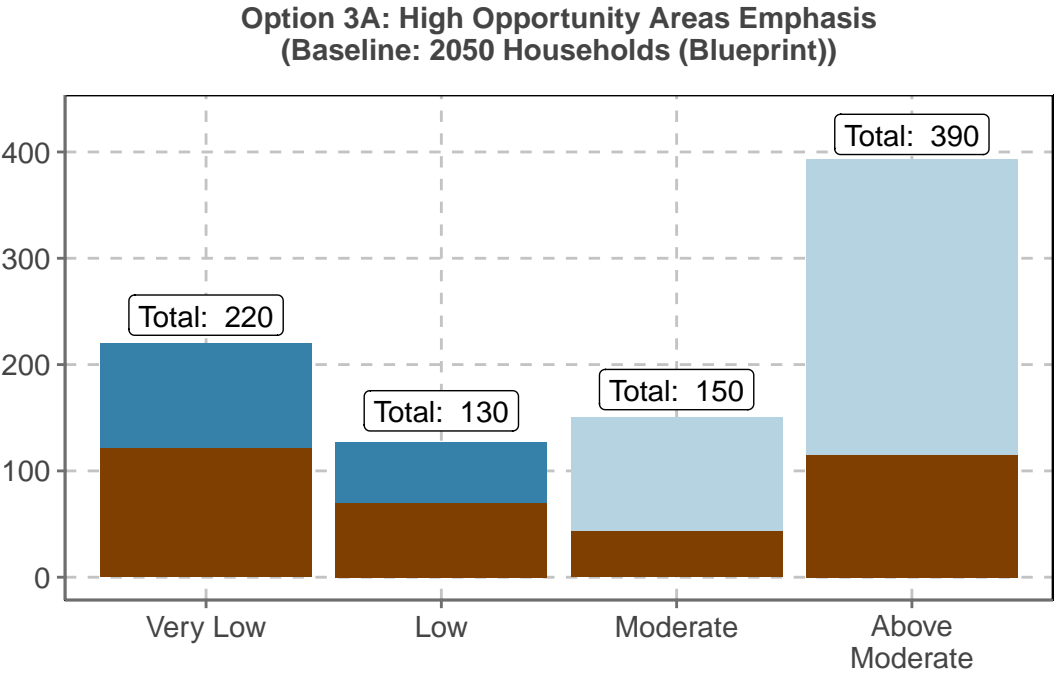
**Version A: Original Income Grouping**



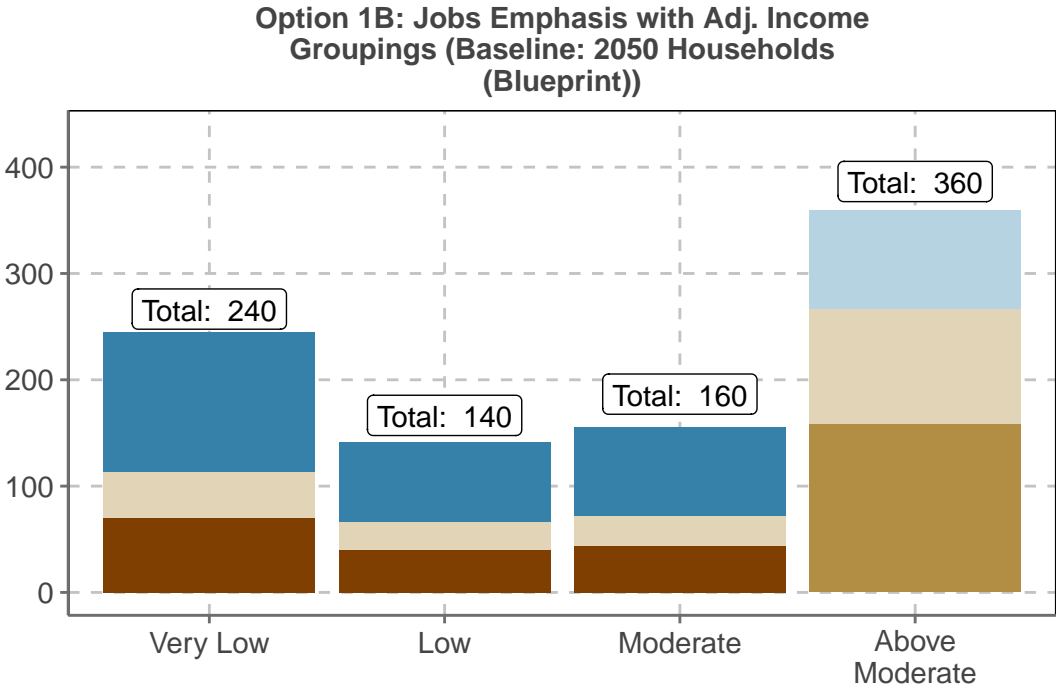
**Version A: Original Income Grouping**



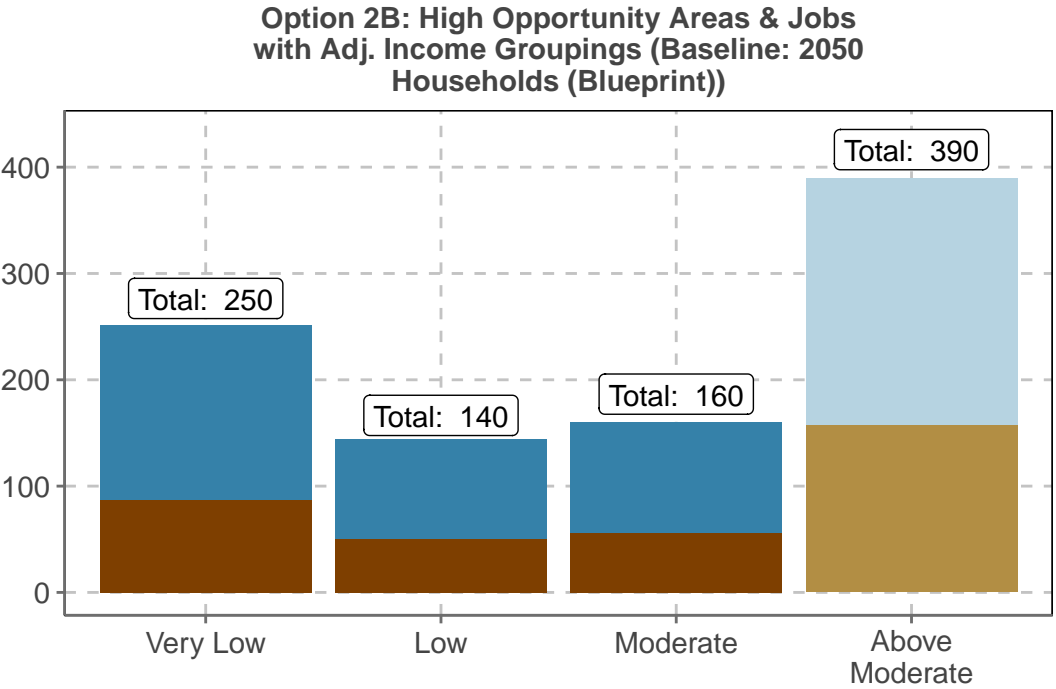
**Version A: Original Income Grouping**



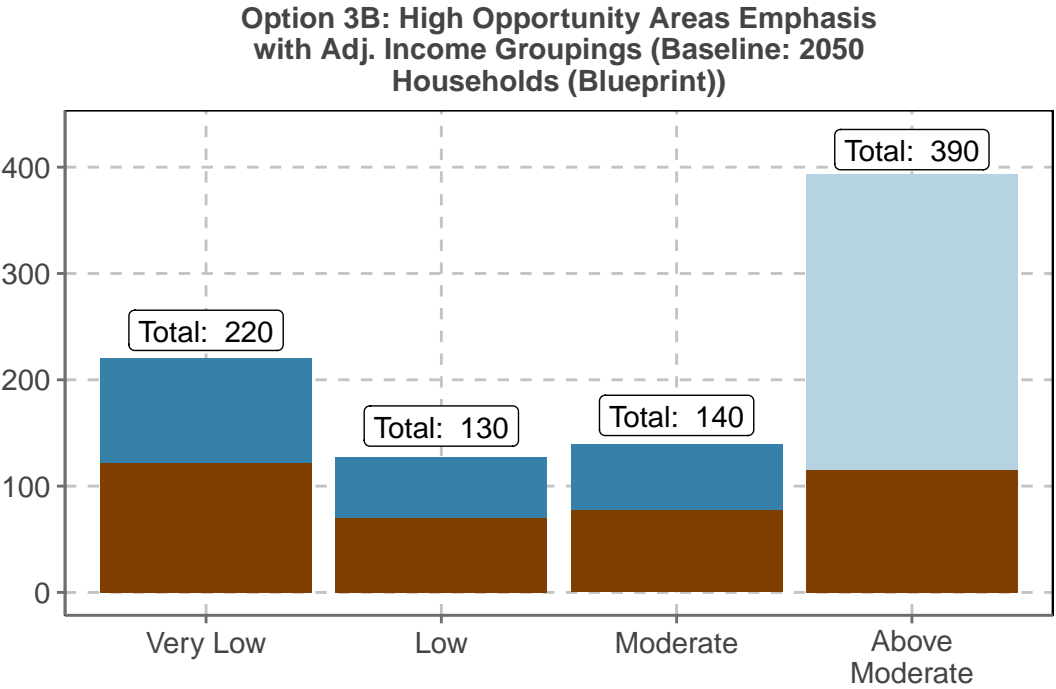
**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**



**Version B: Adjusted Income Grouping**

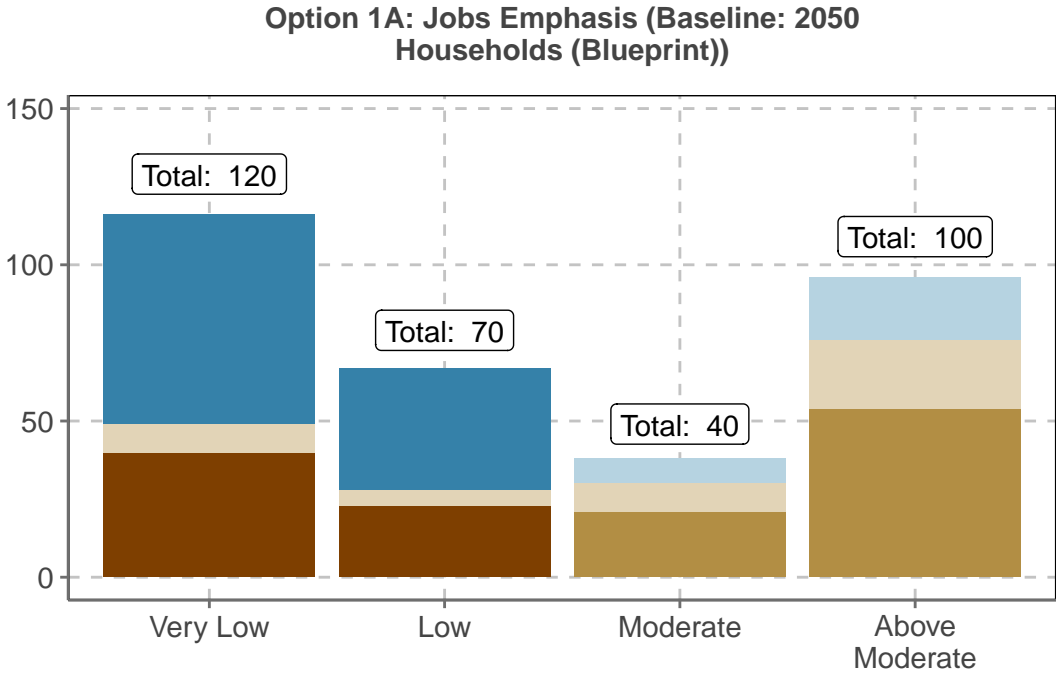


**a** Access to High Opportunity Areas   **a** Job Proximity – Auto   **a** Job Proximity – Transit   **a** Jobs–Housing Balance   **a** Jobs–Housing Fit

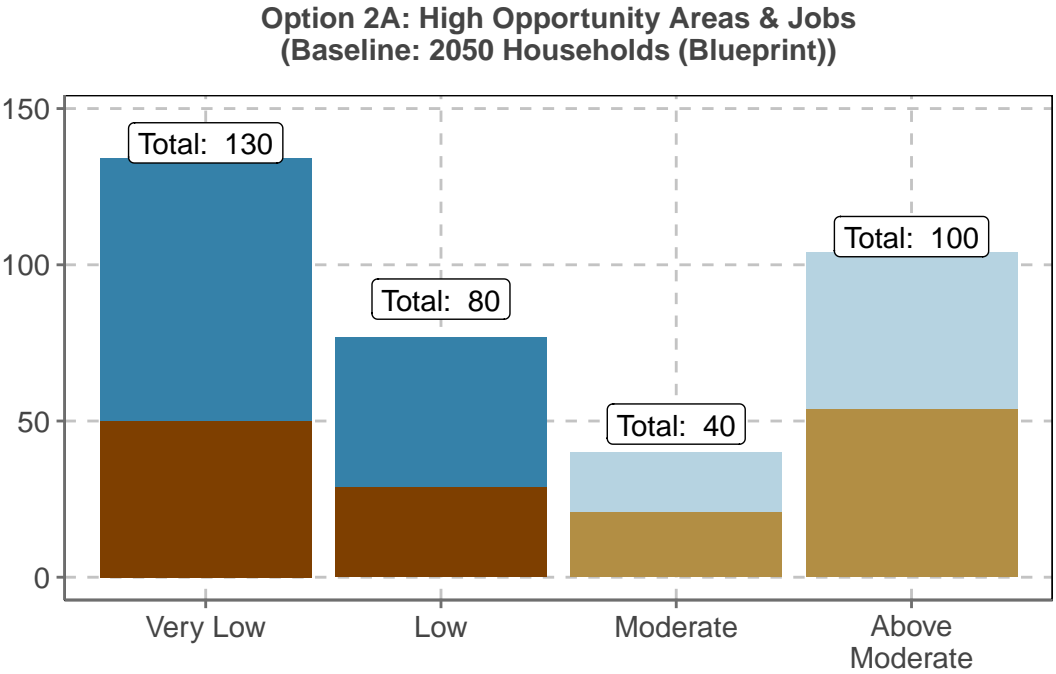
Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Woodside  
(2019 households: 2011)  
(San Mateo County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

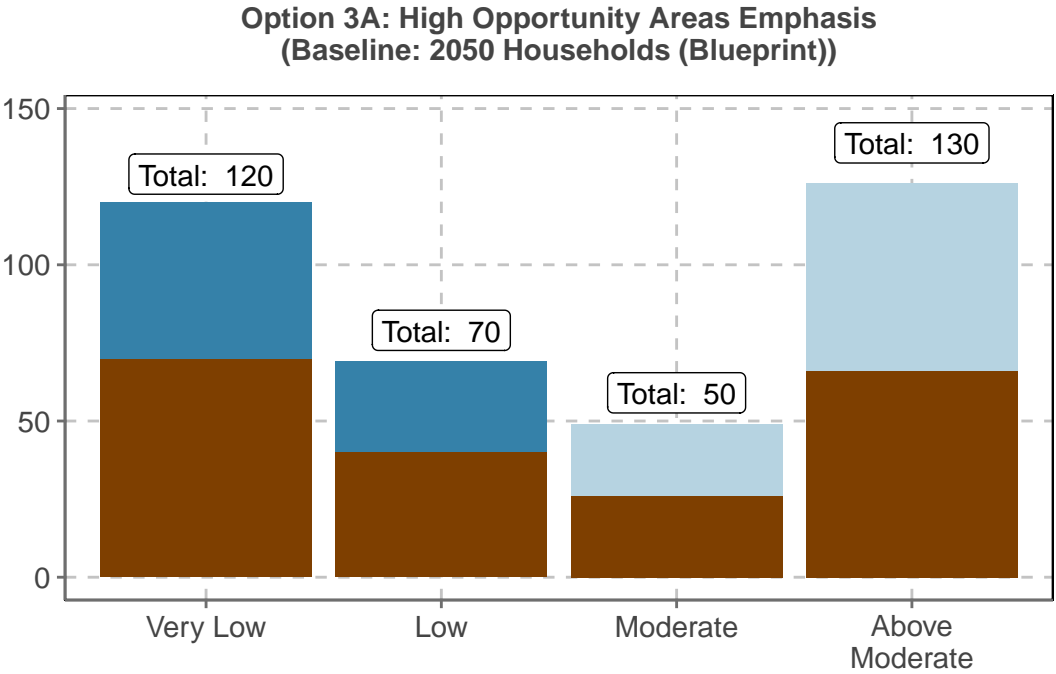
Version A: Original Income Grouping



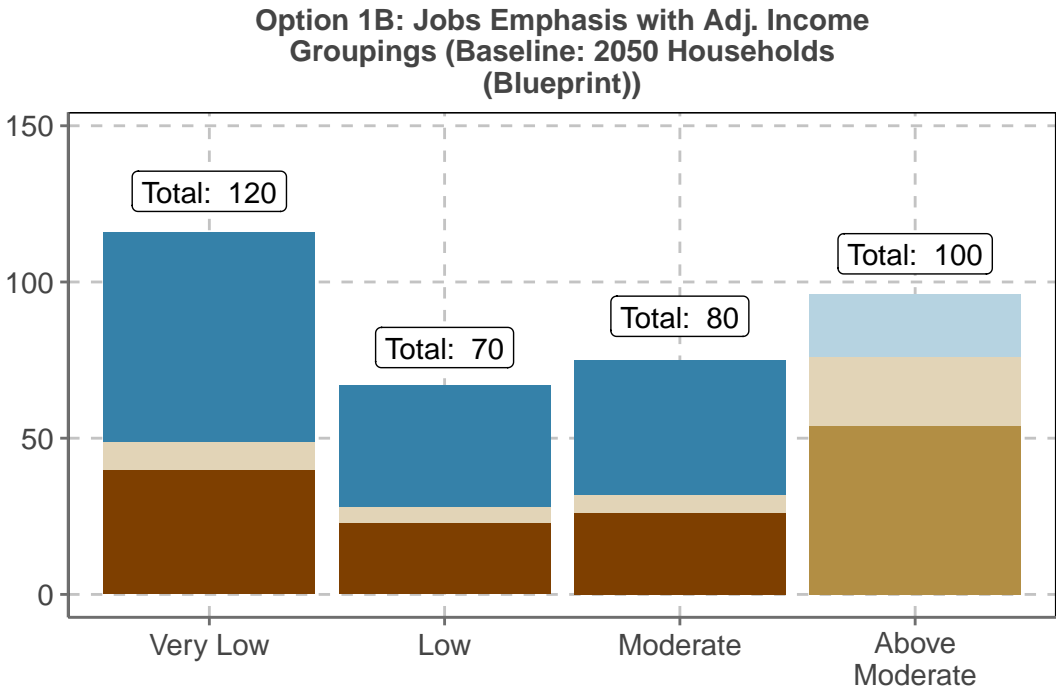
Version A: Original Income Grouping



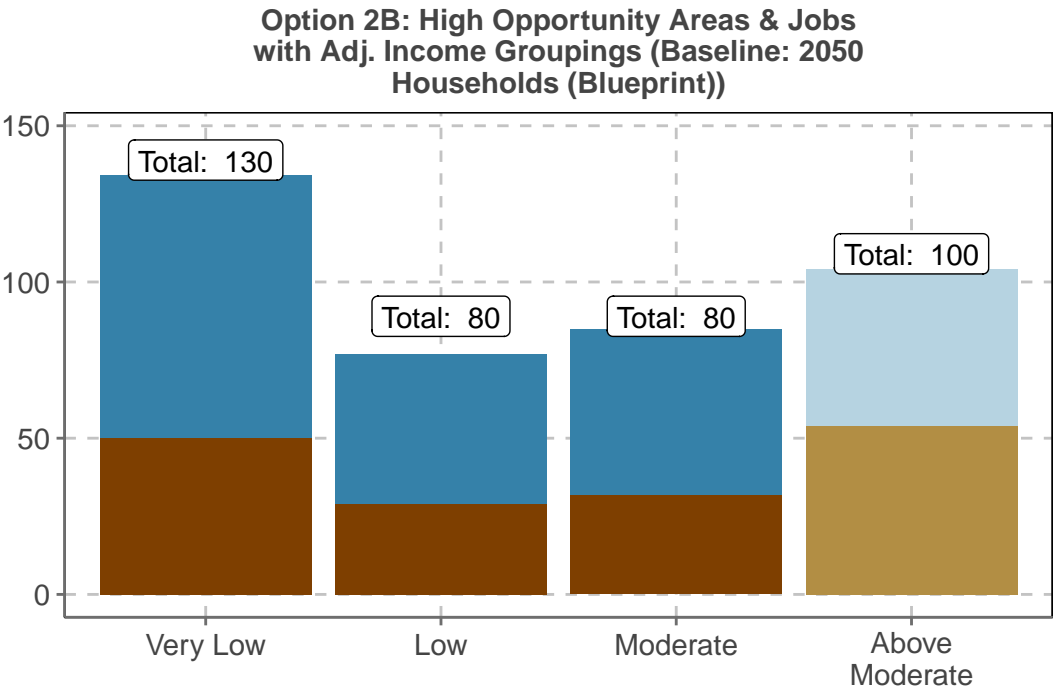
Version A: Original Income Grouping



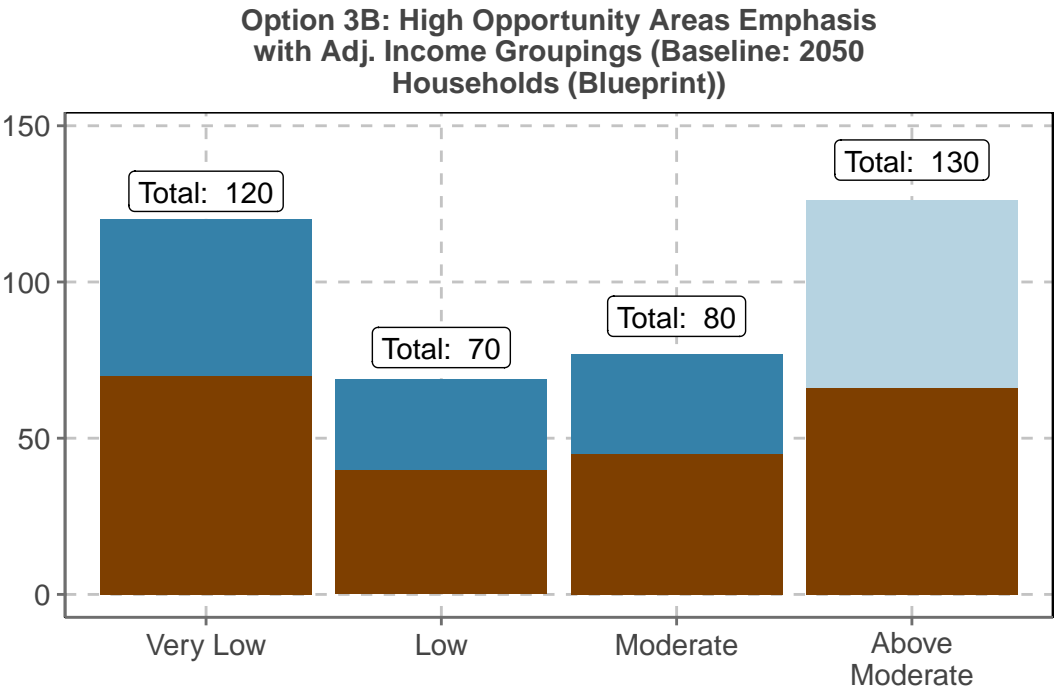
Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Version B: Adjusted Income Grouping



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit



Appendix 1: Potential RHNA Allocation, Income Distribution and Factors  
Yountville  
(2019 households: 1113)  
(Napa County)

Map shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.  
Label shows allocation for income groups across factors.

Version A: Original Income Grouping

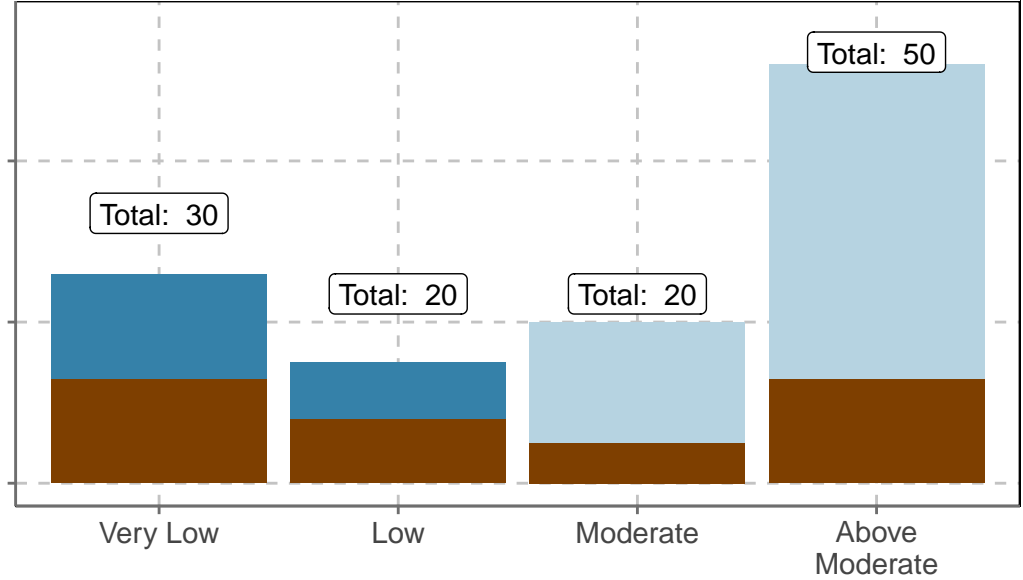
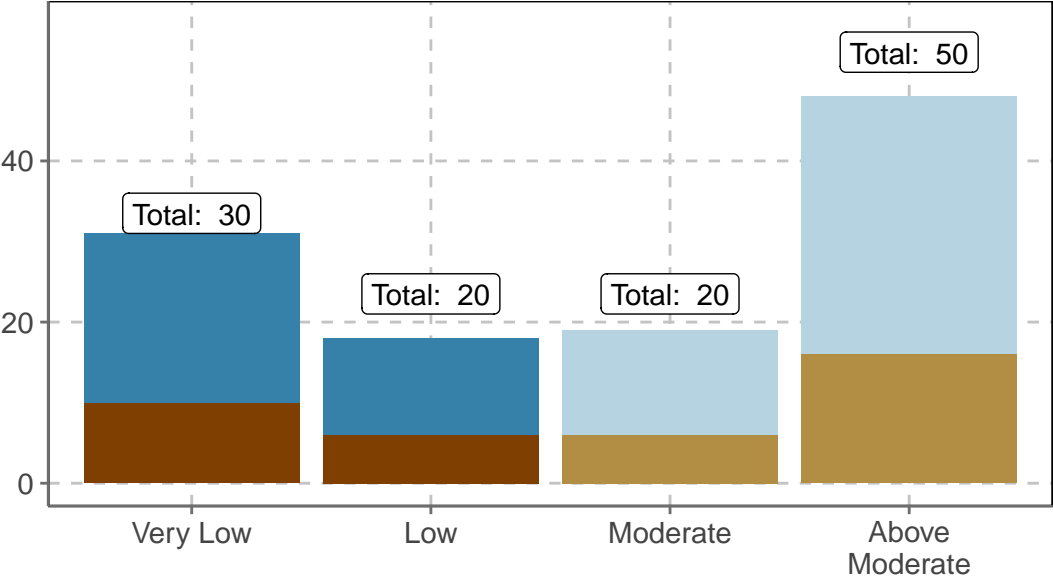
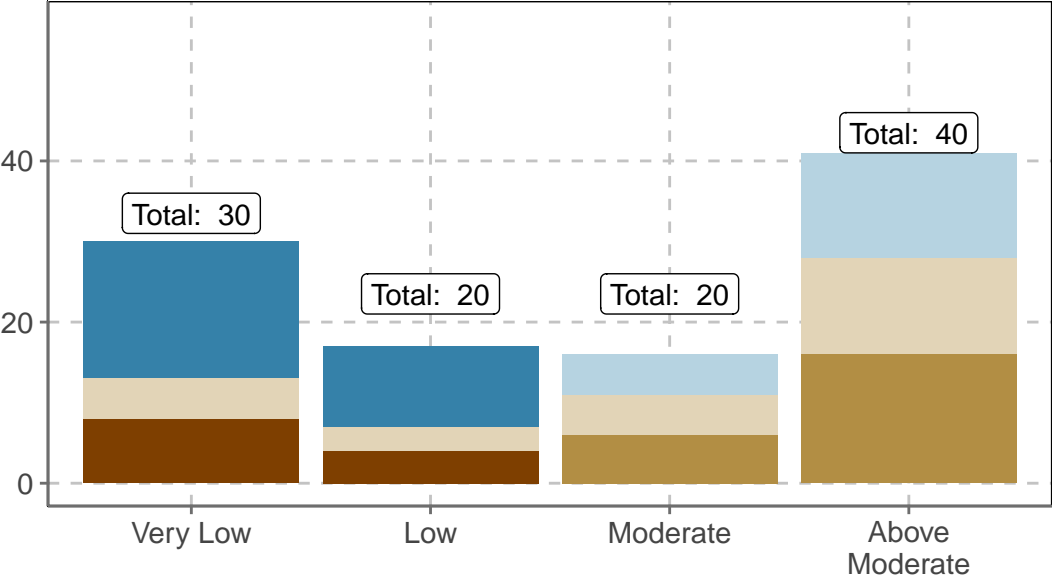
Version A: Original Income Grouping

Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Version B: Adjusted Income Grouping

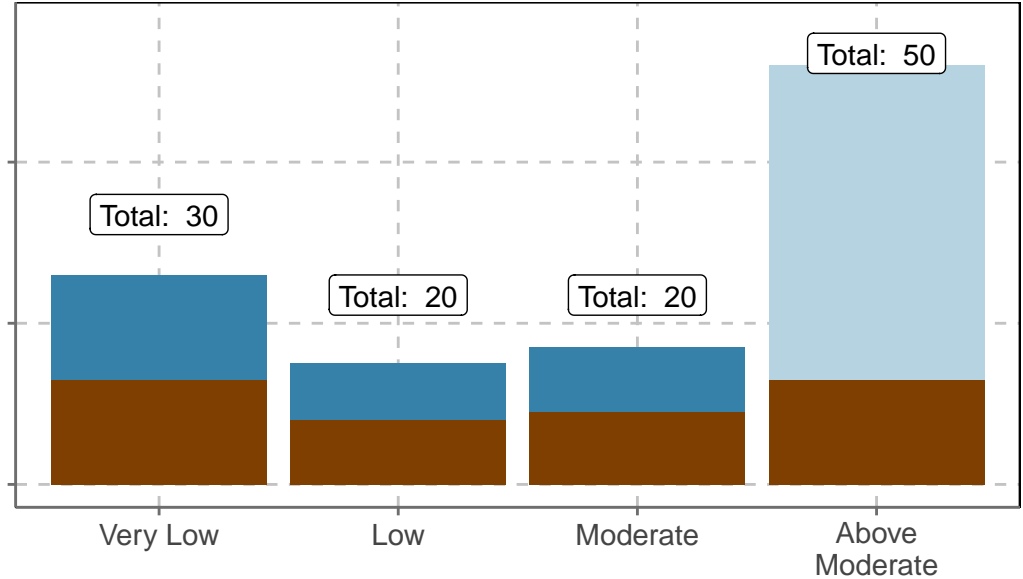
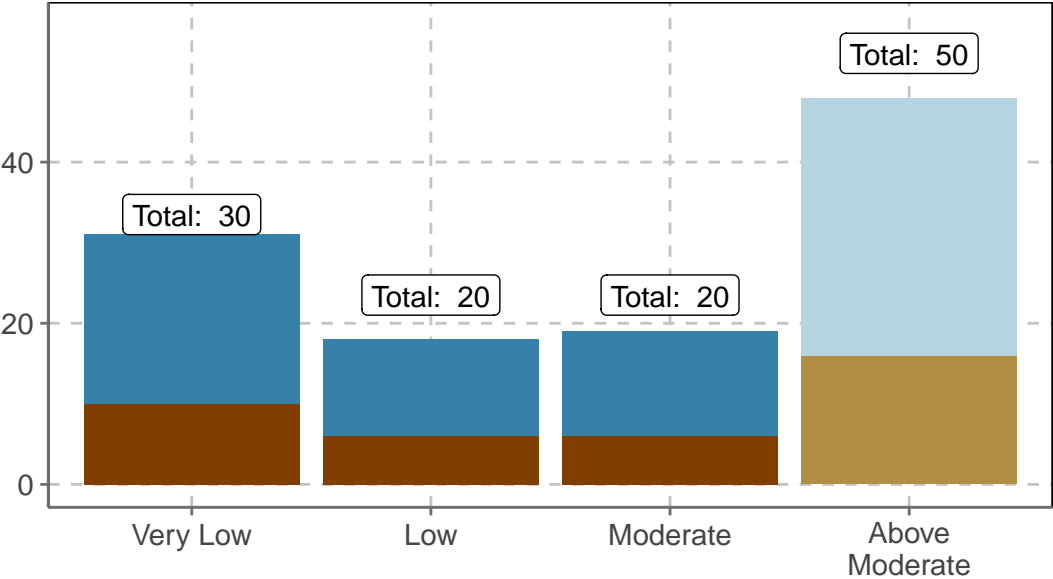
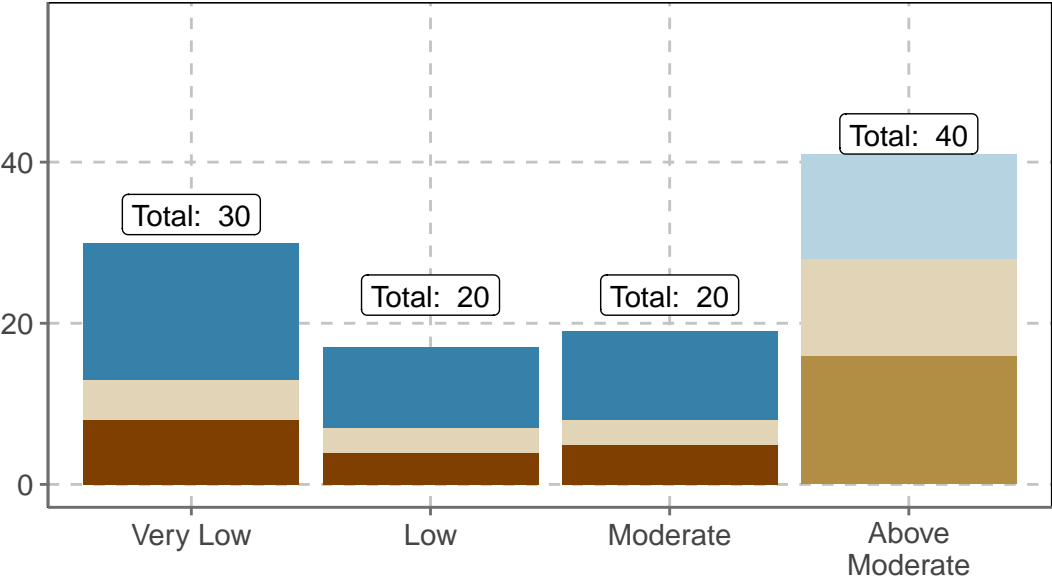
Version B: Adjusted Income Grouping

Version B: Adjusted Income Grouping

Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))

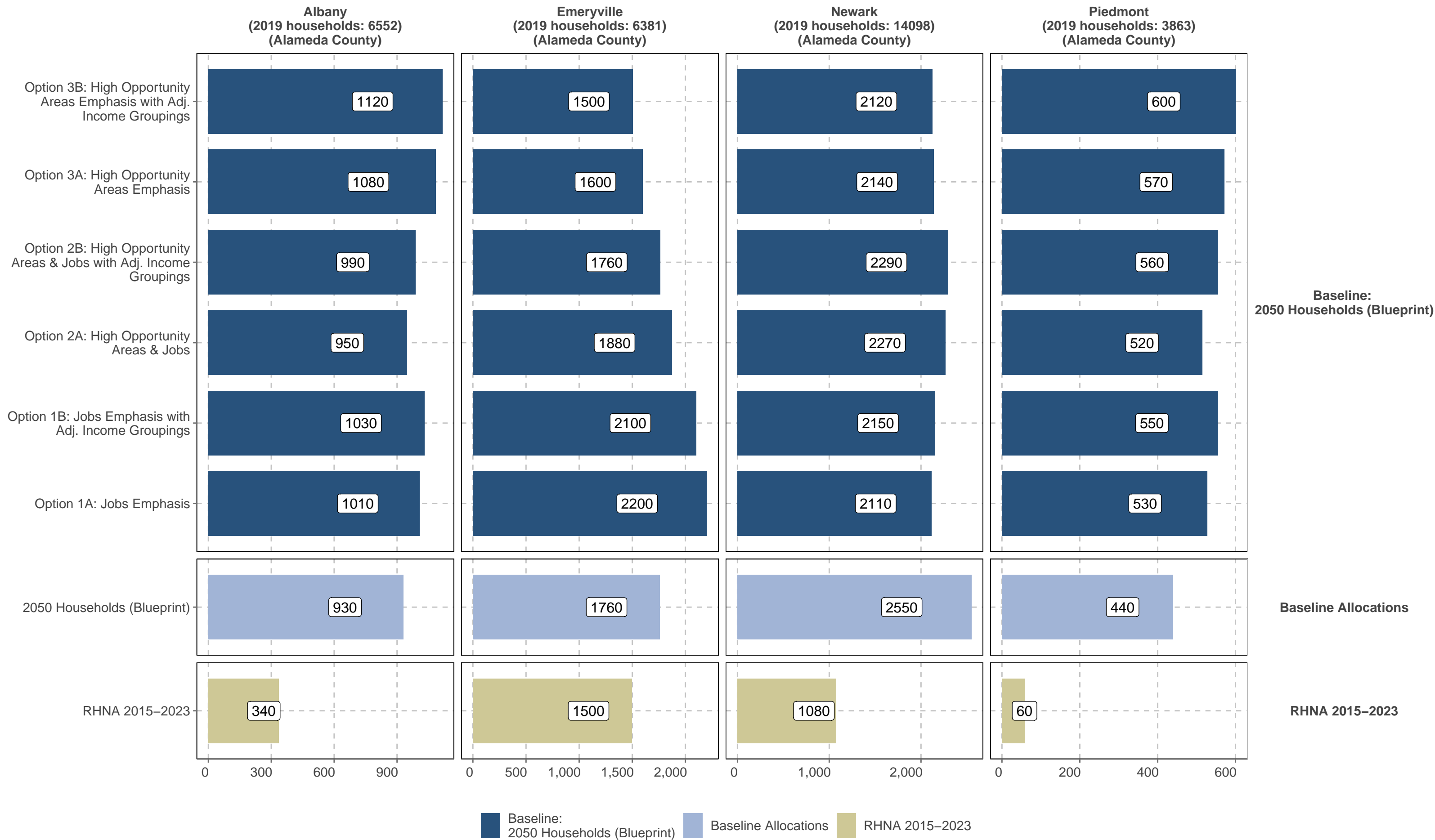
Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



Access to High Opportunity Areas Job Proximity – Auto Job Proximity – Transit Jobs–Housing Balance Jobs–Housing Fit

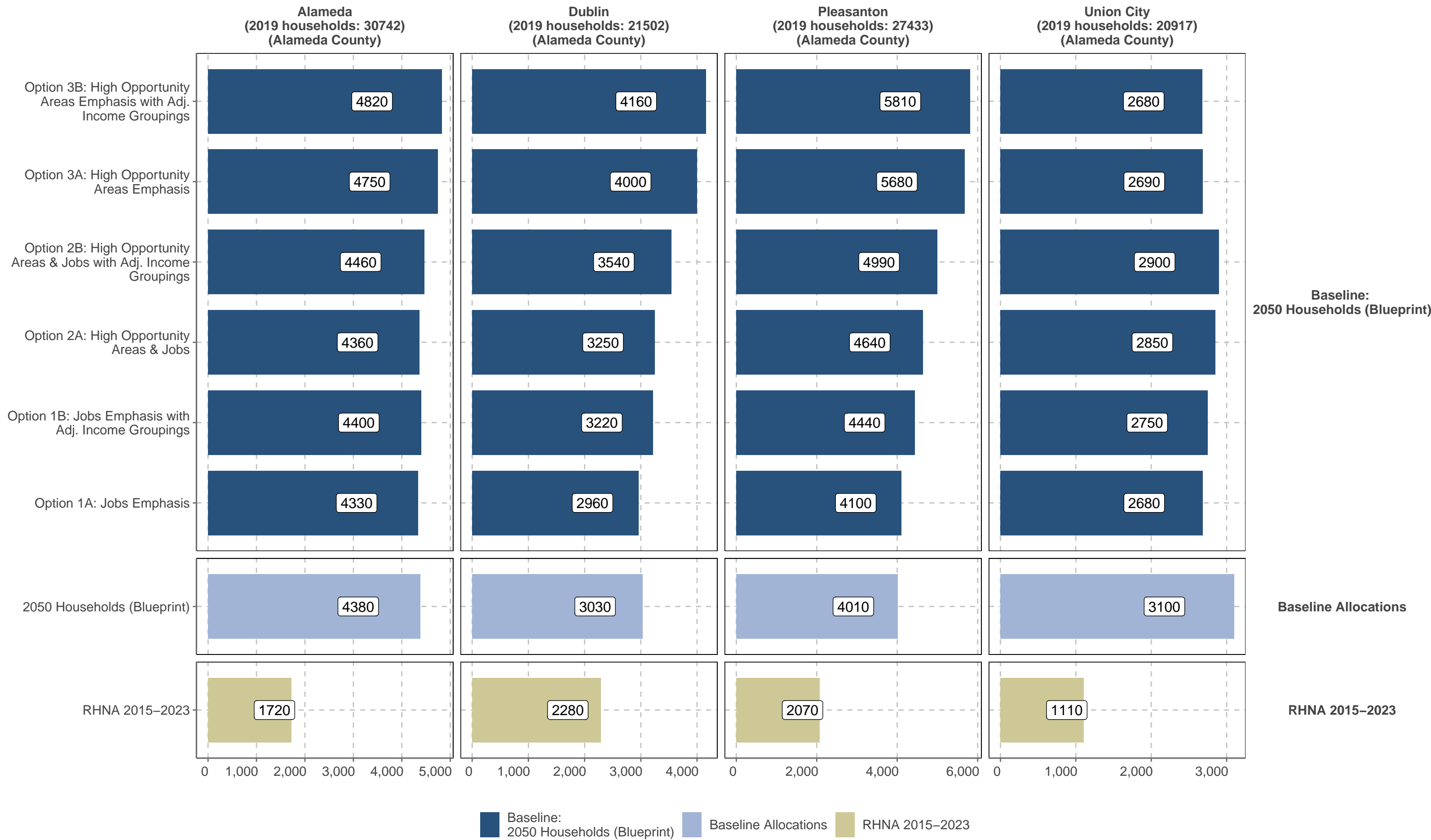
Appendix 2: Potential RHNA Allocation  
Page 01 (Counties on Page: Alameda)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



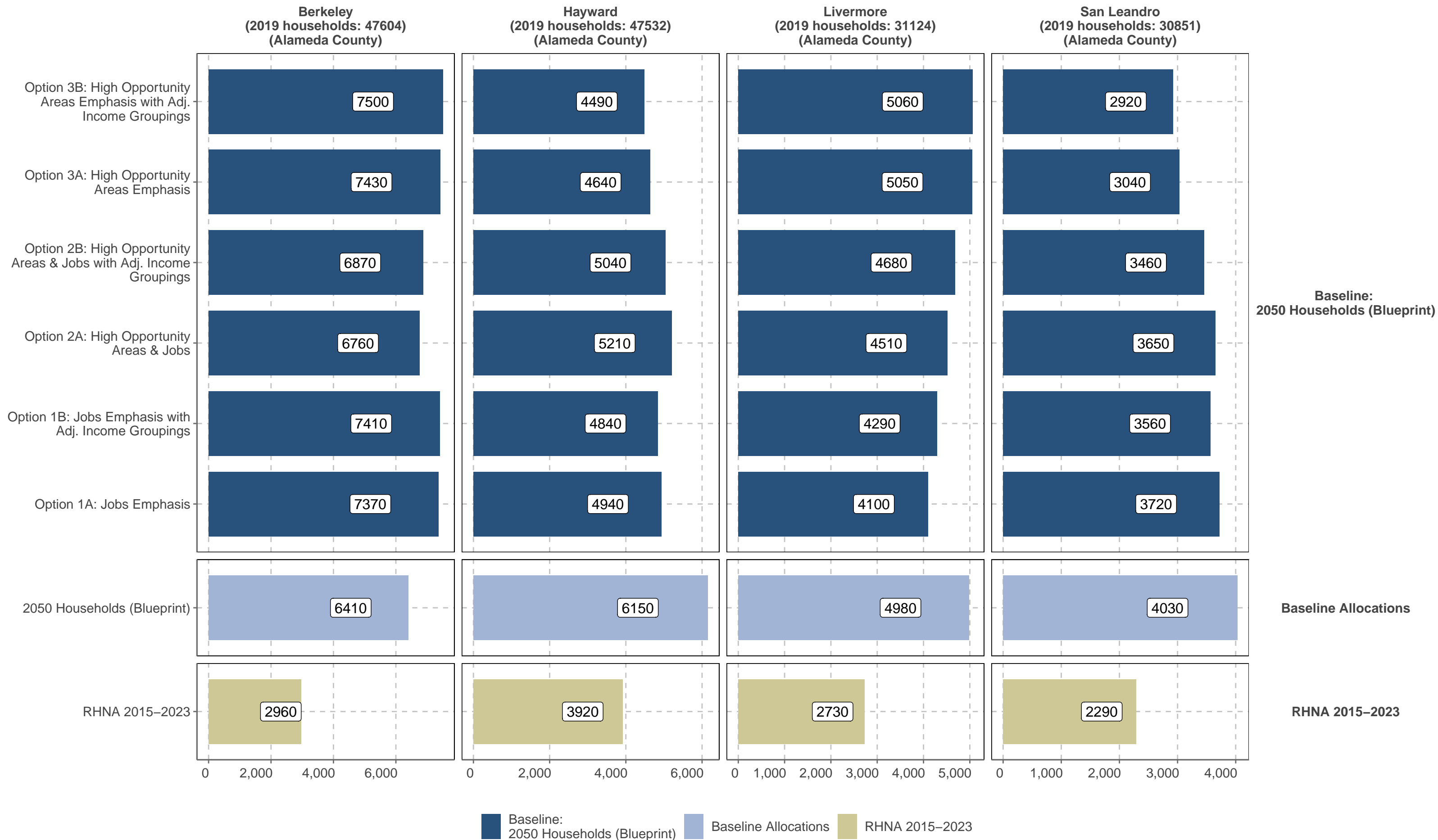
Appendix 2: Potential RHNA Allocation  
Page 02 (Counties on Page: Alameda)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



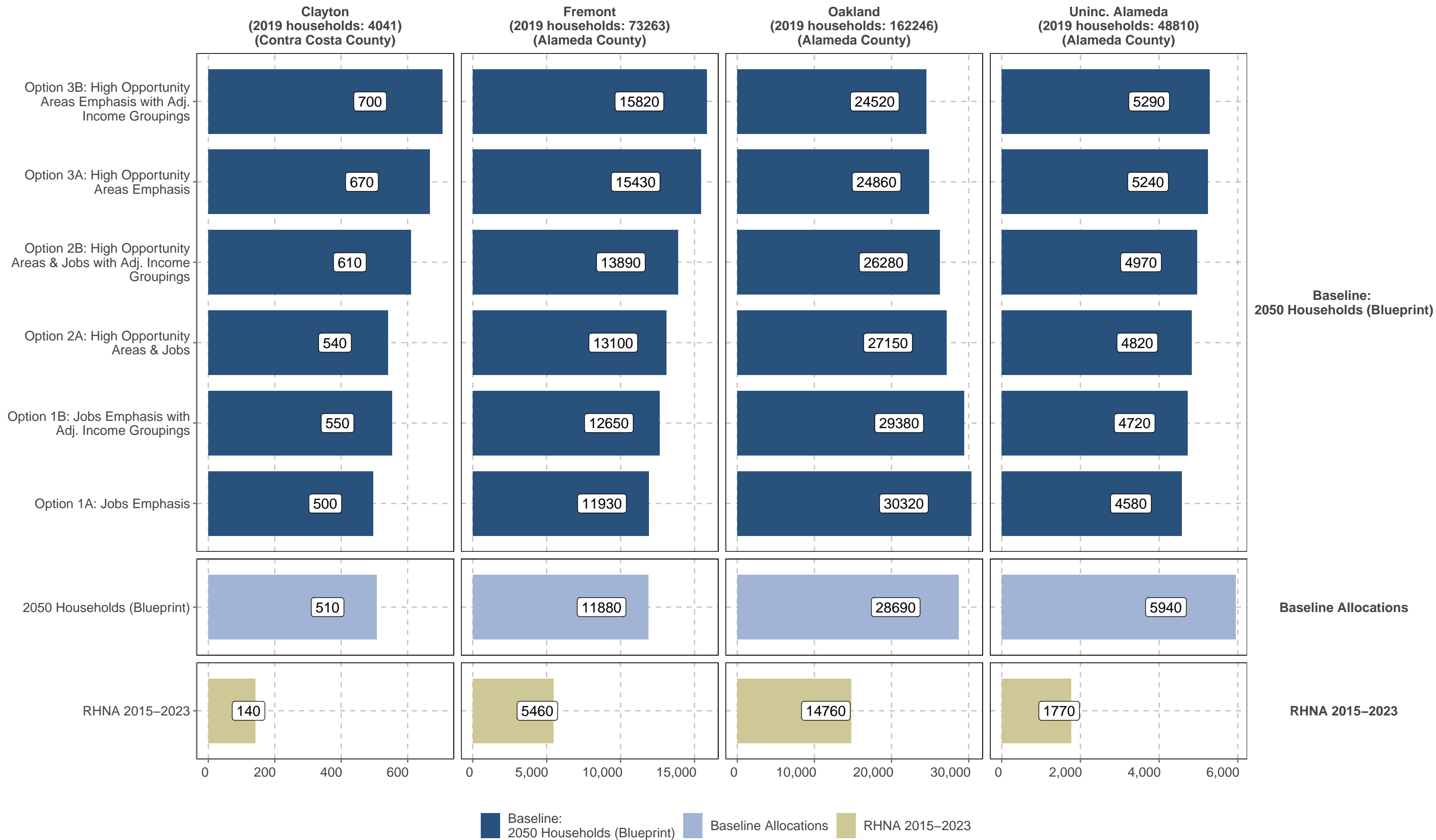
Appendix 2: Potential RHNA Allocation  
Page 03 (Counties on Page: Alameda)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



Appendix 2: Potential RHNA Allocation  
Page 04 (Counties on Page: Contra Costa, Alameda)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



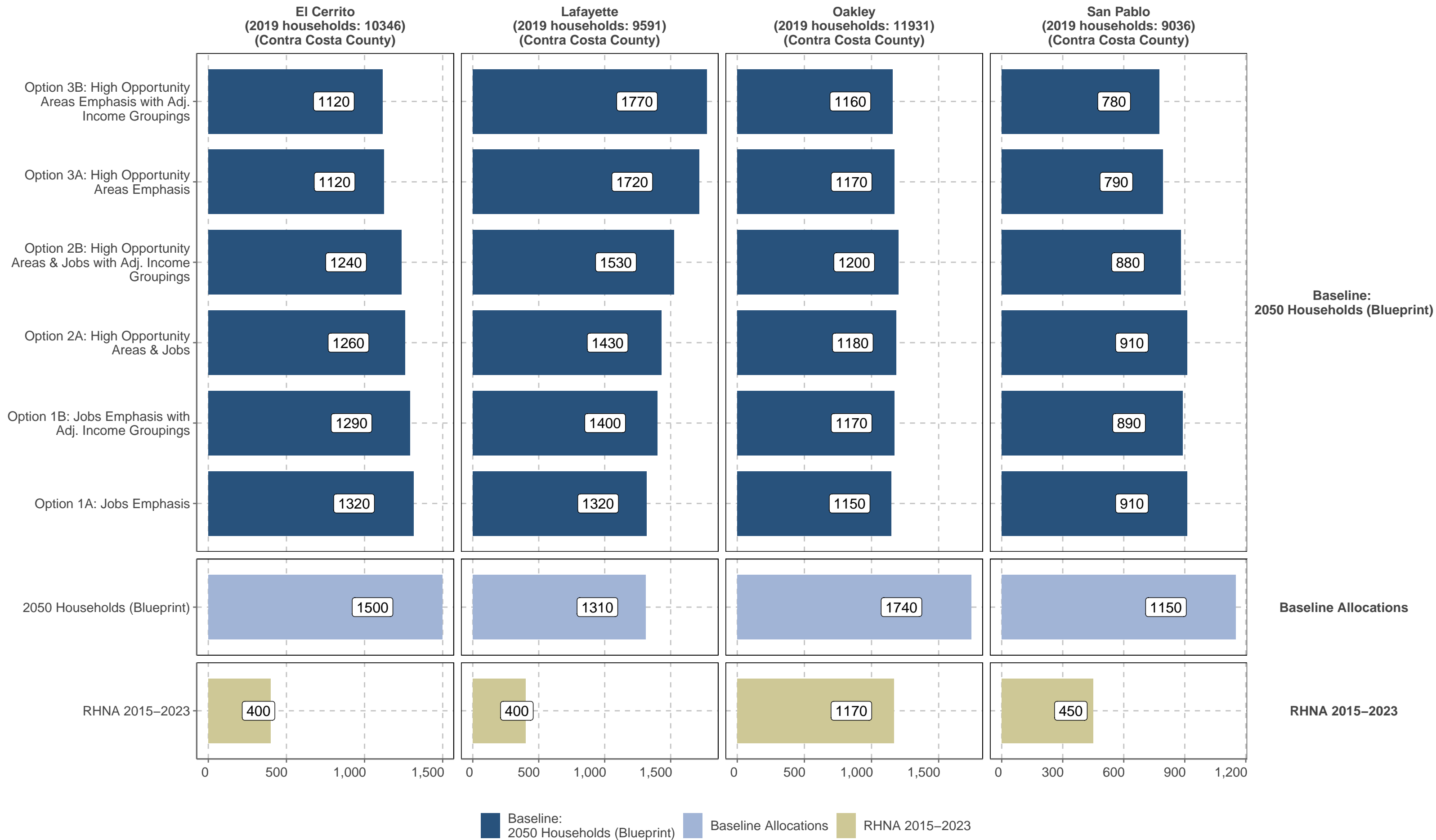
Appendix 2: Potential RHNA Allocation  
Page 05 (Counties on Page: Contra Costa)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



Appendix 2: Potential RHNA Allocation  
Page 06 (Counties on Page: Contra Costa)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.





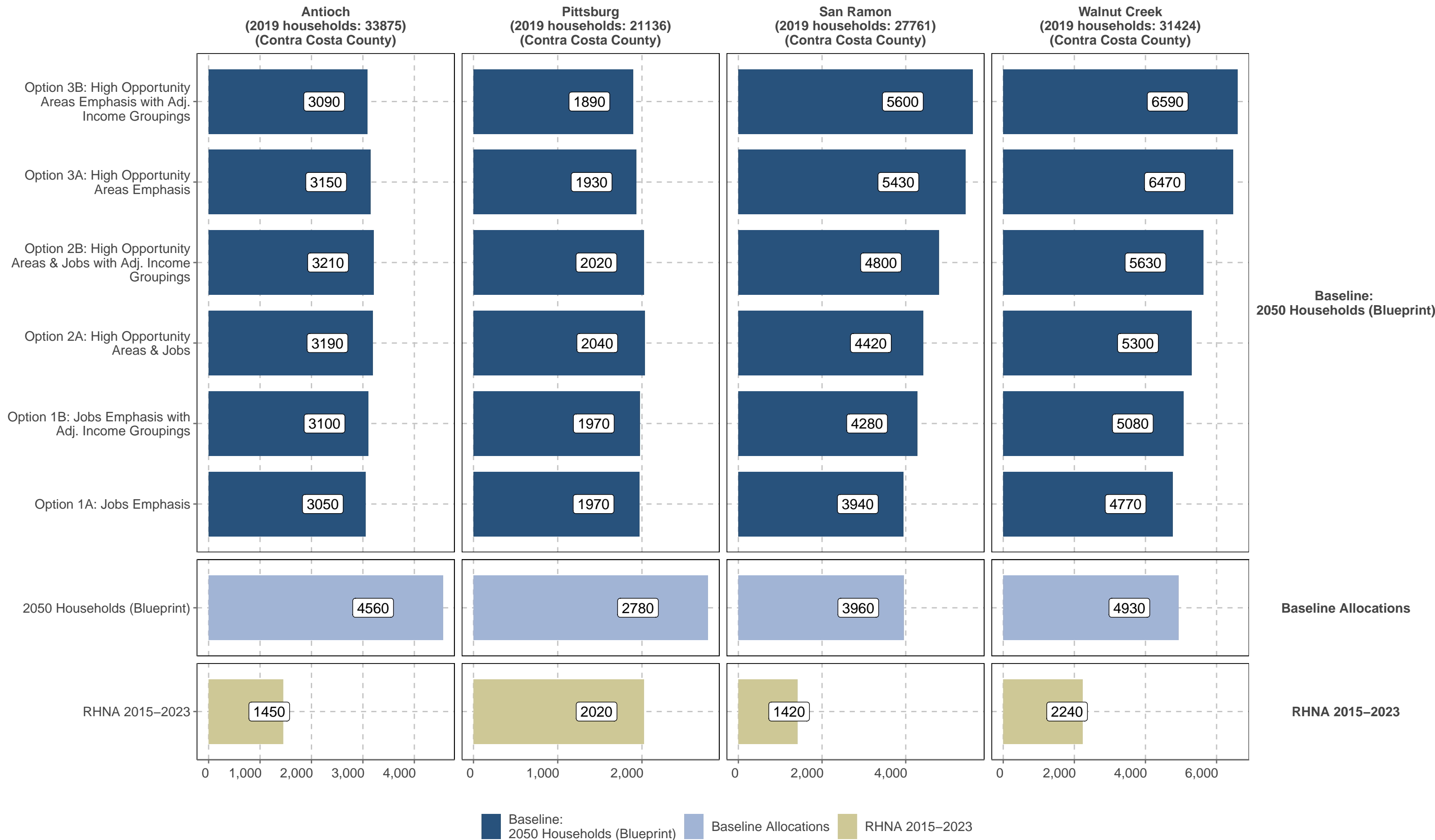
Appendix 2: Potential RHNA Allocation  
Page 07 (Counties on Page: Contra Costa)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



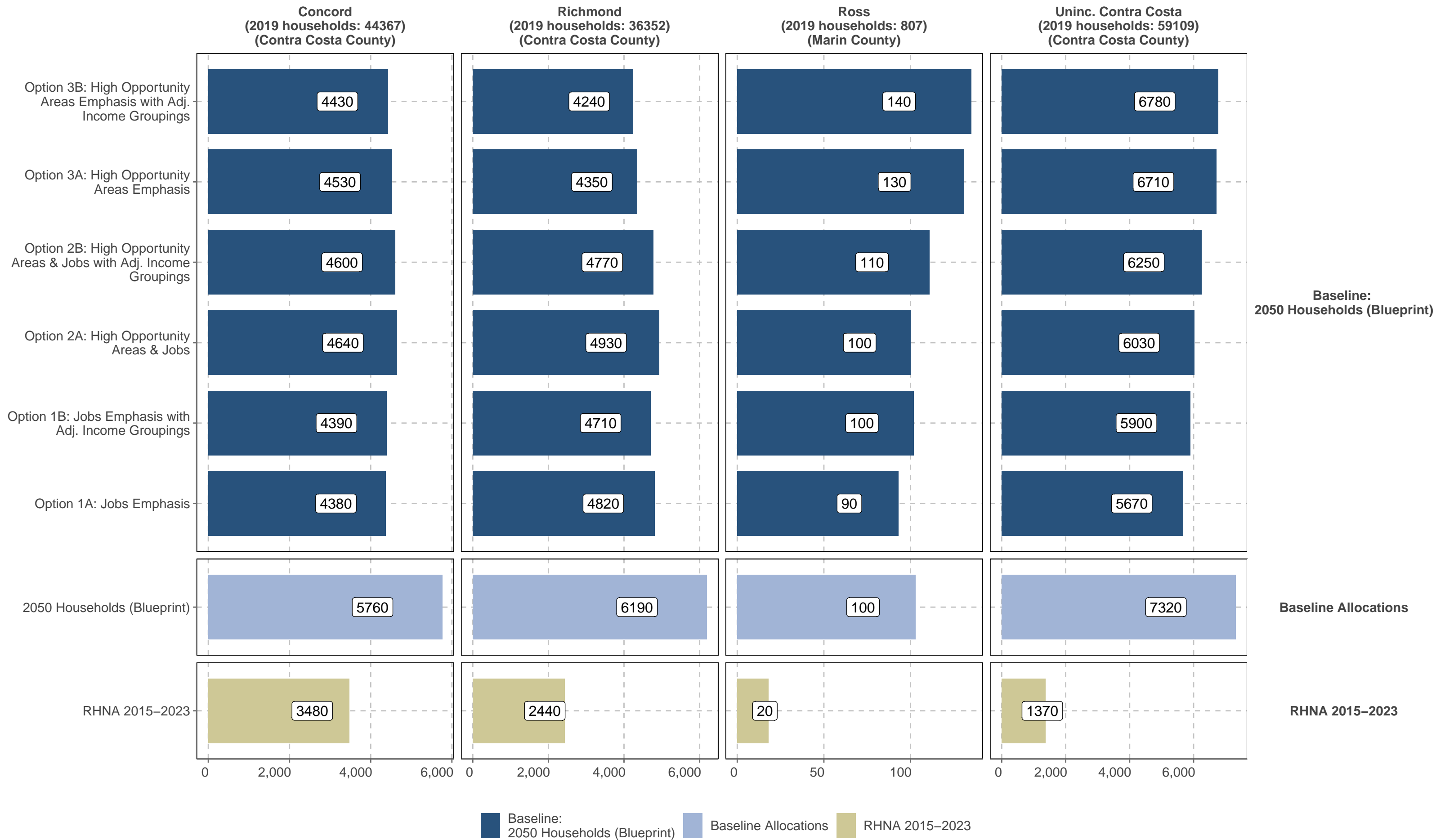
Appendix 2: Potential RHNA Allocation  
Page 08 (Counties on Page: Contra Costa)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



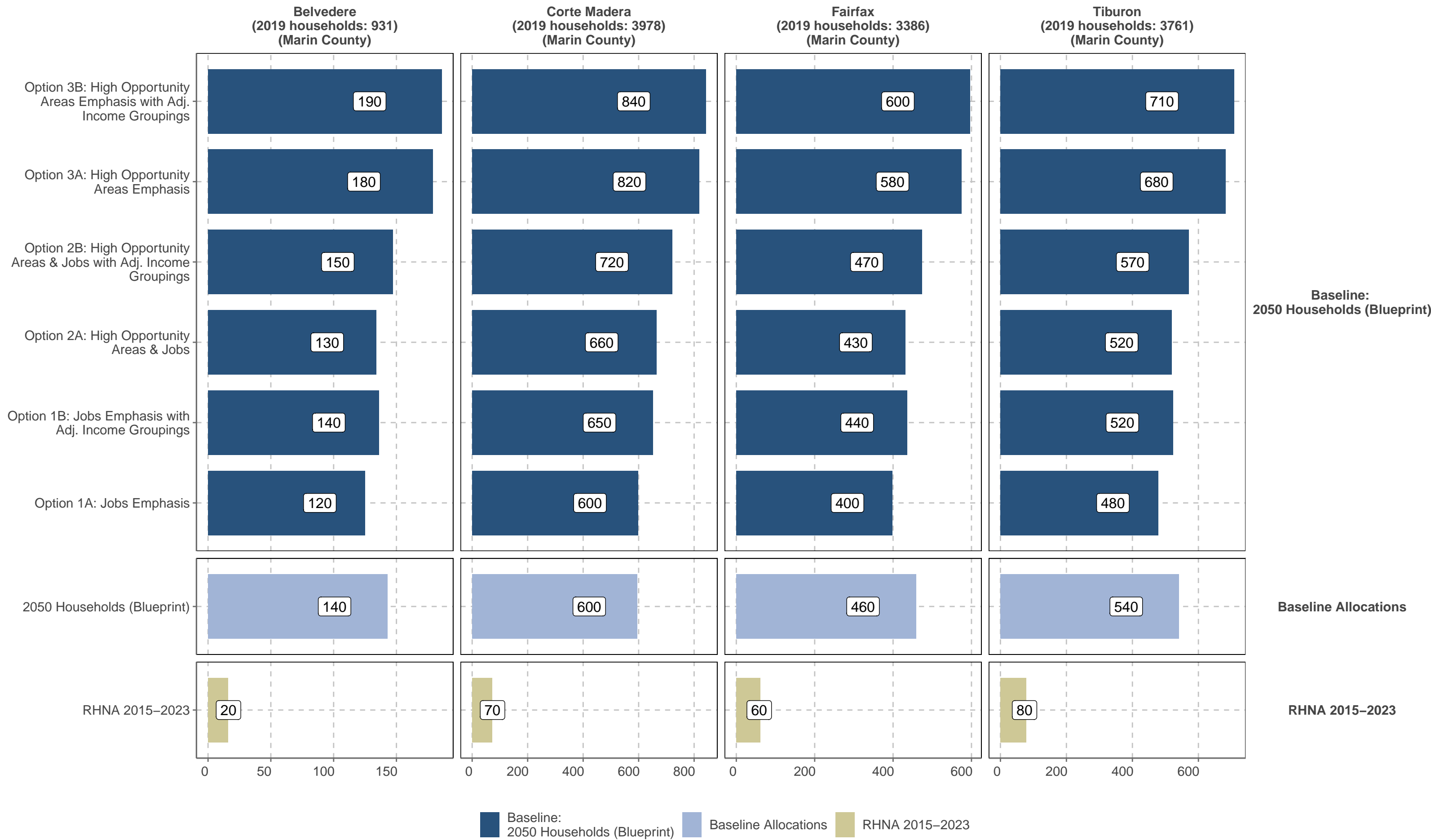
Appendix 2: Potential RHNA Allocation  
Page 09 (Counties on Page: Marin, Contra Costa)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



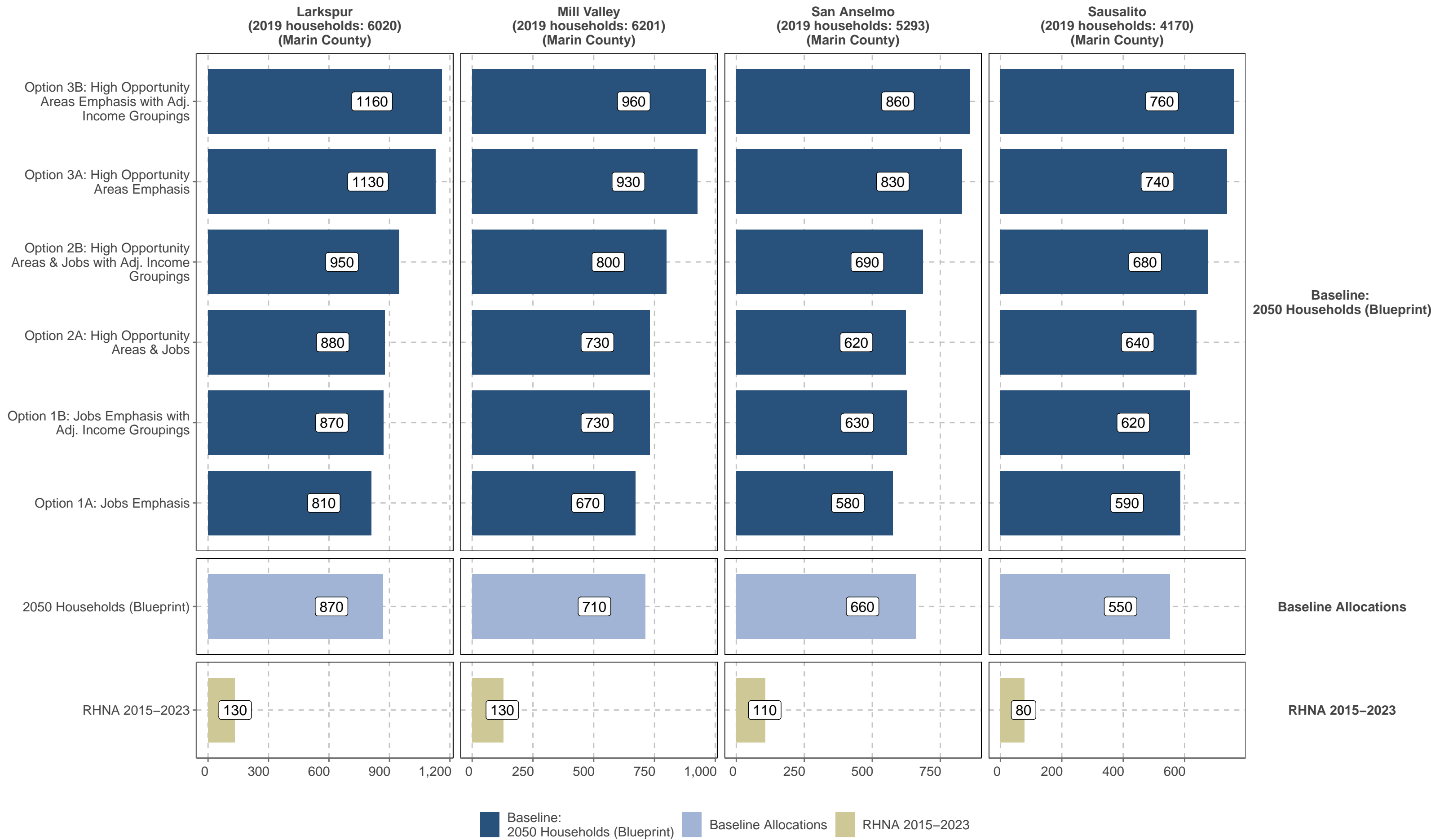
Appendix 2: Potential RHNA Allocation  
Page 10 (Counties on Page: Marin)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



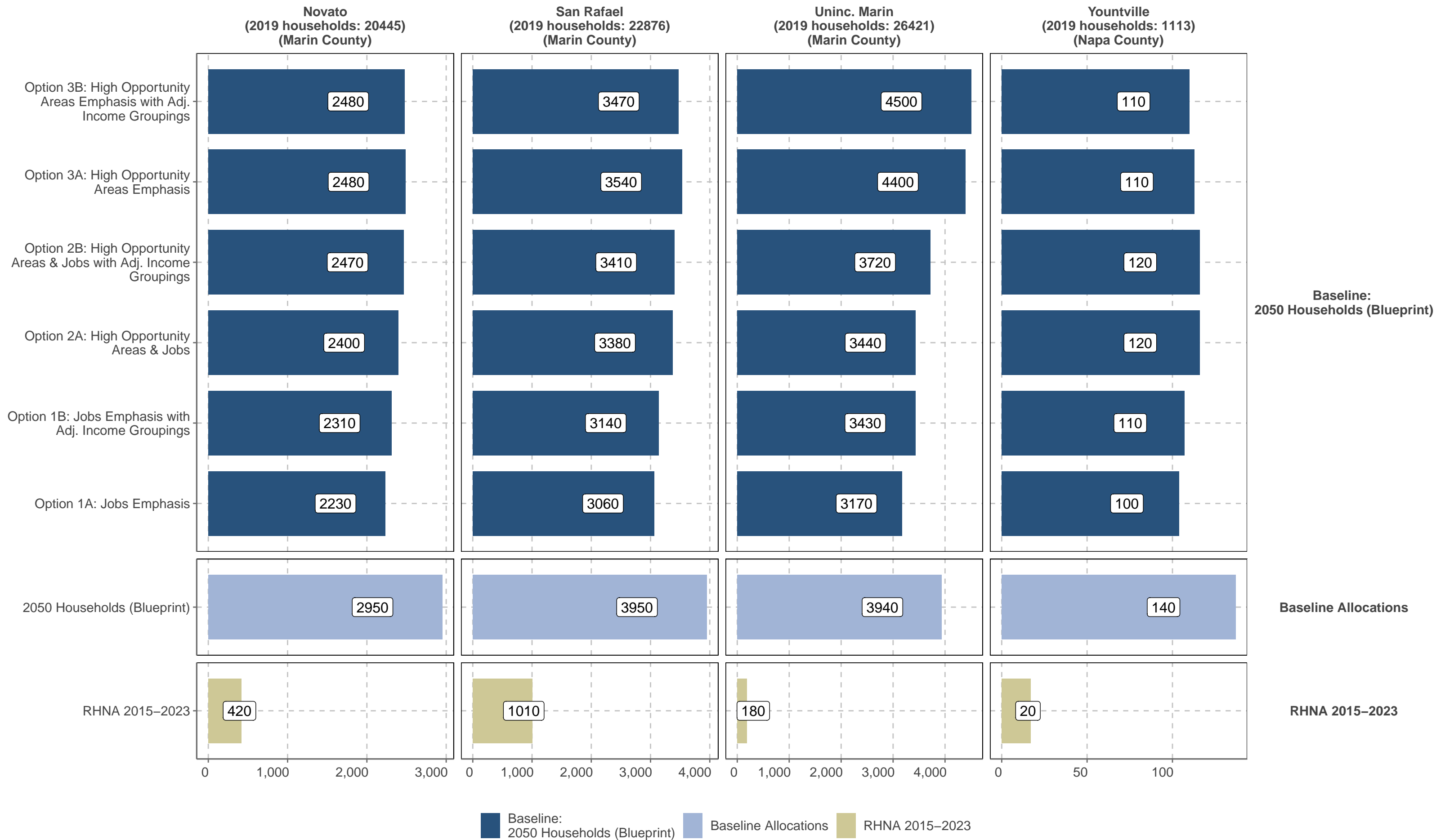
Appendix 2: Potential RHNA Allocation  
Page 11 (Counties on Page: Marin)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



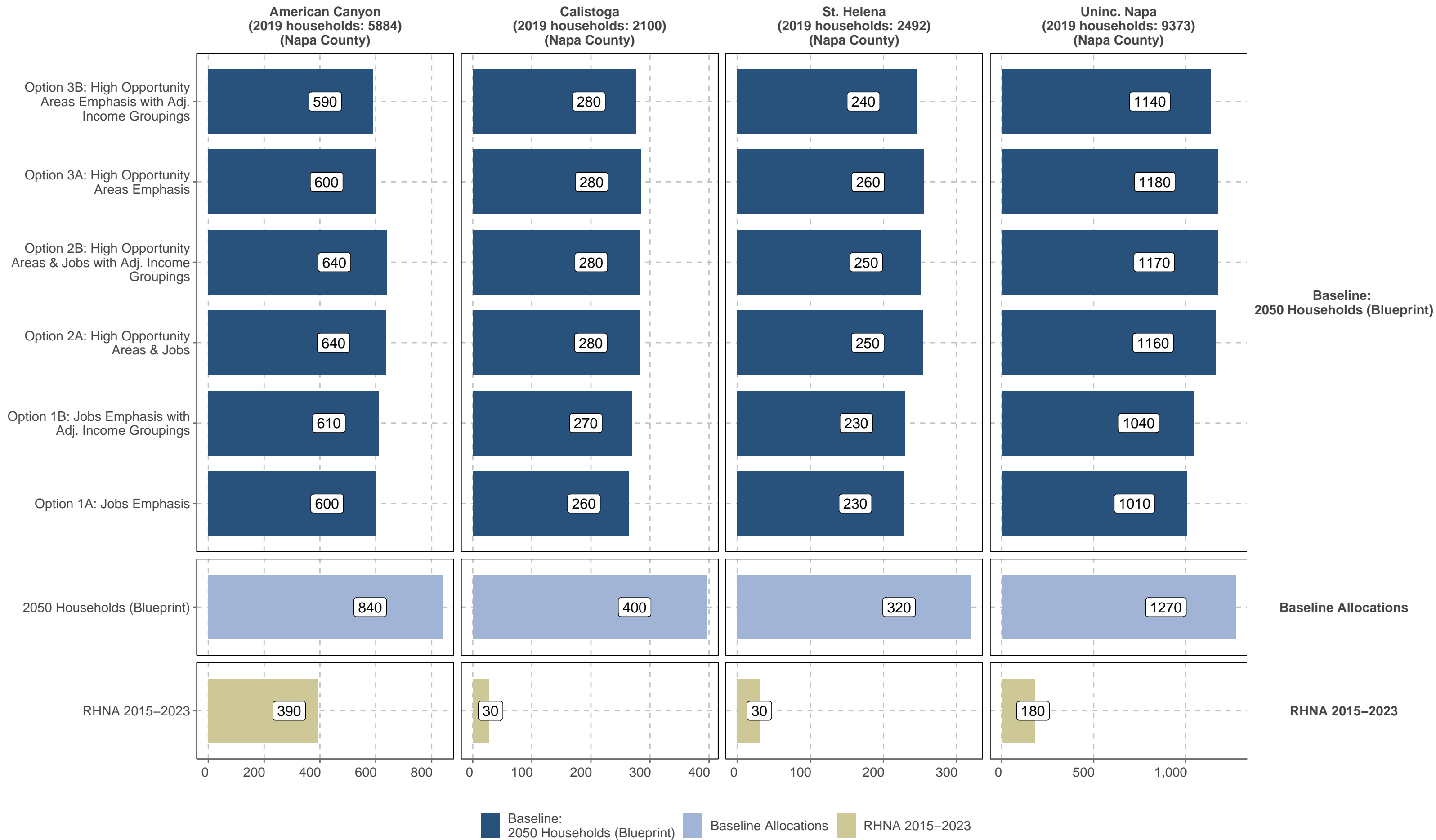
Appendix 2: Potential RHNA Allocation  
Page 12 (Counties on Page: Marin, Napa)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



Appendix 2: Potential RHNA Allocation  
Page 13 (Counties on Page: Napa)

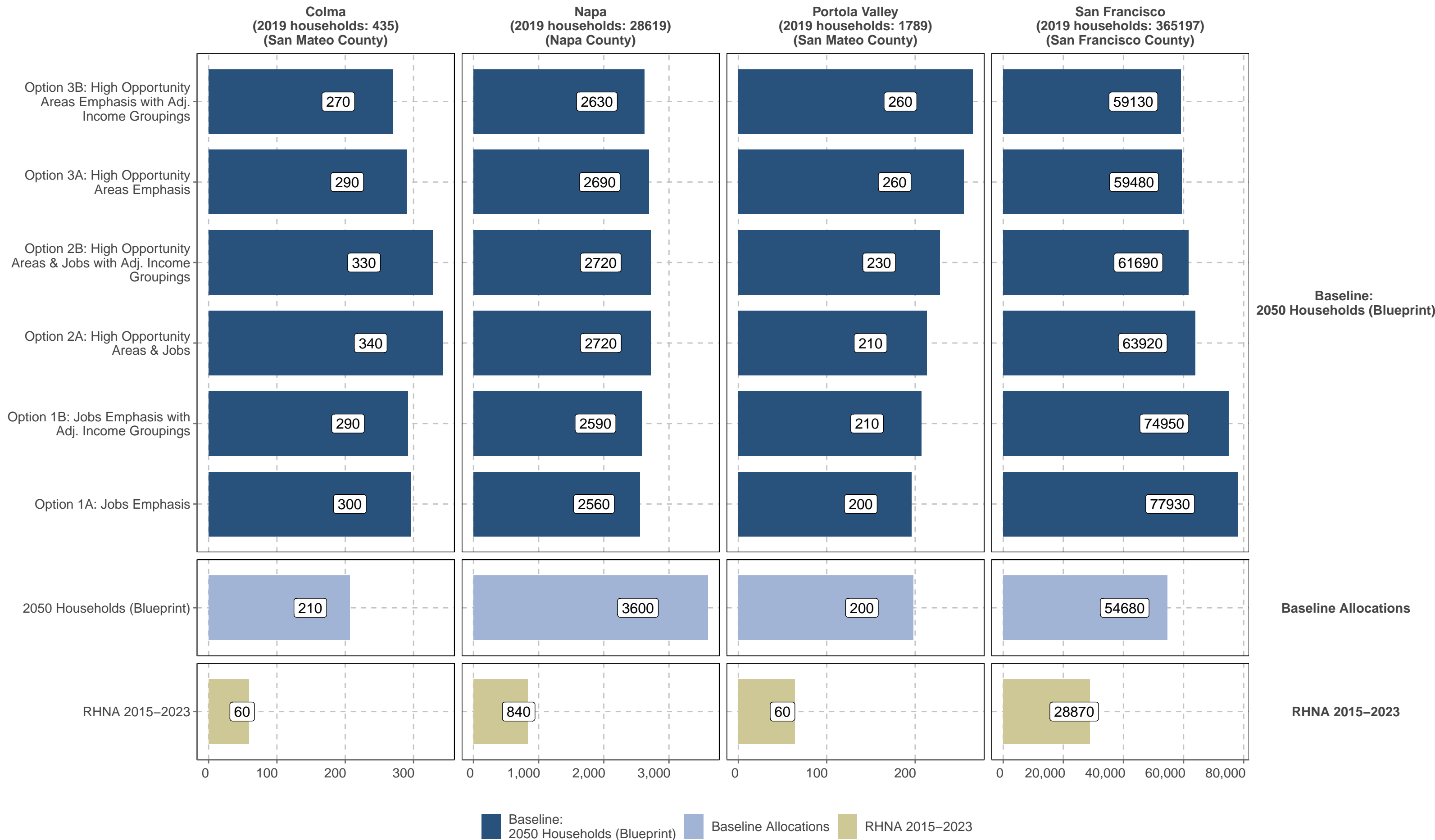
Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.





Appendix 2: Potential RHNA Allocation  
Page 14 (Counties on Page: San Francisco, San Mateo, Napa)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



Appendix 2: Potential RHNA Allocation  
Page 15 (Counties on Page: San Mateo)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



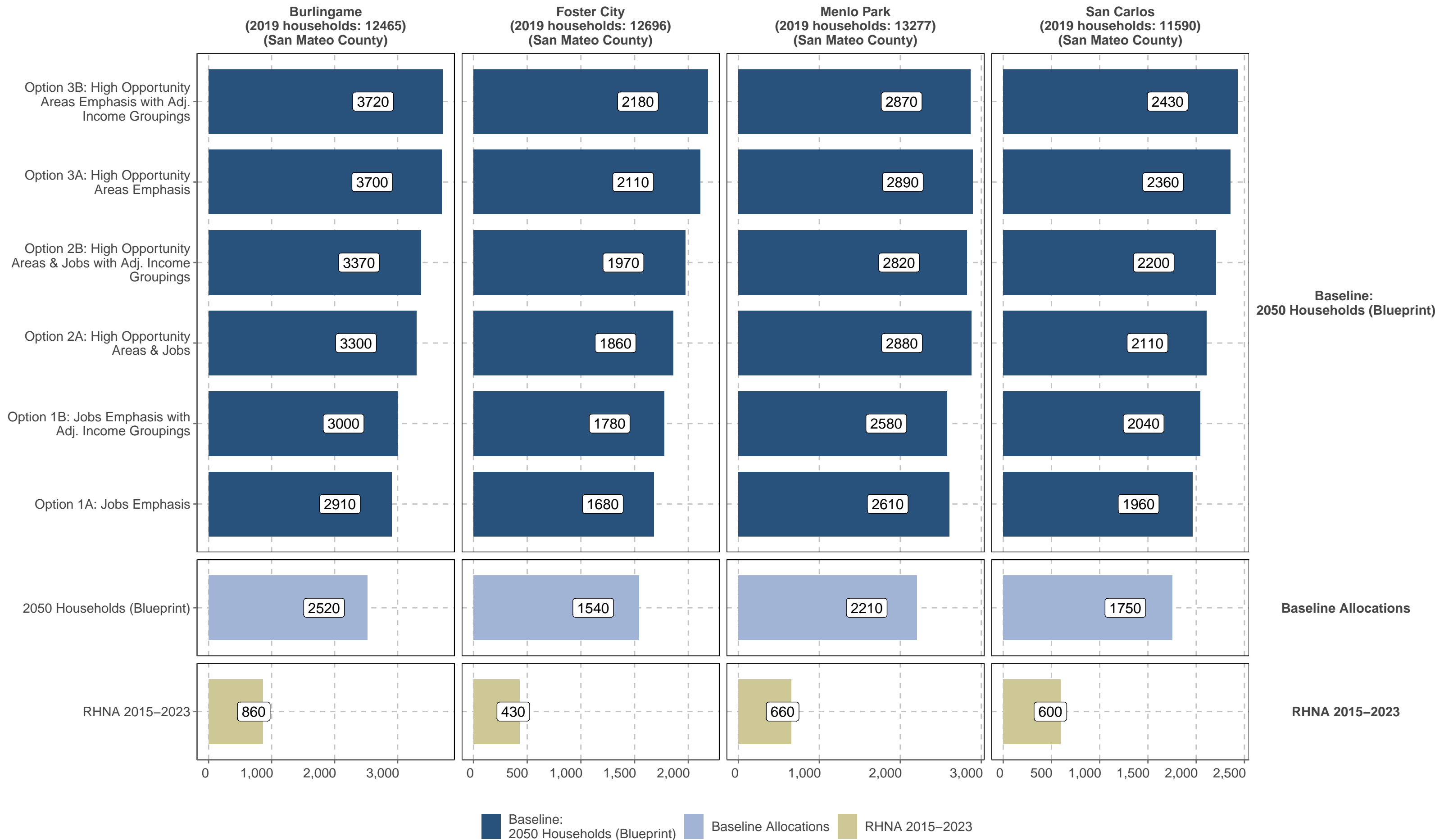
Appendix 2: Potential RHNA Allocation  
Page 16 (Counties on Page: San Mateo)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



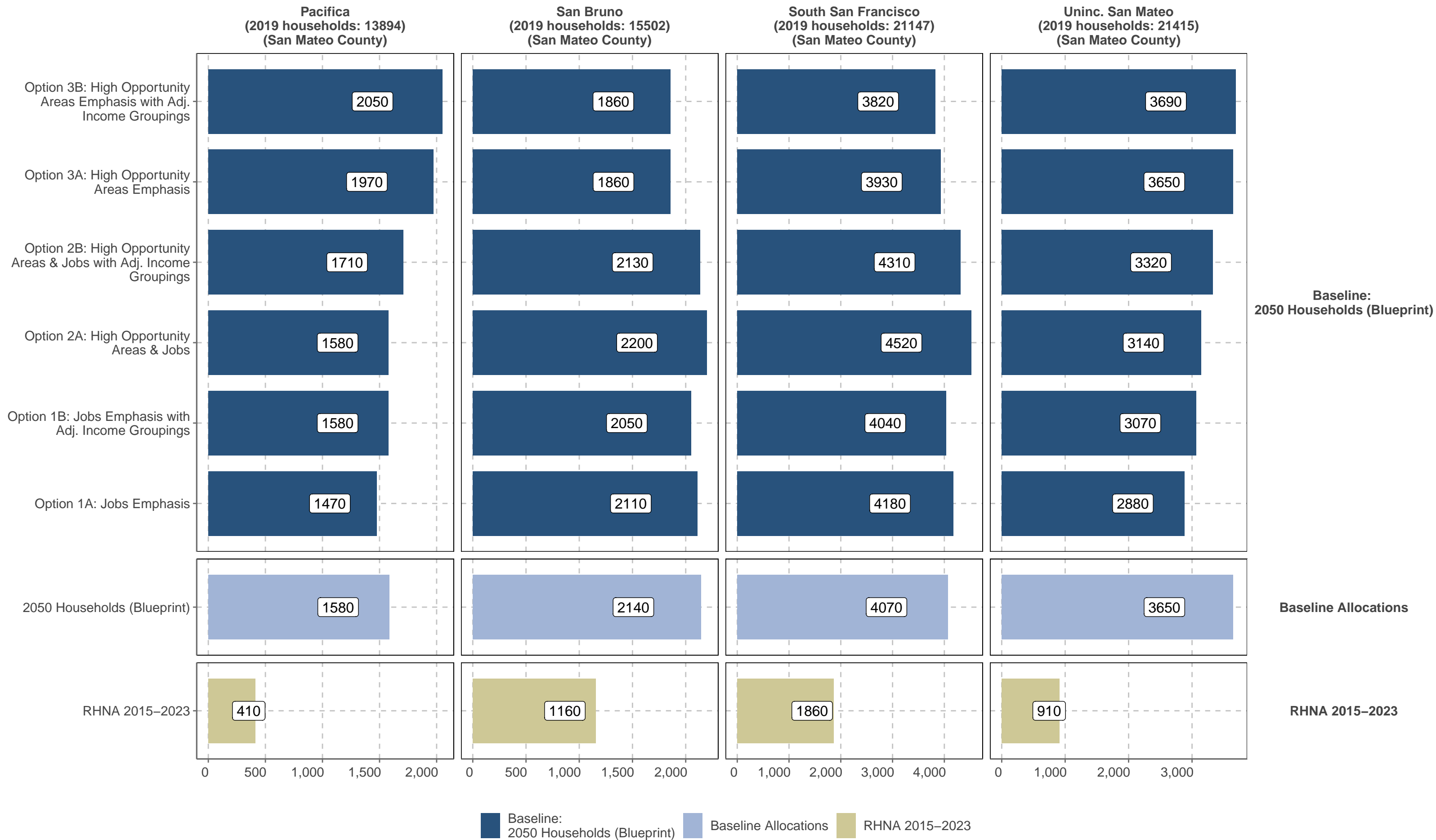
Appendix 2: Potential RHNA Allocation  
Page 17 (Counties on Page: San Mateo)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



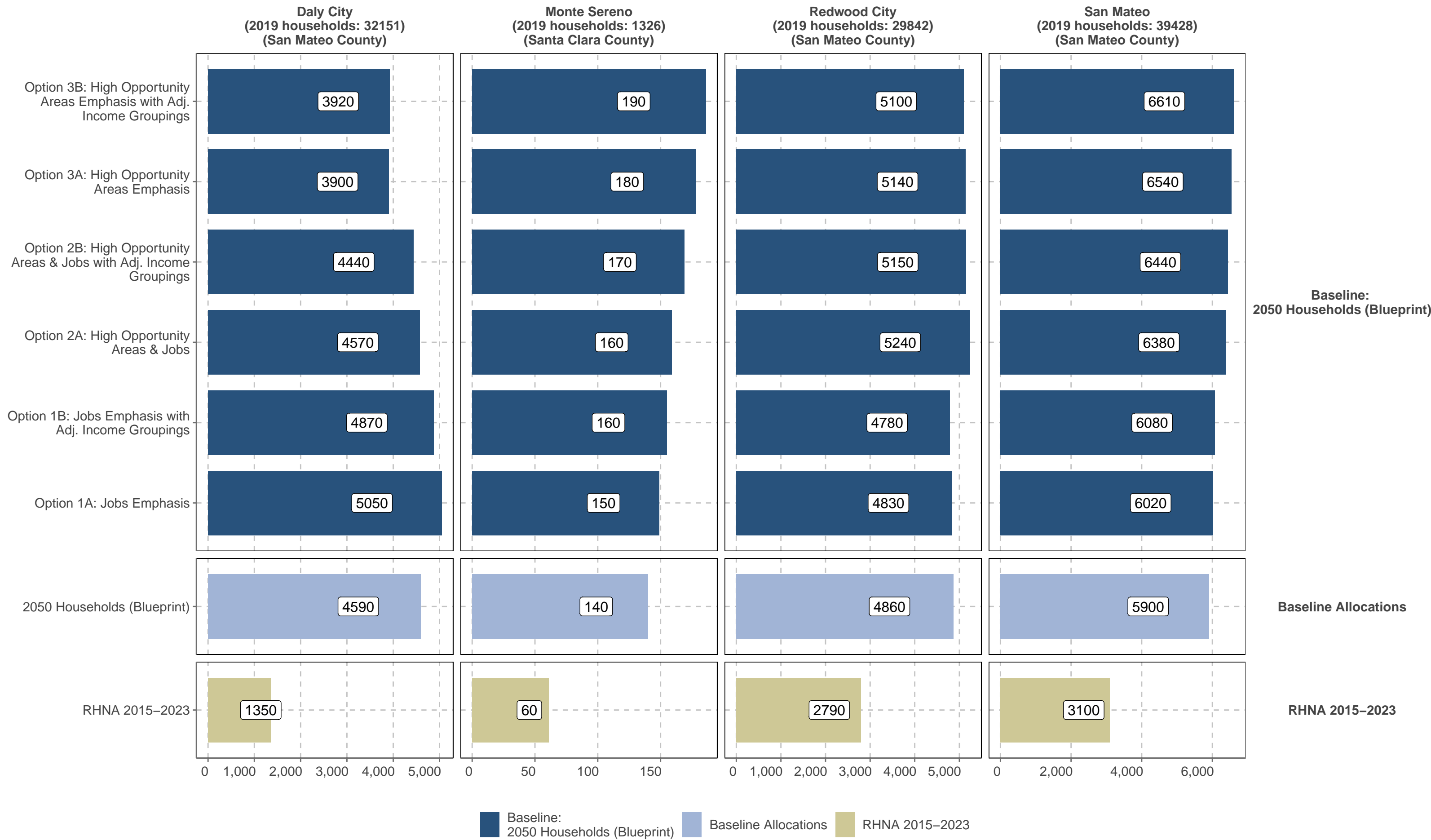
Appendix 2: Potential RHNA Allocation  
Page 18 (Counties on Page: San Mateo)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



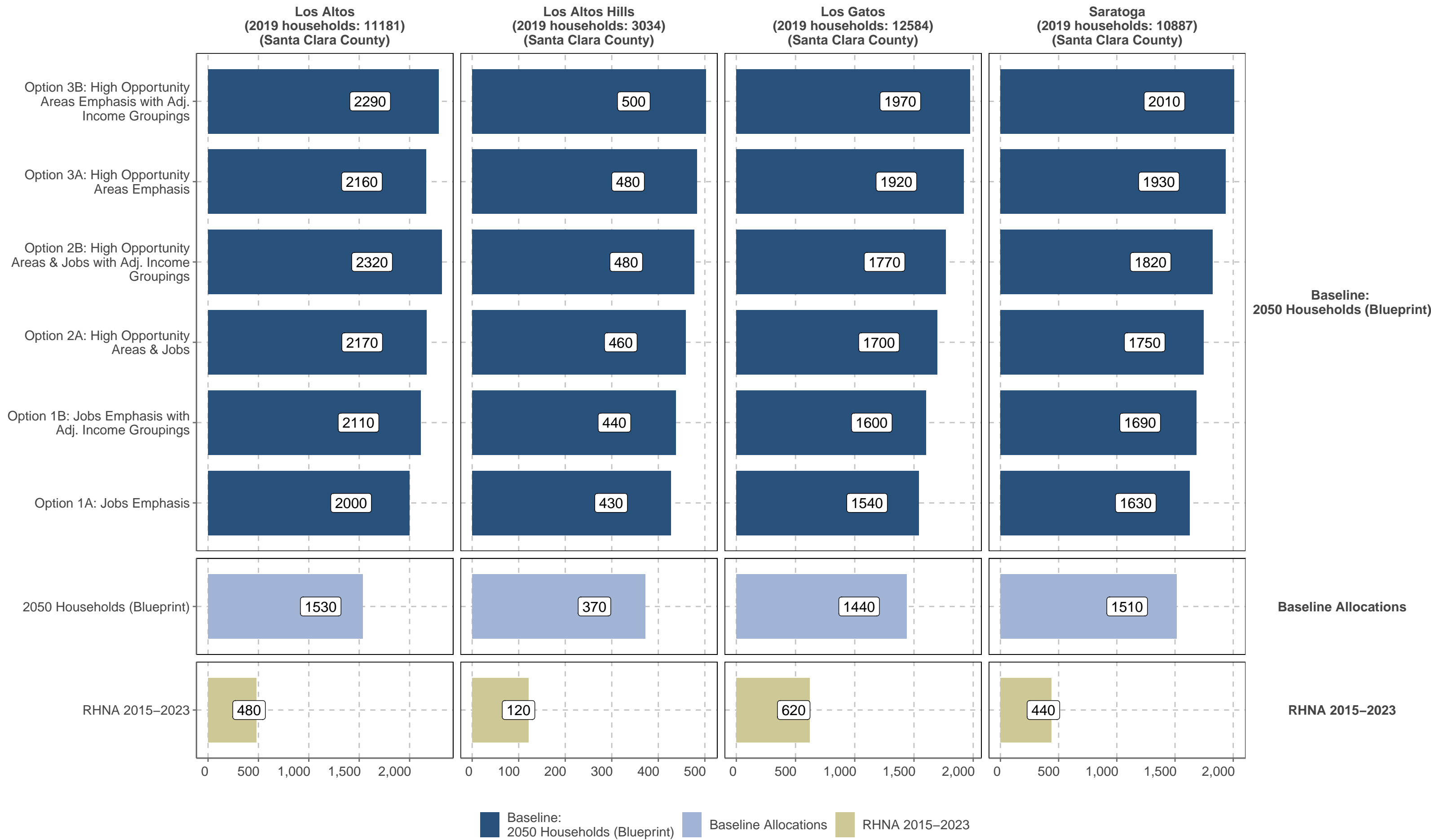
Appendix 2: Potential RHNA Allocation  
Page 19 (Counties on Page: San Mateo, Santa Clara)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



Appendix 2: Potential RHNA Allocation  
Page 20 (Counties on Page: Santa Clara)

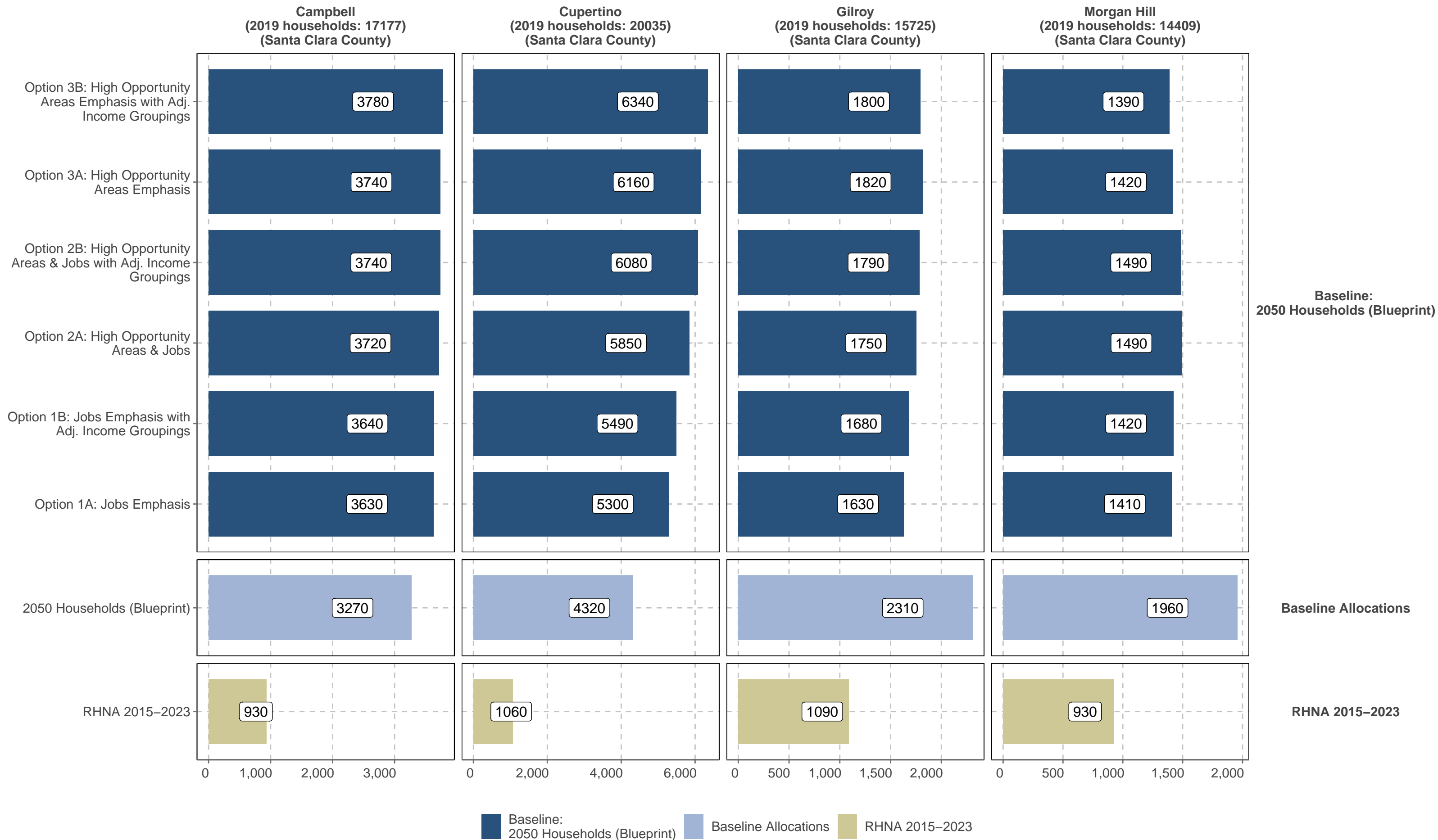
Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.





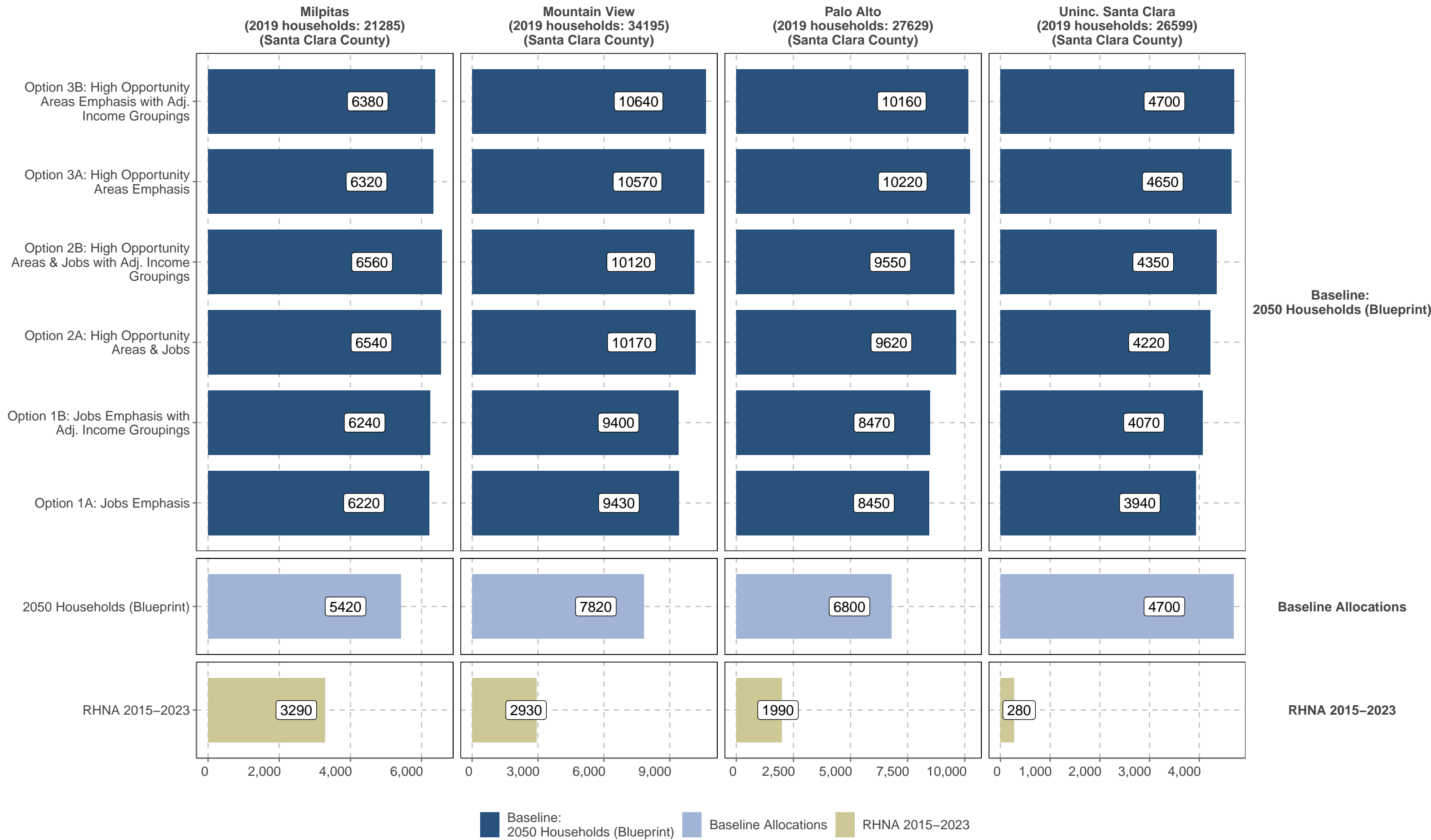
Appendix 2: Potential RHNA Allocation  
Page 21 (Counties on Page: Santa Clara)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



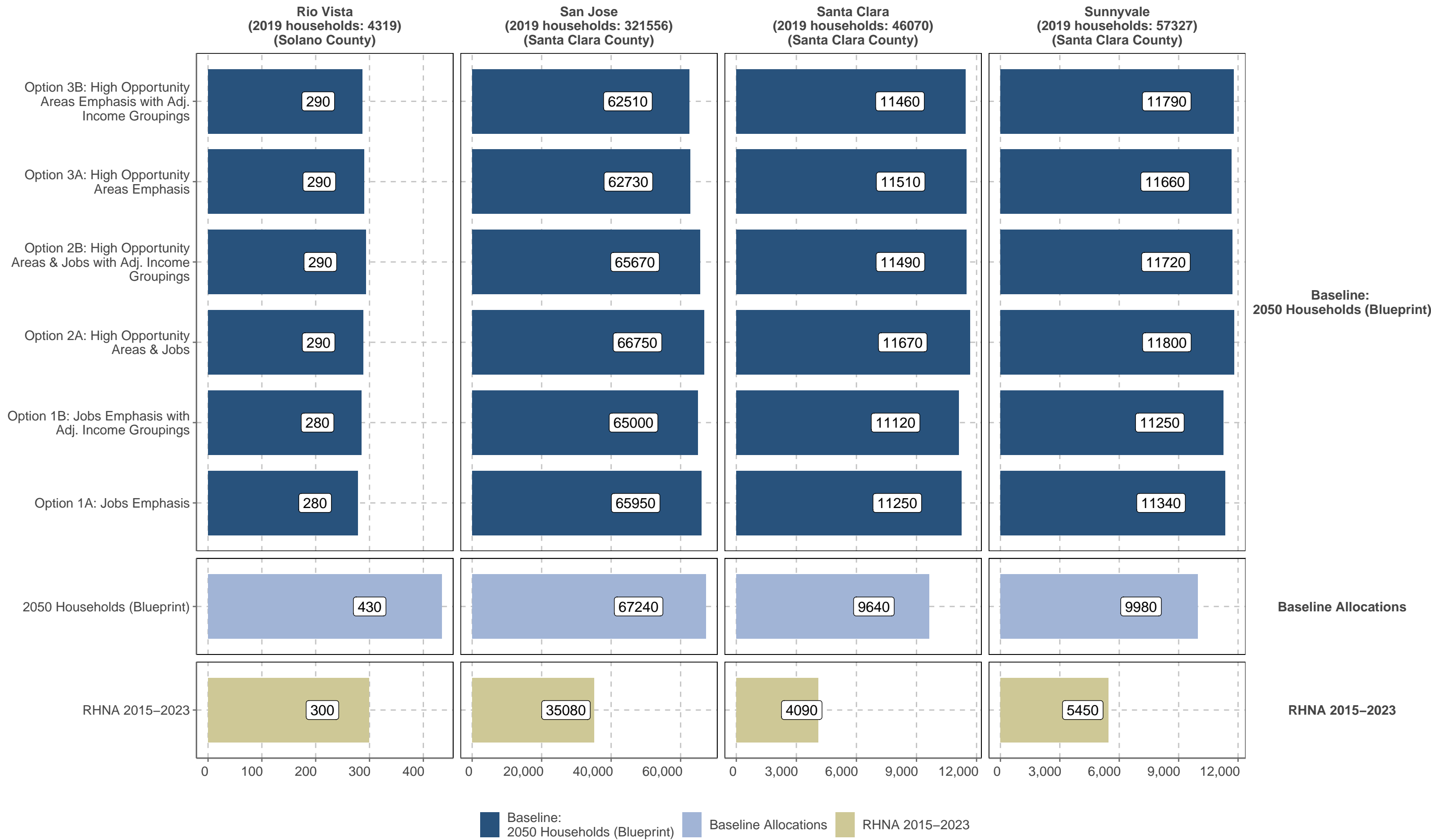
Appendix 2: Potential RHNA Allocation  
Page 22 (Counties on Page: Santa Clara)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



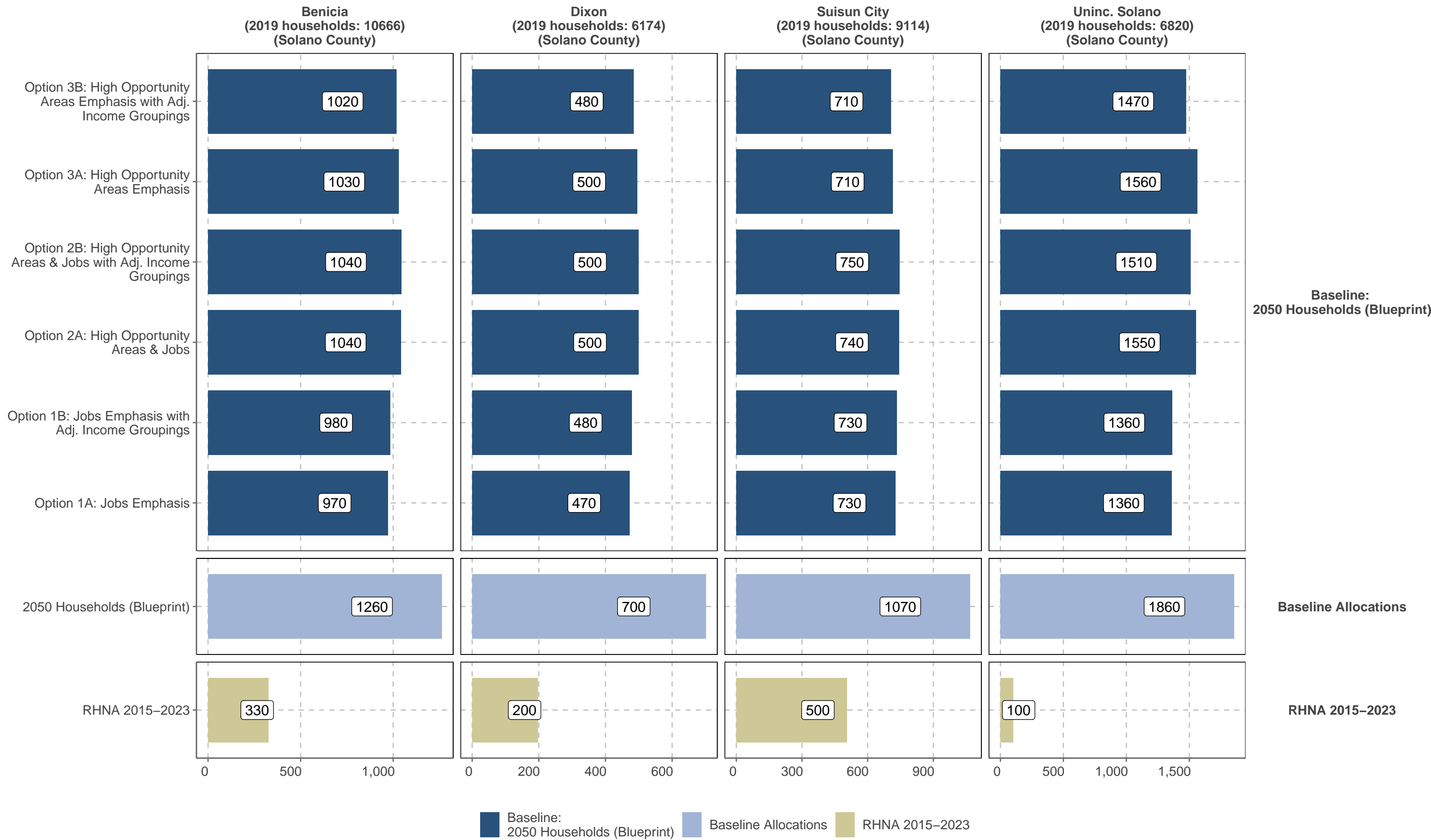
Appendix 2: Potential RHNA Allocation  
Page 23 (Counties on Page: Solano, Santa Clara)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



Appendix 2: Potential RHNA Allocation  
Page 24 (Counties on Page: Solano)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



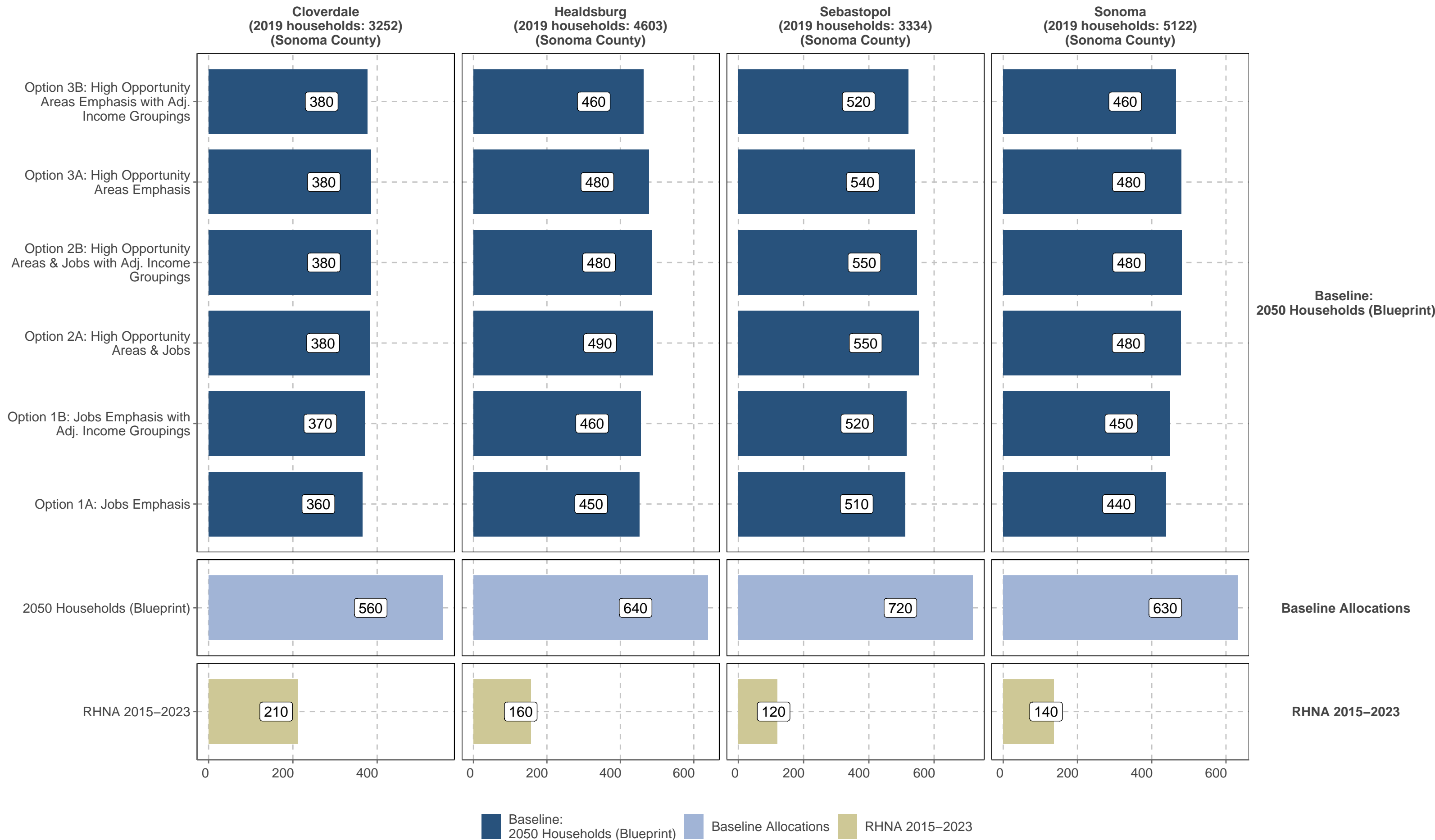
Appendix 2: Potential RHNA Allocation  
Page 25 (Counties on Page: Sonoma, Solano)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



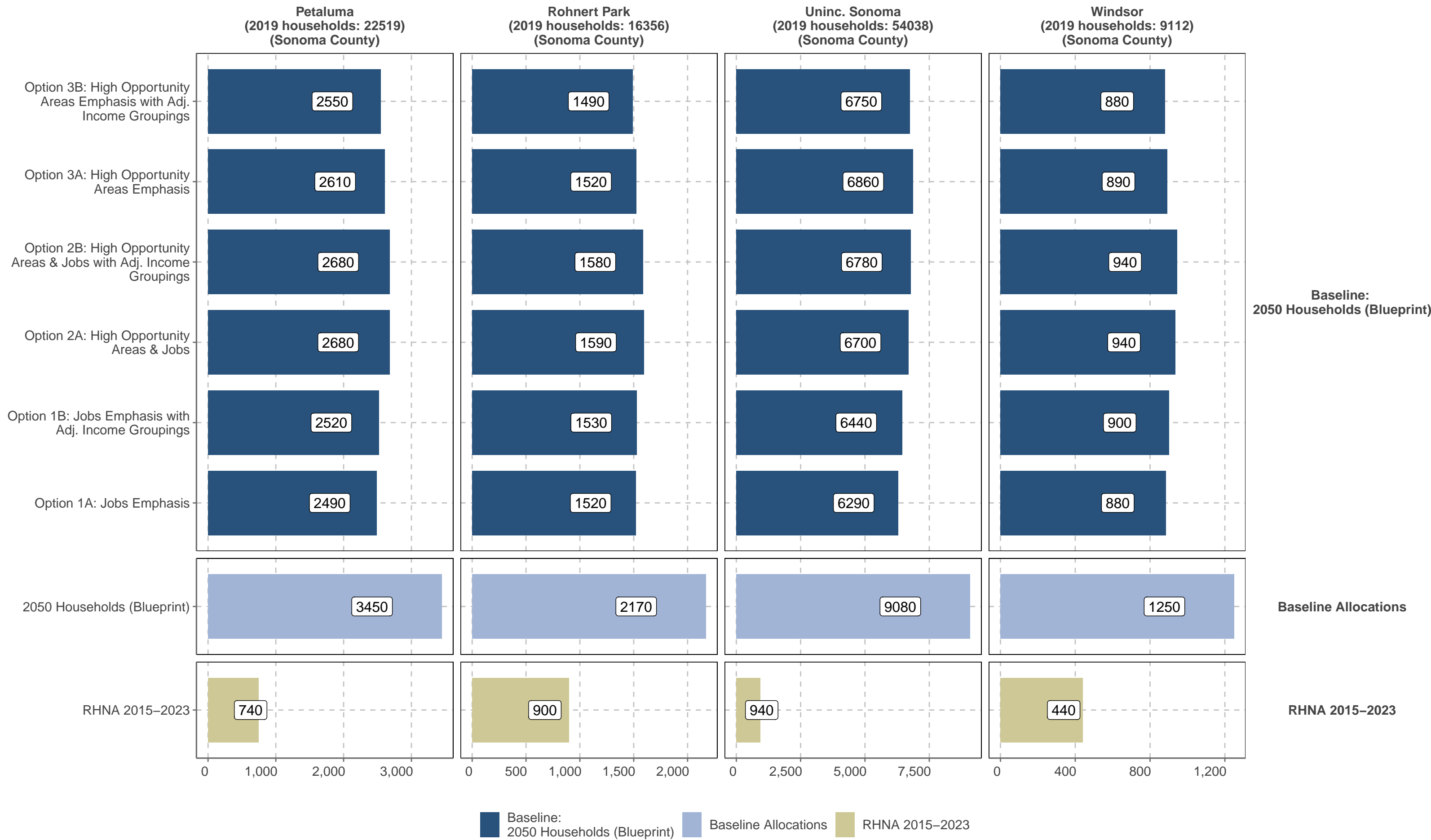
Appendix 2: Potential RHNA Allocation  
Page 26 (Counties on Page: Sonoma)

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



Appendix 2: Potential RHNA Allocation  
Page 27 (Counties on Page: Sonoma)

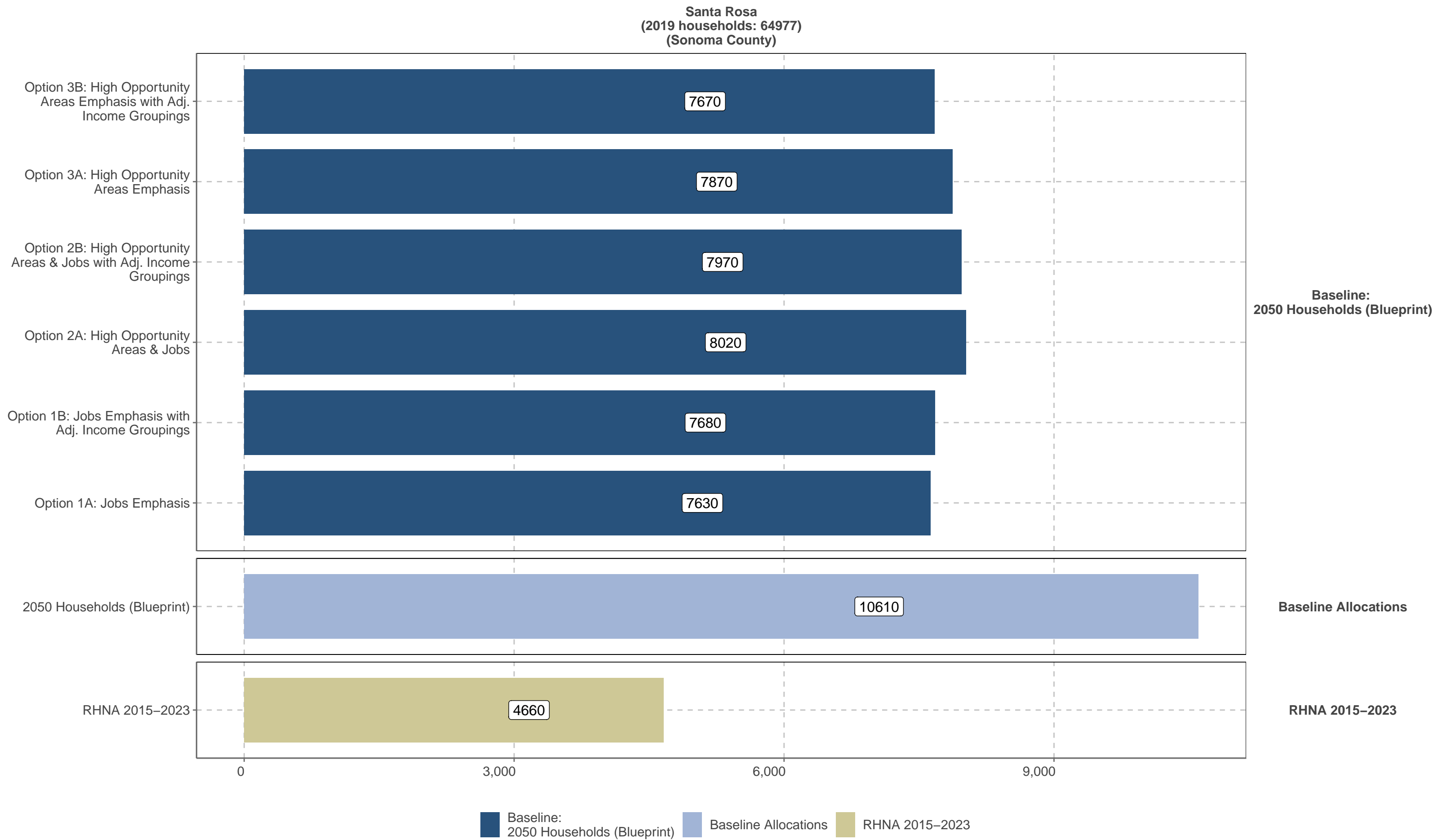
Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.





Appendix 2: Potential RHNA Allocation  
Page 28 (Counties on Page: Sonoma)

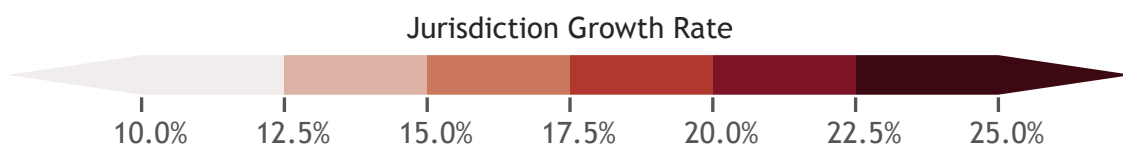
Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.  
Label shows allocation rounded to nearest 10.



Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a 2 1 Attachment A memo for details

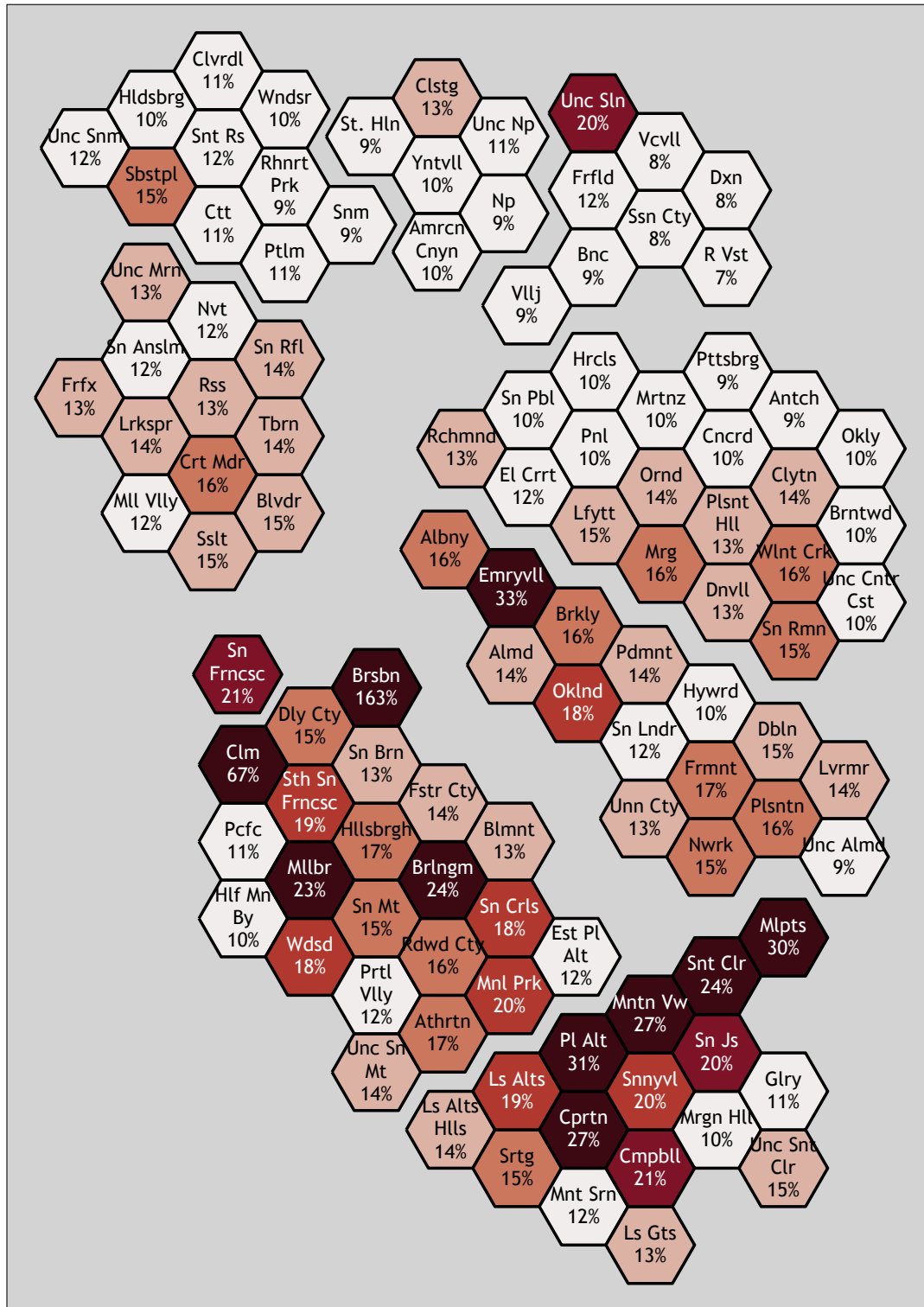
The following table lists the species and their corresponding percentages as shown in the hexagonal grid:

Species	Percentage (%)
Clvrdl	11%
Hldsbrg	10%
Snt Rs	12%
Wndsr	10%
Unc Snm	12%
Sbstpl	15%
Rhnr	9%
Ptln	11%
St. Hln	9%
Yntvll	9%
Amrcn Cnyn	10%
Clstg	13%
Unc Np	11%
Np	9%
Vcvtl	8%
Dxn	8%
R Vst	6%
Bnc	9%
Ssn Cty	8%
Frld	12%
Unc Slm	20%
Vllj	9%
Nvt	11%
Sn Anslm	11%
Rss	12%
Lrkspr	13%
Tbrn	13%
Mll Vly	11%
Sslt	14%
Crt Mdr	15%
Blvdr	13%
Sn Rfl	13%
Pttsg	9%
Mrtzn	9%
Anrch	9%
Okly	10%
Clytn	12%
Brntwd	10%
WInt Crk	15%
Unc Cnt	10%
Cst	10%
Albny	15%
Emryvll	34%
Brkly	15%
Almd	14%
Okld	19%
Pdmnt	14%
Hywrd	10%
Sn Lndr	12%
Frmnt	16%
Unn Cty	13%
Nwrk	15%
Unc Almd	9%
Plsntn	15%
Lvrmr	13%
Dbln	14%
Sn Brn	14%
Fstr Cty	13%
Blmnt	13%
Hllsbrgh	15%
Sth Sn Frcsc	20%
Mllbr	22%
Hlf Mn By	10%
Pcfc	11%
Clm	68%
Sn Frncsc	21%
Brsbn	172%
Dly Cty	16%
Sn Mt	15%
Wdsd	16%
Prtl Vly	11%
Athrtn	16%
Unc Sr Mt	13%
Rdw Ct	16%
Brngm	23%
Sn Crls	17%
Est Pl Alt	13%
Mnl Prk	20%
Pl Alt	31%
Cprt	26%
Srtg	15%
Ls Alts	18%
Hlls	14%
Mnt Srn	11%
Ls Gts	12%
Cmpbl	21%
Mrgn Hll	10%
Unc Snt Clr	15%
Gly	11%
Sn Js	21%
Mntn Vw	28%
Snt Clr	24%
MLpts	29%



Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a 2 1 Attachment A memo for details

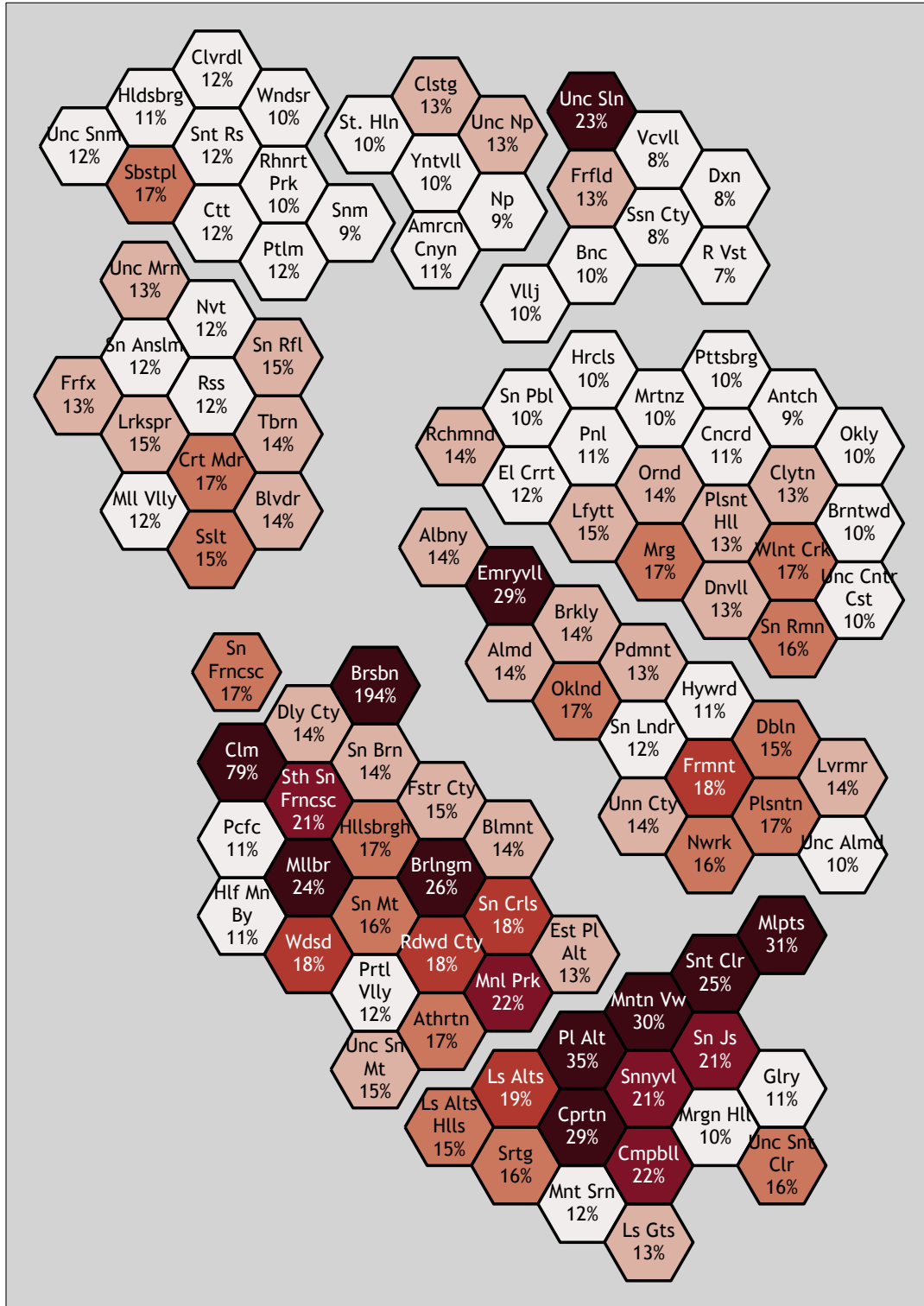
### Option 1B: Jobs Emphasis with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



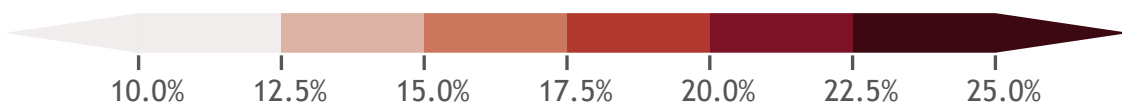
### Appendix 3: Potential RHNA Allocation

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a 2 1 Attachment A memo for details

#### Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



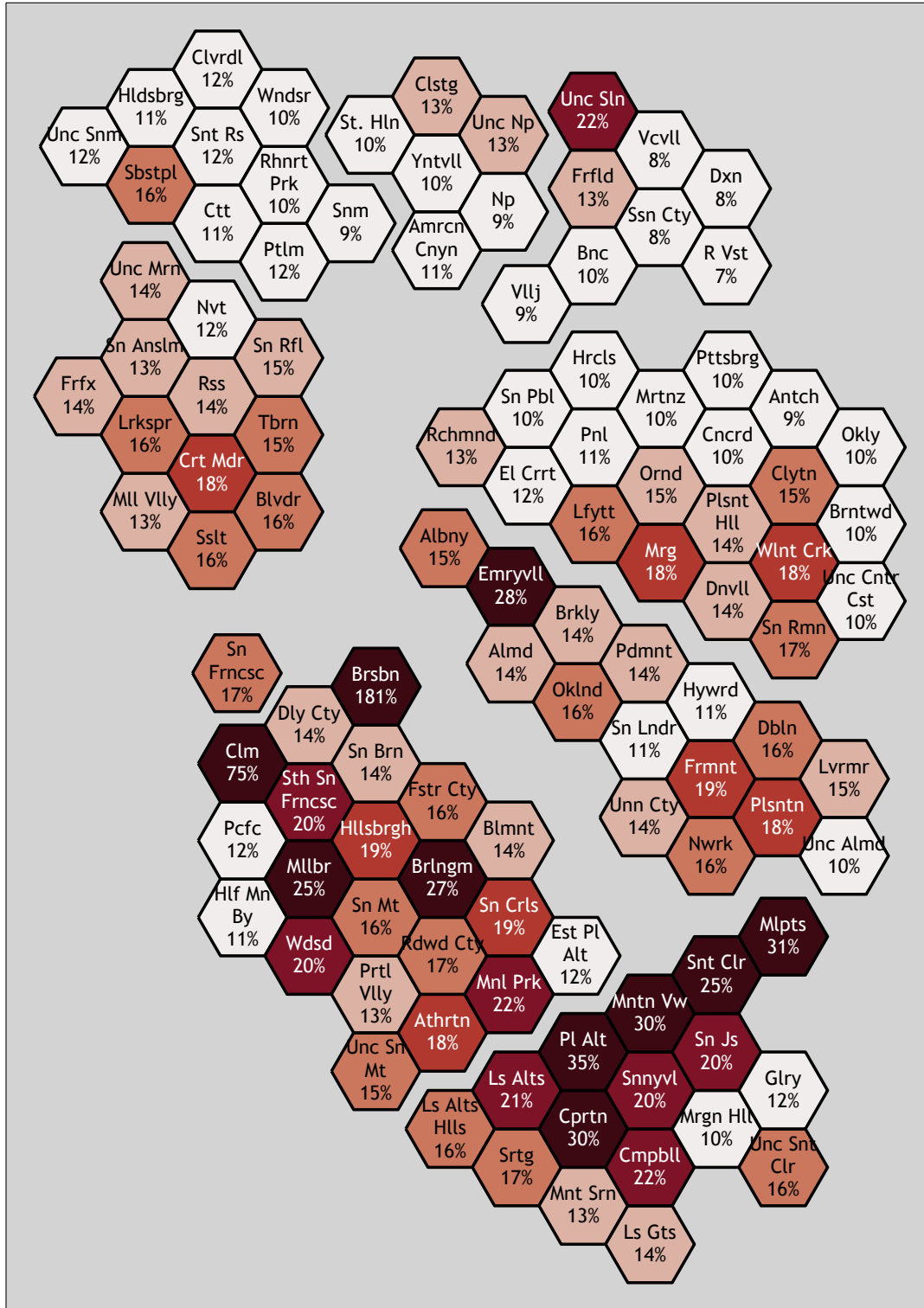
Jurisdiction Growth Rate



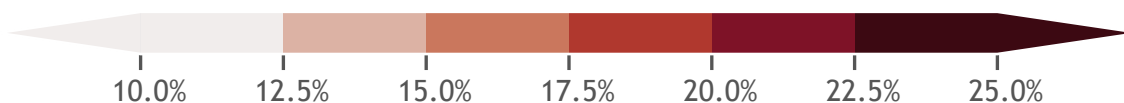
### Appendix 3: Potential RHNA Allocation

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a 2 1 Attachment A memo for details

#### Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings (Baseline: 2050 Households (Blueprint))



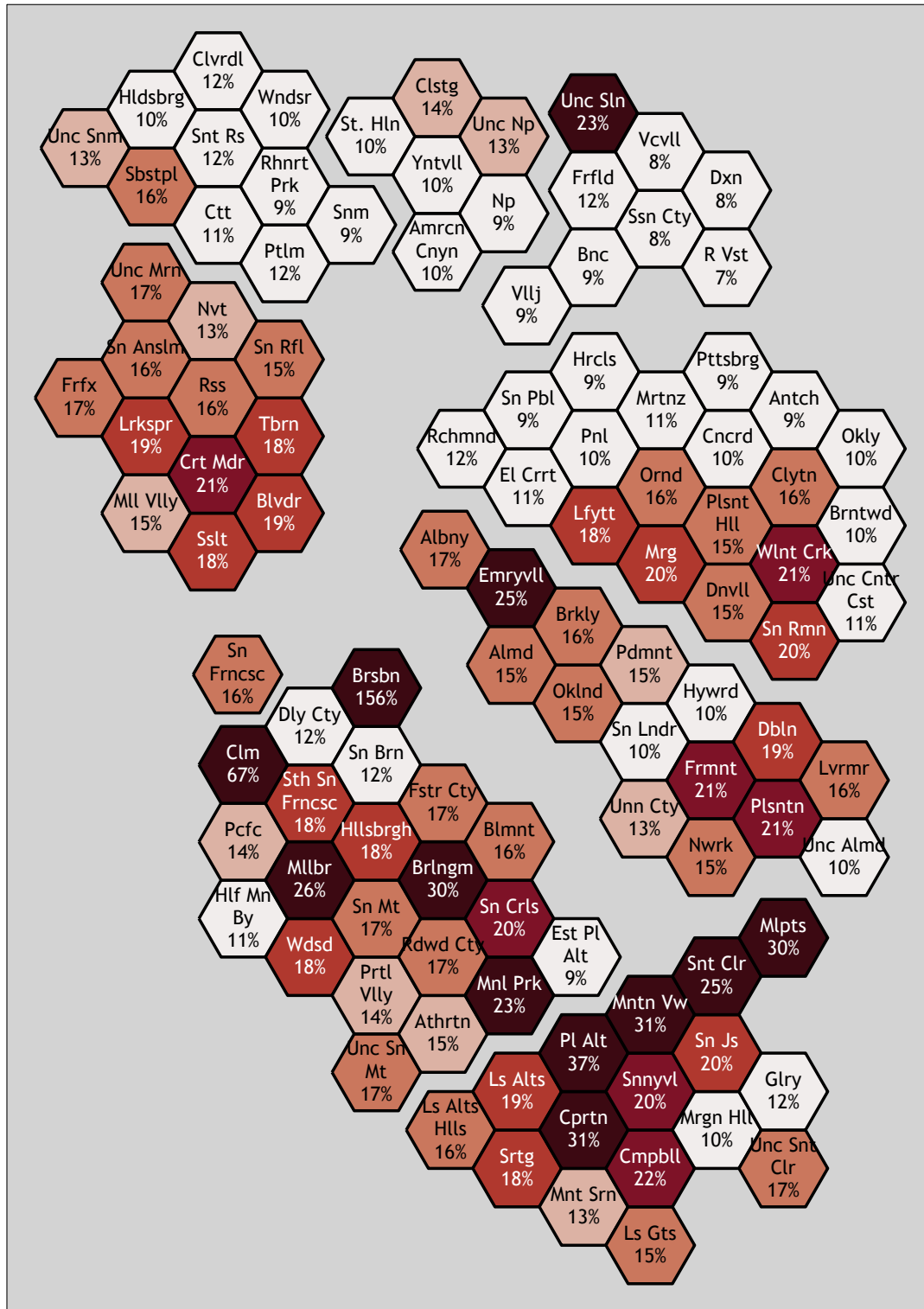
Jurisdiction Growth Rate



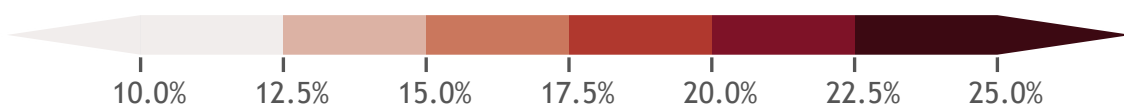
## Appendix 3: Potential RHNA Allocation

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a 2 1 Attachment A memo for details

### Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

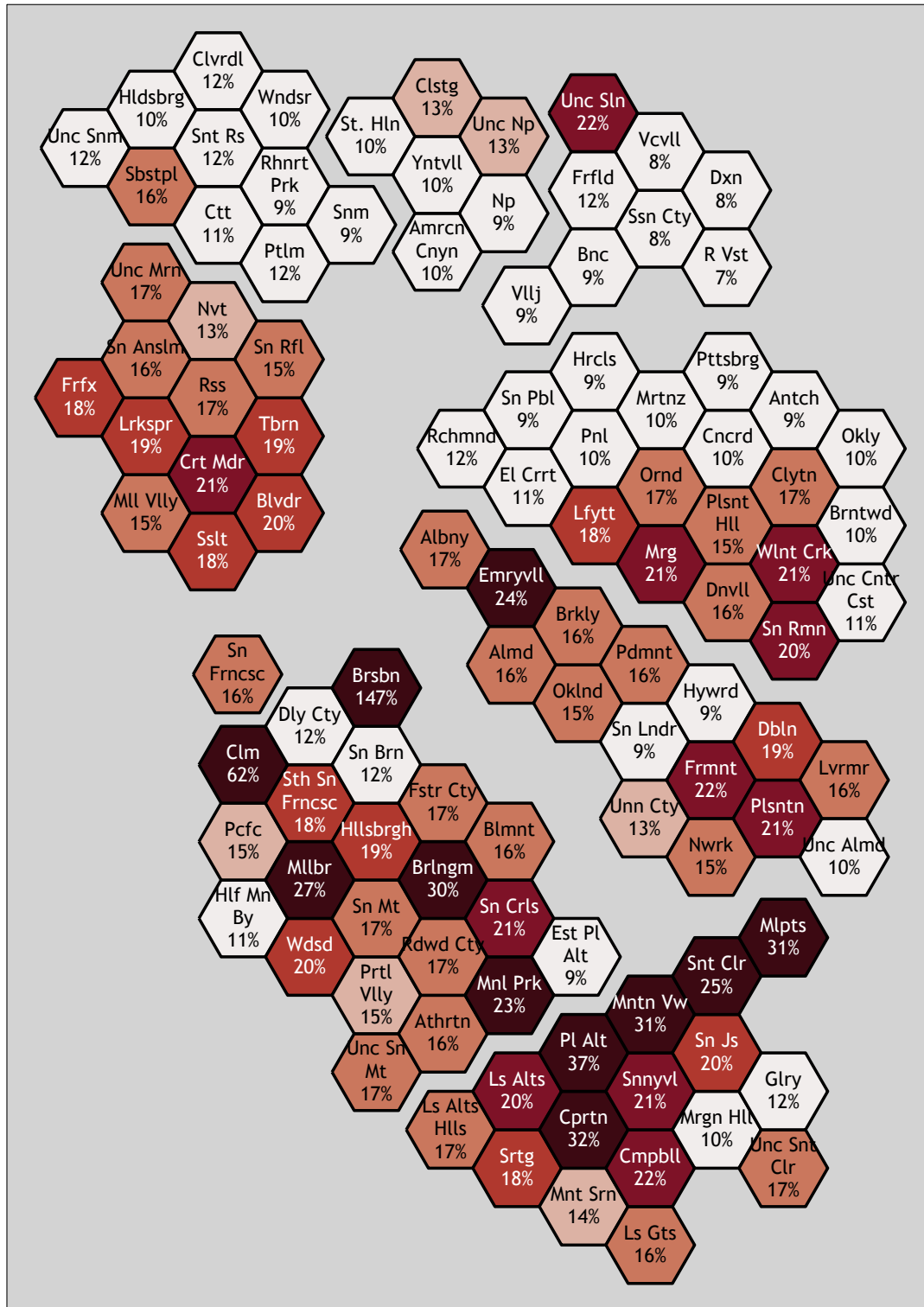


Jurisdiction Growth Rate



Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a 2 1 Attachment A memo for details

**Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings  
(Baseline: 2050 Households (Blueprint))**





County	Variant	Baseline Allocation					Option 1A: Jobs Emphasis					Option 1B: Jobs Emphasis with Adj. Income Groupings					Option 2A: High Opportunity Areas & Jobs					Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings					Option 3A: High Opportunity Areas Emphasis					Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings					RHNA 2015-2023				
	Baseline Income Group	2050 Households (Blueprint)					2050 Households (Blueprint)					2050 Households (Blueprint)					2050 Households (Blueprint)					2050 Households (Blueprint)					2050 Households (Blueprint)					2050 Households (Blueprint)					RHNA 2015-2023				
	VLI	LI	MOD	MOD+	Total	VLI	LI	MOD	MOD+	Total	VLI	LI	MOD	MOD+	Total	VLI	LI	MOD	MOD+	Total	VLI	LI	MOD	MOD+	Total	VLI	LI	MOD	MOD+	Total	VLI	LI	MOD	MOD+	Total	VLI	LI	MOD	MOD+	Total	
Alameda	Jurisdiction	1,160	650	710	1,860	4,380	1,190	680	680	1,770	4,330	1,190	680	760	1,770	4,400	1,220	700	680	1,760	4,360	1,220	700	780	1,760	4,460	1,300	750	750	1,940	4,740	1,300	750	830	1,940	4,820	440	250	280	750	1,720
	Alameda	240	130	150	410	930	280	160	160	400	1,010	280	160	180	400	1,030	280	160	140	360	950	280	160	180	360	990	310	180	170	430	1,080	310	180	200	430	1,120	80	50	60	140	340
	Albany	1,550	960	1,100	2,800	6,410	1,950	1,120	1,200	3,100	7,370	1,950	1,120	1,240	3,100	7,410	1,850	1,070	1,070	2,770	6,760	1,850	1,070	1,180	2,770	6,870	1,990	1,150	1,190	3,080	7,420	1,990	1,150	1,270	3,080	7,490	530	440	580	1,400	2,960
	Berkeley	890	500	520	1,120	3,030	1,000	580	380	990	2,960	1,000	580	640	990	3,210	1,120	640	410	1,070	3,250	1,120	640	710	1,070	3,540	1,180	680	600	1,540	4,000	1,180	680	750	1,540	4,150	800	450	420	620	2,280
	Dublin	450	270	300	740	1,760	480	280	400	1,040	2,200	480	280	300	1,040	2,100	380	220	360	920	1,880	380	220	240	920	1,760	330	190	300	780	1,600	330	190	210	780	1,500	280	210	260	750	1,500
	Emeryville	3,380	1,880	1,980	4,640	11,880	3,760	2,170	1,670	4,330	11,930	3,760	2,170	2,390	4,330	12,650	4,140	2,380	1,840	4,750	13,100	4,140	2,380	2,630	4,750	13,900	4,370	2,520	2,380	6,170	15,440	4,370	2,520	2,780	6,170	15,840	1,710	930	980	1,840	5,460
	Fremont	1,580	830	960	2,780	6,150	1,190	680	850	2,210	4,930	1,190	680	750	2,210	4,830	1,190	680	930	2,400	5,200	1,190	680	760	2,400	5,030	1,060	610	820	2,140	4,620	1,060	610	670	2,140	4,470	850	480	610	1,980	3,920
	Hayward	1,400	750	830	2,010	4,980	1,210	700	600	1,540	4,040	1,210	700	770	1,540	4,220	1,280	740	680	1,750	4,450	1,280	740	820	1,750	4,590	1,260	720	810	2,090	4,880	1,260	720	800	2,090	4,870	840	470	500	920	2,730
	Livermore	720	390	390	1,050	2,550	580	340	330	860	2,110	580	340	370	860	2,150	610	350	360	940	2,270	610	350	390	940	2,290	540	310	360	920	2,130	540	310	340	920	2,120	330	170	160	420	1,080
	Newark	6,670	4,100	4,740	13,180	28,690	6,990	4,020	5,380	13,920	30,310	6,990	4,020	4,440	13,920	29,370	6,230	3,590	4,830	12,500	27,140	6,230	3,590	3,960	12,500	26,270	6,120	3,520	4,240	10,970	24,850	6,120	3,520	3,890	10,970	24,500	2,060	2,080	2,820	7,820	14,760
	Oakland	130	70	80	150	440	160	90	80	200	530	160	90	100	200	550	170	100	70	180	520	170	100	110	180	560	180	100	80	210	570	180	100	110	210	600	20	10	20	10	60
	Piedmont	1,140	670	680	1,520	4,010	1,380	790	540	1,390	4,100	1,380	790	880	1,390	4,440	1,530	880	620	1,610	4,640	1,530	880	970	1,610	4,990	1,590	920	880	2,280	5,670	1,590	920	1,010	2,280	5,800	720	390	410	550	2,070
	Pleasanton	980	550	660	1,840	4,030	820	470	680	1,760	3,720	820	470	520	1,760	3,560	760	440	680	1,770	3,650	760	440	480	1,770	3,460	680	390	540	1,410	3,030	680	390	430	1,410	2,920	500	270	350	1,160	2,290
	San Leandro	1,350	820	970	2,810	5,940	1,270	730	700	1,800	4,500	1,270	730	810	1,800	4,610	1,320	760	740	1,900	4,720	1,320	760	840	1,900	4,830	1,310	760	820	2,110	4,990	1,310	760	830	2,110	5,010	430	230	300	820	1,770
	Unincorporated Alameda	860	460	490	1,290	3,100	750	430	420	1,080	2,680	750	430	480	1,080	2,750	780	450	450	1,170	2,850	780	450	500	1,170	2,900	690	400	450	1,150	2,680	690	400	440	1,150	2,670	320	180	190	420	1,110
Union City	1,120	610	730	2,100	4,560	840	480	480	1,250	3,050	840	480	530	1,250	3,100	840	480	520	1,340	3,190	840	480	540	1,340	3,200	760	440	540	1,410	3,150	760	440	480	1,410	3,090	350	200	210	680	1,450	
Contra Costa	Brentwood	730	410	440	1,140	2,730	530	300	280	740	1,860	530	300	340	740	1,910	540	310	310	790	1,950	540	310	340	790	1,990	480	280	320	840	1,920	480	280	300	840	1,900	230	120	120	280	760
	Antioch	150	90	80	190	510	180	100	60	150	500	180	100	120	150	550	200	120	60	160	540	200	120	130	160	610	210	120	90	240	670	210	120	130	240	700	50	20	30	30	140
	Clayton	1,480	800	910	2,580	5,760	1,160	670	710	1,850	4,390	1,160	670	740	1,850	4,420	1,180	680	780	2,020	4,670	1,180	680	750	2,020	4,640	1,100	640	800	2,060	4,590	1,100	640	700	2,060	4,500	800	440	560	1,680	3,480
	Concord	530	300																																						

**OBJECTIVE 1: Does the allocation increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner?**

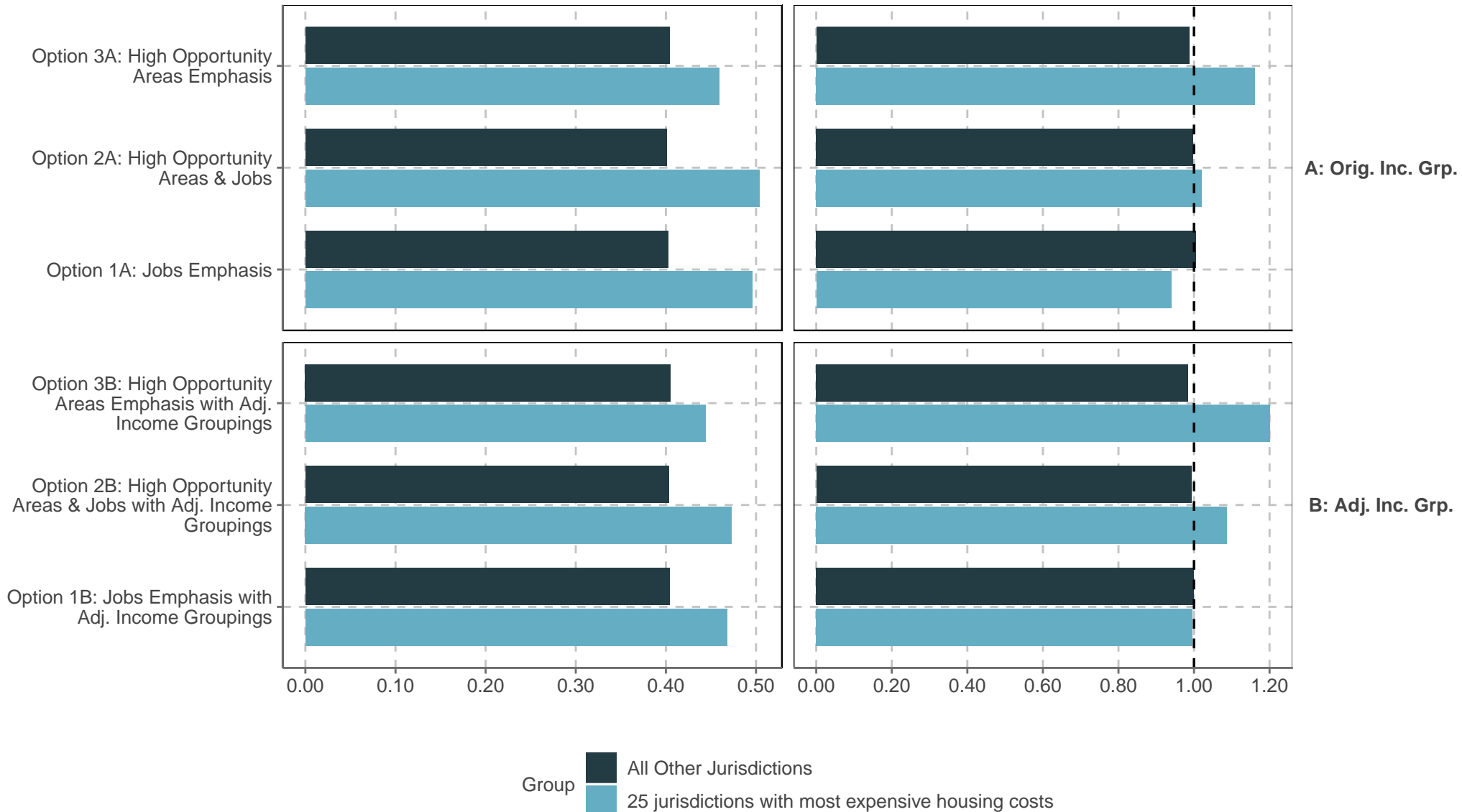
*Comparison between the top 25 jurisdictions with the most expensive housing costs and the rest of the region*

**METRIC 1a.1: Do jurisdictions with the most expensive housing costs receive a significant percentage of their RHNA as lower-income units?**

**METRIC 1a.2: Do jurisdictions with the most expensive housing costs receive a share of the region's housing need that is at least proportional to their share of the region's households?**

**Percent of RHNA as lower income units**

**Ratio of share of total RHNA to share of region's households**

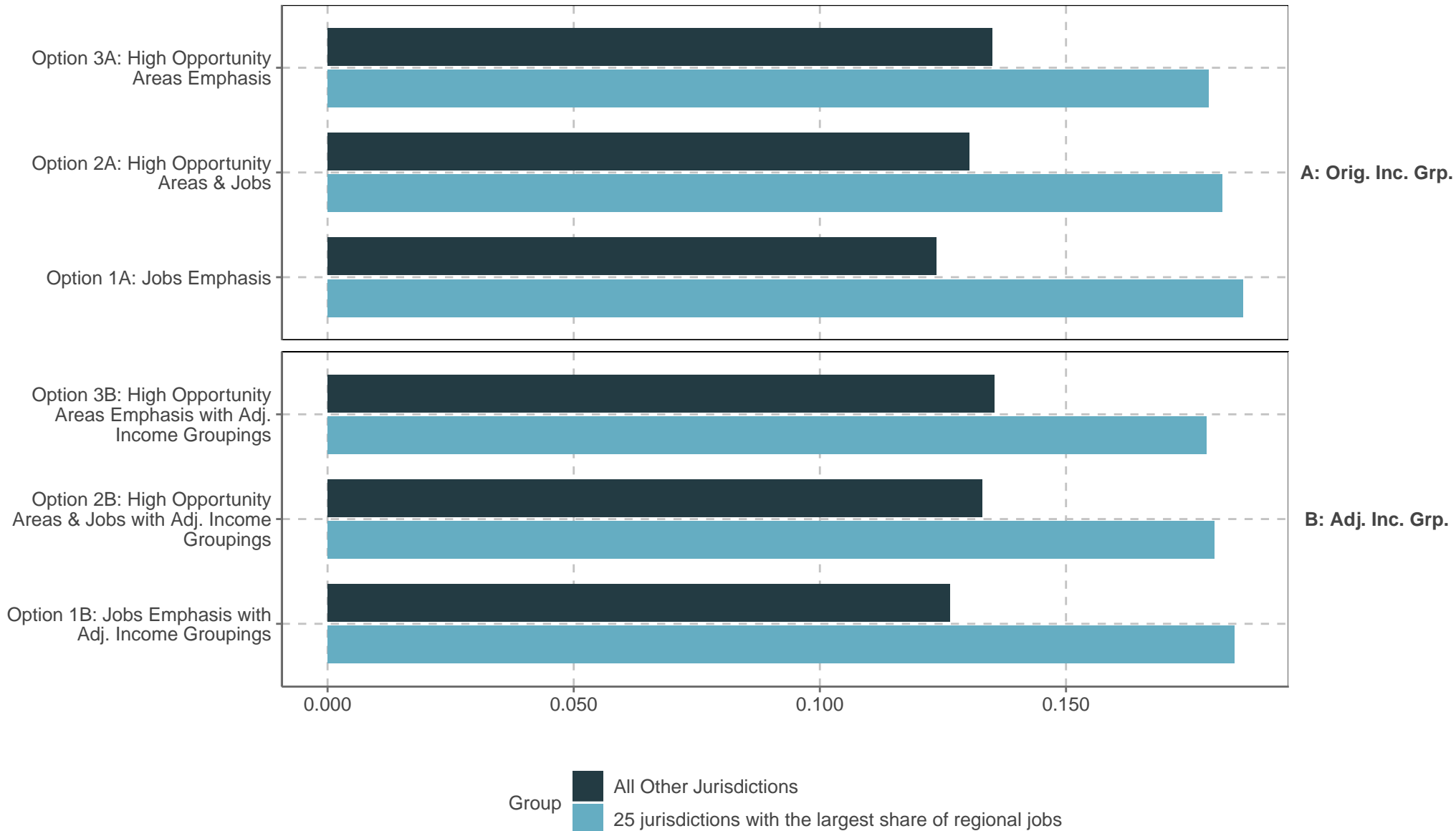


**OBJECTIVE 2: Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?**

*Comparison between the top 25 jurisdictions with the most jobs and the rest of the region*

**METRIC 2a: Do jurisdictions with the largest share of the region's jobs have the highest growth rates resulting from RHNA?**

**Average growth rate resulting from RHNA**

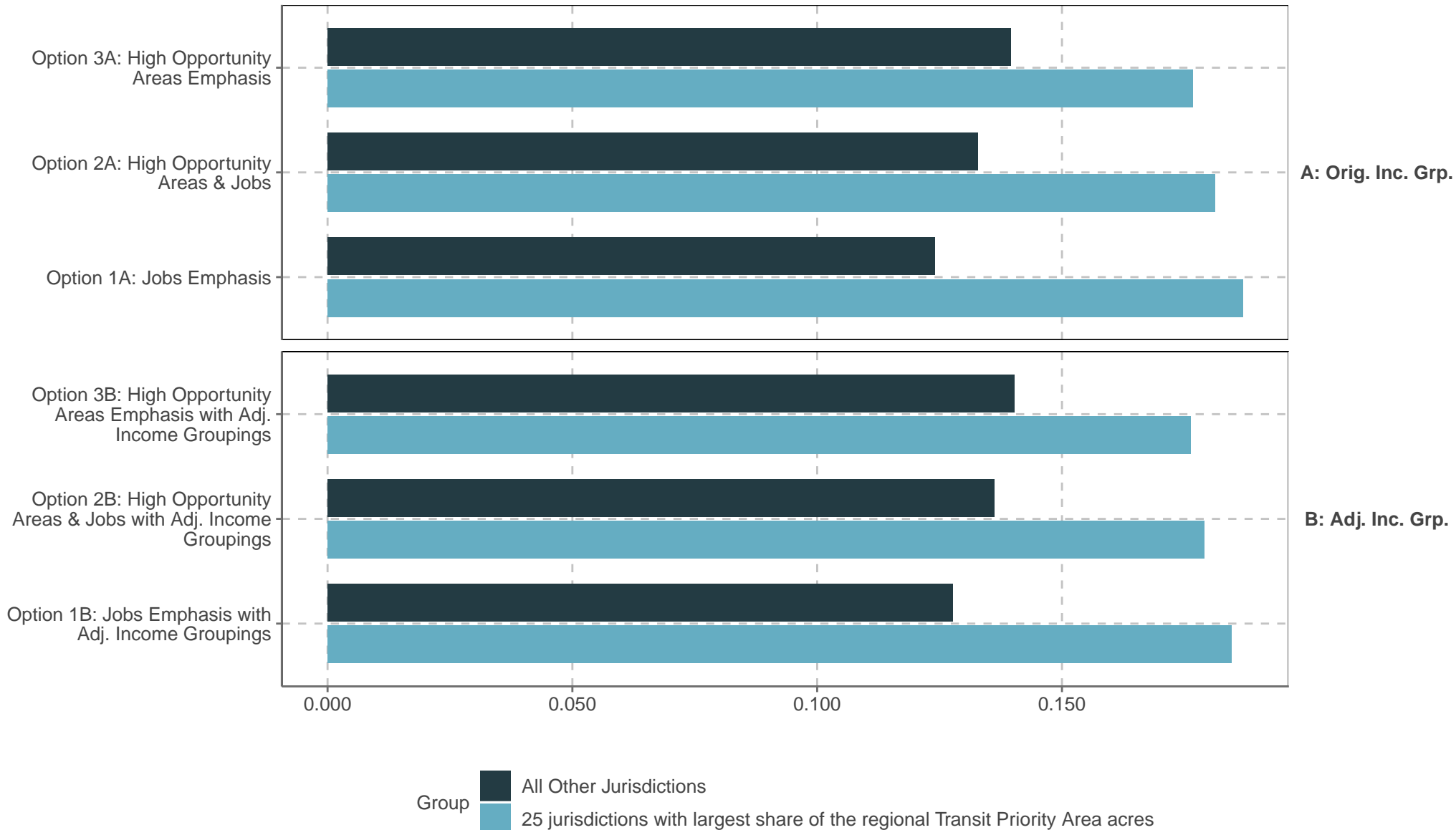


**OBJECTIVE 2: Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?**

*Comparison between the top 25 jurisdictions with the most transit access and the rest of the region*

**METRIC 2b: Do jurisdictions with the largest share of the region's Transit Priority Area acres have the highest growth rates resulting from RHNA?**

**Average growth rate resulting from RHNA**

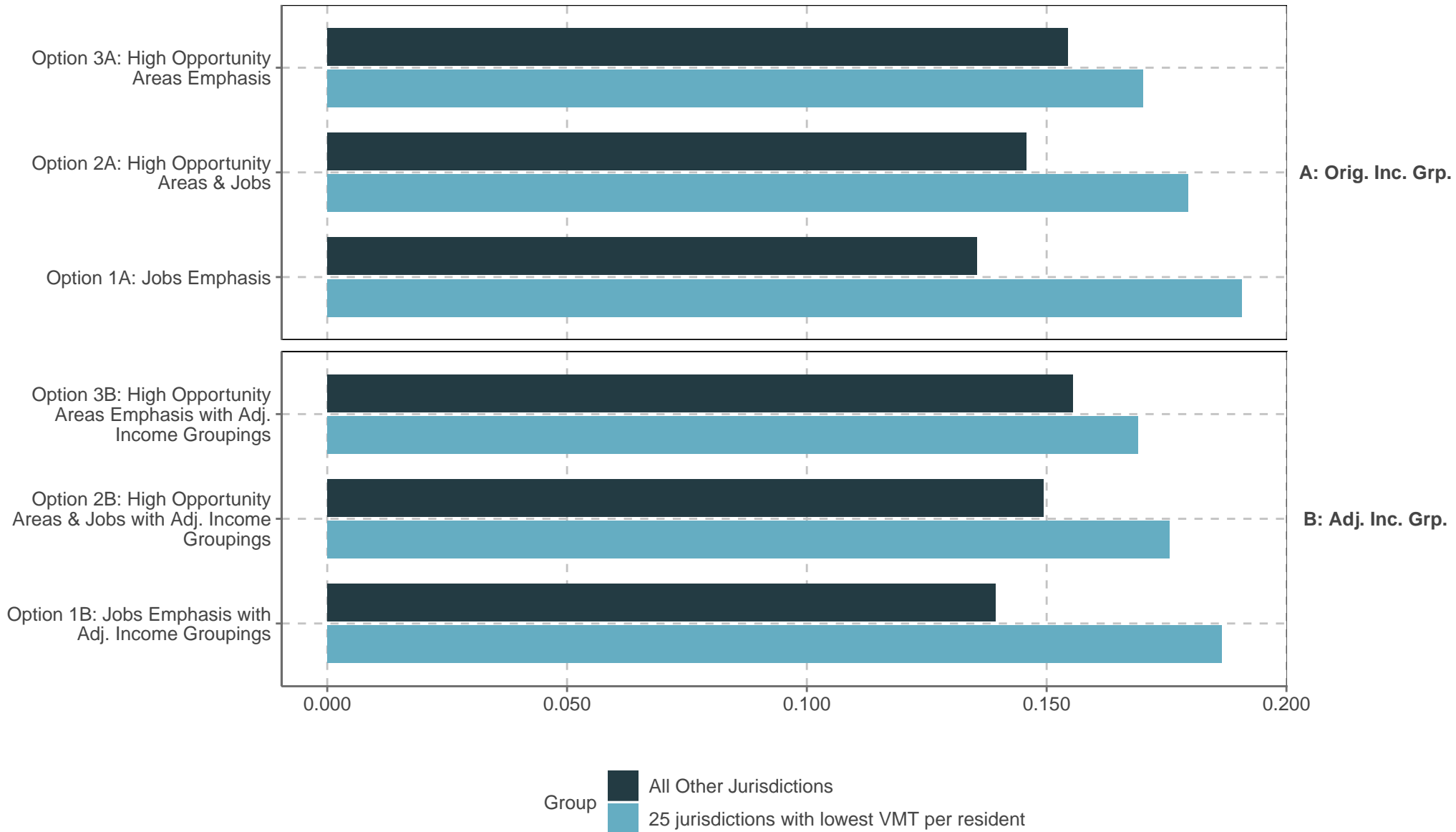


**OBJECTIVE 2: Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?**

*Comparison between the top 25 jurisdictions with the lowest VMT per resident the rest of the region*

**METRIC 2c: Do jurisdictions whose residents drive the least have the highest growth rates resulting from RHNA?**

**Average growth rate resulting from RHNA**



**OBJECTIVE 3: Does the allocation promote an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction?**

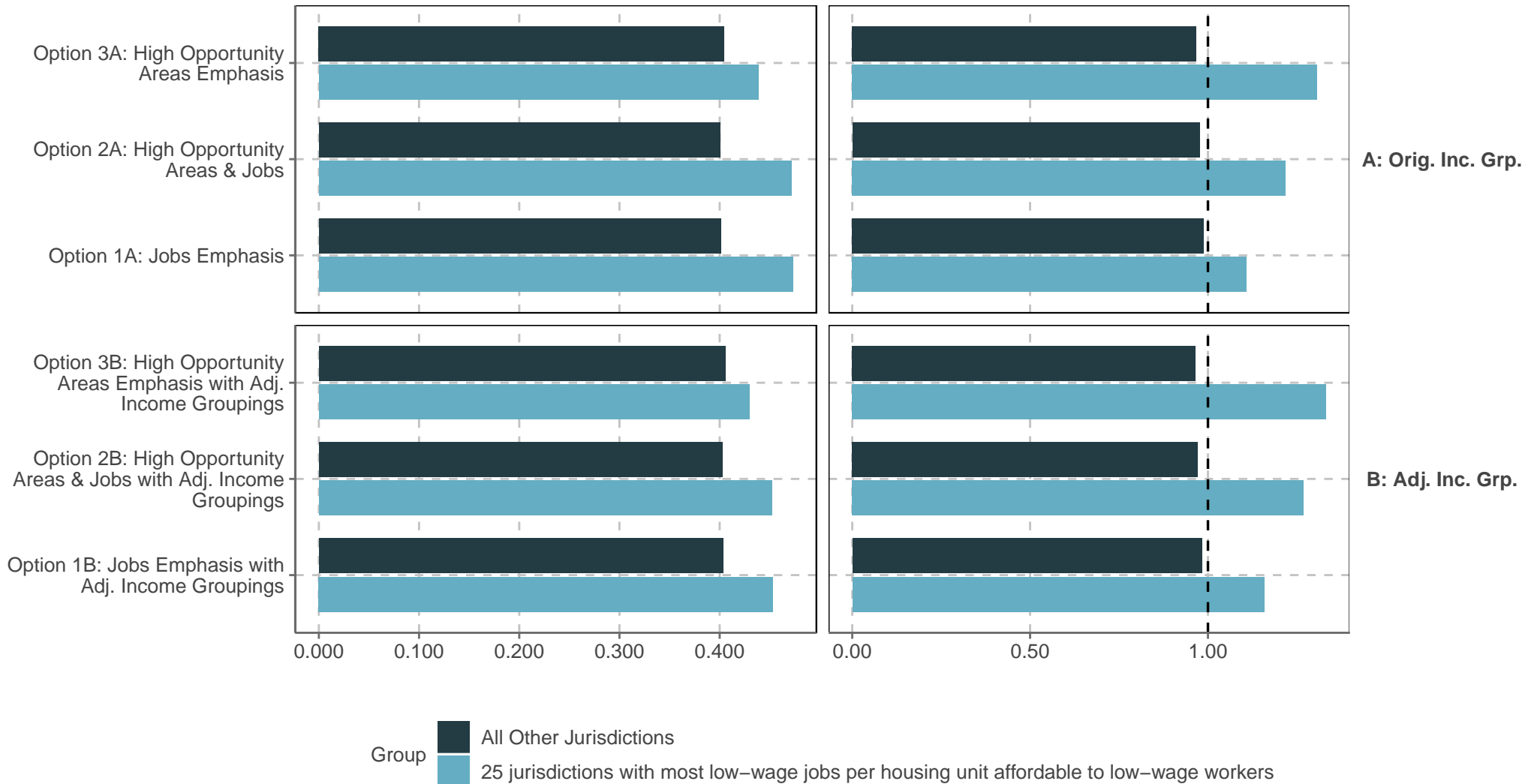
*Comparison between the top 25 jurisdictions with the most unbalanced jobs-housing fit and the rest of the region*

**METRIC 3a.1: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a significant percentage of their RHNA as lower-income units?**

**METRIC 3a.2: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a share of the region's housing need that is at least proportional to their share of the region's households?**

**Percent of RHNA as lower income units**

**Ratio of share of total RHNA to share of region's households**

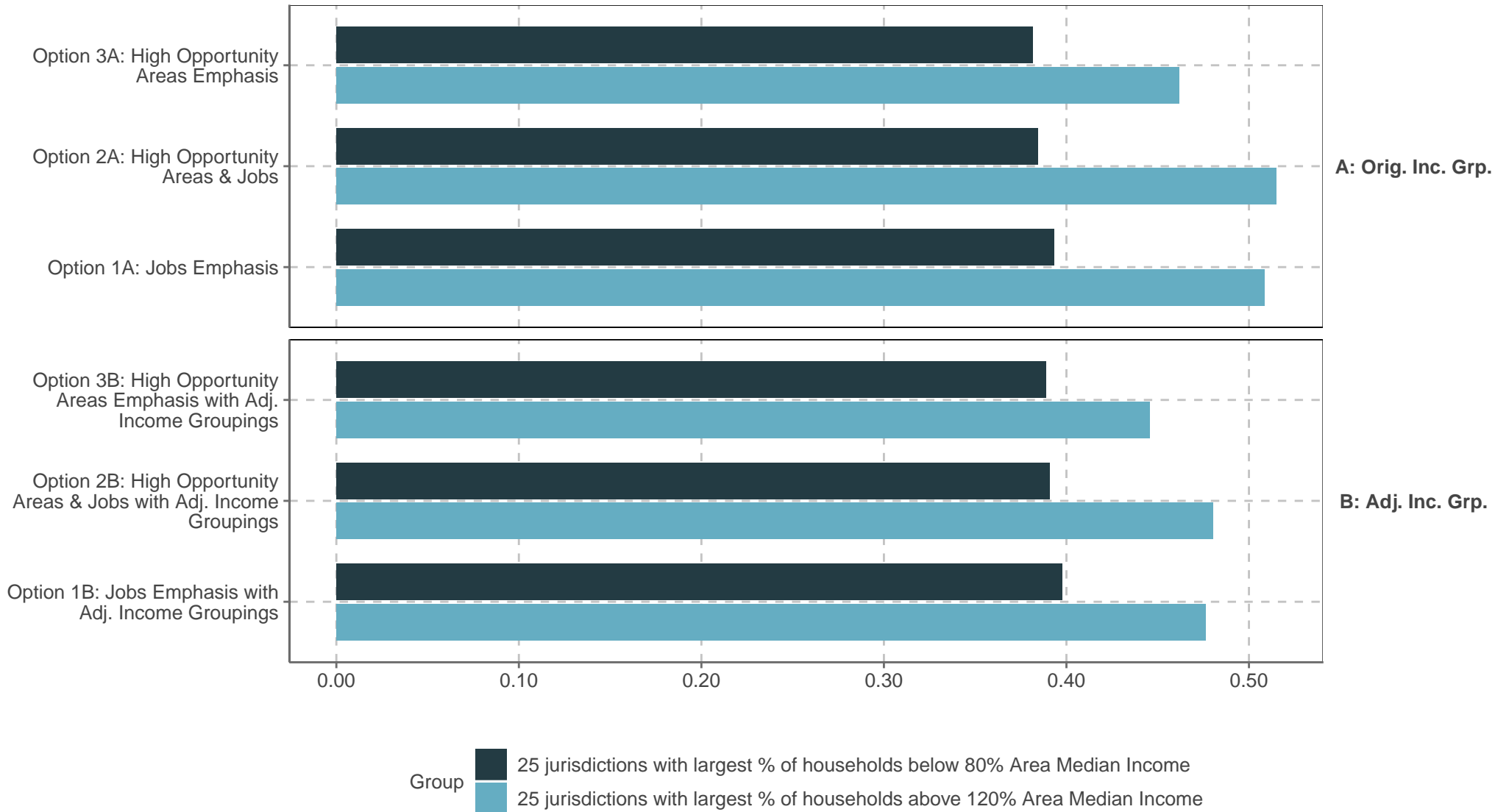


**OBJECTIVE 4: Does the allocation direct a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category?**

*Comparison between the top 25 most disproportionately high-income jurisdictions and top 25 most disproportionately low-income jurisdictions*

**METRIC 4: Do jurisdictions with the largest percentage of high-income residents receive a larger share of their RHNA as lower-income units than jurisdictions with the largest percentage of low-income residents?**

**Percent of RHNA as lower income units**





## OBJECTIVE 5: Does the allocation affirmatively further fair housing?

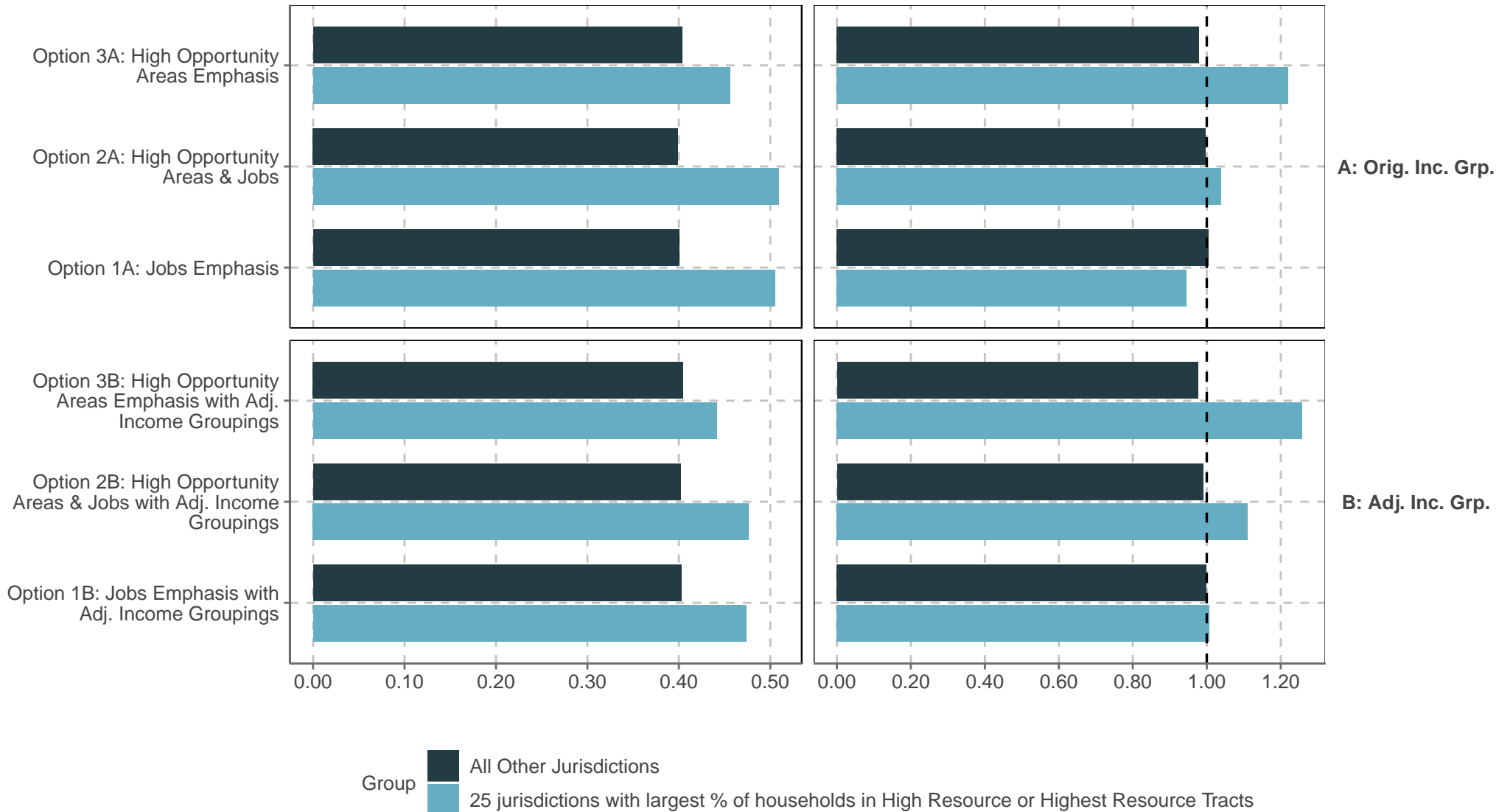
*Comparison between the top 25 jurisdictions with the most access to resources  
and the rest of the region*

**METRIC 5a.1: Do jurisdictions with the largest percentage of households living in High or Highest Resource tracts receive a significant percentage of their RHNA as lower-income units?**

**METRIC 5a.2: Do jurisdictions with the largest percentage of households living in High or Highest Resource tracts receive a share of the region's housing need that is at least proportional to their share of the region's households?**

**Percent of RHNA as lower income units**

**Ratio of share of total RHNA to share of region's households**

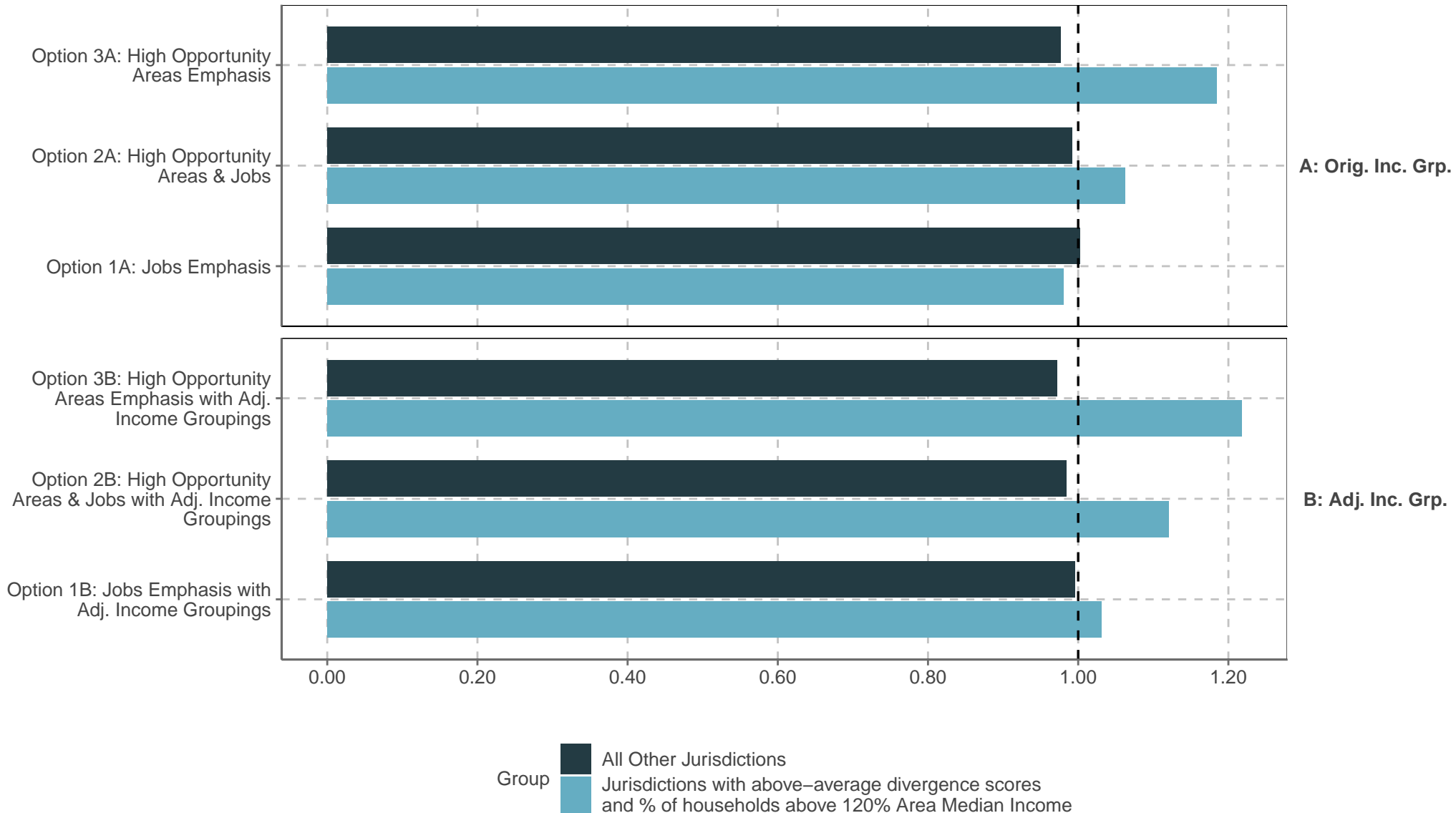


## OBJECTIVE 5: Does the allocation affirmatively further fair housing?

*Comparison between jurisdictions that have both above-average divergence scores and disproportionately large shares of high-income residents and the rest of the region*

**METRIC 5b: Do jurisdictions exhibiting racial and economic exclusion receive a share of the region's housing need that is at least proportional to their share of the region's households?**

**Ratio of share of total RHNA to share of region's households**

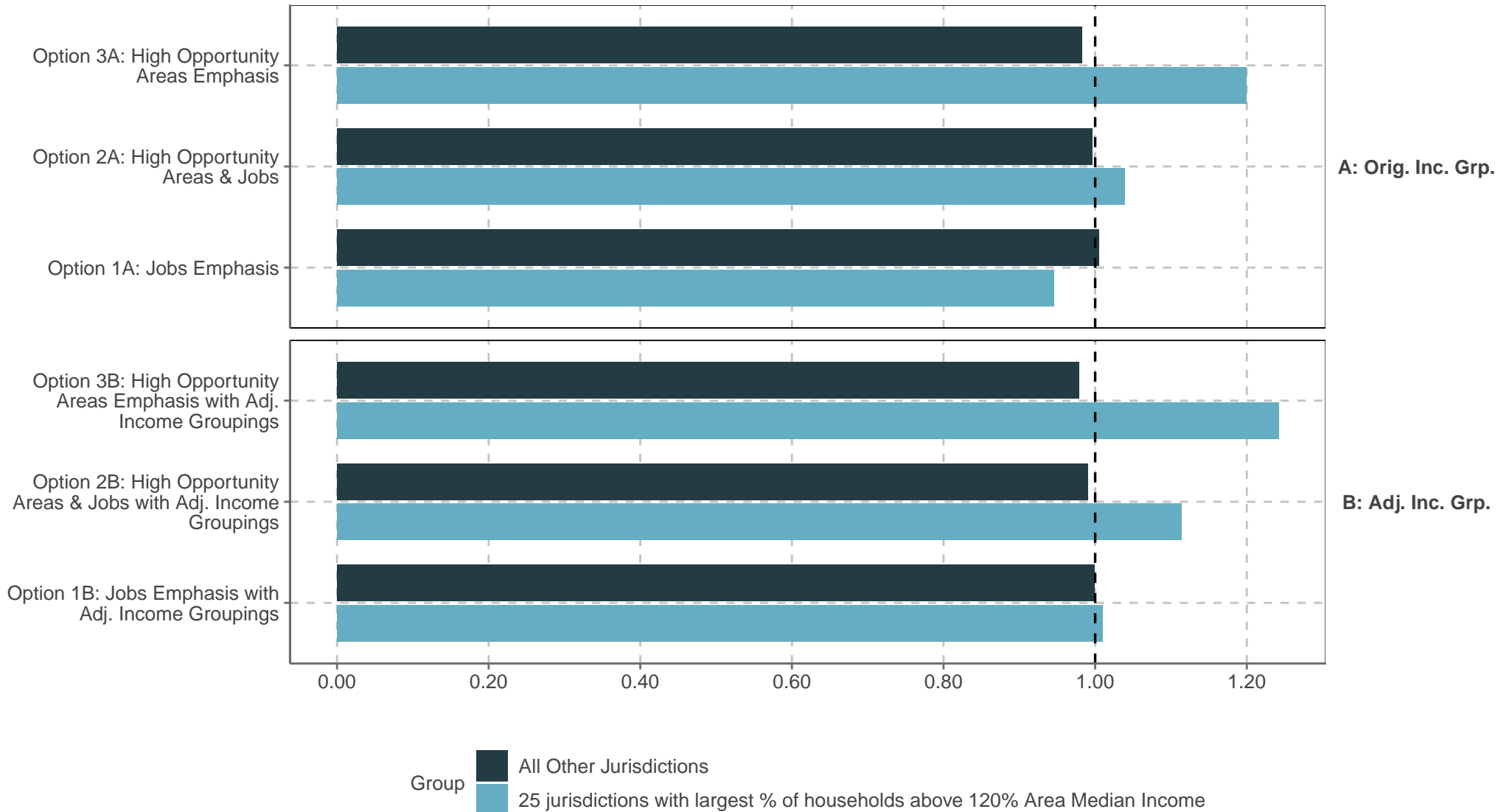


**OBJECTIVE 5: Does the allocation affirmatively further fair housing?**

*Comparison between the top 25 most disproportionately high-income jurisdictions  
and the rest of the region*

**METRIC 5c: Do jurisdictions with the largest  
percentage of high-income residents receive a share of  
the region's housing need that is at least  
proportional to their share of the region's  
households?**

**Ratio of share of total RHNA to share of region's  
households**



## Fred Castro

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**From:** Aaron Eckhouse <aaron@cayimby.org>  
**Sent:** Thursday, August 27, 2020 12:07 PM  
**To:** MTC-ABAG Info  
**Subject:** ABAG Housing Methodology Committee  
**Attachments:** YIMBY RHNA Letter.pdf

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### \*External Email\*

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Ahead of tomorrow's Housing Methodology Committee meeting, I would like to resubmit this letter from a coalition of YIMBY & other pro-housing groups.

We support prioritizing Access to Opportunity & Jobs Proximity in the methodology. These factors will help ensure that new housing is built where it is most needed & where its residents can benefit most from it through shorter commutes & improved access to social resources.

thank you for your work to address the Bay Area's housing needs,

Aaron Eckhouse  
Bay Area Regional Organizer, California YIMBY  
515-418-8175  
he/him/his



May 12, 2020

Chairman Arreguin and esteemed members of the Housing Methodology Committee,

The 6th Cycle Regional Housing Needs Allocation (RHNA) process is a tremendous opportunity to address the pressing social, economic, and ecological need for more homes of all kinds in the Bay Area. It provides a chance to undo historic patterns of segregation and exclusion, expand access to economic opportunity, and establish more sustainable development patterns that will help the Bay Area be a global climate leader. To that end, we offer the following suggestions to the Housing Methodology Committee on how to best allocate the Bay Area's housing need across jurisdictions.

Locating new housing in and near high opportunity areas should be a top factor in considering the share of total housing need allocated to each jurisdiction. Using fair housing metrics for total housing need will most effectively advance the mandate to affirmatively further fair housing and promote the greatest expansion of housing opportunities in resource-rich communities, many of

which have an unfortunate legacy of exclusion that must be overcome. Promoting greater housing opportunities in these neighborhoods is a proven way to help advance regional priorities such as economic mobility, as well as being the metric most clearly consistent with the statutory requirement to affirmatively further fair housing. It is crucial for this metric to be used throughout the allocation process, rather than only to allocate the low-income share of housing need, to ensure that more housing of all types is built where it is needed most. In this way, allocation based on access to high opportunity areas can also advance the statutory requirement to increase housing supply & mix of housing type across all jurisdictions in an equitable manner.

Proximity to jobs should be the other highest-weighted metric in allocation, advancing both the statutory requirement to promote improved regional jobs-housing balance and the requirement to promote infill development and efficient development patterns. It is critical to our climate goals that we give people more opportunities to live closer to work, shortening commutes and making it easier for them to choose non-car modes of transportation. Jobs proximity is a preferred metric because it recognizes that people care less about jurisdictional lines than they do about the chance for a shorter, more convenient commute. This metric, combined with the high opportunity metric, will have the added benefit of allocating the most new housing to the areas in which high demand makes those homes most likely to actually be built.

The “natural hazard” metric does not appear to be effective, as currently constituted, at avoiding development in high risk areas. In fact, it would have the effect of shifting more growth toward areas in the North Bay, such as Windsor and unincorporated Santa Rosa County, that have seen some of the most prominent and destructive natural disasters of recent years. There are very few if any Bay Area cities that truly lack enough safely buildable land to accommodate their share of the housing growth we need as a region. The best way to protect against natural hazards such as fire is to promote compact infill growth in the Bay Area’s jobs-rich core.

In addition to weighting factors, we also need a robust evaluative framework for analyzing the eventual allocation methodology. This framework should include consideration of how well the allocation affirmatively furthers fair housing and supports a reversal of historic patterns of segregation and exclusion; how well the proposed housing growth pattern supports a reduction of greenhouse gas emissions and vehicle miles traveled in both commutes and non-work trips; opportunities for transit oriented development along both current and potential future quality transit corridors; and whether the proposed allocation is consistent with patterns of housing demand that shape where new homes are most likely to actually be built.

At the core of the Bay Area’s housing crisis is a failure by cities across the region to permit adequate housing for its residents at all levels of affordability. Previous RHNA cycles have unfortunately contributed to this failure, through inadequate overall goals and an inequitable distribution of new homes that concentrated most housing in a few locations. In recent years, the state responded to these shortcomings by passing several laws to reform the RHNA process. The current RHNA cycle is an opportunity to correct those inequities and ensure that

all Bay Area cities permit abundant and affordable housing near jobs, transit, and other key community resources. We hope our suggestions will help the Housing Methodology Committee make the most of it.

With thanks to the Committee for their consideration,

Aaron Eckhouse  
Regional Organizing Director  
California YIMBY

Todd David  
Executive Director  
Bay Area Housing Advocacy Coalition

The 1500 Members of  
East Bay for Everyone

Kelsey Banes  
Peninsula for Everyone

Leslye Corsiglia  
Executive Director  
Silicon Valley at Home

Dustin Harber  
South Bay YIMBY

Urban Environmentalists

Laura Foote  
Executive Director  
YIMBY Action

Sonja Trauss  
President  
YIMBY Law



## Fred Castro

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**From:** Gillian Adams  
**Sent:** Wednesday, August 26, 2020 11:22 AM  
**To:** Fred Castro  
**Subject:** FW: RHNA Evaluation Criteria  
**Attachments:** Letter re RHNA Evaluation Criteria.pdf

FYI.

---

**From:** Jeffrey Levin <jeff@ebho.org>  
**Sent:** Wednesday, August 26, 2020 11:18 AM  
**To:** Daniel Saver <dsaver@bayareametro.gov>; Dave Vautin <DVautin@bayareametro.gov>; Eli Kaplan <ekaplan@bayareametro.gov>; Gillian Adams <gadams@bayareametro.gov>; Aksel Olsen <aolsen@bayareametro.gov>; Iskjerping@cityofberkeley.info; mayor@cityofberkeley.info; rhna@TheCivicEdge.com  
**Cc:** Carlos Romero <cromero\_ezln@yahoo.com>; Fernando Marti <fernando@sfic-409.org>; Rodney Nickens Jr <rodney@nonprofithousing.org>  
**Subject:** RHNA Evaluation Criteria

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### \*External Email\*

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Dear ABAG Staff and Consultants-

Attached please find comments from several HMC members regarding evaluation criteria for assessing potential RHNA methodologies, particularly with respect to the equity and Affirmatively Furthering Fair Housing objectives.

We hope the HMC will have the opportunity to discuss and decide on the evaluation metrics and their application prior to making a final decision on the methodology formula itself.

We would appreciate it if this letter can be shared with all HMC members and the public.

Thank you.

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Jeff Levin, Policy Director

**NOTE:** I am generally in the office only on Monday afternoons and all day on Tuesday and Thursday, so I may not be able to reply to your e-mail right away.

**East Bay Housing Organizations (EBHO)**  
538 Ninth Street, Suite 200 | Oakland, CA 94607  
510-663-3830 ext. 316 | [jeff@ebho.org](mailto:jeff@ebho.org)

***[Join us or renew](#) your membership for 2020! Thank you for supporting our efforts to protect, preserve and create affordable housing for all!***

Visit us at [www.EBHO.org](http://www.EBHO.org) and follow us on [Facebook](#) and [Twitter](#)

August 25, 2020

Dear ABAG Staff and Consultants,

As members of the Regional Housing Needs Allocation (RHNA) Housing Methodology Committee (HMC), we want to first thank you for your leadership and guidance in moving us forward on this complex process. We have been tasked with translating the statutory requirements and objectives of RHNA, as well as priorities and values of the Association of Bay Area Governments (ABAG), into a technical methodology. As such, there are many complementary outcomes that the RHNA methodology must work to achieve. The evaluative criteria that we will be discussing at the upcoming HMC meeting are critical to ensuring that our ruler for measuring our success at meeting these statutory objectives is accurate and equitable, and that applying the evaluative criteria to potential methodologies appropriately directs us towards how the factors and weights must continue to be refined to meet our desired outcomes.

We are writing today to comment specifically on the affirmatively furthering fair housing (AFFH) evaluative criteria. We first want to acknowledge and thank staff for thinking deeply about what a meaningful AFFH evaluative criteria might be. **While we support the general approach taken by staff, we believe the AFFH evaluative criteria as proposed does not sufficiently identify areas of long-standing racial and socioeconomic exclusion and ensure these jurisdictions receive appropriate and equitable allocations that affirmatively further fair housing in a meaningful way.**

- **The current criteria are not inclusive enough to meaningfully ensure AFFH.** The current proposed criteria only identify jurisdictions accounting for about 12 percent of the region's population. This is far too narrow a subset of jurisdictions to accurately reflect the extent of segregation across the region and thus too limited to make a meaningful difference in combating racial segregation and removing barriers to opportunity in our region. We recommend adjusting the criteria so they align more closely with existing research on the extent of segregation in the Bay Area.
- **New criteria must continue to include an explicit measure of racial exclusion.** We appreciate that in the current evaluative criteria, the divergence index is part of that composite metric. Having a metric like this, that deals explicitly with racial segregation is imperative to achieving the AFFH statutory objective and fulfilling our commitment to racial equity. As staff work to refine or create a new AFFH evaluative criteria, a race-specific variable must be maintained. One method is to use **a more inclusive composite score** of divergence index and percent of households with above-moderate incomes for each jurisdiction, filtering out cities in the lowest quartile of median income to avoid further concentrating affordable housing in high segregation, low-income areas. Another way is to **measure exclusion of low-income Black and Latinx people of color, for example, looking at jurisdictions that have a below-average percentage**

**of Black and Latinx combined, coupled with income (either a high proportion of moderate income or a median household income greater than \$100,000).**

- **The AFFH criteria must be designed to facilitate appropriate and equitable allocations that affirmatively further fair housing in a significant way.** For the group of cities identified as high exclusion, the allocations must be adjusted to ensure that these cities get a share of the region's housing need, particularly for very low and low income, that is higher than their share of the region's 2019 household distribution. We believe this metric and its application as a floor on allocations to exclusionary jurisdictions are necessary to ensure that this RHNA will change the patterns of racial segregation in our region.

We look forward to discussing this further at the August 28 HMC meeting.

Thank you for your hard work and attention to this matter.

Signed,

Jeffrey Levin  
Fernando Marti  
Rodney Nickens, Jr.  
Carlis Romero

## Fred Castro

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**From:** Eli Kaplan  
**Sent:** Thursday, August 27, 2020 4:54 PM  
**To:** Fred Castro  
**Cc:** Gillian Adams  
**Subject:** FW: Housing Methodology Committee Comment Letter from the City of Piedmont  
**Attachments:** 2020-08-27 ABAG Plan Bay Area 2050 Housing Methodology Committee Letter.pdf

Hi Fred,

Forwarding another comment letter to the HMC. Thanks for your help!

Eli

Eli Kaplan  
Regional Housing Policy Analyst  
[ekaplan@bayareametro.gov](mailto:ekaplan@bayareametro.gov) | 415-778-6722  
Pronouns: he/him/his

**Bay Area Metro** | [bayareametro.gov](http://bayareametro.gov)  
Metropolitan Transportation Commission  
Association of Bay Area Governments

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**From:** John O. Tulloch <[JTulloch@piedmont.ca.gov](mailto:JTulloch@piedmont.ca.gov)>  
**Sent:** Thursday, August 27, 2020 4:52 PM  
**To:** Regional Housing Need Allocation <[rhna@bayareametro.gov](mailto:rhna@bayareametro.gov)>  
**Cc:** [vautin@bayareametro.gov](mailto:vautin@bayareametro.gov); Gillian Adams <[gadams@bayareametro.gov](mailto:gadams@bayareametro.gov)>; Ada Chan <[achan@bayareametro.gov](mailto:achan@bayareametro.gov)>; Paul Fassinger <[pfassinger@bayareametro.gov](mailto:pfassinger@bayareametro.gov)>; City Council <[CityCouncil@piedmont.ca.gov](mailto:CityCouncil@piedmont.ca.gov)>; Kevin Jackson <[kjackson@piedmont.ca.gov](mailto:kjackson@piedmont.ca.gov)>; Pierce Macdonald-Powell <[pmacdonald@piedmont.ca.gov](mailto:pmacdonald@piedmont.ca.gov)>  
**Subject:** Housing Methodology Committee Comment Letter from the City of Piedmont

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**\*External Email\***

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Good Afternoon,

Attached is a letter from the City of Piedmont to the Housing Methodology Committee with comments on the 6th Cycle RHNA Methodology.

If you have any questions, please contact Planning & Building Director Kevin Jackson at [kjackson@piedmont.ca.gov](mailto:kjackson@piedmont.ca.gov)

Thanks,

John O. Tulloch  
Assistant City Administrator / City Clerk City of Piedmont  
120 Vista Avenue  
Piedmont, California 94611  
Phone: (510) 420-3040  
Fax: (510) 653-8272



## CITY OF PIEDMONT CALIFORNIA

August 27, 2020

Housing Methodology Committee Members  
ASSOCIATION OF BAY AREA GOVERNMENTS  
375 Beale Street, Suite 700  
San Francisco, CA 94105

VIA ELECTRONIC MAIL

Re: City of Piedmont Comments on 6th Cycle RHNA Methodology

Dear Mayor Arreguín, Housing Methodology Committee Members, and ABAG Staff:

Thank you for your continued efforts to develop a methodology for equitably allocating the San Francisco Bay Area's housing needs. The City of Piedmont appreciates the contributions of staff and Housing Methodology Committee (HMC) members, and the opportunity to provide these comments.

The City of Piedmont is committed to increasing its supply of housing and expanding the variety of housing types available in our community, including affordable housing. We are writing now because the preliminary allocations shared with the HMC at its August 13<sup>th</sup> special meeting suggest that further revisions to the allocation model are needed before the numbers are finalized. The proposed approach produces skewed results for many of the region's smaller cities, with 8-year RHNA assignments that vastly exceed 30-year regional growth forecasts for these communities. In general, small communities have a very small share of the region's transit and transportation infrastructure, limited land supply, and severe growth constraints, including high fire hazards.

We request further information on the methodology for calculating the household growth projections for the City of Piedmont in the draft 2050 Households Blueprint (draft Blueprint), as the data for Piedmont is not consistent with prior forecasts or the City's physical limitations. According to the ABAG bar charts included in the agenda packet for the August 13<sup>th</sup> HMC meeting, Piedmont's draft RHNA using the "2050 Households Blueprint Baseline" ranges from 530 to 560 units. By comparison, the 30-year growth forecast (2010-2040) for Piedmont expressed in ABAG's Plan Bay Area 2040 was 50 households total.

It appears that one of the reasons for this sharp spike in the number of housing units is because the baseline 8-year growth projection in the draft 2050 Blueprint for Piedmont is 440 units. The Blueprint jurisdictional growth projections were not available for public review until August 11, 2020. As stated in the City's comment letter sent to you and ABAG on August 10, 2020, more time must be provided to cities and the general public to evaluate the accuracy of the data inputs in the draft 2050 Blueprint and the assumptions used in the modeling of future growth.

The City understands that the draft Blueprint for Plan Bay Area 2050 expects high resource areas and transit rich areas to provide more housing than in years past. In order to fully participate in the regional planning process and the discussions surrounding housing equity and social justice, the City of Piedmont continues to request greater transparency in the methodology used by ABAG staff to develop the draft Blueprint growth projections.

Just as ABAG considers jobs, transit, and high opportunity areas as weighting factors in its model, land supply constraints also should be considered. In Piedmont's case, the City is 1.7 square miles and landlocked. Piedmont was developed between 1910 and 1930 and reached buildout in the 1960s. Its developable land supply consists of approximately 60 scattered single-family lots, many located on very steep slopes or on narrow streets. The City has 3.7 acres of commercial/mixed-use zoned land and 3.7 acres zoned multi-family, all of it developed.

If every parcel in the commercial/mixed-use and multi-family zones were to be redeveloped at 20 units per acre, the City could realize an increase of approximately 100 net housing units. Piedmont has worked hard to meet its prior RHNA through innovative programs aimed at accessory dwelling unit (ADU) production, taking advantage of the sites available in the single-family zone. Piedmont was one of the first cities in the Bay Area to provide incentives for rent-restricted ADUs serving very low income residents, through an award winning program. Piedmont was also one of the few Bay Area cities to entirely meet its RHNA requirement for very low-income households during the last (2007-2014) cycle.

The City of Piedmont coordinates other housing programs such as the Measure A1 (2016) housing bond and federal housing programs with Alameda County to address the housing crisis with a county-wide strategy. Piedmont property owners have already voted to assess their properties over \$17 million for the life of the bond in order to build state-of-the-art affordable housing with the social services and access to transit and jobs that are needed to make housing programs successful. The majority of Measure A1's \$580 million made available for affordable housing will be spent in Oakland, Berkeley, Hayward and unincorporated Alameda County, where large parcels of land are available, supported by transportation infrastructure.

The City of Piedmont was allocated \$2.2 million of Measure A1 funding. Using the Measure A1 funds, as well as SB 2 and LEAP grants, we are about to embark on a planning project to explore new ways to increase production during the next RHNA cycle. Due to the relatively small amount of Measure A1 funding and the City's physical constraints, we estimate that the resulting increase in housing will be constrained. The City of Piedmont will continue to search for creative solutions to substantially increase housing production in the future. City staff would like to share these successful strategies and remaining challenges in discussions with ABAG staff as part of the regional planning process.

In addition, a portion of the City of Piedmont is designated as Very High Fire Hazard Severity Zone by the State of California. The remainder of the City is designated as a Wildfire Urban Interface (WUI) Zone and at extreme risk during a wildfire due to the City's topography, which

includes canyons and steep hillsides. Existing roads developed between 1910 and 1930 are very narrow and winding. The marginal and inadequate streets already increase emergency response times above industry standards and are expected to hinder evacuation in the event of a wildfire or other emergency.

Careful planning is required to site new housing to not add to the delay in response by emergency personnel and not negatively impact evacuations, avoiding property damage and casualties in a major disaster.

In closing, we urge the HMC to continue to refine its model to include an adjustment or weighting factor for smaller cities that have been acknowledged by ABAG (through its prior forecasts) to have limited growth potential. The job of implementing the RHNA will ultimately fall to local elected leaders who must be able to answer constituents' questions and concerns. Our community stands ready to plan for a much higher RHNA than we've seen in the past, but ask that you give due consideration to the physical constraints and natural hazards that inform local land use decisions.

Sincerely,

CITY OF PIEDMONT

A handwritten signature in black ink that reads "Sara". The signature is fluid and cursive, with the first letter "S" being large and prominent.

Sara Lillevand  
City Administrator

CC: City Council

ABAG Regional Housing Needs Allocation Staff, via [RHNA@bayareametro.gov](mailto:RHNA@bayareametro.gov)  
Dave Vautin, AICP, ABAG Assistant Director, Major Plans via [dvautin@bayareametro.gov](mailto:dvautin@bayareametro.gov)  
Gillian Adams, Principal Planner, RHNA via [gadams@bayareametro.gov](mailto:gadams@bayareametro.gov)  
Ada Chan, ABAG Regional Planner, via [achan@bayareametro.gov](mailto:achan@bayareametro.gov)  
Paul Fassinger, Regional Planning Program, Bay Area Metro, via [pfassinger@bayareametro.gov](mailto:pfassinger@bayareametro.gov)



## Fred Castro

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**From:** Campbell, Clare <clare.campbell@cityofpaloalto.org>  
**Sent:** Thursday, August 27, 2020 12:00 PM  
**To:** MTC-ABAG Info; Fred Castro; Regional Housing Need Allocation; rhna@TheCivicEdge.com  
**Cc:** Shikada, Ed; Lait, Jonathan; Tanner, Rachael; French, Amy  
**Subject:** Refining RHNA Methodology Concepts - Comment Letter - City of Palo Alto - August 28, 2020 Agenda Item 5a  
**Attachments:** Preferred Methodology 6 Cycle RHNA.docx.pdf

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### \*External Email\*

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Dear Housing Methodology Committee (HMC) Members, ABAG Regional Housing Needs Allocation Staff, and Fred Castro, Clerk of the Board, Association of Bay Area Governments,

The attached comment letter pertains to Item 5a on your August 28 HMC agenda, Refining RHNA Methodology Concepts.

Thank you for the opportunity to comment on and engage in this critical work effort.

Regards,



CITY OF  
**PALO  
ALTO**

### CLARE CAMPBELL

Manager of Long Range Planning  
Planning and Development Services

(650) 617-3191 | [clare.campbell@cityofpaloalto.org](mailto:clare.campbell@cityofpaloalto.org)

[www.cityofpaloalto.org](http://www.cityofpaloalto.org)





OFFICE OF THE CITY MANAGER

250 Hamilton Avenue, 7th Floor  
Palo Alto, CA 94301  
650.329.2392

August 26, 2020

Housing Methodology Committee Members  
Submitted Via Email To: [info@bayareametro.gov](mailto:info@bayareametro.gov)

**RE: Preferred Methodology for 6<sup>th</sup> Cycle RHNA**

Dear Committee Members,

Thank you for your work and consideration of Palo Alto's August 11, 2020 comment letter.

The City of Palo Alto continues to advocate for the 2019 Household as baseline allocation for the RHNA methodology using an income shift up to 150%.

On August 13<sup>th</sup> the Housing Methodology Committee (HMC) indicated its preference for an alternative Future Year 2050 Households approach. This concept incorporates future household growth over 30 years in reliance on aspirational policy and financial commitments that cannot be assured and could take decades to implement, if endorsed.

This alternative disproportionately burdens some jurisdictions on the peninsula and south bay with housing growth targets that are unrealistic and will not be achieved despite local jurisdiction efforts to produce housing. Accordingly, despite our shared efforts, the region will again fall short of its housing goals.

If the Future Year 2050 Household baseline is formally recommended to the Executive Board, this alternative must include a cap that establishes a minimum and maximum percent change to a jurisdiction's increase in housing units. Establishing a reasonable threshold would ensure housing units are more fairly distributed throughout the region and likely produce more housing units.

The City of Palo Alto is also deeply concerned about process irregularities associated with the HMC meetings and the lack of time afforded to committee members and the public to absorb and make informed comments on new analysis and data presented only days before scheduled meetings. The rapid schedule, complexity of the information and questionable agenda postings undermine a sincere desire for participation and robs the HMC committee members of their stewardship responsibilities and jeopardizes public legitimacy.



[CityOfPaloAlto.org](http://CityOfPaloAlto.org)

As no formal action has been taken on the methodology baseline, the City of Palo Alto requests reconsideration of the 2019 Household approach or incorporation of reasonable threshold limits with the Future Year 2050 Household alternative baseline.

Thank you for your continued consideration.



Ed Shikada  
City Manager

CC:

Palo Alto City Council Members

ABAG Executive Board Members

Molly Stump, City Attorney, City of Palo Alto

Jonathan Lait, Director, Planning and Development Services Department, City of Palo Alto

ABAG Regional Housing Needs Allocation Staff, [RHNA@bayareametro.gov](mailto:RHNA@bayareametro.gov)

Fred Castro, Clerk of the Board, Association of Bay Area Governments,

[fcastro@bayareametro.gov](mailto:fcastro@bayareametro.gov)

[rhna@TheCivicEdge.com](mailto:rhna@TheCivicEdge.com)