# Meeting Agenda - Final

# ABAG Housing Methodology Committee

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

**Friday, September 4, 2020**                    **9:05 AM**                    **Remote**

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

**The ABAG Housing Methodology Committee will be meeting on September 4, 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/96340255382**
**Join by Telephone: 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)**
**Webinar ID: 963 4025 5382**

**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 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.**    20-1318      ABAG Housing Methodology Committee Chair's Report for September 4, 2020

       *Action:*      Information

       *Presenter:*      Jesse Arreguin

       *Attachments:*      Item 03a 1 HMC Meeting #10 Notes.pdf

## 4. Consent Calendar

**4.a.**    20-1319      Approval of ABAG Housing Methodology Committee Minutes of August 28, 2020

       *Action:*      Approval

       *Presenter:*      Clerk of the Board

       *Attachments:*      Item 04a Minutes 20200828 Draft.pdf

## 5. RHNA Methodology Concepts

**5.a.**     20-1320              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:*           Gillian Adams

*Attachments:*         Item 5a 1 Summary Sheet 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_Methodology_Options.pdf

Item 5a 2 Appendix 4 - Data_Table v2.pdf

Item 5a 2 Appendix 5 - Performance_Evaluation.pdf

Item 5a Handout Alternate Metrics.pdf

Item 5a Handout 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) for public review for at least one year.

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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.

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.

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| **File #:** | 20-1318 | **Version:** 1 | **Name:** | |
| **Type:** | Report | | **Status:** | Informational |
| **File created:** | 8/31/2020 | | **In control:** | ABAG Housing Methodology Committee |
| **On agenda:** | 9/4/2020 | | **Final action:** | |
| **Title:** | ABAG Housing Methodology Committee Chair's Report for September 4, 2020 | | | |
| **Sponsors:** | | | | |
| **Indexes:** | | | | |
| **Code sections:** | | | | |
| **Attachments:** | Item 03a 1 HMC Meeting #10 Notes.pdf | | | |

| Date | Ver. | Action By | Action | Result |
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ABAG Housing Methodology Committee Chair's Report for September 4, 2020

Jesse Arreguin

Information

# MEMO

To:     RHNA HMC Team
From:   Civic Edge Consulting
Date:   August 31, 2020
RE:     August 28, 2020 HMC Meeting #10 Notes

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## Meeting Info

Housing Methodology Committee (HMC) Meeting 10
Friday, August 28, 2020
Zoom Conference Webinar
Recording Available Here

## Meeting Notes by Agenda Item

1.  **Call to Order / Roll Call / Confirm Quorum – Jesse Arreguín, Fred Castro**
    **Arreguín**: Before we proceed, I want to express my deepest sympathy on behalf of the ABAG Executive Board to all those who have been affected by the fires over the last few weeks.  And at the request of Supervisor Brown, I would like to take a moment of silence for all of those who have lost their lives in these fires.

2.  **Public Comment (Informational)**
    No attendees wished to speak, and no written comments were submitted for items not on today's agenda.

3.  **Chair's Report – Jesse Arreguín**
    **Arreguín**: Noted that the HMC is being asked to provide direction to staff today, to help further refine the methodology. The direction will take the form of a "temperature check" to help staff narrow the options that the HMC would like to consider for formal action at the final meeting. Further noted that at the recent ABAG Executive Board meeting staff presented on the methodology process to date and Arreguin shared how much great work has been done in the past year.

4.  **Consent Calendar**
    **Julie Pierce:** Moved to approve consent calendar.
    **Rick Bonilla:** Seconded approval.

**Zoom Comments before the Refining RHNA Methodology Concepts Presentation**
*   **Monica Brown**: If we could have a moment of silence for lives lost in the fires.
*   **Brown**: Thank you.

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

**Clarifying Questions/Discussion: Moderate-Income Housing Grouping**
**Amber Shipley:** Let's begin with clarifying questions related to how moderate housing income will be grouped.

**Neysa Fligor:** Requested clarification about allocating moderate income units the same way that lower-income units are allocated. Why would it result in an increase in the overall number of units assigned to a jurisdiction through RHNA?

- **Gillian Adams**: It may impact the number assigned to a specific jurisdiction, but it will not increase the number of units allocated across the region. There is a fixed number of moderate-income units that we have been assigned by HCD as part of the regional housing need determination. Because we are using different factors to allocate above-moderate income housing and low-income housing, different factors will apply to moderate income units, depending on how we group them. Thus, while the grouping will not increase the number of moderate-income units across the region, it may impact how many are allocated to a specific jurisdiction. They will end up in different places around the region.
- **Fligor**: I had assumed that any potential increase would be offset by decreases elsewhere.
- **Adams**: Because we are using different buckets for each income level, they are not tied together in that way. We are looking at each income category independently, so it does not change how units in other income categories are allocated.

**Nell Selander:** In using the tool and looking at San Mateo, I noticed that the RHNA allocation is frontloading the Blueprint 2050 numbers. It seems like what we're being asked to achieve in eight years is closer to what you would expect to see over 12 or 13 years of the Plan Bay Area 2050 Blueprint.

- **Dave Vautin**: One of the key decisions made at the last HMC meeting was to use 2050 Households (Blueprint) as a baseline, not amount of growth. So, based on that consensus, you may see a higher share because of that.

**Pat Eklund:** On the RHNA chart that we received, in Marin County, San Rafael went down on jobs by 15,000 through 2050. Corte Madera decreased by 3,000 jobs. Other cities went up. That's a huge drop for these communities. Why are we seeing this projection?

- **Vautin**: While that's not particularly relevant to the HMC conversation today, I'm happy to give a quick answer for it. In the Draft Blueprint we did see declines in jobs in several Marin County cities. We believe this is due to a reflection of a few different trends in Marin. It is already the "oldest" county in terms of median age and that trend is expected to continue, so there is expected to be a greater share of retirees. Also, as we look forward it is a county with more limited growth so that means with the decline of retail, increased use of e-commerce, there will be a reduction in that sector as well. There are a few different trends at play there, but it is more pertinent to the Plan Bay Area 2050 conversation at the county and subcounty levels.

**Elise Semonian:** Expressed concern about RHNA requirements in some communities exceeding Plan Bay Area 2050 projections. Questioned how these inconsistencies would impact climate goals. Asked for further clarification about why grouping moderate income units with either lower-income or above moderate-income units impacts the overall total of a jurisdiction and if that could be mitigated by an additional factor.

- **Adams:** I can answer the question about the income regrouping. We have an existing set of factors that are allocating very low- and low-income units. These factors are essentially setting a jurisdiction's total number of units in the very low- and low-income categories. When we shift the moderate-income units from a grouping with above-moderate income units to lower-income units, they are allocated by a different set of factors. However, everything else stays the same. There are two options on the table. One is to maintain bottom-up allocations with moderate-income units paired with above moderate units, which is what we have been doing. The proposed change would be to instead allocate moderate units with lower-income units. This can lead to an increase in the total allocations to a jurisdiction that ends up having a higher number of moderate-income housing units.

**James Pappas:** Agreed that moderate-income folks face exclusion and some challenges that low-income folks face in the Bay Area. Hoping to hear again from folks who are advocating for this change. Why do they think it will result in additional moderate-income housing? Or is it better to bundle moderate-income housing with above moderate since that is more the tool that we are using to address moderate income needs? Further noted that in San Francisco, where we probably invest as much as any other city or more for affordable housing, we direct that to mostly very low-income, supportive housing and low-income housing. Noted that it seemed unlikely that SF would shift a substantial amount of those affordable housing resources to moderate income. So, it seems unlikely that moderate-income housing would be produced in the same way that very low- and low-income housing is being produced. Can someone speak on behalf of this shift?

- **Noah Housh:** I'm in favor of including moderate income units as a component of the below market rate allocation. The City of Cotati categorizes those units together already in the inclusionary process and looking at the income mix required for affordable housing projects. It makes sense because both moderate- and lower-income housing meet those category requirements. Additionally, the HMC has prioritized putting more housing units overall and more affordable units in high resource areas. Grouping the moderate-income and lower-income units together would allow these communities to have a broader range of income groups to include in their increased allocation of below-market-rate units.

**Aarti Shrivastava:** In looking at the factors we are using to allocate these units, it appears to me that the moderate-income category has more in common with above moderate in terms of jobs/housing balance, job proximity to transit, job proximity to auto, rather than jobs/housing fit. Additionally, we have identified an area of concern related to displacement in communities by getting a higher share of moderate-income units. Because of that, I am more inclined to group the moderate and above moderate together. While it does not make

a huge difference in overall numbers, it seems the factors used to allocate moderate income housing are more suited to the ones we are using for above moderate.

**Ellen Clark:** Agree with Pappas and Shrivastava. Moderate income units are so variable from place to place in terms of what category they fit into. Supports combining them with above moderate units.

**Fernando Marti:** Initially was in favor of grouping moderate with lower-income. However, noticed it does not move the needle much, feels less strongly about it. In response to Pappas's comments, noted that in cities like SF, most new 1- to 3-bedroom apartments do not qualify as moderate-income. The housing market would likely only provide a few as truly moderate-income units. The State has recently begun incentivizing moderate-income housing, for example by expanding a tax credit program directly linked to providing funding for moderate income units. I think it puts an onus on our cities to take advantage of these policies.

**Victoria Fierce:** Supported Marti's comments. Noted that over the last eight years several policy tools to support moderate-income housing have been developed.

[After technical difficulties, Fierce provided the following comment in the Zoom chat]

I'm echoing what Fernando is saying, that the onus is on the cities to exercise these moderate-income production tools to meet the numbers we set. Eight years is a long way into the future, and we'll have better tools between now and then. Eight years ago, we didn't have SB35 or the Housing Accountability Act, so it's difficult to imagine we won't have better moderate assistance in eight years. Let's be bold and set aspirational goals by including moderate with low income.

**Selander:** Noted that Dave Vautin was able to answer their previous question in the Zoom chat (see transcript below). Requested additional visual support from staff for discussions.
- **Vautin:** Regarding Selander's question about the baseline, there were some useful materials on this in the last HMC packet. Today we are focusing on the 2050 Household (Blueprint) totals. A few folks had questions around why the baseline is higher than the growth rate in some areas, including San Mateo County. It is because in some parts of the region, the 2050 Household (Blueprint) share is higher than the growth rate over the period. In other parts of the region, the 2050 Household (Blueprint) share is lower than the 2015-2050 growth rate from the Draft Blueprint. The comparison tables of the baseline are a good resource from the last HMC to learn more.

**Shipley:** Noted the need to move on to the remaining two discussion points. Asked HMC to share any final questions and comments related to moderate-income housing grouping.

**Julie Pierce:** Noted that this had been a constructive discussion of a difficult topic. Supported staff's recommendation that moderate-income housing frequently needs

support, just like very low- and low-income housing. Noted that she also agreed that in San Francisco, a lot of moderate-income housing comes through inclusionary and through the ADUs. Noted that the HMC will not solve all of the Bay Area's challenges in one fell swoop, but the group does have a mandate from the State to meet our greenhouse gas targets. To meet those targets, we need to correct the pattern of regional growth and reduce vehicle miles traveled. Expressed concern that when people return to work after the pandemic, congestion will be worse than ever.

Noted the need to identify regional priorities – not just housing, but a larger plan for growth. Further noted that traffic, GHG, vehicle miles traveled, and the quality of life for folks working at large job centers are a concern. Particularly, that excessive commute times damage our social fabric and our civic inclusion.

**Jeff Levin:** Leaned slightly to grouping moderate-income housing with low-income. Emphasized that the primary implication of getting a larger RHNA has to do with which cities are going to provide how much zoning. In the case of moderate-income, it is simply zoning for units. Unlike very low- and low-income housing, it will not necessarily impact how cities zone for multi-family units. Appreciated that when grouped with very low- and low-, the allocation distribution was wider, without moving too far towards urban sprawl. Agreed with the desire to provide a better range of opportunities where we are trying to create opportunity for moderate-income. Emphasized that RHNA process is primarily about who has to do the zoning.

**Shrivastava:** Noted readiness to discuss other factors and a strong preference for the three-factor approach. Pointed out repeated elevation of access to high resource areas in HMC discussions. Noted it should continue to remain an important factor as well as jobs/housing balance. Further noted jobs/housing balance and transit proximity reinforce the principles of good planning, which is to reduce greenhouse gas emissions and place more households in the urban core.  For those reasons, urged that transit is not removed from factors.

Noted that PBA already reflects high opportunity areas and the jobs/housing balance. So, these factors are not missing from that base equation in a way that would require us to weight those two issues very heavily in this approach. After reviewing staff materials and metrics, she also felt open to using 1B, but preferred 1A.

Noted that Santa Clara County had sent a letter expressing concerns about the ability to meet projections for the next eight years and reduce greenhouse gas emissions since the transit infrastructure hasn't caught up with the plan.

**Shipley**: It is time to move towards decision point, but first we need to hear public comment.

**Zoom Comments During Clarifying Questions/Discussion**
**Semonian**: I have put the big spreadsheet in Appendix 5 in an excel spreadsheet with the jobs/household data in case it is useful to anyone to review the numbers.

https://www.townofsananselmo.org/DocumentCenter/View/26155/Spreadsheet-for-August-RHNA-meeting

**Brown**: Thank You

**Semonian**: https://www.townofsananselmo.org/DocumentCenter/View/26155/Spreadsheet-for-August-RHNA-meeting

**Semonian**: Spreadsheet of Appendix 5 with jobs/housing added for information

**Ruby Bolaria Shifrin**: Can I ask clarifying question during the presentation or will we wait until the end?

**FACILITATOR Paisley Strellis**: Hi Ruby, we will do clarifying questions at the end. Thanks for checking in - we recognize this is a lot of info.

**Bolaria Shifrin**: Great thanks!

**Selander**: I second James' sentiments

**Bob Planthold**: Screen froze at same point. Very unusual.

**Tawny Macedo**: Victoria, froze again - the first time was at the Housing accountability act.

**Michael Brilliot**: Can Victoria call in and use zoom just for visual? That's what I have done when I am having similar problems.

**Pierce**: Victoria, perhaps turning off your video while you are speaking will help keep you from freezing - maximize the bandwidth for the audio?

**Fierce**: I'm echoing what Fernando is saying, that the onus is on the cities to exercise these moderate-income production tools to meet the numbers we set. Eight years is a long way into the future, and we'll have better tools between now and then. Eight years ago we didn't have SB35 or the Housing Accountability Act, so it's difficult to imagine we won't have better moderate assistance in eight years. Let's be bold and set aspirational goals by including moderate with low income

**Bolaria Shifrin**: Do you mind sending that link or appendix or table # that shows that?

**Bolaria Shifrin**: So can look through last times meeting to get it?

**Semonian**: Yes if you can send a reference to the explanation of the "front loading" that would be helpful since you may be able to find it faster

**Vautin**: For folks with questions about last meeting's baseline decision: go to https://abag.ca.gov/meetings/housing-methodology-committee-2020-aug-13 and go to Appendix 2. The baseline comparison is at the bottom of each jurisdiction's graph, so you can understand the difference between Blueprint Growth and Blueprint 2050 Households. 10:19:24

**Strellis**: HMC member Paul Campos who is unable to attend today's meeting wanted to share the following comment: "I support treating moderate the same as low and very low but this is a "yellow card" level preference, i.e, I can live with either."

**Clark**: Agree with the comments from Piedmont - I generally support the PBA HH Baseline, but there has to be an opportunity for correction of some of these "outlier" results.

**Vautin**: Use of the 2050 Blueprint Households leads to some jurisdictions seeing more growth in first 8 years of 30-year horizon, whereas some jurisdiction see less growth in the first 8 years.

**Selander**: Second HMC Ellen Clark that there should probably be a way to correct "outliers"

**FACILITATOR: Alia Al-Sharif (she/her)**: Based on HMC feedback, we're 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
- A red card shows that you strongly disagree or oppose the decision

**Planthold**: Green

**Rodney Nickens**: green

**Planthold**: Exact count, please.

**Levin**: Do we take consensus on the alternative?  Grouping mod with above-mod, or is that just the default?

**Fierce**: Yeah, good question. Not having consensus on one doesn't mean having consensus on the other.

**Strellis**: Hi Jeff and Victoria, the decision does default to grouping with above moderate-income housing. In other words, without consensus to change it stays the same.

**Gillian Adams**: Based on that decision point, if you are reviewing the packet materials, you can focus on the Version A options, which show results for moderate-income units grouped with above moderate-income units

**Public Comment:**

**Aaron Eckhouse:** I do not have particularly strong feelings about where moderate-income housing should be grouped. If it is grouped with lower-income housing, it will be allocated primarily based on access to opportunity. If it is grouped with market rate housing, it will be allocated based on access to jobs. Noted that both options seemed appropriate.

Addressed some themes in the chat, and what has been heard about the letter from Piedmont. Stated, "I don't think the HMC should give any deference to Piedmont's opinion. Piedmont is one of the most exclusionary jurisdictions in the entire country and if they are saying they should get less housing growth, I don't think you should take that as a valid concern. Some places are going to get more housing growth than they want under this process, that's the reality of this process. If Piedmont has a problem with that, that's their problem. It shouldn't be a regional problem to solve."

**Richard Hedges**:  Urged HMC to put as much housing as possible near transit. Noted another commenter asking why some communities in San Mateo County are coming together. Further noted that it is a matter of political will. Stated that they have been a leader among others in getting that housing passed.  They are doing 2100 units around Hayward Park train station, and over 1100 office and retail at Hillsdale station. Said that they have something on the ballot for November, and if it passes, it will allow more housing around downtown. Stressed again that it is a question of political will, about what leadership is willing to do.

**Castro:** There were six public comments submitted that were sent to HMC members and posted online. There was an additional comment from Paul Campos shared earlier.

**HMC Modified Consensus Decision Point:** Does the HMC recommend adjusting the bottom-up income grouping so that the moderate-income units are allocated using same factors as low- and very low-income units?

**Result:** No consensus reached. Thus, moderate-income units will continue to be grouped with above moderate-income units.

Staff noted that the HMC would have the opportunity to revisit this discussion particularly as they discussed item number three, the methodologies, but for the sake of time would need to move on at this point.

## 10 Minute Break

### Clarifying Questions/Discussion: Performance Metrics

**Susan Adams**:  At what point will we go from modified consensus to yes/no voting?

**Shipley:** It's my understanding that we can stick with the modified consensus voting that you all approved through the end of the meeting. At the end of our final meeting, there will be an agenda item to do a roll call vote, which you will have to approve yes or no, on the record.  As long as this process is helpful for you in navigating options and getting the information you need from staff to make the decision, we can keep using it. It's up to you. But it's likely not as valuable in September.

**Darin Ranelletti:** Requested clarification of the "25 jurisdictions" identified in different metrics categories. Namely, if we discussed that as an HMC and if we agreed upon the rationale behind that. Wanted to make sure that when considering fair housing, these metrics are really capturing the extent of previously exclusionary policies that are impacting the housing market.
- **Adams:** The general concept is looking at the places in the region that are most affected and comparing them to the rest of the region.
- **Aksel Olsen:** It depends on the variable in question. Depending on which metrics is looked at, the coverage will vary. A smaller jurisdiction will be smaller. We just took the top 25 to get a sense of the most outlier parts of the region to see how they perform and how the RHNA allocation is working for that subset relative to the rest of the region. It gives us a good sense of how a quarter of the jurisdictions would perform.
- **Adams**: Just to clarify that the list of 25 varies depending on what objective we're trying to address or what metric we're using. It is not a consistent set of 25 for all metrics. Some refer to the jurisdiction with the most expensive housing costs. For others, it is the most census tracts that are in the high opportunity areas. Like Olsen mentioned, the sort of topic we are talking about for each metric and the scope of how much jurisdiction or population varies in each of those.

**Housh:** Through this process, I have really tried to keep the three main priorities that we identified back in our March meeting: 1) More units built in high resource areas, both below market rate units and market rate units 2) Avoiding displacement. We had a conversation about gentrification to make sure that this process does not make recommendations that might force people to leave their communities.  3) Putting increased units near transit.

That gets to some of the points Pierce was making on big picture items with regards to reducing VMT. I am less focused or worried about the individual factors or metrics and more worried about the outcome. As we shuffle these allocations, does it really push those three critical things?

**Shrivastava:** Agree with Housh – I'd prefer to review methodologies first then discuss performance metrics.

**Selander:** Agreed with Shrivastava that it feels like the group is being funneled instead of understanding the question. Expressed frustration that there was not an opportunity to seek consensus in grouping moderate-income housing with above market housing. Asked for clarification about why the scale is changing and what the scale is measuring. Referenced slide 18 of the presentation as an example.
- **Adams**: The reasons the scales are different is because we are asking different questions. For example, the chart on the left of Slide 18 shows the percent of very low- and low-income units a jurisdiction receives. If it were one, that would mean 100 percent of units are very low- and low- income.  Options 2A and 1A come close to having 50 percent of the allocation to these jurisdictions as very low- and low-income units. Comparatively, the chart on the right looks at proportions and examines whether the RHNA allocation is proportional to these jurisdictions' share of the region's the existing households. The dotted line at "one" indicates an exactly proportional representation. In some cases, the allocations are less proportional and in others, greater than proportional.

  Again, we have been using a framework that we have seen HCD use. It compares jurisdictions that have a certain characteristic and looks at the allocations to those places. Also, again, it depends on the topic that we are talking about. The metrics encompass five different objectives covering many different topics. Part of the HMC's role is to find the right balance amongst all those things.  Trying to set an objective standard for each of those would be really challenging.

**Bolaria-Shifrin:** Requested clarification on performance metrics. Noted that although higher-income jurisdictions have higher shares of affordable housing, they do not necessarily have a high overall number. If they only had 10 units for example, and they would score highly on metric 4 if five of those units were below market.
- **Adams:** Correct. To clarify, a lot of the metrics that we started with were asking only this question about the share of lower income units. Now, the metrics we have added are getting to the total allocations. 5C is the proportionality companion to the metric for objective four.
- **Bolaria-Shifrin**: It was interesting to me that on metric 4, Options 1A and 2A score highly, but when you look at metric 5c, those options are actually below the proportionality of 1. So in these options, the higher income jurisdictions are receiving a higher share of affordable housing, but their overall numbers are lower. So, I am drawn to option 3B. In terms of Objective number 5, affirmatively furthering fair

housing, is there a way to call out non-white or historically underrepresented as a metric to identify more exclusionary places that could benefit from having more housing allocation?

- **Adams**: The way we have tried to address segregation in the metrics is by looking at the divergence index. This measures how the community compares on its racial demographic profile compared to the rest of the region. Maybe Matt our legal counsel can step in and talk about the challenges or what would be possible in terms of having metrics based on specific racial groups.

**Fligor:** Appreciated the process and had two clarifying questions. First, I'm having a difficult time answering the decision point question. Because the metrics are so different, I don't know if I like one metric over the other, because I think there are pros and cons to each of these objectives. I appreciate the way staff has structured this because I think it's important for us to understand each of these decision points. I am hoping to understand how the decision points will play out before we make decisions on them as a group.

- **Adams**: These decision points are challenging because all this information is interrelated. The questions and objectives we are referencing are the five statutory objectives. Generally, I think the question is, are these the right metrics to evaluate those objectives? That answer can influence your decision about which methodology option works best. Several speakers have noted that some of the methodology options performed better on some kinds of metrics and others performed better on other kinds of metrics. Figuring out the right balance is a question before the committee in terms of providing feedback on the specific methodology options. Staff tried to narrow down the decision so there is not too much on the table. These decisions today are not binding – you can revisit them. We are trying to narrow these decisions.

**Macedo:** Noted that the group seems to be moving away from grouping moderate income with the lower-income groups. But regardless of whether moderate-income is grouped with lower income, HCD will be looking at the allocation of the lower-income groups. Wanted to ensure that the metrics are not including moderate-income with the lower-income groups.

- **Olsen**: The metric is the same regardless of the methodology.
- **Adams**: For all methodologies, when we look at how the allocation is doing at assigning lower-income units, that metric is always measuring the very low- and low-income units regardless of how the moderate-income units are allocated. Even when moderate-income units are allocated using the same factors as lower-income units, the metrics do not change and the metrics focus only on very low- and low-income units.
- **Macedo**: Expressed confusion over why the results for the A version methodologies are different from the results for the B version methodologies.
- **Olsen:** The allocation for the region has a different distribution. When we look at the types of cities that grow more, the distribution is different to begin with, so the metrics come out a little differently because the growth distribution is different. The metrics being referred to are looking at the total number of units.

**Shrivastava:** Stated that this is complicated. Open to using the comprehensive metrics with the three-factor approach. Needs to know what three is before supporting two.

**Levin:** Referred to slide 25, Metric 5B to ask about Affirmatively Furthering Fair Housing. "Do the jurisdictions exhibiting racial and economic exclusion receive allocations proportional to share of households?" Asked how we define what is an exclusionary jurisdiction. Ideally, we would use a metric that directly looks at racial exclusion to target high income places with below average share of Black and Latinx residents. At minimum, it must use a metric that captures more than just a small sliver of the population. Looking at just the top 25 cities might not move the needle very much.

Next, how do we decide if the city is or is not getting a fair share to address past inequities? In terms of a "fair share," I don't believe we should be looking at the total allocation. We should be looking at whether the allocation of low- and very low-income units for a jurisdiction is proportion to the jurisdiction's 2019 household share. The principal issue around exclusion has been a predominance of zoning for single family housing and a lack of multi-family housing. This creates a barrier to affordable housing that disproportionately impacts people of color. So looking at whether the share of lower-income housing is proportion is a more meaningful metric compared to the overall total.

Third, what are the implications if a city does not score highly on it?

Right now, this performance metric looks at a set of cities in aggregate. That allows some exclusionary jurisdictions to continue to be exclusionary. A city that is identified as exclusionary, must get a proportional share of low and very low that will require re-zoning to build multi-family units. We may need to consider if we need to adjust the allocation if this metric does not get us where we want to be.

**Marti:** It would be helpful to understand what percent of the population is this particular metric referencing? I was one of the signatories on a letter with Jeff. In our letter we referenced studies that looked at the cities that have exhibited exclusionary practices. The studies identified exclusionary cities as composing about 40 percent of the Bay Area, in population. Our concern is that the top 25 cities are amounting to closer to 12 percent of folks in the Bay Area. I think that's a question, then: is the metric that we're using in order to meet objective five, the correct one?

And we proposed a number of ways to look at this. Rather than looking at where there are both high divergence scores and high-income populations, why not add those together to create a composite score that broadens the number of cities that we're capturing? Then consider which cities are being left out from the original way we are calculating this metric. Another question is what is the consequence when we're not meeting some of those objectives? We end up with a list of jurisdictions that meet these criteria for being exclusionary, but the chosen methodology maybe captures half of those jurisdictions, let's say, as an example. Is there a way to go back and capture the other half, that's some kind of baseline? We have proposed that we want to at least meet the share of households in those

cities for low- and very low-income units, so they're not getting less than their proportional share for cities like the ones we have we have identified as needing to meet the guidelines of objective five.

- **Adams:** Before we move on, I'd like our legal counsel Matt Lavrinets to weigh in on the question of a metric that specifically targets race rather than the divergence index we have been using so far to measure segregation.
- **Lavrinets**: Anytime that you're making policy calling out race specifically or focusing on a specific racial/ethnic group, that poses some risk and increases likelihood that methodology would be subjected to legal challenges if race is called out directly. I would caution the HMC against doing that, when there are non-racial ways of accomplishing the same goal. So again this is just something that the HMC should be aware of and there is potential legal hurdles to doing that and may increase the likelihood that the methodology would be subject to a legal challenge.

**Diane Dillon**: Requested that the group move on to a discussion of the factors.

**Pappas:** Struggling with this structure – it feels as though we are choosing how to grade ourselves before doing the work. My understanding is that the statutes are not clear enough. Staff cannot say, "Here are the things we have to hit to show that we're meeting the five objectives." I think everything we have heard from members about the quality of metrics ultimately comes down to the number of units. To me, many of these factors about units in cities showing greater exclusion can be measured by income. As for the conversation about race, we did have the divergence index as one of the potential factors which does take into account the demographic difference of a city relative to the region. I think income is the leading factor, and high housing cost, thus the number of units need to not only be proportional, but potentially larger. So minimum proportional and potentially larger, I think should be added to those factors.

- **Adams**: To clarify, it's true we are trying to think about the best measures of meeting these objectives or furthering the objectives. The purpose for having us look at the metrics themselves before diving into each of the methodology options was that the metric, evaluation, and the analysis can inform your feelings about methodology options. So to Pappas's point about which ones - if you think some of them should be more than proportional, some of these barely come up to proportional and some are much more proportional than others. It's less about trying to use metrics to make our options look good but to help you understand what's going on with the options as a way of informing the decision about which options you prefer.

**Romero**: I want to echo recent comments from Pappas and Bolaria-Shifrin and others and propose another way of doing this. I hear legal counsel's advice and admonition, but there may be other counsels who would disagree with that assessment. If we exclude, black, brown, Latino, Latina, Latinx terms, we could potentially use the divergence index. And potentially include a composite score that also includes a percent of households that are above moderate income for each jurisdiction. We would have to do some adjustment on the back end, which is filtering out those cities with the lowest quartile of median income so that we don't wind up burdening these other lower income communities, when what we're really

trying do is make sure that those exclusionary communities or cities absolutely get a fair share of low- and very low-income units. So, that would be my compromise for this objective to try to capture what has been discussed here.  I would like to propose that as a substitute and criteria for 5b.

- **Olsen**: We take the upper half of cities in terms of income and the divergence index. So we are seeing whether a city rises to the top in terms of divergence index score and whether it is also at the same time at the top in term of income. So both those conditions need to be true to be considered exclusionary.  So that becomes the universe of cities we are looking at and 5C does that already.
- **Romero**: Is it a composite score?
- **Olsen**: It's two separate checks – it's like a Venn diagram. If a city meets both conditions then they are considered.

**Shipley:** I see hands up, but in light of the time, I want to suggest we move on to methodologies. I'm not sensing a strong consensus around any of the performance metrics, but we can do a temperature check if that would be helpful. Otherwise, we can just move to the last part of our conversation, which is diving into those methodologies and talking through the options.

**Brilliot**: I think it would be worth looking at where we are.

**Pierce**: I don't think we are failing to meet any of these metrics. All of these things in one way or another meet the criteria, so it is an opinion issue on which metrics are most important. But we meet them all to some extent. The biggest question towards question three is how far can we go towards meeting everything in one cycle Because there is a point where you can ask too much of some and where you're really not going to get anywhere close. So we need to look at the broader vision and what our regional growth pattern needs to look like. Are we meeting the equity standards? I think we need to remember we can't do it all in one week. We're talking about the next eight years here. We are not talking about the next 30 years.

**Shipley**: Let's quickly check to see if we have consensus on the performance metrics?

**Arreguín**: I have heard two things: a desire to take a temperature check and a desire to go to number three. My question for staff is, do we need to vote now?  It seems that the decision we make on number three will probably inform the evaluation criteria.

- **Adams:** I don't know that the decisions on number three are going to inform the evaluation criteria, but a decision on number three is a conversation about building the methodology. So, again, we were trying to get to some evaluation metrics that we thought would be helpful to you in trying to figure out how you want to build the methodology, or kind of which areas may need tweaking or which of those three options you feel we should spend the most time on, in our discussions. So as staff, I hear that there are a lot of different options, and I do hear there are questions about how we can change the evaluation metrics. However, I don't see that we're going to get clarity on that in this meeting. It would be helpful to move to decision point three

so we can identify what you need from staff about to be able to make a decision. And if folks who have different ideas about the metrics that we should be running, perhaps we can work together to present an even wider set of metrics at the last meeting. I think decision number three is more important at this point.

[FURTHER DISCUSSION ABOUT VOTING LED TO A DECISION TO MOVE TO DECISION 3]

**Brilliot**: Requested again that there be a temperature check.

**Marti**: I think we have raised some important questions and should hear alternative proposals next time. [GARBLED]

**Shipley**: I need to defer to Chair Arreguín on whether to move on.

**Arreguín:** It seems there is still a desire to talk about decision number two, so we should take any further comments on that.

**Levin**: Procedurally I would like to take a temperature check as well as hear from the public speakers. I am really concerned on affirmatively furthering fair housing that the metric we are using is looking at exclusionary cities in the aggregate, and what we are saying there, is it is okay for city one to be really off as long as that's offset by city two. And, that's problematic. I don't think we want any of the exclusionary cities to be getting allocations that aren't proportional. It's not just a question of how the exclusionary cities look in the aggregate.

**Shipley:** Hearing that people want a temperature check, I think that we should quickly hear public comment and take a look at consensus.

**Zoom Comments During Clarifying Questions/Discussion**
**Shrivastava**: Can we get a list of the top 25 jurisdictions?
**Strellis** : HMC member Paul Campos who is unable to attend today's meeting wanted to share the following comment: "I don't support using the evaluation criteria--I think the statutory factors are so subjective that any attempt to portray the results through the criteria creates an artificial veneer of objectivity. This is not a criticism of the criteria staff developed but more of a comment about the wisdom of the overall effort. I think folks need to judge the results themselves directly against the statutory criteria and come to their own conclusions without an intermediate filter."
**Planthold**: That variability of which jurisdictions are the top 25 in each factor make it difficult to keep in mind which are the top 25 in x the top 25 in y and so on. Meaning lookinging at the overall responsiveness of any one jurisdiction is less knowable.
**Selander**: I second Aarti!
**Brilliot**: My understanding is that decision point one related to mod can be discussed again in the context of decision point 3: which of the 6 methodologies does the HMC select
**Strellis**: Hi Michael, thanks for drawing attention to that opportunity. Members will be able to revisit decision point one as they tackle decision point three.

**Shrivastava**: For the record, I don;t have a problem using the top 25 cities as a measure.  I don't think we need one objective measure

**Al-Sharif**: Hi Aarti -- We have added your request for a list of the top 25 jurisdictions to the requests of ABAG staff list for this meeting. Following up on what Gillian shared with the group, the top jurisdiction list shifts depending on the metric/measure.

**Selander**: Another good reason for staff to share their screen when they're answering questions! Could really, really help folks understand what's being discussed.

**Strellis**: If it's helpful, folks can refer to Item 5a2, appendix 5

http://mtc.legistar.com/gateway.aspx?M=F&ID=8ee4eb27-d0eb-4059-addb-db6fd82bc785.pdf

**Strellis**: Or slides 17-27 of the presentation

http://mtc.legistar.com/gateway.aspx?M=F&ID=0f5c0513-1723-429f-98df-00618ef65dbb.pdf

**Planthold**: Panelists are expected to be quickly adept at remembering and finding a previous chart, for multiple charts. Better if a staffer can be quickly not only post the link on chat but use a picture within picture option, if available, to show charts. Or, to have the referenced charts quickly linked in sequence so that panelists can click on that one link to get the charts referenced in that topic or series of questions.

**Brilliot**: I think what Tawny is saying is that when measuring equity we should not include mod with low income in measuring this metric?

**Eli Kaplan**: Whenever it says percent of lower-income units, it is referring only to very low-income and low-income units, as Gillian notes.

Al-Sharif: We hear you Nell and Bob and will aim to do a better job of sharing/linking to the charts as they are being referenced by staff and HMC members.

**Levin**: I think the point is that when we are measuring TOTAL allocations, the outcome is impacted by how we allocate moderate

**Selander**: thank you, Alia!

**Housh**: I completely agree with James.  We should work on our allocations and then polish that decision to ensure statutory compliance.

**Levin**: I agree as well

**Macedo**: To James' point, that's the furthering part of the objective, that high opportunity/exclusionary area get more units.

**Semonian**: Full text of the factors for RHNA - since they have been abbreviated in the slides: The regional housing needs allocation plan shall further all of the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.

(2) Promoting 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 provided by the State Air Resources Board pursuant to Section 65080.

(3) Promoting 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.

**Shrivastava**: I did not understand the last speaker's suggestion and how it would revise the metrics

**Semonian** : (4) Allocating 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, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

(5) Affirmatively furthering fair housing.

**Levin**: Do we have a motion on the floor??

**Marti**: The proposal we are making is that it should be ADDITIVE - cities that score high on divergence PLUS cities that score high on income, MINUS cities that have a lot of low income

**Levin**: I thought I heard a specific proposal for an alternative

**Levin**: It depends on whether we agree that we are using the right criteria to capture the objective

**Kaplan**: This is a list of the statutory objectives that Elise referred to and Julie is referencing: https://rhna-factors.mtcanalytics.org/data/RHNA_Statutory_Objectives.pdf

**Brilliot**: We should not select a methodology than go back to modify the evaluation metric to support our methodology

**Levin**: Are we not even taking a temperature check on the metrics??

**Brilliot**: I think we should Jeff

**Semonian**: What about public comments?

**Levin**: I would like to at least see a temperature check, and also hear from public speakers

**Levin**: We are having a hard time hearing you Fernando

**Clark**: Can't hear Fernando

**Planthold**: A temp. check will raise other questions -- as to wording, as to a modification/ amendment to the temp. check. Yet, we have only 25 mins.

**Macedo**: Given HMC is deciding on the methodology at the next meeting, we don't have much time left to discuss the factors.

**Planthold**: IF we vote to replace an existing criteria and substitute, does that give the public "notice", or must such a substitution be Noticed for a decision for next mtg?

**Littlehale**: I favor most of the criteria - I take Jeff Levin's point about measuring individual cities on criteria 5. I am less concerned about use of the Divergence index & the High Resource Area.

**Semonian**: I have issues with some and not others

**Semonian**: Metric 2a: Where's the data? What is "highest growth rates?"

**Fligor**: I agree with Elise. I have concerns with some and not others, which = yellow for me.

**Planthold**: Green

**Public Comment on Decision Point 2**

**Aaron Eckhouse, California YIMBY:** Thanked staff for bringing back metrics that look at quantity and not just percentage of affordable units. It better reflects where we want to go with Fair Housing. I think those are going to be really helpful and provide much higher quality information for evaluation.

**Shajuti Hossain, Public Advocates**: I want to express concern with evaluation criteria 5b, as it only captures at most 11% of regional population when far more than that are impacted by racial segregation and barriers to opportunities. The composite score would be more accurate to address the larger sections of the region's population who are experiencing the harmful impacts of segregation. I think it is very important that staff continue working with HMC members to develop a composite score and more effectively combat racial segregation.

**Jordan Grimes, Peninsula for Everyone:** Strongly agree with Jeff Levin to make sure exclusionary communities don't get off the hook like they have been for decades.

**Second decision point - does the HMC recommend using the comprehensive performance evaluation metrics as drafted to ensure methodology options meet the statutory objectives and advance regional policy goal, but staff will continue to work on metrics related to Objective 5?**

- **Al-Sharif**: I don't see any reds, but I do see nine yellows.
- **Shipley:** The decision point moves forward. The HMC is recommending using the comprehensive performance evaluation metrics as drafted, and the committee members who have strong feeling about metrics related to Objective 5 will communicate with staff.

**HMC Members – Clarifying Questions and Discussion for Decision Point 3: Factors and Weights**

**Shipley:** We're moving into a conversation about the methodology options and the HMC has to make this decision in September, so the more that you can refine your thoughts on these options to help staff prepare you for the September meeting, it would be great.

**Romero:** I just wanted to address the chair quickly on the proposed method of proceeding. I had made a proposal to change metric 5b, so is the chair saying that indeed we could approach staff in the interim and try to get something to bring back at the at the next meeting.  Is that correct?

- **Arreguin:** Yes.
- **Romero:** Great. Thank you.

**Selander**: Stated that it seems that no matter which factor is used, the options result in a couple of extreme outliers in San Mateo County in terms of their assigned growth. Felt that the higher income "exclusionary communities" have a very moderate amount of growth anticipated across all six options whereas lower income "exclusionary communities" have 10 time that amount of growth. Wondered whether the factors and the way they're weighted

on the back end is skewing the results, as one community ends up with over 160 percent growth. Suggested considering a cap on growth or another way to treat extreme outliers.

- **Vautin:** Noted that this reference is to Colma and Brisbane, and that not all small jurisdictions in the region see large amounts of growth. Clarified that the jurisdictions with higher growth levels tend to be places with a very small share of existing households today, with some key growth geographies in Plan Bay Area 2050, and are often located near BART or Caltrain stations. Explained that in Brisbane there is a major development planned near the Caltrain station. Acknowledged that the RHND is a large number and that there are some key locations in the region close to transit that are envisioned for pretty significant growth in the long-range plan, resulting in high growth levels in a few of these small jurisdictions.
- **Selander:** Concerned that these communities are lower income, and that lower income communities have accepted more transit and are being made to accommodate higher growth.
- **Vautin:** Noted that there are 101 cities in the region with a lot of unique characteristics, and some higher income, smaller jurisdictions have also raised concerns about their potential RHNA allocations as well, as noted in Piedmont's letter. Emphasized that there is focused growth around transit in the Blueprint, and so some places with robust transit are seeing fairly high growth levels.

**Dillon:** Noted that even though there was an HMC consensus on natural hazards as a factor, requested that the recommendation be reconsidered given the recent fires. Stated that places that have burned are places where it is less expensive to build and where jurisdictions would have designated moderate-income housing to be built, but 300 units have been lost in that area. Housing in that area is unlikely to be rebuilt. Would like to see a natural hazards factor as well as an urbanized land area factor. Suggests an option where all of the income categories use 50 percent access to high opportunity areas, 30 percent job proximity - transit, and 20 percent natural hazards.  Believes this would address natural hazard issues and result in housing close to transit and jobs for all households.

**Macedo**: Reminded HMC that HCD will be reviewing to see if the methodology meets the five statutory objectives of RHNA. Recommend that if HMC sticks with the recommendation of using the 2050 Households (Blueprint) versus 2019 Households as the baseline, they should consider emphasizing factors for access to opportunity and jobs-housing fit to counteract any potential shifting away from communities that have not invested in public transit infrastructure. Also noted that factors related to the speed by which the jurisdiction approves housing permits or their current zoned capacity shouldn't be in the RHNA allocation based on statutory guidelines. Cautioned that a methodology based on land use projections could result in the allocation not furthering the five statutory objectives. Emphasized that weighting access to opportunity and jobs/housing fit to counter-balance these effects will be important so the end result is an equitable allocation. Noted that Plan Bay Area is directing growth toward transit, so it might not make sense to add additional transit-based factors.

**Housh:** Echoed Diane Dillon's comments. Believe the choice to use Households 2050 for the baseline is skewing the results. Believes that some options give Sebastopol growth beyond their build-out capacity because of infrastructure limitations and sewer capacity to be able to grow with the allocation. Stated that some factors are setting jurisdictions up to fail and pushing units to locations they shouldn't be because of climate change and natural hazards. Recommended the HMC come up with a way to remove these outliers.

**Fierce:** Pushed back on need to address these outliers, as the starting point for the Bay Area includes extreme outliers due to how cities have been built in last 40 years. Explained that while some cities are racially and economically diverse, others are outliers with 80 percent or more of the population being white, while Atherton is the wealthiest city in the nation. Noted that outliers in the methodology results are addressing the fact that region already has outliers. Indicated full support for bigger RHNA numbers on the Peninsula. Emphasized that HMC needs to be aspirational and owes a responsibility to the community to house them. Encouraged HMC not to back down from cities opposing this process.

**Litthehale:** Echoed that HMC should not be overly concerned about outliers. Stated that cities will be appropriately zoned as a result of RHNA, and even if they fail to meet the allocation it opens up opportunities created through legislation to streamline approvals and see if something feasibly can be worked out that would take care of housing needs and reinforcing a different pattern of building a construction workforce that is not a low wage, low productivity strategy. Expressed support for methodology Option 3B, but proposed using jobs proximity-auto instead of jobs-housing balance for the above-moderate income units.

**Arreguin:** Recommended that HMC should not make a decision due to lack of time left in the meeting, but HMC can provide comments and feedback that staff can use to bring new information to the next meeting.

**Shrivastava**:  Argued for importance of increasing the housing supply and the mix of housing, making sure that the low-income allocations are properly distributed to communities that haven't accommodated them historically, addressing the jobs-housing balance, and focusing growth in the urban core near transit.  Expressed support for the three-factor approach or adding a transit-based factor to other existing options. into the equation.

**Bolaria-Shifrin**: Wanted to clarify whether 2050 Households (Blueprint) was the baseline or whether that decision was being revisited.
- **Arreguin**: Clarified that the HMC recommended using 2050 Households (Blueprint) at the last meeting.
- **Bolaria-Shifrin:** Noted that the methodology options don't appear to appear to dramatically build in unincorporated areas. Wanted other HMC members to clarify their issues with outliers in the methodology.

**Selander:** Expressed that point about outliers has been misconstrued. Pointed to contrast between Colma and Atherton, where both are small communities with access to rail but Atherton is expected to grow 10% and Colma is expected to grow 60%. Noted that lower

income communities add retail and office space to be able to pay for services, while places with higher property values don't need to.

**Bolaria Shifrin:** Clarified that the example brought up by Selander is a different issue. Stated that question focused on unincorporated areas and HMC members' fear of sprawl. Wanted to know where folks are seeing that. Expressed support for 3B and does not see obvious issues with sprawl in this methodology.

- **Walsh:** Noted that in all the methodology scenarios unincorporated Solano Country grows between 20 and 23 percent, which is double or triple the growth for any of the Solano County cities. Emphasized that these unincorporated areas don't have city sewer or water services and rely on septic and wells. Asserted that this growth in unincorporated Solano County represents an outlier that advances poor planning practices, sprawl, and increases in greenhouse gases.

**Clark:** Noted agreement with comments about transit. Agreed that Plan Bay Area reflects transit, but also stated that the current methodology options skew things away from transit-rich areas. Supported putting a transit-based factor in the methodology to help reach regional goals related to commute patterns and reducing greenhouse gases. Also pushed back against comments stating that some communities don't support transit since these are county-level decisions rather than local decisions. Noted that transit dollars are allocated by counties, with the money tending not to go to more suburban areas. Added that the comments about outliers have to do with a "reality check," as small geographically-constrained communities cannot realistically be expected to grow far beyond their regional growth expectations. Felt that communities like Piedmont are not saying they do not want any growth, but that they want allocations that are realistic.

**Brilliot:** Requested that staff address the concerns being raised about growth in unincorporated areas at the next meeting and clarify why the Blueprint does that. Noted that unincorporated Santa Clara County receives around 4,000 units in the methodology options. Indicated some concern about this figure but also felt it would be okay if there was more explanation. Explained that San Jose has been working with Santa Clara County to focus on infill and establishing urban growth boundaries, and the county wants to preserve unincorporated areas for agriculture and open space.

**Fligor:** Stated support for Option 1A and indicated desire for a methodology that includes transit. Also supported having a second meeting in September to allow for more discussion before making a decision.

**Eklund:** Echoed support for more time for discussion and for methodology Option 1. Also stated support for putting housing where jobs are as well as in high resource areas. Asserted that housing shouldn't be put where you can't build, like agricultural land and open space. Noted that Option 3 doesn't put enough housing where jobs are and puts too much emphasis on high resource areas.

**Bonilla:** Agreed with Littlehale about modifying Option 3B and having a methodology that is 50 percent access to high opportunity and 50 percent job proximity-auto. Also felt that 3A is a good option.

**Semonian:** Noted support for including a job factor to meet statutory objectives and environmental goals. Claimed that current methodology options will result in more building in high resource areas than has occurred in 50 years so this factor does not need additional weight, but jobs should be emphasized.

**Marti:** Echoed others' support for having job proximity as a factor and the need for both auto proximity and transit proximity. Cautioned that only focusing on transit proximity leaves out a lot of areas. Emphasized that the high opportunity factor needs to be the biggest piece of the methodology.

**Levin:** Echoed support for an additional meeting for more discussion. Stated that transit is already incorporated in the methodology. Agreed with Scott Littlehale's idea explore using job proximity instead of jobs-housing balance, since jobs-housing balance and jobs-housing fit are based on jurisdiction boundaries. Noted that job proximity by auto can still be a greenhouse gas reducing strategy if people are able to drive five miles to work instead of 50. Asked for staff to clarify what it means for HMC to vote with yellow cards. Indicated support for Option 3B but is wondering if all of the B options are now off the table.
  - **Shipley:** Yellow means there is no consensus and the HMC can continue to have conversations about the decision. It is not off the table.

**Romero:** Agreed that a modified 3B with job proximity by auto makes sense, echoing comments by Scott Littlehale, Jeff Levin, and Rick Bonilla.

**Shipley:** If HMC members have additional comments or feedback about the methodology options, please submit them to staff in writing.

**Zoom Comments During Clarifying Questions/Discussion**
**Shrivastava**: I noticed that all HMC members didn't vote
**Brown**: NO
**Shrivastava**: Yes to Jesse's question
**Fligor**: I have to drop at 12:15.  I support having another mtg in September
**Walsh**: I must leave at 12:05
**Welton Jordan**: I can stay probably 15 extra minutes as well
**Al-Sharif**: Hi Bob -- we don't think there is a need to notice for the public regarding any criteria tweaks made by HMC members.
**Olsen**: Elise: 2a compares growth rates for the 25 cities with the largest job shares relative to the rest of the cities / jurisdictions. There is not a set threshold for "highest."
**Strellis** : HMC member Paul Campos who is unable to attend today's meeting wanted to share the following comment: "I strongly support either 3a or 3b. For me the access to opportunity factor should be the dominant factor. I would actually like to see the above

moderate be allocated with 50% high opportunity rather than 40% but at 40% I'd show a yellow card. Anything less than the 40% for above moderate and 70% for the other categories would elicit a red card from me. I can support either Jobs Housing Balance or Jobs Housing Fit for the jobs criteria. I do not support applying more than two criteria for very low/low/moderate and above moderate respectively as I think doing so acts to dilute the impact of the most important criteria on the target income group(s). That is another reason for my support of 3a and/or 3b. Of the two I prefer 3a based on my answer to question 1 but this is not a strong preference. I would also support 3b."

**Brilliot**: I have a question related to Nell's comment

**Brilliot**: Never mind I am good

**Al-Sharif**: Hi Aarti -- any HMC member can stand aside and abstain from offering their opinion on the decision points.

**Fierce**: Future growth is commensurate with past patterns of housing production suppression.

**Levin**: Does a large number of Yellow cards mean a decision is blocked, or that it needs more consideration?

**Bolaria Shifrin**: Low income areas need more housing too…

**Levin**: Agree with Ruby, and low-income communities facing displacement pressures specifically need more low/very low income housing.

**Strellis**: Hi Jeff - HMC members agreed that if half or more of HMC members are showing yellow, a decision point is blocked and more discussion is needed

**Littlehale**: In case we run out of time: I ask HMC members to consider a modification to 3(b): For Above-Moderate, instead of 60% Jobs-Housing Balance, consider 60% Jobs-Proximity-AUTO. This has the fortuitous effect (among others) of bringing Piedmont's OVERALL RHNA up from pink (below avg growth) to avg growth.

**Littlehale**: Re the above: It makes logical sense to me to consider that certain bedroom communities that are jobs-proximate by auto (rather than having within-jurisdiction jobs, as specified in jobs-housing balance).

**Fierce**: Agreed. Every unit that Piedmont doesn't build gets pushed into Oakland, directly furthering gentrification.

**Littlehale**: (My settings accidentally didn't include attendees, so re-posting comment made a minute ago)

**Littlehale**: In case we run out of time: I ask HMC members to consider a modification to 3(b): For Above-Moderate, instead of 60% Jobs-Housing Balance, consider 60% Jobs-Proximity-AUTO. This has the fortuitous effect (among others) of bringing Piedmont's OVERALL RHNA up from pink (below avg growth) to avg growth.

Re the above: It makes logical sense to me to consider that certain bedroom communities that are jobs-proximate by auto (rather than having within-jurisdiction jobs, as specified in jobs-housing balance).

**Selander**: Second Noah's sentiments - we need to address outliers

**Susan Adams**: Thank you, Noah and Diane!

**Walsh**: Agree with Noah. Unregistered Solano cannot handle RHNA that is being proposed. No sewer/water available.

**Brown**: The LNC fire is only 35% contained. t

**Bolaria Shifrin**: Agree with Victoria- higher % growth is result of decades of undergrowth - need to makeup for the past failures

**Fierce**: Yeah, Atherton should be at least 20%

**Housh**: To clarify, the "outliers" I feel we should address are those which go against accepted "best practices" in planning such as pushing housing into the un-incorporated areas away from urban centers and transit creating sprawl and those which would push new housing into locations threatened by hazards

**Brown**: My fear that since the uninc Solano lost over 200 structures, roads destroyed that there might be a push to add more growth.

**Littlehale**: Clarifying question for Aarti: Isn't transit baked in to the PBA 2050 as well as being included in High Resource Areas' composite index?

**Bonilla**: I agree with Scott Littlehale. I looked at 3b modified as suggested and feel that outcomes are improved.

**Ebbs**: We are not here to solve every community's individual problems.

**Selander**: Agree @Forrest, but what it demonstrates when you have outliers like this is that maybe the factors are off if the intended outcome is not achieved

**Brown**: I am in the county building, looking east, the hills are black. Fire jumped I 80 and almost took out City Of Fairfield homes. We just lucked out. Solano has ag.

**Bolaria Shifrin**: Got to run - I like 3B the most. Would like to see the adjustment Scott recommended and total allocation and eval rubric

**Bolaria Shifrin**: Thanks!

**Ebbs**: Unincorporated County areas can always promote annexation into incorporated cities and, thus, acquire the municipal sewer and water needed for development. There are many examples of urban county areas - look at Sacramento County.

**Bolaria Shifrin**: Build up! Not wide :)

**Fierce**: Piedmont is welcome to become annexed by Oakland if they're running out of space, but before that they could indeed build a few stories higher.

**Brown**: My vote is for 1B. Stay safe, Monica

**Jordan**: I initially supported 3B, if the decision to group moderate and above then it would be 1A.  Thanks

**Fierce**: These are all things already determined by a city's local zoning powers; RHNA shouldn't be concerned with how a city wants to achieve its goal, merely that they have a goal that addresses our housing shortage.

**Littlehale**: To clarify in the wake of Rick Bonilla's verbal comment: for the sake of minimally modifying 3(b) - I recommended altering Above-Moderate so that we keep "High Resource" at 40% & swapping Jobs Proximity (AUTO) for Jobs-Housing Balance at 60%.

**Planthold**: Neither the chair nor the ABAG staff have taken control of this meeting.  We added 5 mins., to 12:05, then to 12:15. We are past that, still without public comment. At some point, panelists need to themselves monitor time and send in their comments via e-

mail, so as to respect the time needs of other panelists and attendees. It's as if panelists do not accept the need for time management nor for public comment.

**Selander**: Can staff summarize the alternatives posed by the various HMC members and send them around via email sooner rather than later so that other HMC members can really spend some time on them?

**Brilliot**: I would support a second meeting in September. We still have a lot still to decide.

**Selander**: I think a second meeting in sept would be helpful

**Clark**: Agree with having an extra meeting.

**Levin**: Several people have called for a second meeting.   Can we make a decision on that?

**Fierce**: I support one more meeting. not like anyone's planning on traveling soon.

**Al-Sharif**: Nell -- we see and have recorded your request of staff.

**Housh**: I agree with the comments from Aaron Eckhouse

**Housh**: I am also supportive of another meeting

**Al-Sharif**: HMC Members -- We see that there are multiple requests for a second meeting in September. ABAG staff will loop back with HMC Members after this meeting.

**Levin:** Thank you.


**Public Comment on Decision Point 3**

**Aaron Eckhouse, California YIMBY:** Agreed with comments about using a combination of access to high opportunity and jobs-proximity. Asserted that jobs-proximity is the best factor to use for jobs since it better captures enabling a short commute. Also felt that jobs proximity will do a better job of reducing sprawl and growth in unincorporated areas than the current natural hazards factor. Stated that the proposed natural hazards factor directs more growth to unincorporated Solano and Sonoma than to Palo Alto or Berkeley, so this factor does truly address people's valid concerns about hazards. Indicated support for using access to high opportunity areas as a factor for allocating moderate- and above moderate-income housing in addition to lower income units.


**Jordan Grimes, Peninsula for Everyone:** Stated support for Option 3B since it gives San Mateo County and exclusionary suburbs the highest allocation. Asserted that these areas have been underbuilding for too long and Option 3B would correct this. Disagreed with concerns from planning officials from San Mateo County about frontloading since the area has among the worst jobs-housing imbalance in the region. Also wanted to address comments about Colma and clarify that the total growth for Colma is 116 units, and stated that 116 units over 8 years for a city that has a BART station is absurdly low even if the city is geographically small. Disagreed that asking communities to double their households is unrealistic, and noted that it is fair to ask this of communities that have historically underbuilt.


6. **Adjournment/ Next Meeting**
   - **Arreguin:** Noted the request for a second HMC meeting in September and asked HMC to stay tuned for more details on this meeting. Meeting adjourned at 12:30 PM.

# Metropolitan Transportation Commission

## Legislation Details (With Text)

| | | | | |
|---|---|---|---|---|
| **File #:** | 20-1319 | **Version:** 1 | **Name:** | |
| **Type:** | Minutes | | **Status:** | Committee Approval |
| **File created:** | 8/31/2020 | | **In control:** | ABAG Housing Methodology Committee |
| **On agenda:** | 9/4/2020 | | **Final action:** | |
| **Title:** | Approval of ABAG Housing Methodology Committee Minutes of August 28, 2020 | | | |
| **Sponsors:** | | | | |
| **Indexes:** | | | | |
| **Code sections:** | | | | |
| **Attachments:** | Item 04a Minutes 20200828 Draft.pdf | | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|

Approval of ABAG Housing Methodology Committee Minutes of August 28, 2020

Clerk of the Board

Approval

## Meeting Minutes - Draft

# ABAG Housing Methodology Committee

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

**Friday, August 28, 2020** | **9:05 AM** | **Remote**

**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 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

Chair Arreguin called the meeting to order at about 9:06 a.m. Quorum was present.

**Present:** 33 - Adams, Addison, Arreguin, Bolaria-Shifrin, Bonilla, Brilliot, Brown, Brown-Stevens, Clark, Dillon, Ebbs, Eklund, Fierce, Fligor, Gentry, Housh, Jordan, Levin, Littlehale, Macedo, Marti, Nickens, Pappas, Pierce, Planthold, Ranelletti, Regan, Romero, Selander, Semonian, Shrivastava, Smith, and Walsh

**Absent:** 4 - Campos, Fearn, Hancock, and Kline

## 2. Public Comment

## 3. Chair's Report

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

Chair Arreguin gave the report.

## 4.  Consent Calendar

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

**Aye:**   32 -   Adams, Addison, Arreguin, Bolaria-Shifrin, Bonilla, Brilliot, Brown, Brown-Stevens, Clark, Dillon, Ebbs, Eklund, Fierce, Fligor, Gentry, Housh, Jordan, Littlehale, Macedo, Marti, Nickens, Pappas, Pierce, Planthold, Ranelletti, Regan, Romero, Selander, Semonian, Shrivastava, Smith, and Walsh

**Absent:**   5 -   Campos, Fearn, Hancock, Kline, and Levin

**4.a.**     20-1173         Approval of ABAG Housing Methodology Committee Minutes of August 13, 2020

## 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.

Gillian Adams gave the report.

The following gave public comment:  Aaron Eckhouse, Richard Hedges, Shajuti Hossain, Jordan Grimes, Derek Sagehorn.

The following submitted public comment:  Aaron Eckhouse, Jeffrey Levin, Sara Lillevand, Ed Shikada, Noah Housh, Steven McHarris, Paul Campos.

## 6.  Adjournment / Next Meeting

Chair Arreguin adjourned the meeting at about 12:26 p.m.  The next special meeting of the ABAG Housing Methodology Committee is on September 18, 2020, or will be announced.

| | | | | |
|---|---|---|---|---|
| **File #:** | 20-1320 | **Version:** 1 | **Name:** | |
| **Type:** | Report | | **Status:** | Informational |
| **File created:** | 8/31/2020 | | **In control:** | ABAG Housing Methodology Committee |
| **On agenda:** | 9/4/2020 | | **Final action:** | |
| **Title:** | 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 Appendix 1 - Income_Allocation.pdf | | | |
| | Item 5a 2 Appendix 2 - Total_Allocation.pdf | | | |
| | Item 5a 2 Appendix 3 - Maps_Methodology_Options.pdf | | | |
| | Item 5a 2 Appendix 4 - Data_Table v2.pdf | | | |
| | Item 5a 2 Appendix 5 - Performance_Evaluation.pdf | | | |
| | Item 5a Handout Alternate Metrics.pdf | | | |
| | Item 5a Handout Public Comment Combined.pdf | | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|

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.

Gillian Adams

Information

| | |
|---|---|
| **September 4, 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 13th 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** income allocation approach as the foundation for the RHNA methodology. At the August 28th HMC meeting, the members reached consensus that moderate-income units should not be shifted to using the same factors and weights as very low- and low-income units. Committee members also started discussing the factors and weights that best complement this foundation to allocate RHNA units in an equitable manner, but more time was needed for additional conversation on this topic.

| | |
|---|---|
| **Issues:** | The September 4 meeting will focus on continued discussion of factors and weights. In response to feedback from the HMC, staff has augmented the three options presented on August 28th with Options 4A, 5A, and 6A: |

- **Responding to feedback on role of transit in factors & weights:** Option 4A is similar to Option 1A, but with increased weight on the *Job Proximity – Transit* factor.
- **Responding to feedback underscoring the importance of high-opportunity areas:** Option 5A is similar to Option 2A, but with the *Access to High Opportunity Areas* factor in place of the *Jobs-Housing Balance* factor for allocating moderate- and above moderate-income units.
- **Responding to feedback on job proximity versus jobs-housing balance:** Option 6A is similar to Option 3A, but with the *Job Proximity – Auto* factor replacing the *Jobs-Housing Balance* factor for allocating moderate- and above moderate-income units.

**Association of Bay Area Governments**

**Housing Methodology Committee**

## RHNA Methodology Concepts

| **Option 1A:** **Jobs Emphasis** | **Option 4A:** **Job Proximity Emphasis** *(differences from 1A underlined)* |
|---|---|
| ***Very Low and Low*** | ***Very Low and Low*** |
| 40%  Access to High Opportunity Areas | 40%  Access to High Opportunity Areas |
| 20%  Job Proximity – Transit | 40%  Job Proximity – Transit |
| 40%  Jobs-Housing Fit | 20%  Jobs-Housing Fit |
| ***Moderate and Above Moderate*** | ***Moderate and Above Moderate*** |
| 50%  Job Proximity – Auto | 40%  Job Proximity – Auto |
| 30%  Job Proximity – Transit | 40%  Job Proximity – Transit |
| 20%  Jobs-Housing Balance | 20%  Jobs-Housing Balance |
| **Option 2A:** **High Opportunity Areas & Jobs** | **Option 5A:** **50/50 High Opportunity Areas & Jobs** *(differences from 2A underlined)* |
| ***Very Low and Low*** | ***Very Low and Low*** |
| 50%  Access to High Opportunity Areas | 50%  Access to High Opportunity Areas |
| 50%  Jobs-Housing Fit | 50%  Jobs-Housing Fit |
| ***Moderate and Above Moderate*** | ***Moderate and Above Moderate*** |
| 50%  Jobs-Housing Balance | 50%  Access to High Opportunity Areas |
| 50%  Job Proximity – Auto | 50%  Job Proximity – Auto |
| **Option 3A:** **High Opportunity Areas Emphasis** | **Option 6A:** **Modified High Opportunity Areas Emphasis** *(differences from 3A underlined)* |
| ***Very Low and Low*** | ***Very Low and Low*** |
| 70%  Access to High Opportunity Areas | 70%  Access to High Opportunity Areas |
| 30%  Jobs-Housing Fit | 30%  Jobs-Housing Fit |
| ***Moderate and Above Moderate*** | ***Moderate and Above Moderate*** |
| 40%  Access to High Opportunity Areas | 40%  Access to High Opportunity Areas |
| 60%  Jobs-Housing Balance | 60%  Job Proximity – Auto |

**Recommended Action:**     Information

**Attachment:**          A. Appendix 1 – Allocations by Income
                         B. Appendix 2 – Total Allocations
                         C. Appendix 3 – Maps of Methodology Options
                         D. Appendix 4 – Data Table
                         E. Appendix 5 – Performance Evaluation Results

**Reviewed**:     _Brad Paul_
                  Brad Paul

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

Chart 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. Income group totals are rounded to nearest 10.

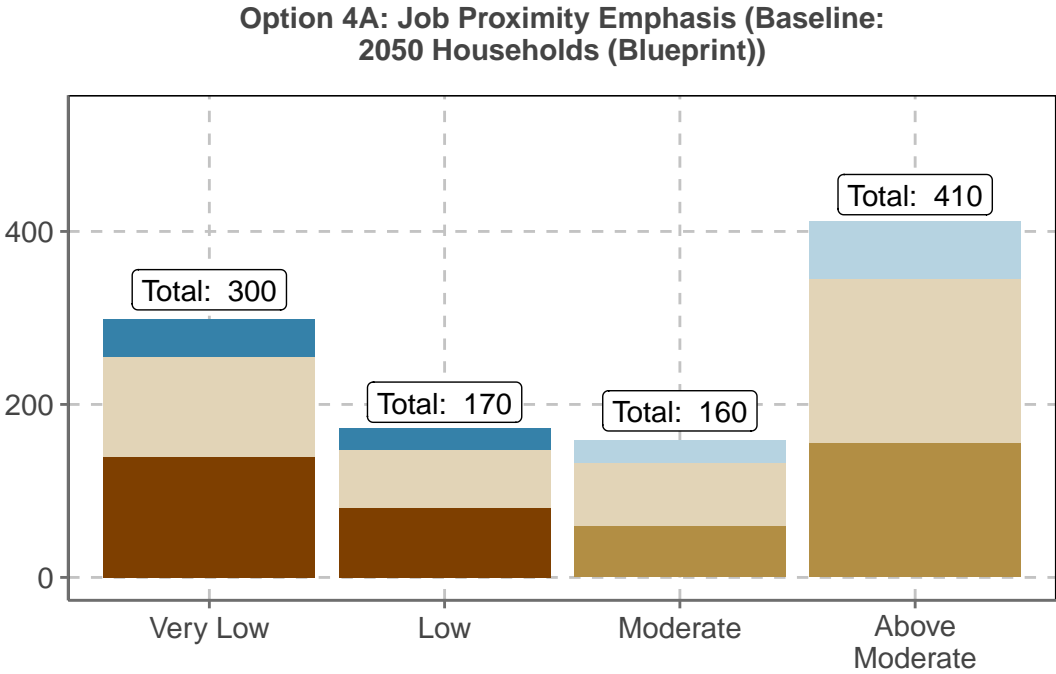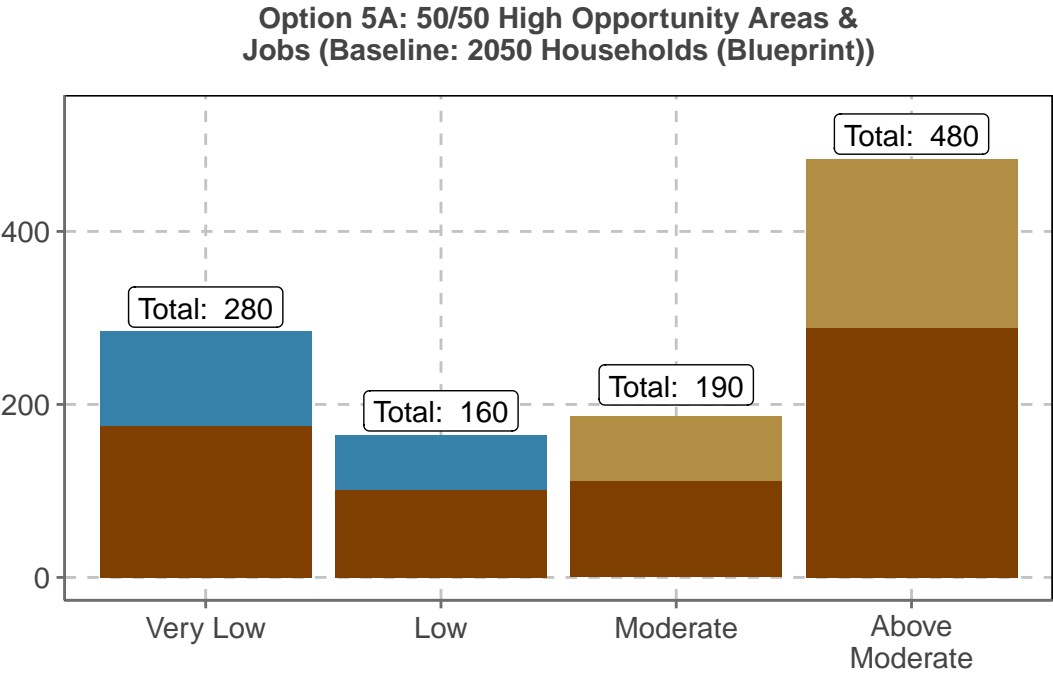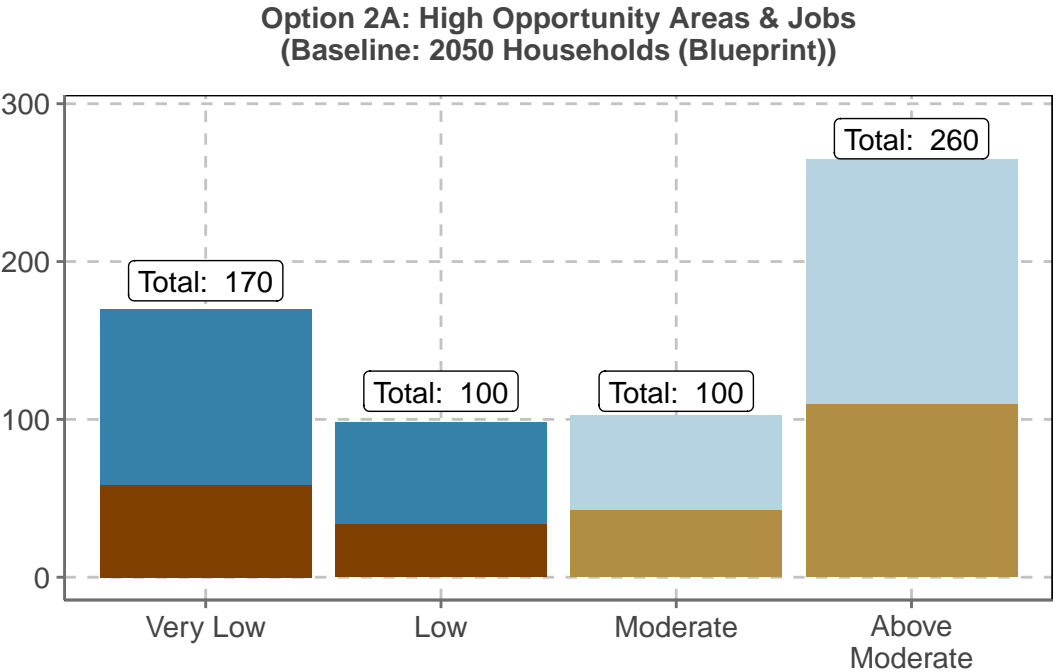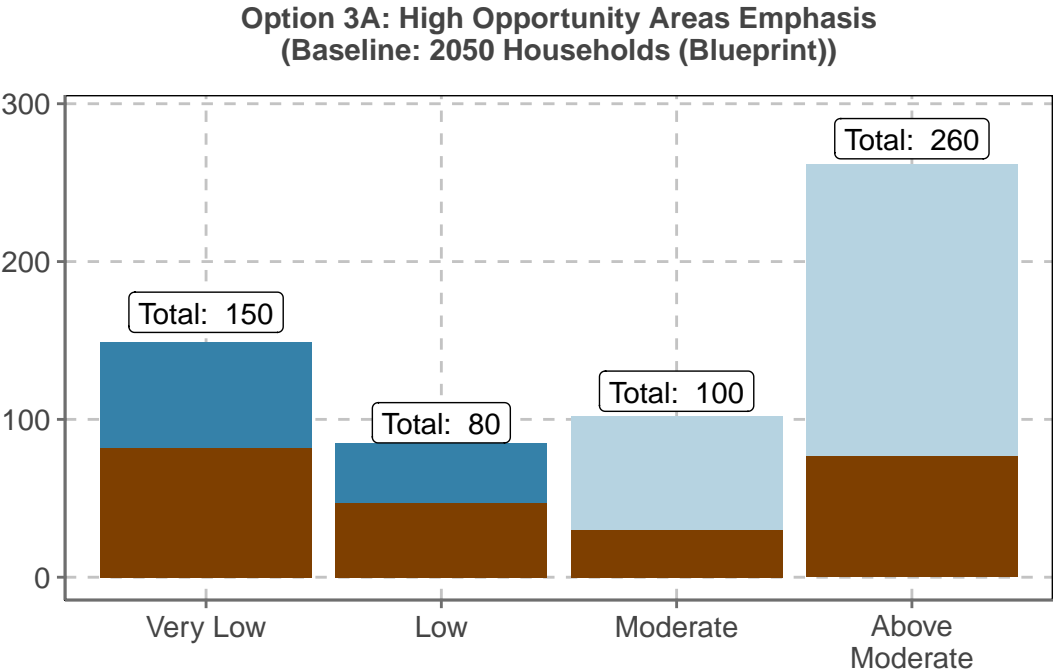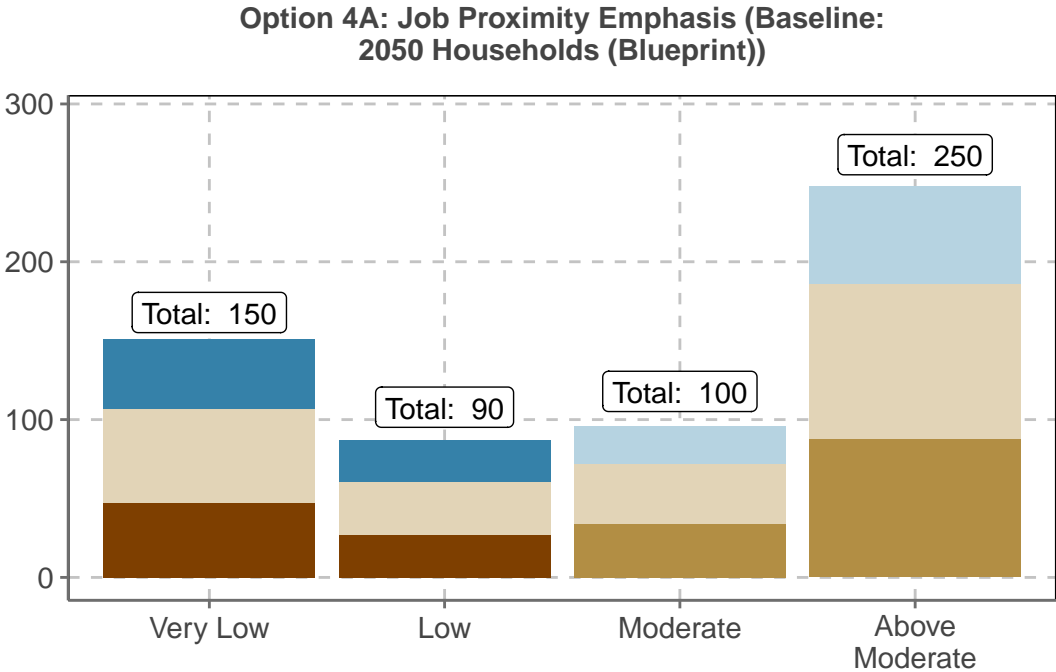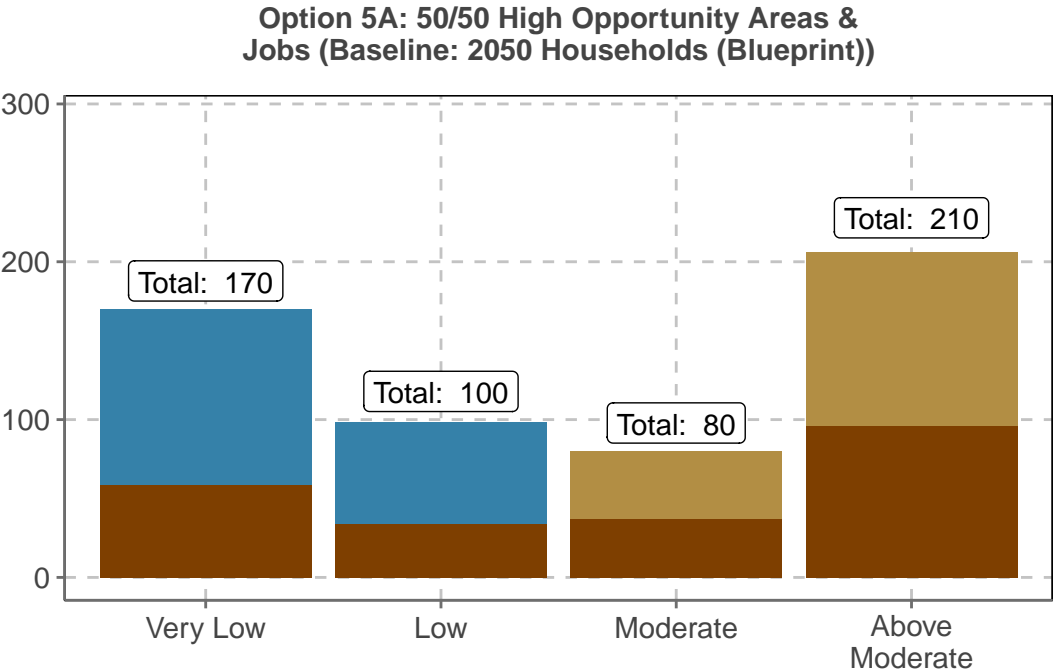**Version A: Original Income Grouping**

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

Total: 1190
Total: 680
Total: 680
Total: 1770

**Version A: Original Income Grouping**

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

Total: 1220
Total: 700
Total: 680
Total: 1760

**Version A: Original Income Grouping**

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

Total: 1300
Total: 750
Total: 750
Total: 1940

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1200
Total: 690
Total: 680
Total: 1760

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1220
Total: 700
Total: 810
Total: 2090

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1300
Total: 750
Total: 790
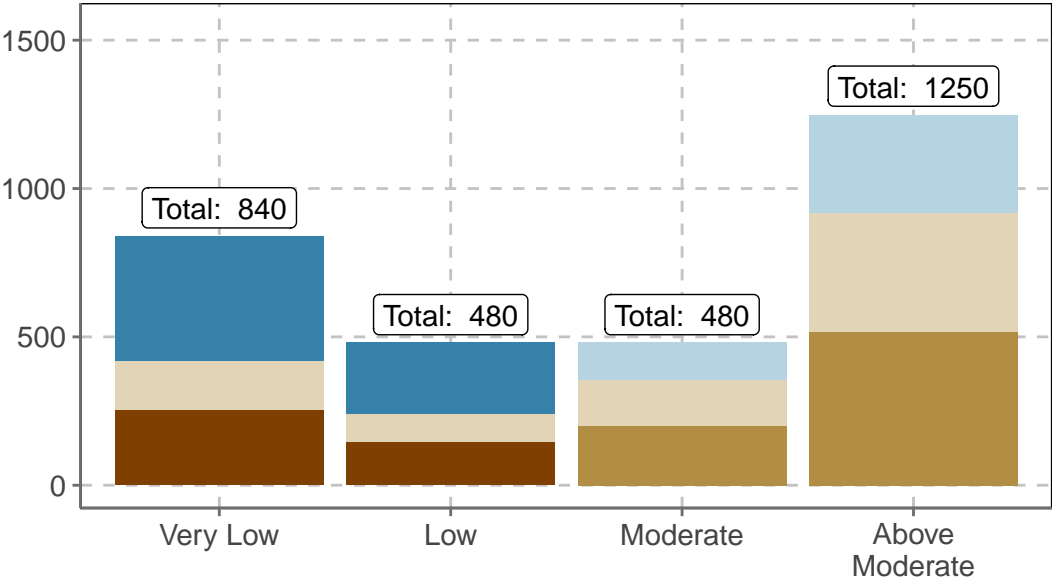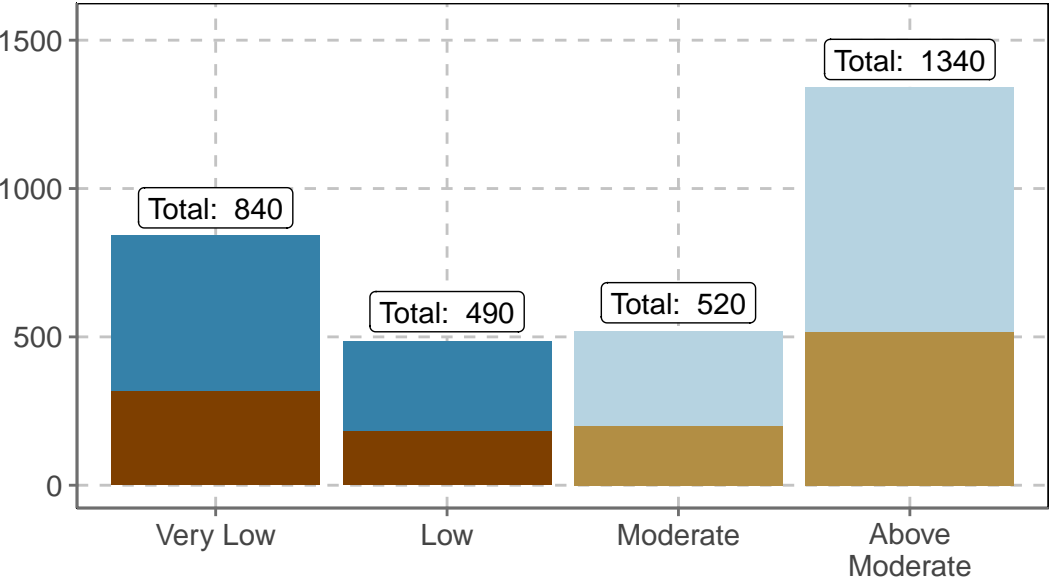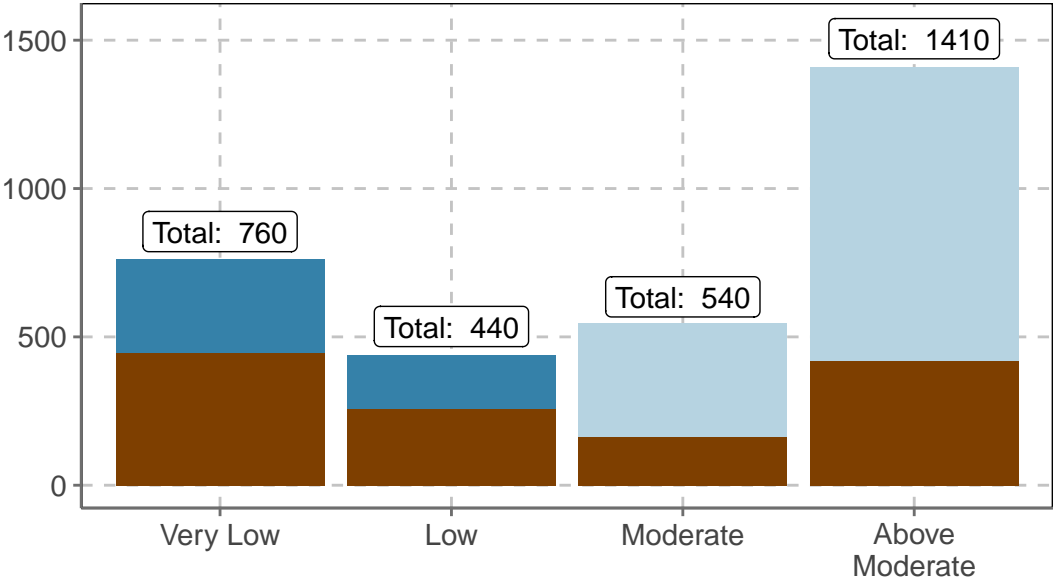Total: 2040

Very Low    Low    Moderate    Above Moderate

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

ABAG HMC Meeting #11 | Item 5a 2 Appendix 1 | September 4, 2020

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

Chart 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.Income group totals are rounded to nearest 10.

### Version A: Original Income Grouping

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

- Very Low — Total: 280
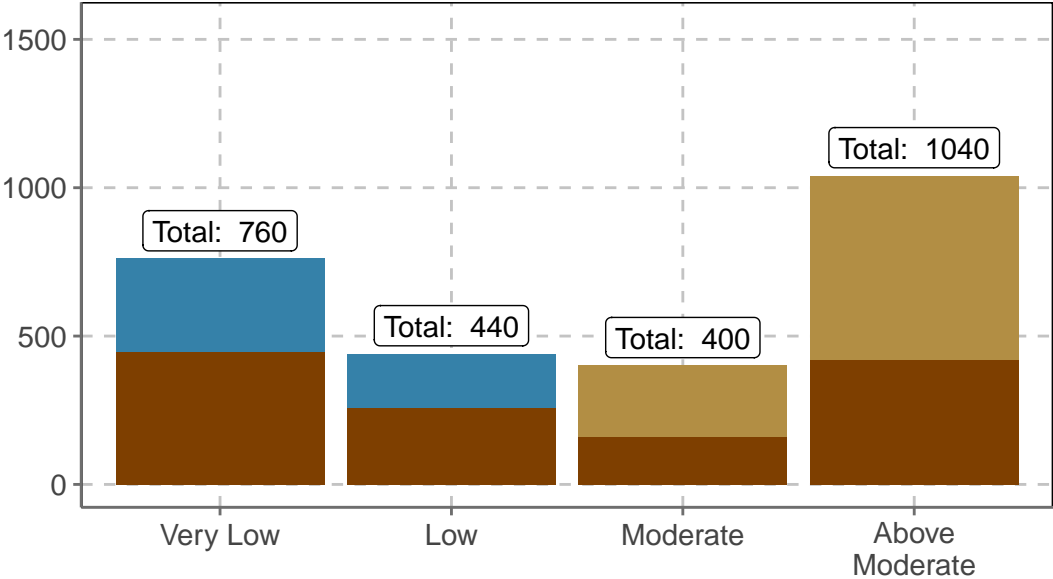- Low — Total: 160
- Moderate — Total: 160
- Above Moderate — Total: 400

### Version A: Original Income Grouping

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

- Very Low — Total: 280
- Low — Total: 160
- Moderate — Total: 140
- Above Moderate — Total: 360

### Version A: Original Income Grouping

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

- Very Low — Total: 310
- Low — Total: 180
- Moderate — Total: 170
- Above Moderate — Total: 430

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 300
- Low — Total: 170
- Moderate — Total: 160
- Above Moderate — Total: 410

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 280
- Low — Total: 160
- Moderate — Total: 190
- Above Moderate — Total: 480

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 310
- Low — Total: 180
- Moderate — Total: 180
- Above Moderate — Total: 460

Legend:
- **a** Access to High Opportunity Areas
- **a** Job Proximity – Auto
- **a** Job Proximity – Transit
- **a** Jobs–Housing Balance
- **a** Jobs–Housing Fit
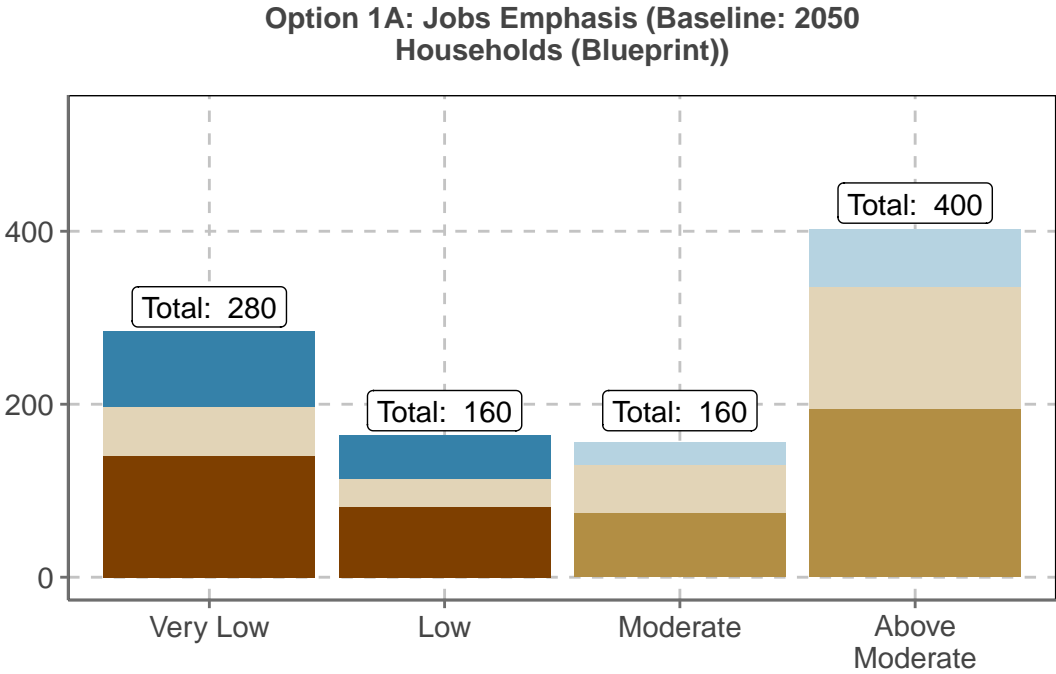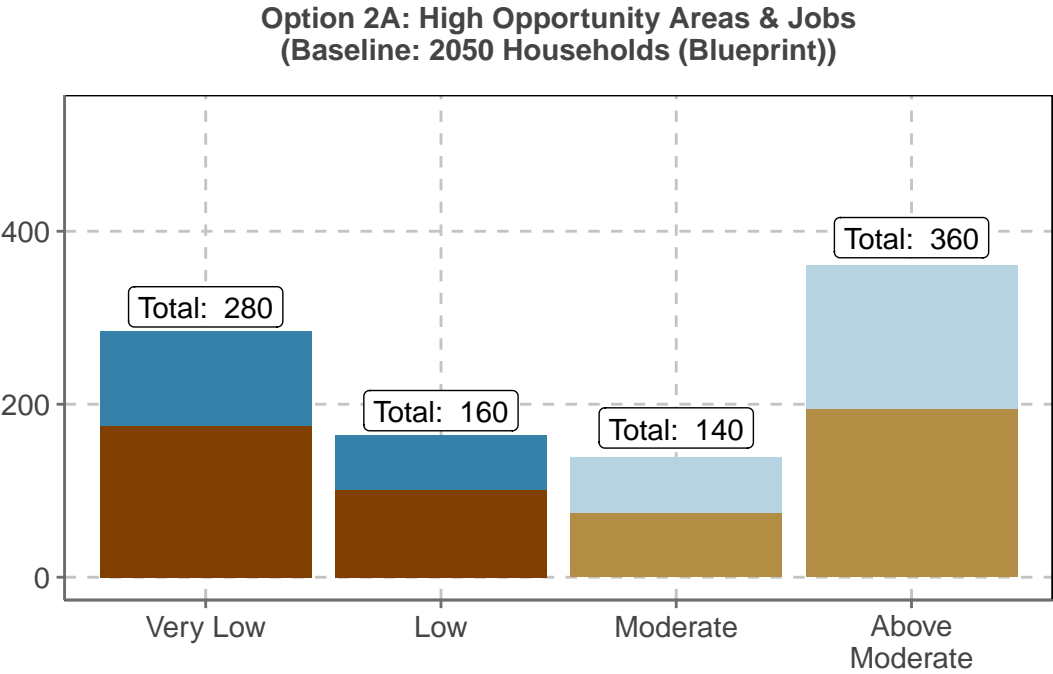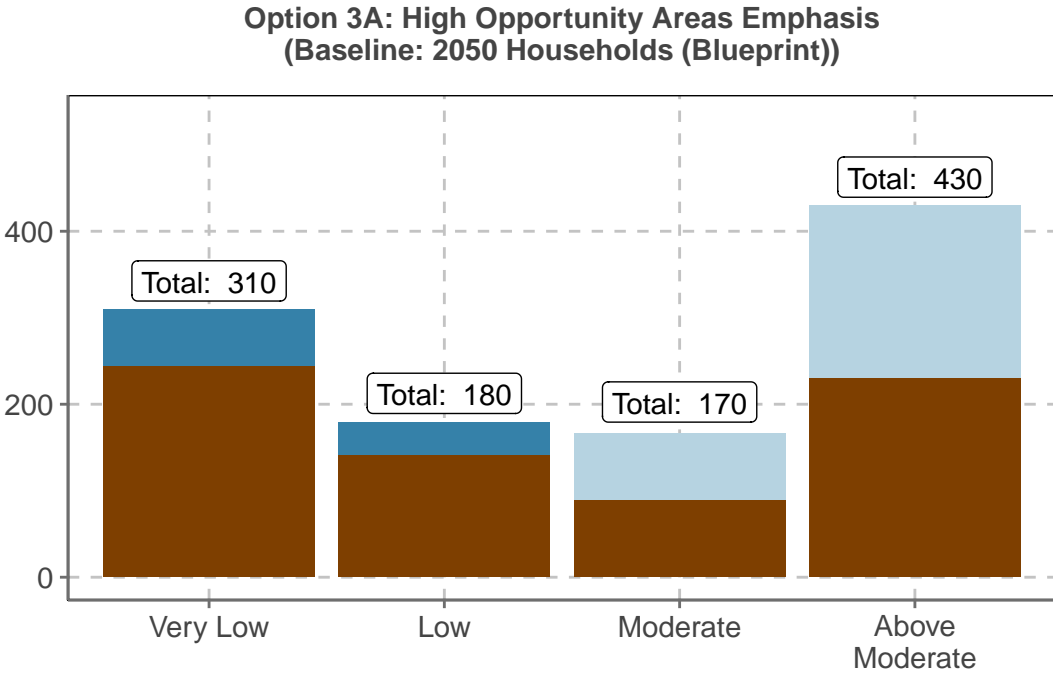
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## American Canyon
## (2019 households: 5884)
## (Napa County)

Chart 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. Income group totals are rounded to nearest 10.
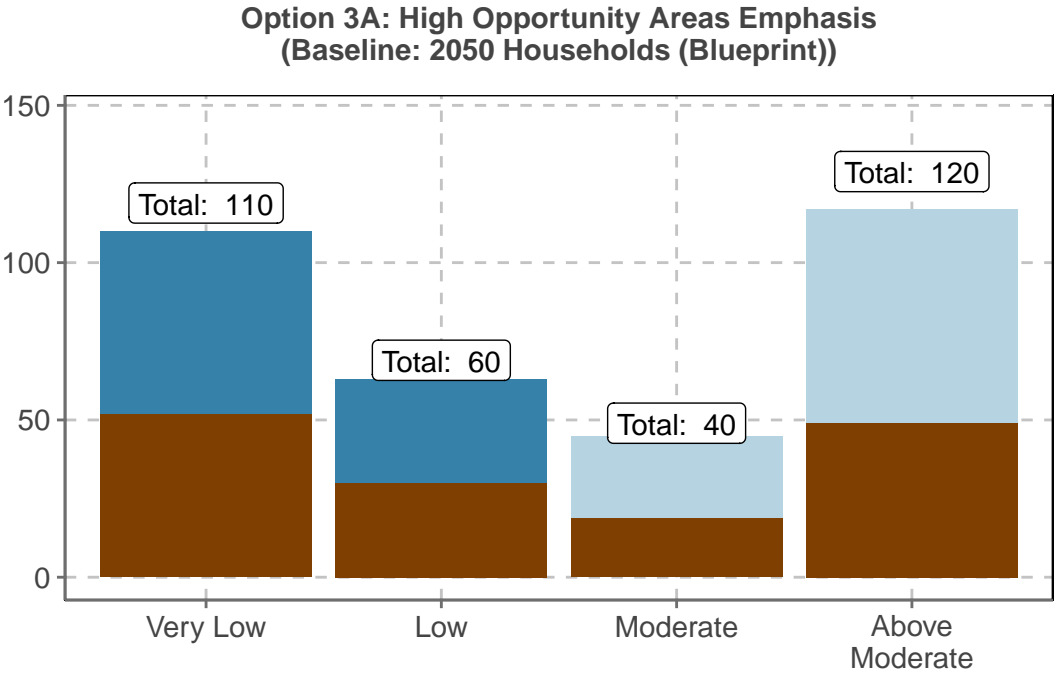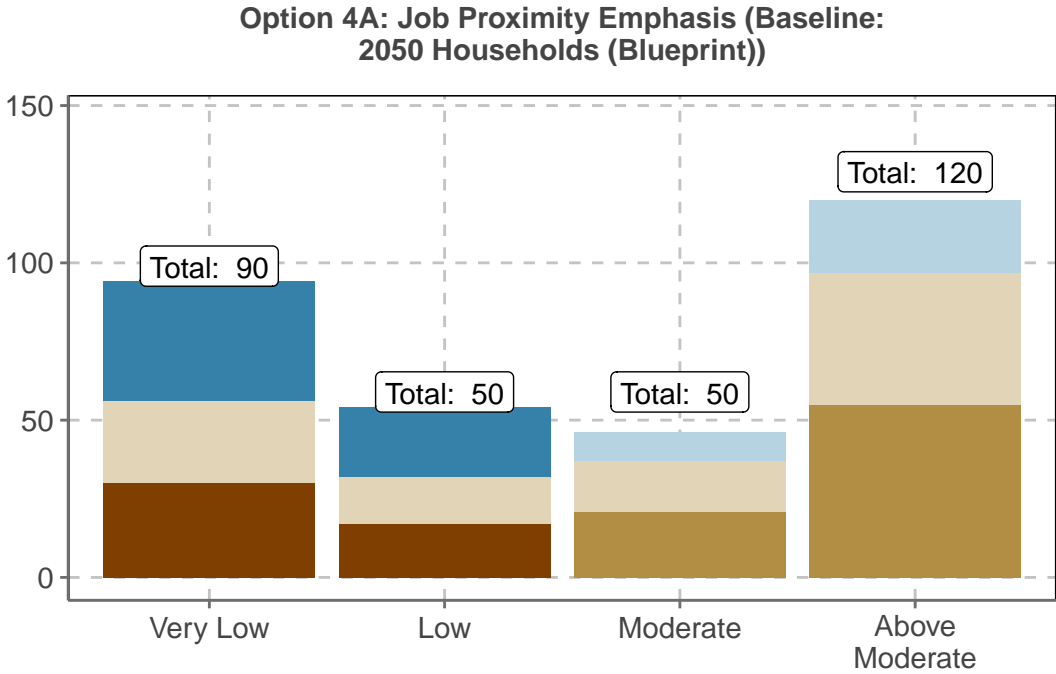

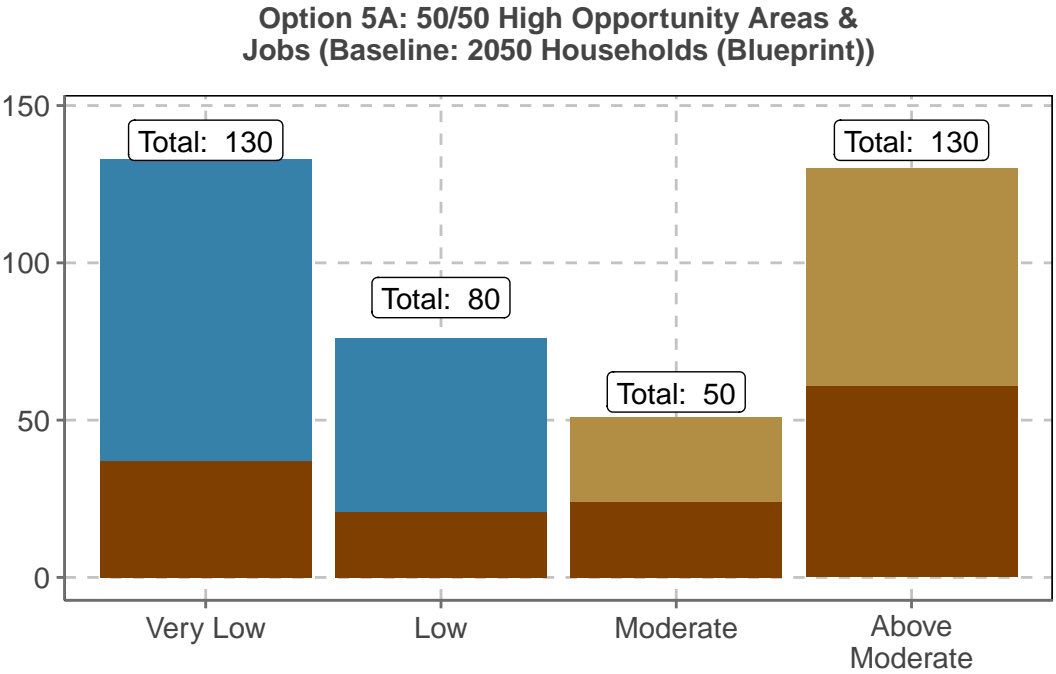
Version A: Original Income Grouping

**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 A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
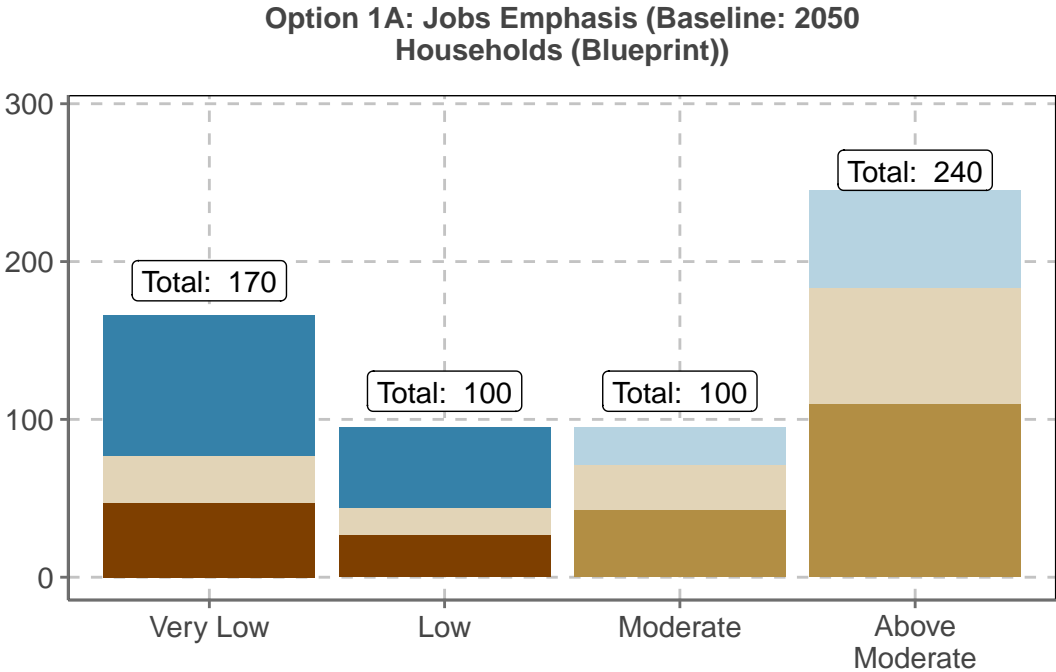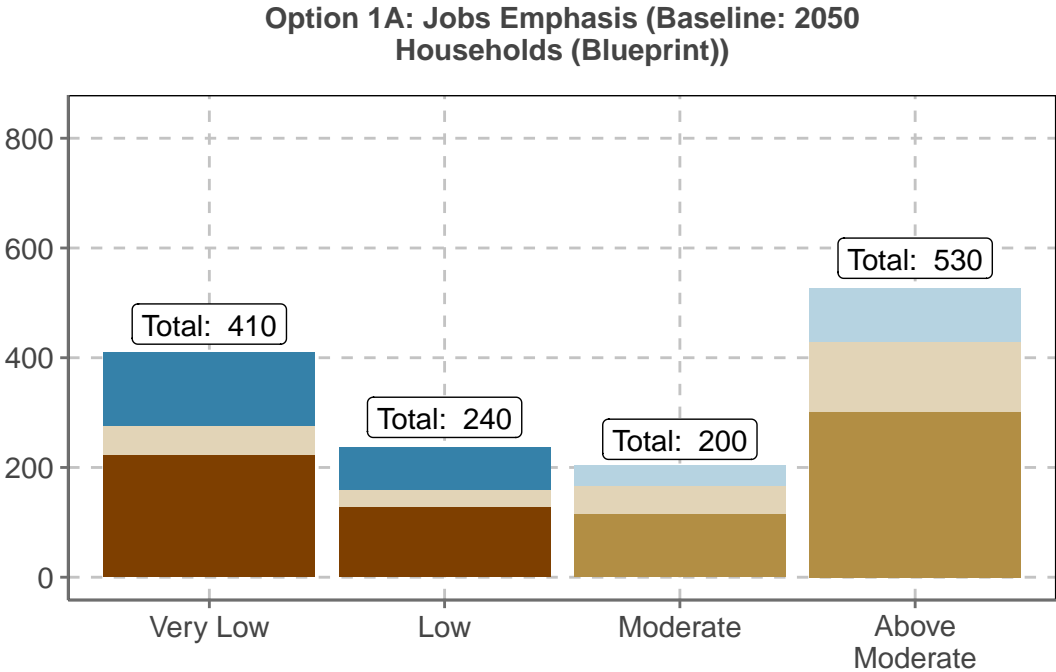
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

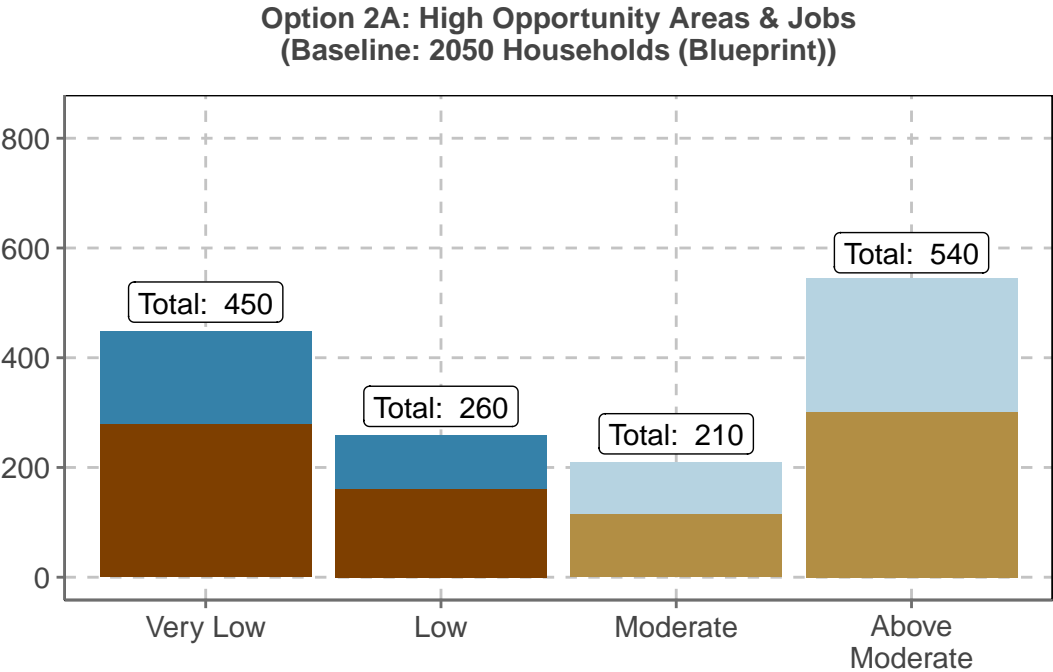# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Antioch
## (2019 households: 33875)
## (Contra Costa County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
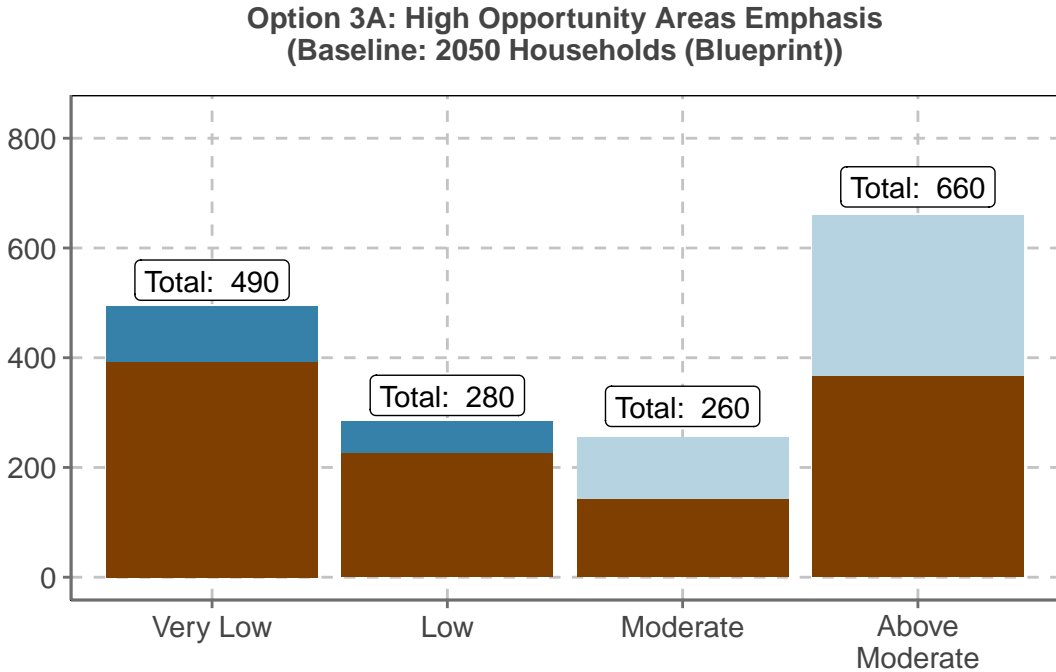Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
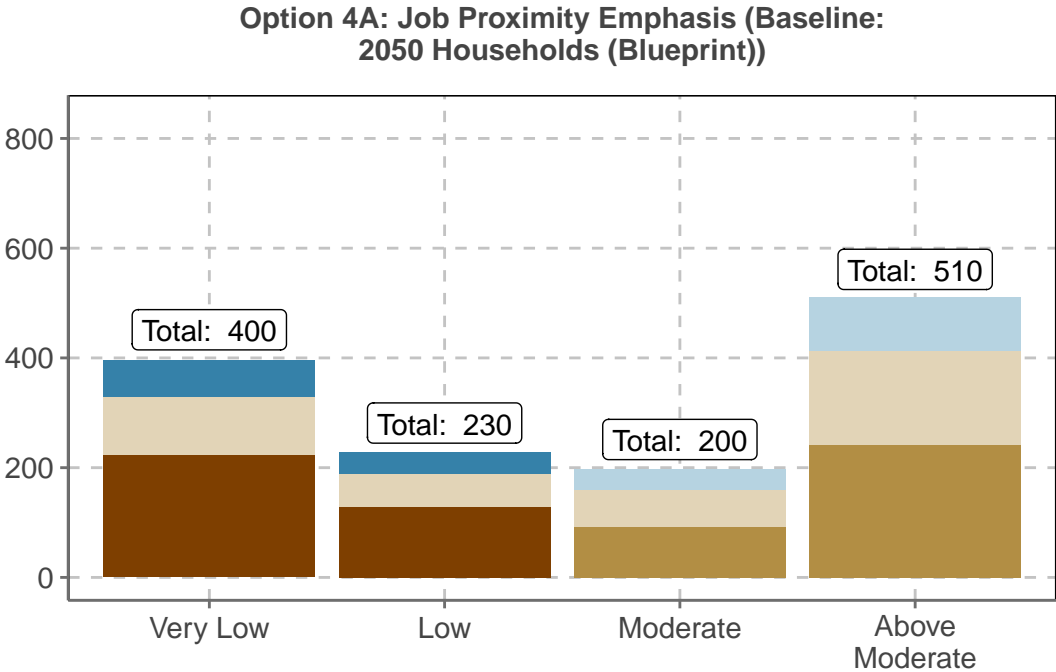


**Version A: Original Income Grouping**

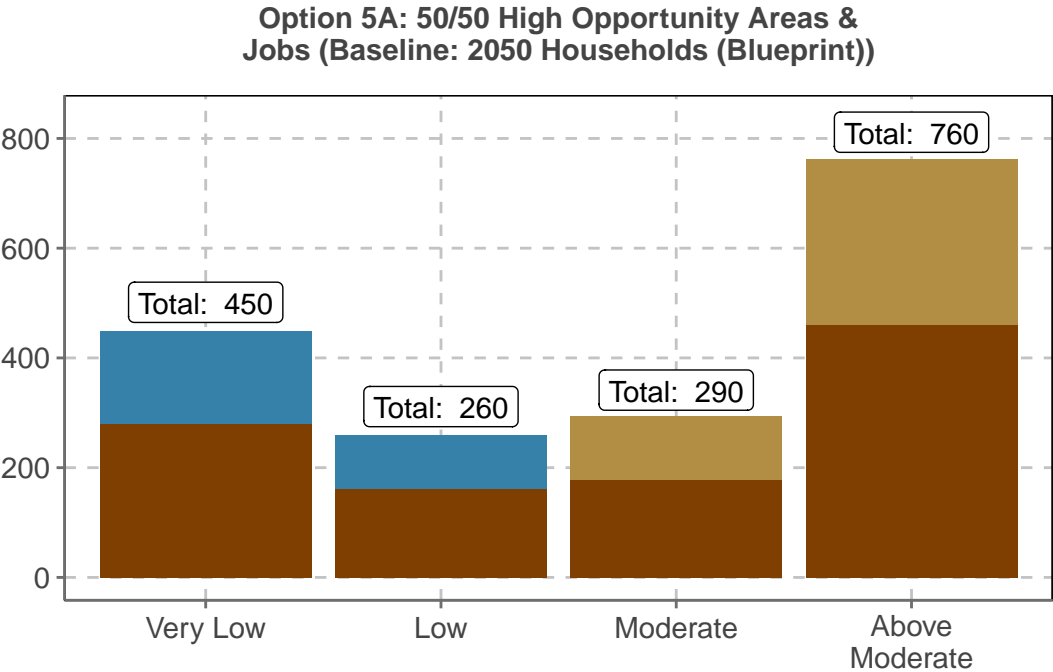**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
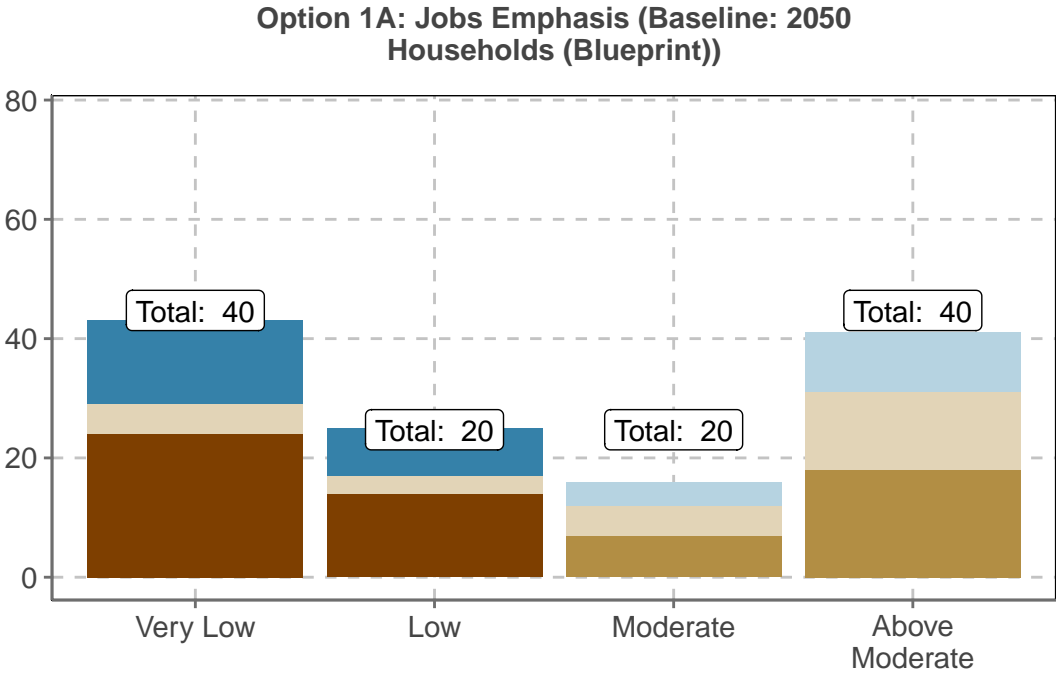
Legend: Access to High Opportunity Areas · Job Proximity – Auto · Job Proximity – Transit · Jobs–Housing Balance · Jobs–Housing Fit

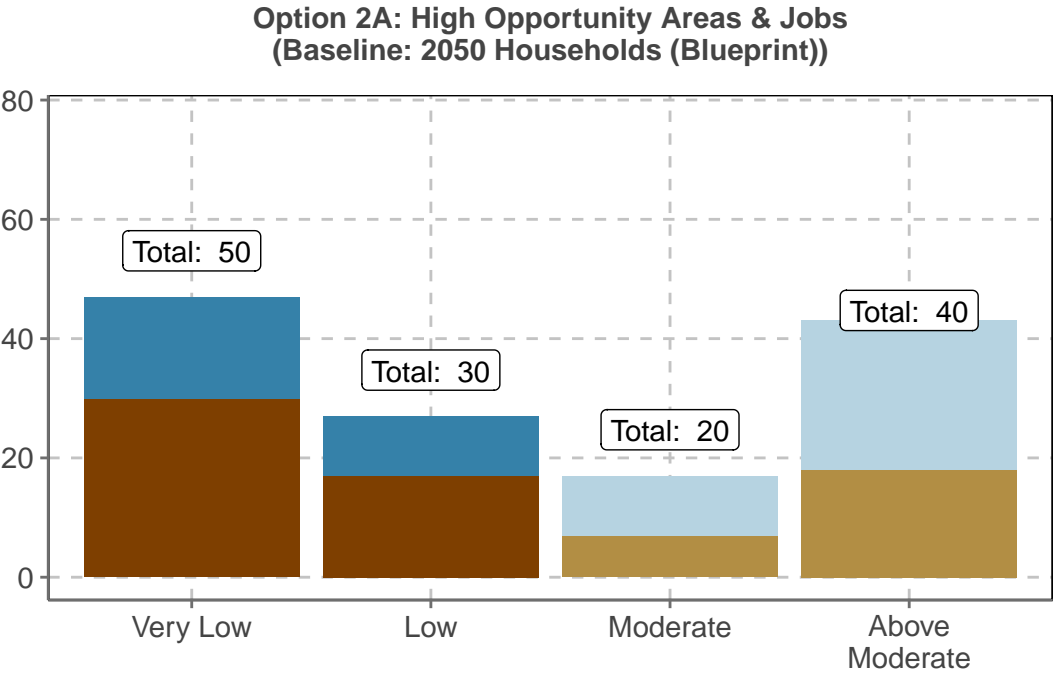# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Atherton
## (2019 households: 2284)
## (San Mateo County)

Chart 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. Income group totals are rounded to nearest 10.
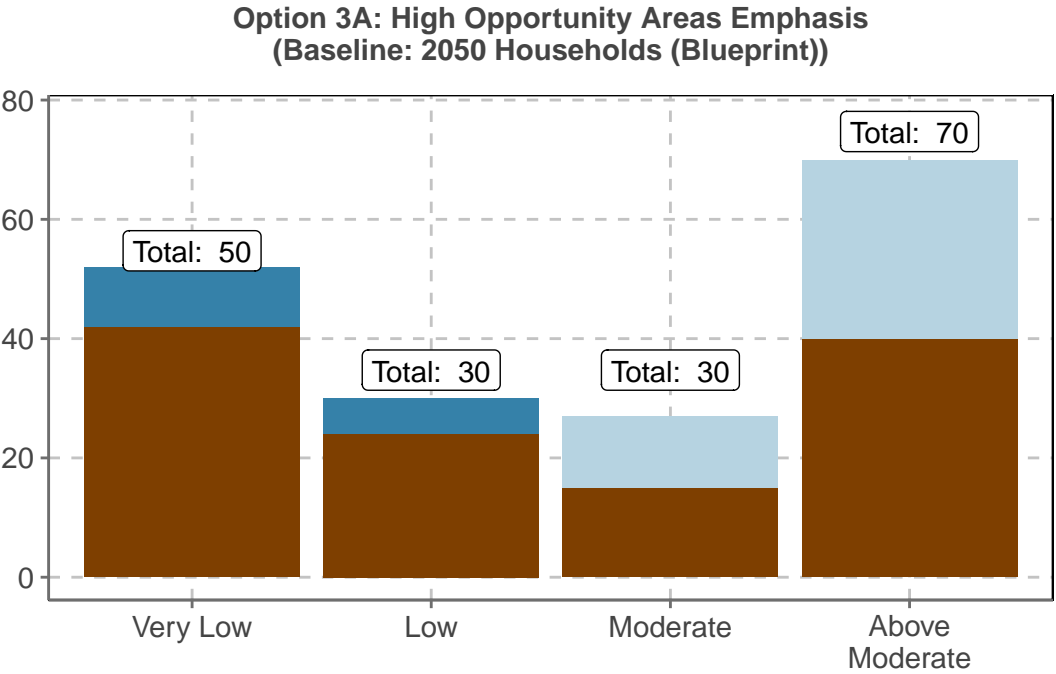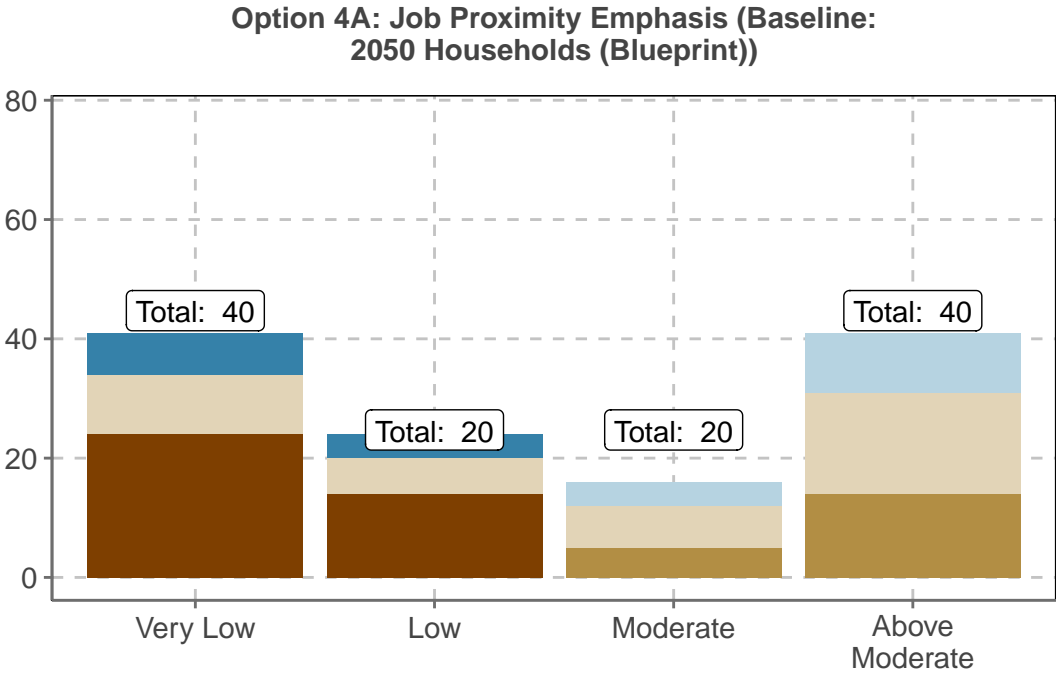


Version A: Original Income Grouping

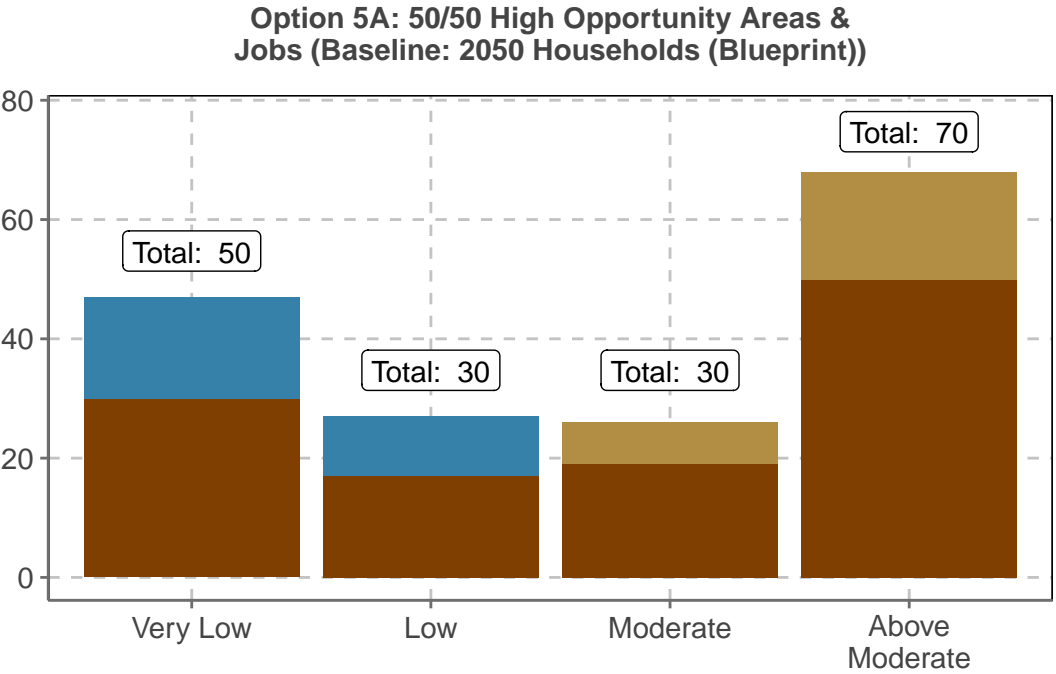**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 120 — Very Low
Total: 70 — Low
Total: 50 — Moderate
Total: 120 — Above Moderate

Version A: Original Income Grouping

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

Total: 130 — Very Low
Total: 80 — Low
Total: 50 — Moderate
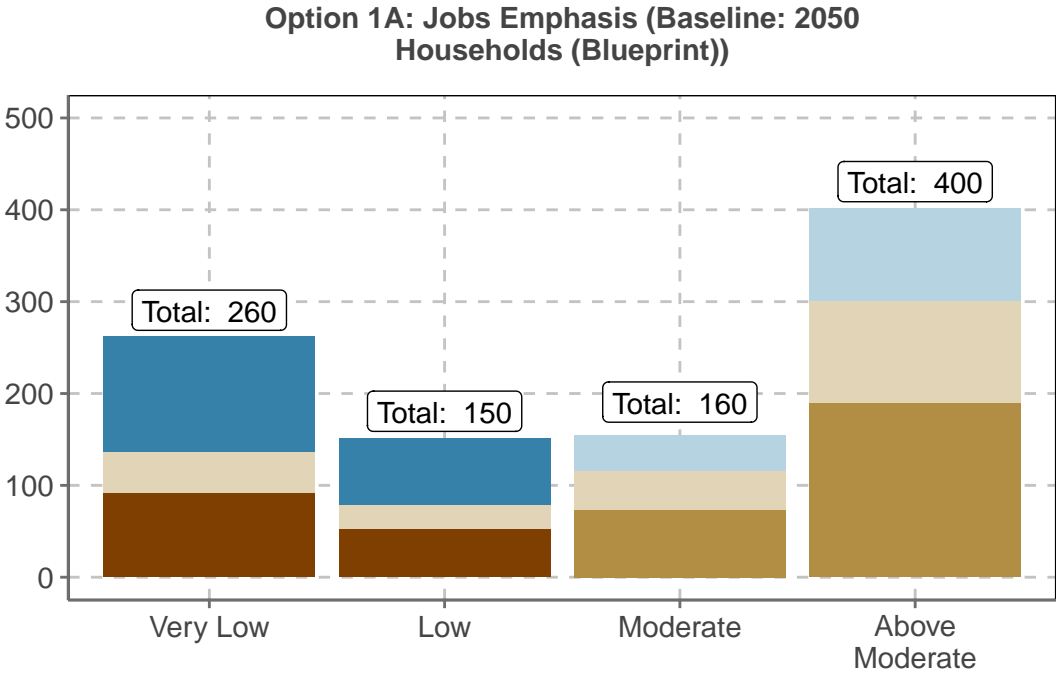Total: 130 — Above Moderate

Version A: Original Income Grouping

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

Total: 110 — Very Low
Total: 60 — Low
Total: 40 — Moderate
Total: 120 — Above Moderate

Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 90 — Very Low
Total: 50 — Low
Total: 50 — Moderate
Total: 120 — Above Moderate

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 130 — Very Low
Total: 80 — Low
Total: 50 — Moderate
Total: 130 — Above Moderate

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 110 — Very Low
Total: 60 — Low
Total: 50 — Moderate
Total: 130 — Above Moderate

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

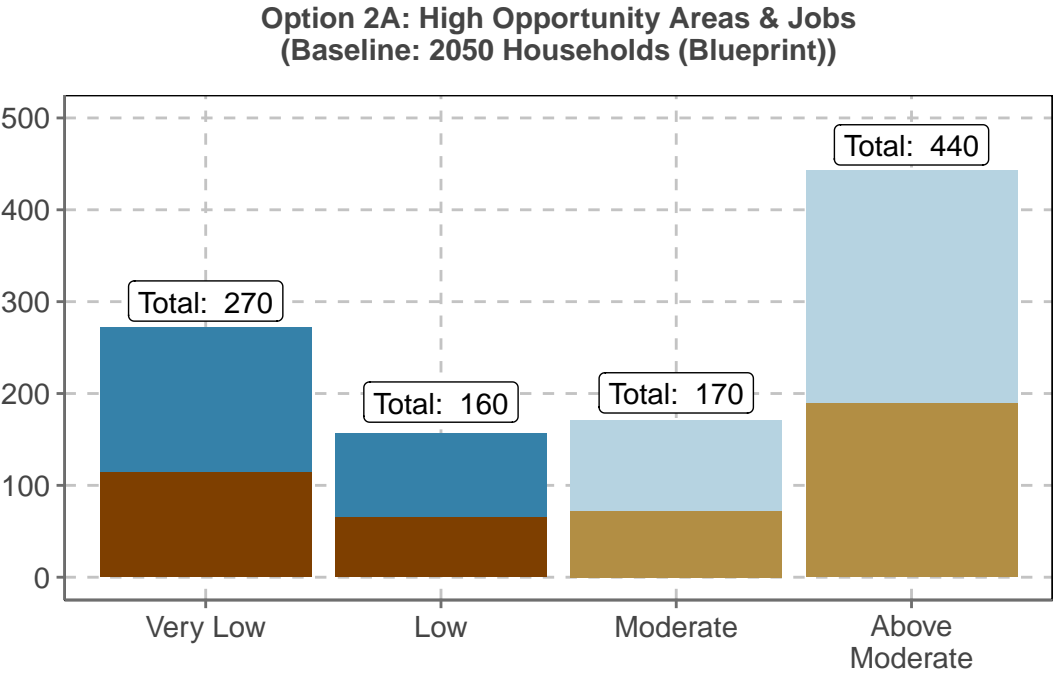ABAG HMC Meeting #11 | Item 5a 2 Appendix 1 | September 4, 2020
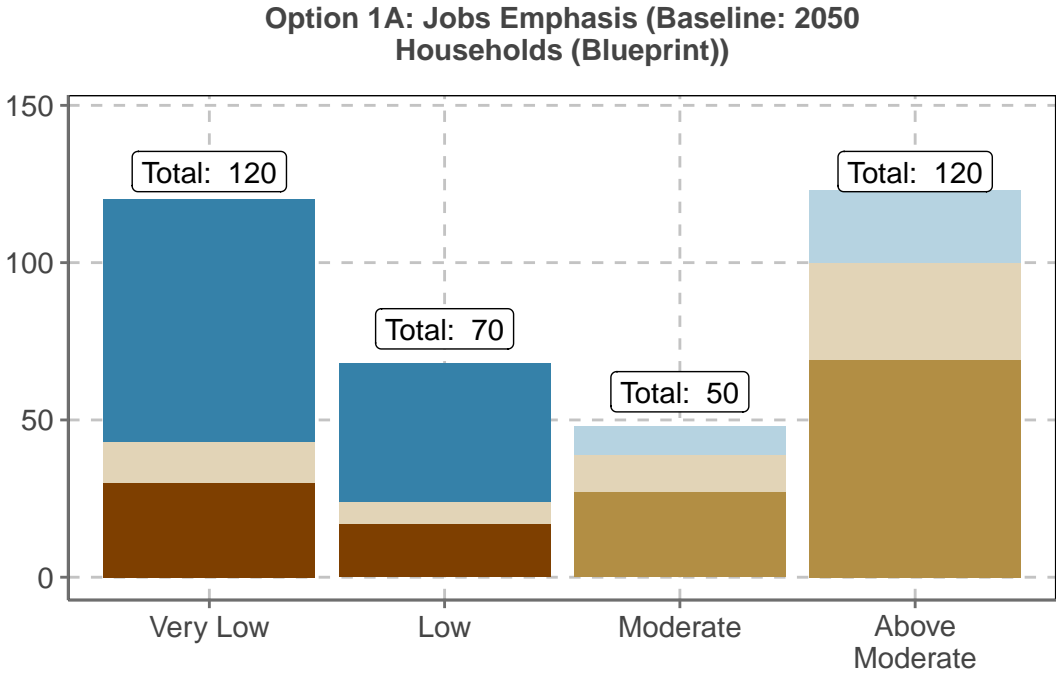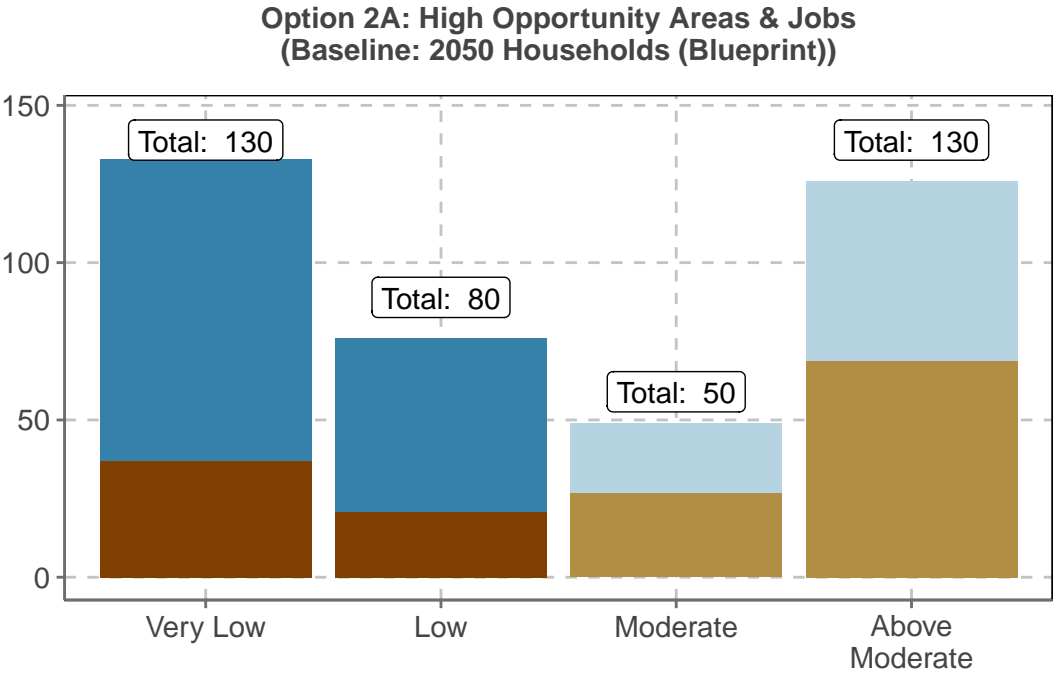
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Belmont
## (2019 households: 10658)
## (San Mateo County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
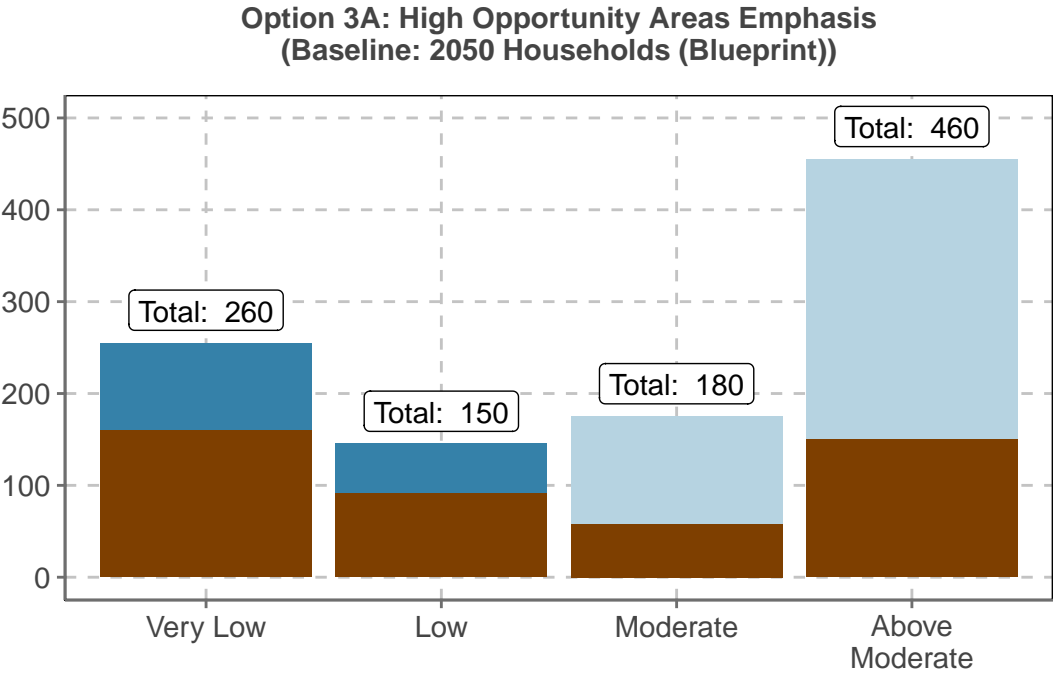Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
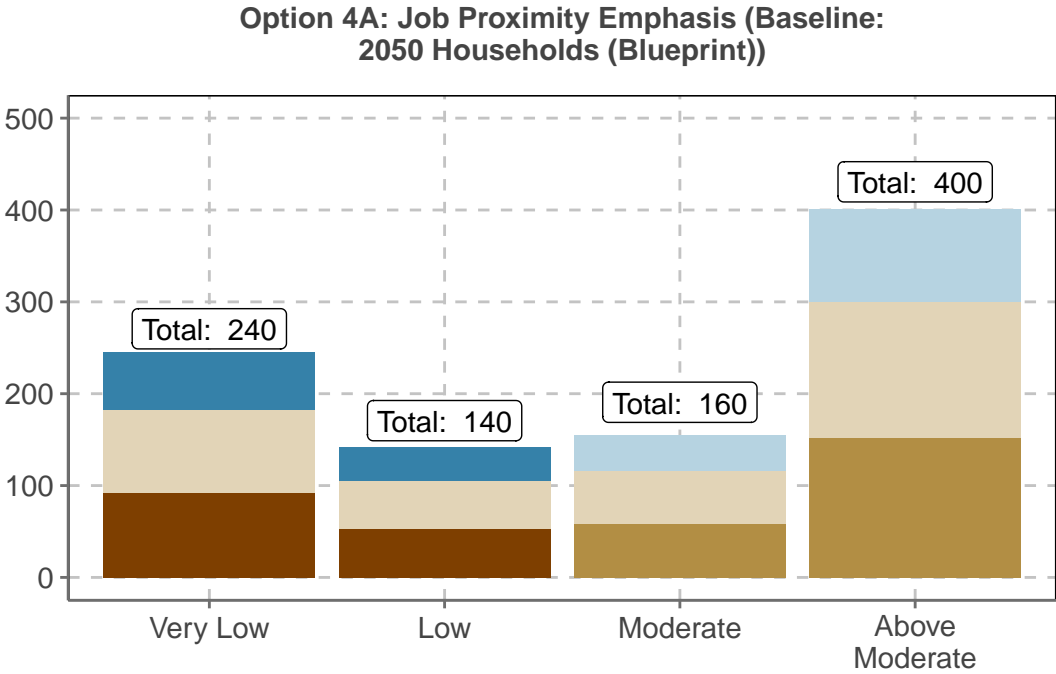


**Version A: Original Income Grouping**

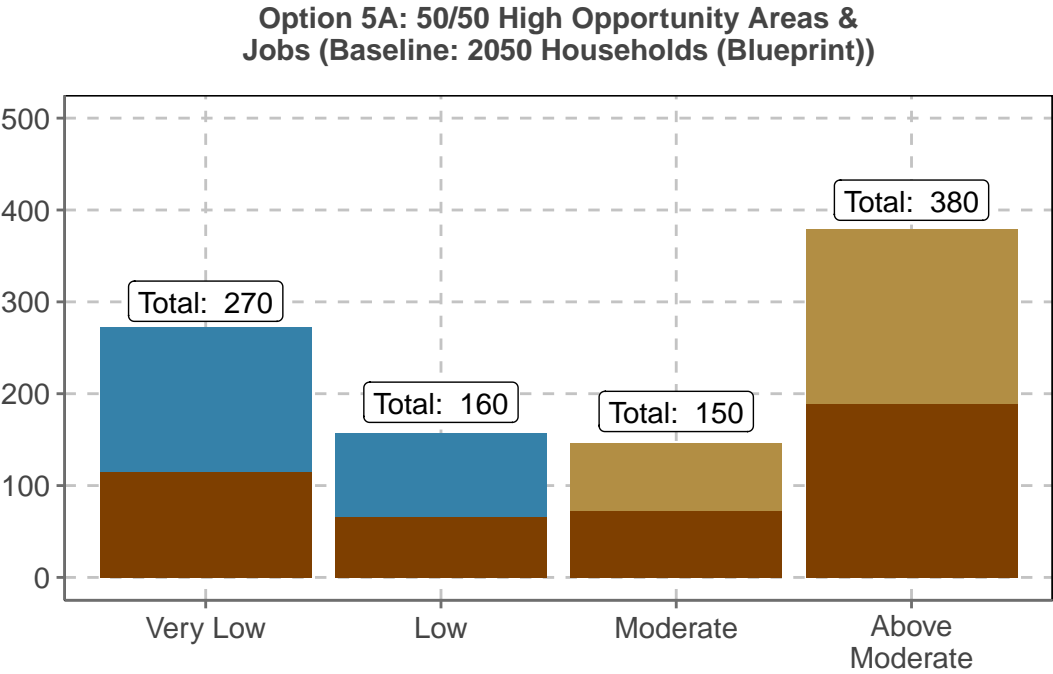Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Total: 410, Total: 240, Total: 200, Total: 530

**Version A: Original Income Grouping**

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

Total: 450, Total: 260, Total: 210, Total: 540

**Version A: Original Income Grouping**

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

Total: 490, Total: 280, Total: 260, Total: 660

**Version A: Original Income Grouping**

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Total: 400, Total: 230, Total: 200, Total: 510

**Version A: Original Income Grouping**

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Total: 450, Total: 260, Total: 290, Total: 760

**Version A: Original Income Grouping**

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
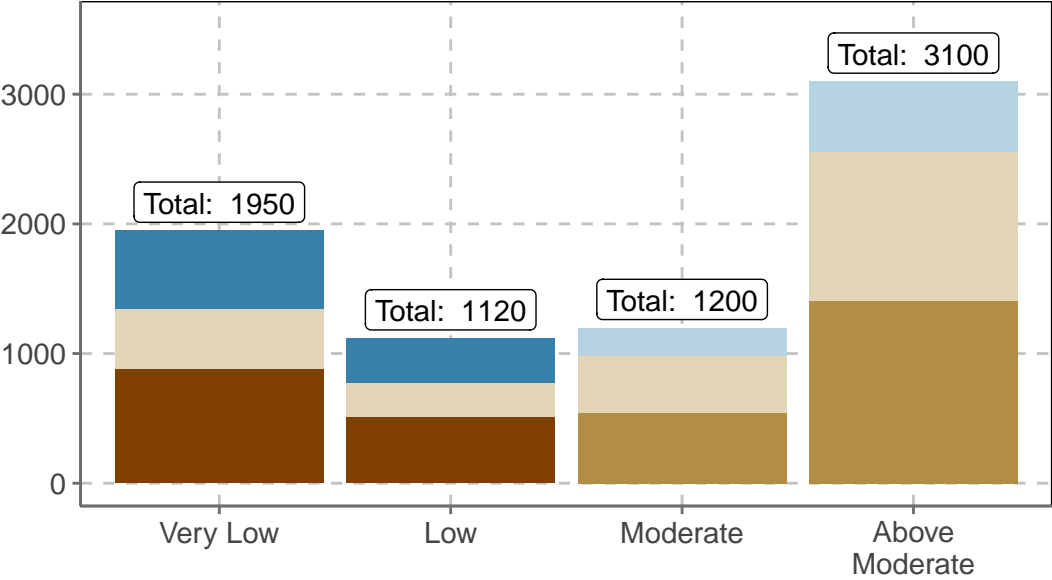
Total: 490, Total: 280, Total: 280, Total: 730

Legend: 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)

Chart 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. Income group totals are rounded to nearest 10.
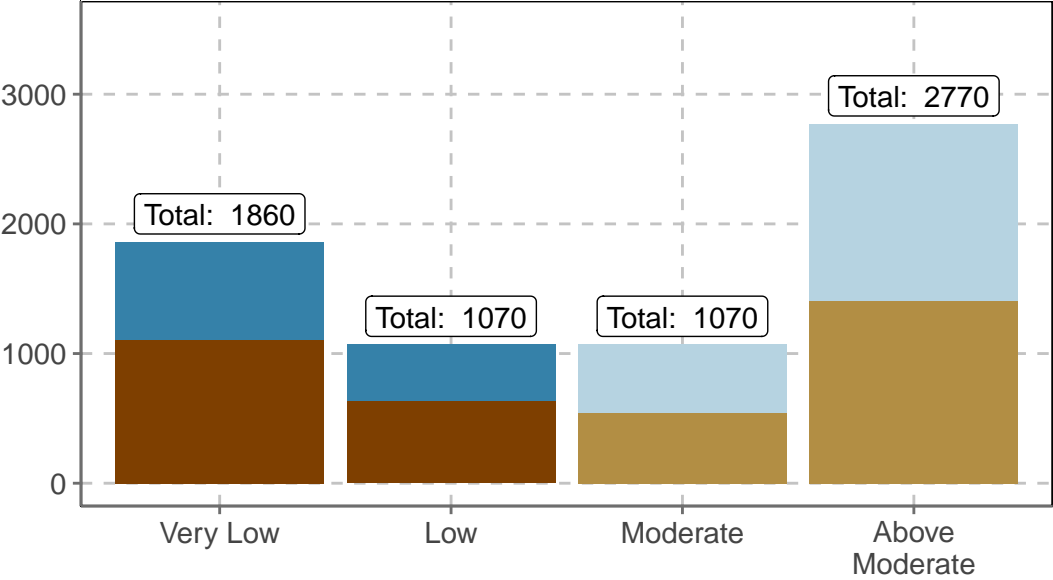


**Version A: Original Income Grouping**

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))
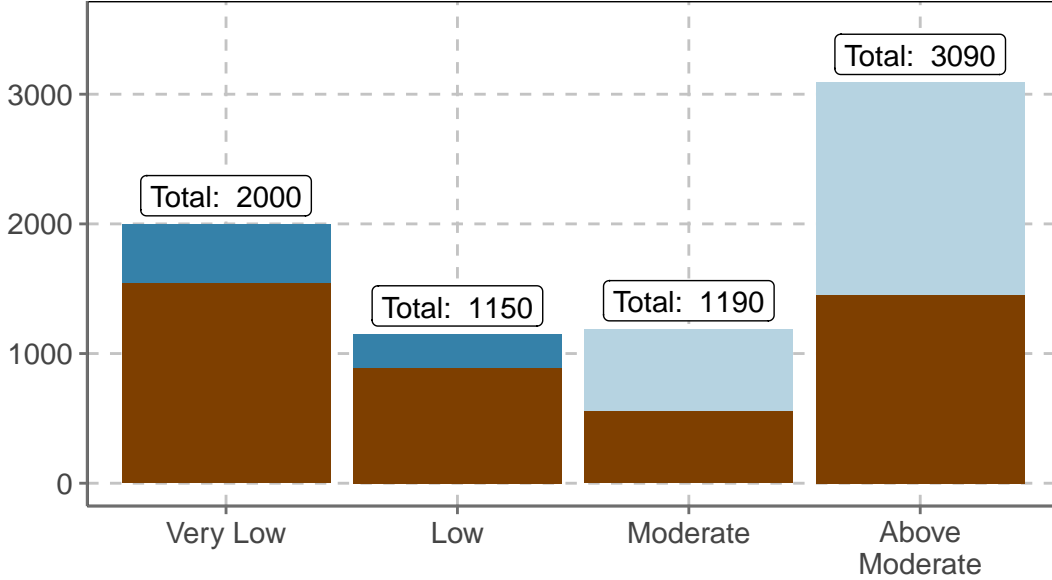
**Version A: Original Income Grouping**

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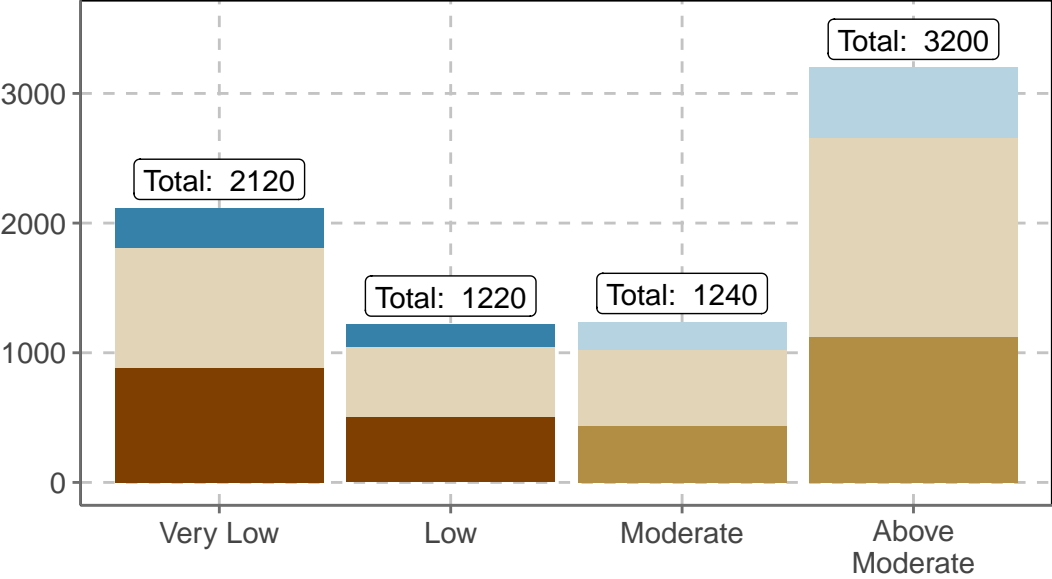
**Version A: Original Income Grouping**

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
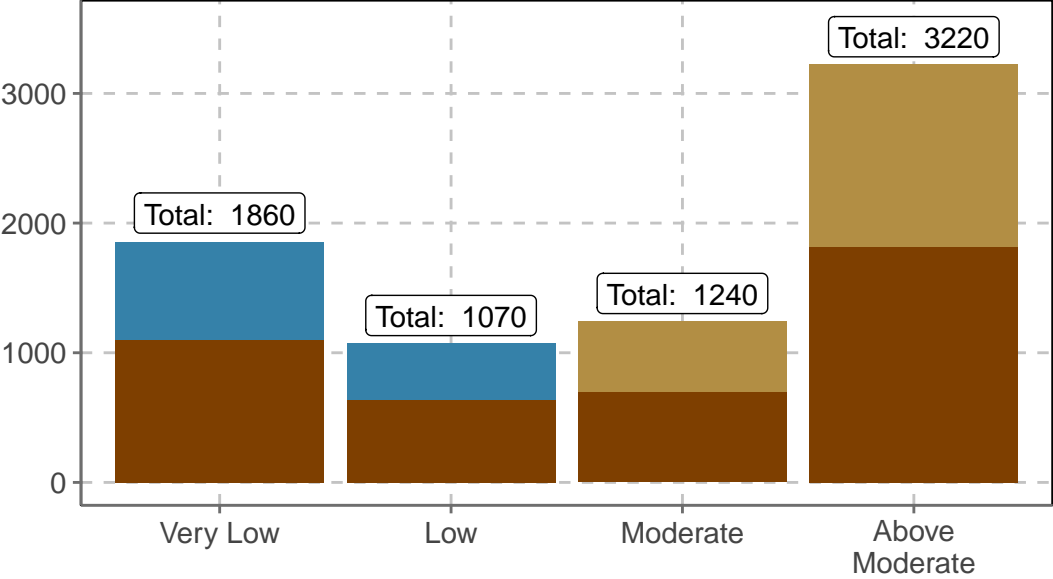
**Version A: Original Income Grouping**

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))
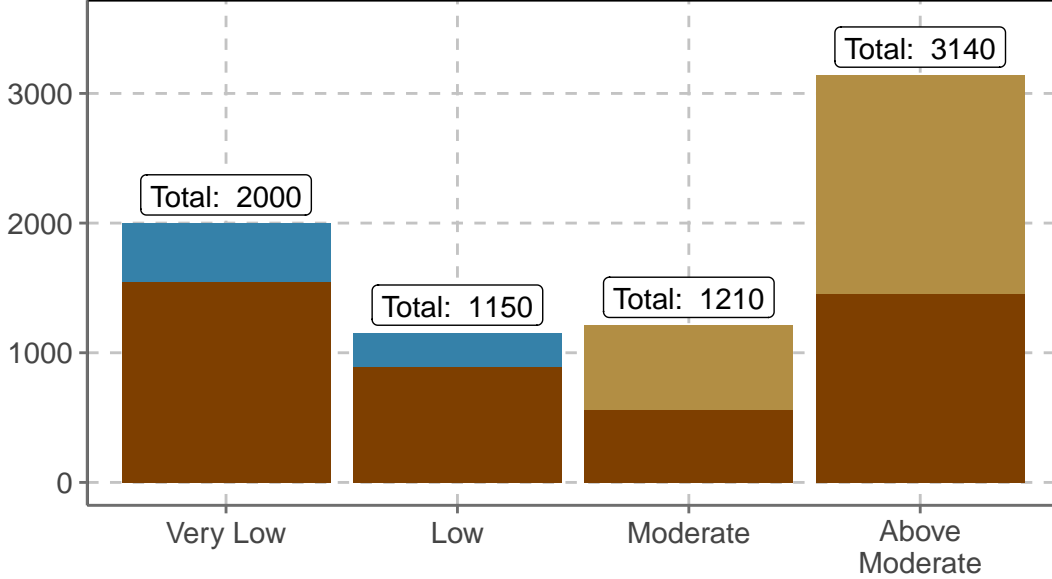
**Version A: Original Income Grouping**

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

**Version A: Original Income Grouping**

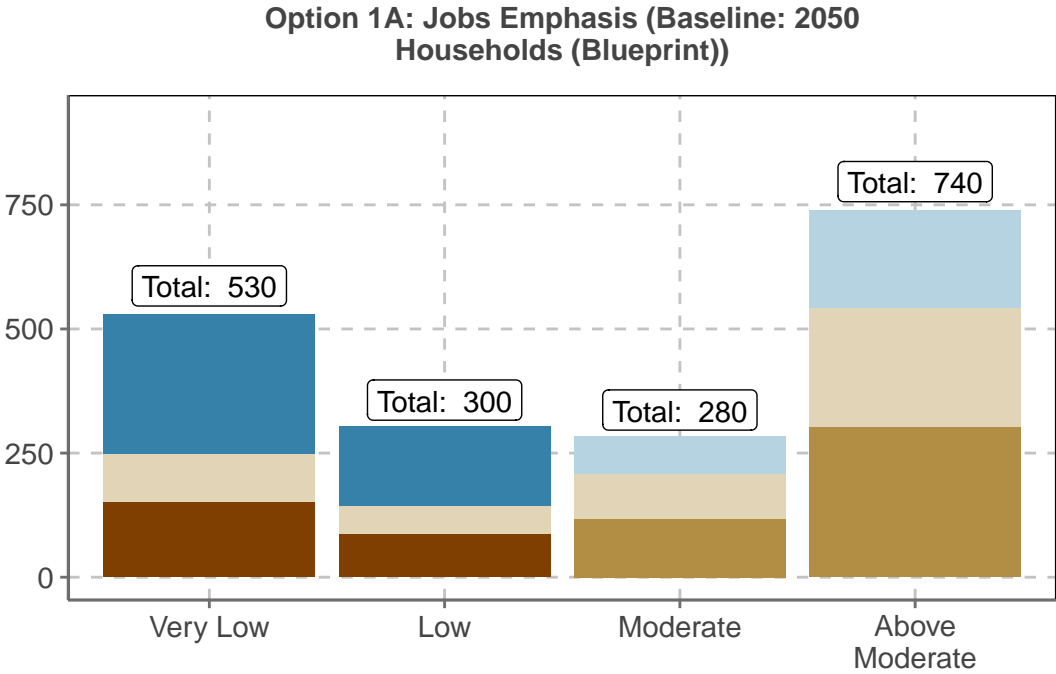Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

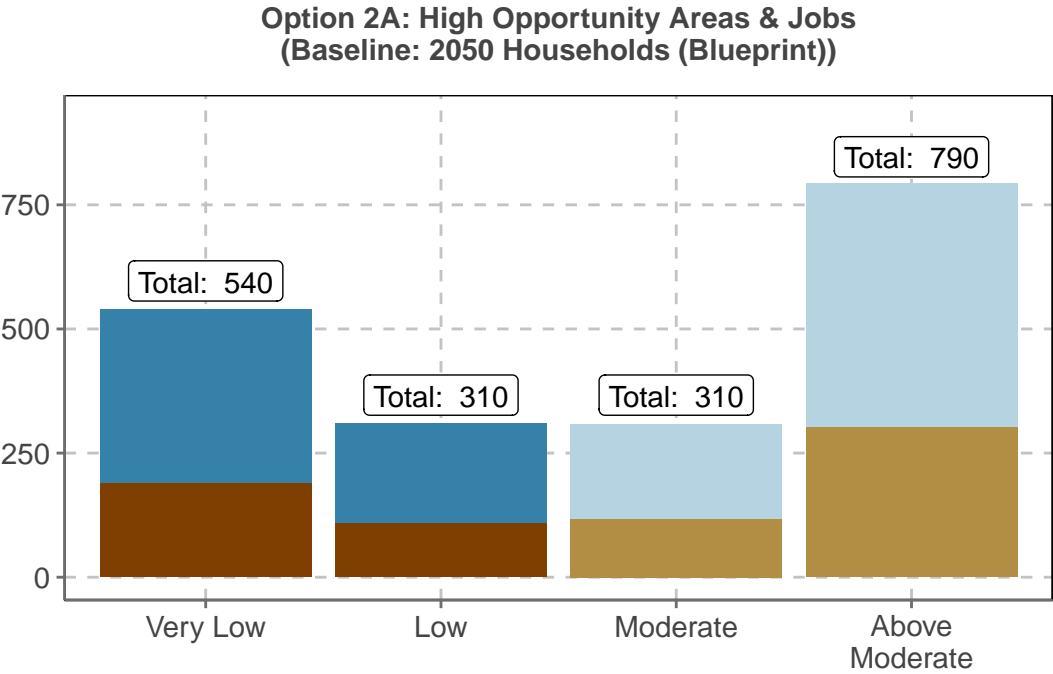Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart 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.Income group totals are rounded to nearest 10.
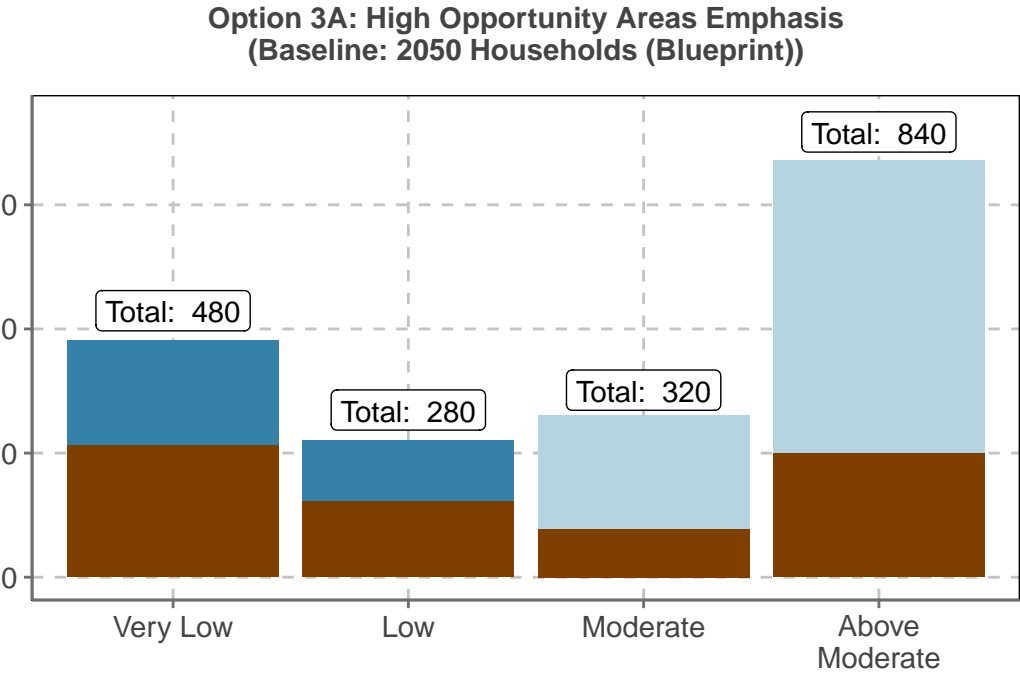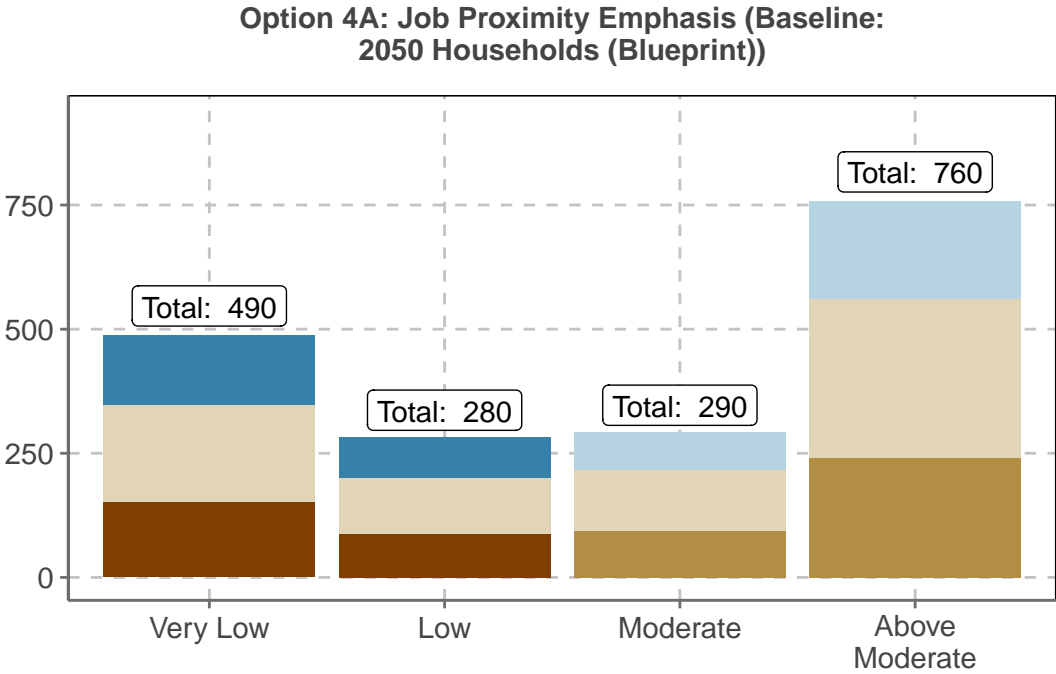
### Version A: Original Income Grouping

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



Total: 260 (Very Low), Total: 150 (Low), Total: 160 (Moderate), Total: 400 (Above Moderate)

### Version A: Original Income Grouping

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



Total: 270 (Very Low), Total: 160 (Low), Total: 170 (Moderate), Total: 440 (Above Moderate)

### Version A: Original Income Grouping

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



Total: 260 (Very Low), Total: 150 (Low), Total: 180 (Moderate), Total: 460 (Above Moderate)

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**



Total: 240 (Very Low), Total: 140 (Low), Total: 160 (Moderate), Total: 400 (Above Moderate)

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



Total: 270 (Very Low), Total: 160 (Low), Total: 150 (Moderate), Total: 380 (Above Moderate)

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



Total: 260 (Very Low), Total: 150 (Low), Total: 150 (Moderate), Total: 380 (Above Moderate)

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

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

Chart 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.Income group totals are rounded to nearest 10.


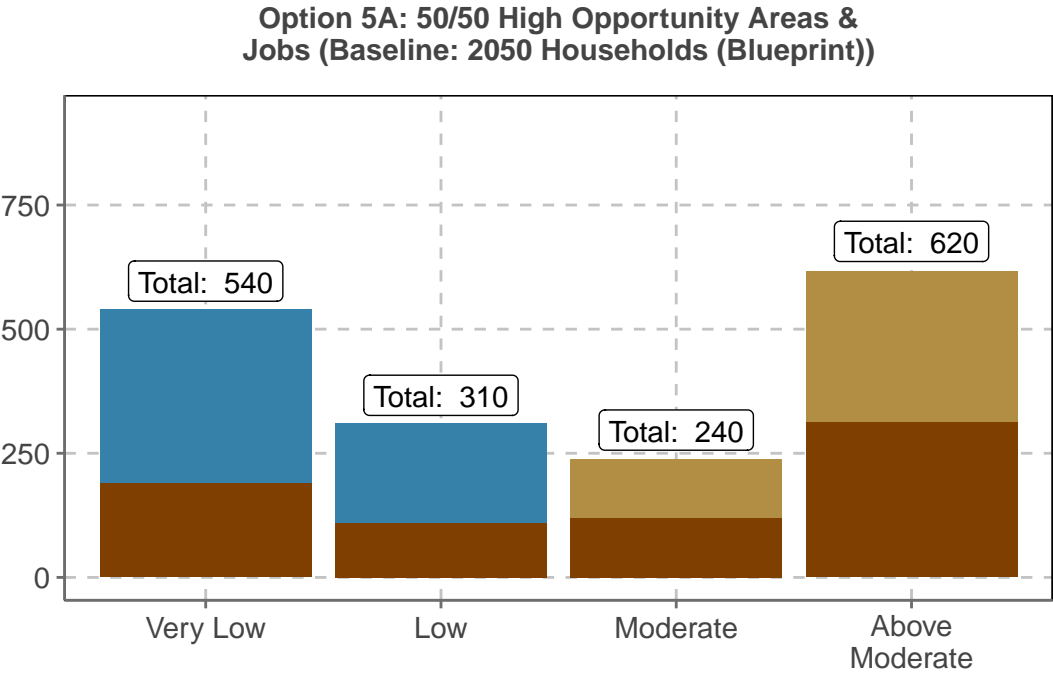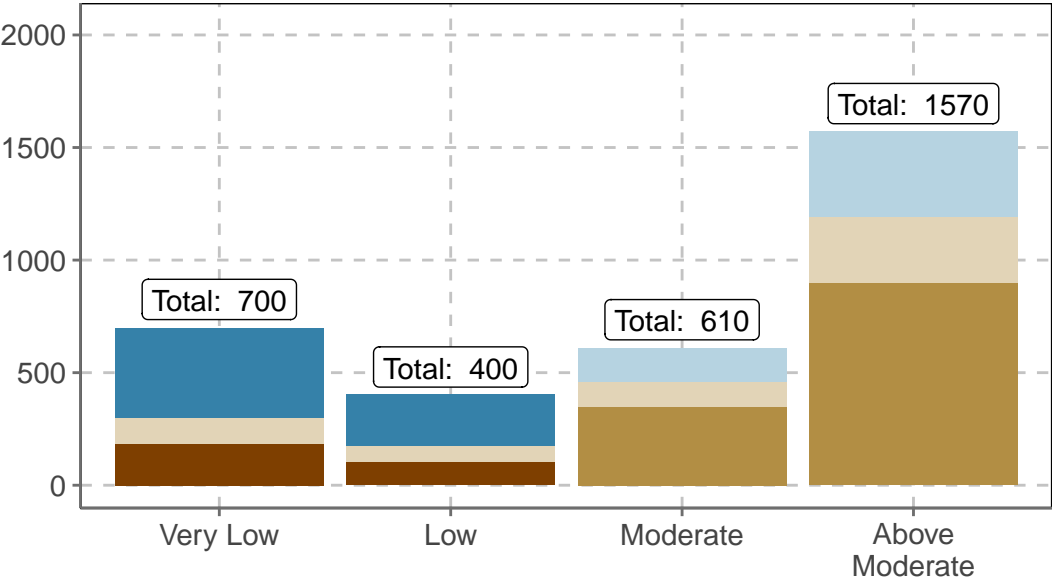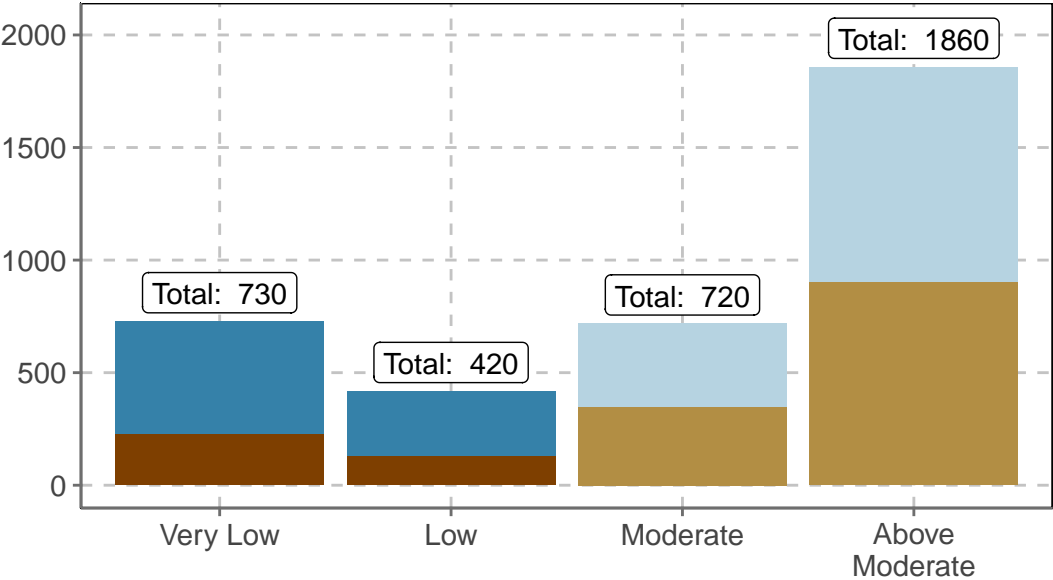
Version A: Original Income Grouping

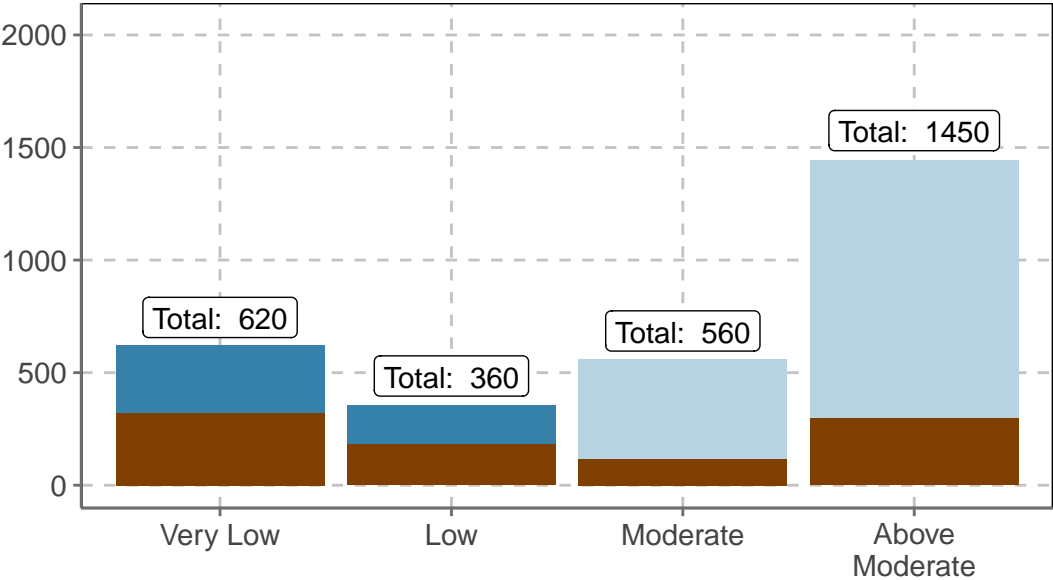**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

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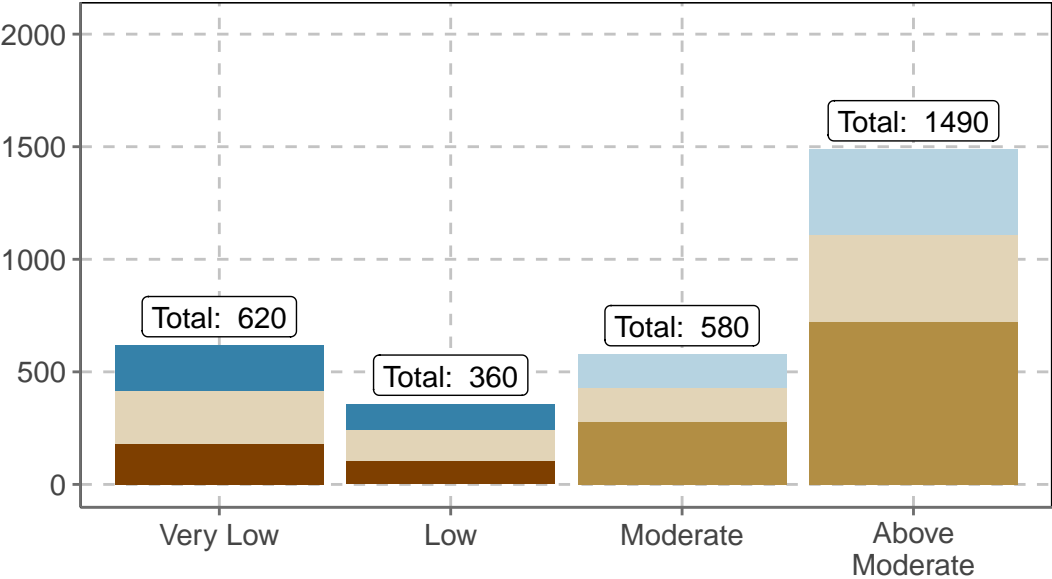
Version A: Original Income Grouping

**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
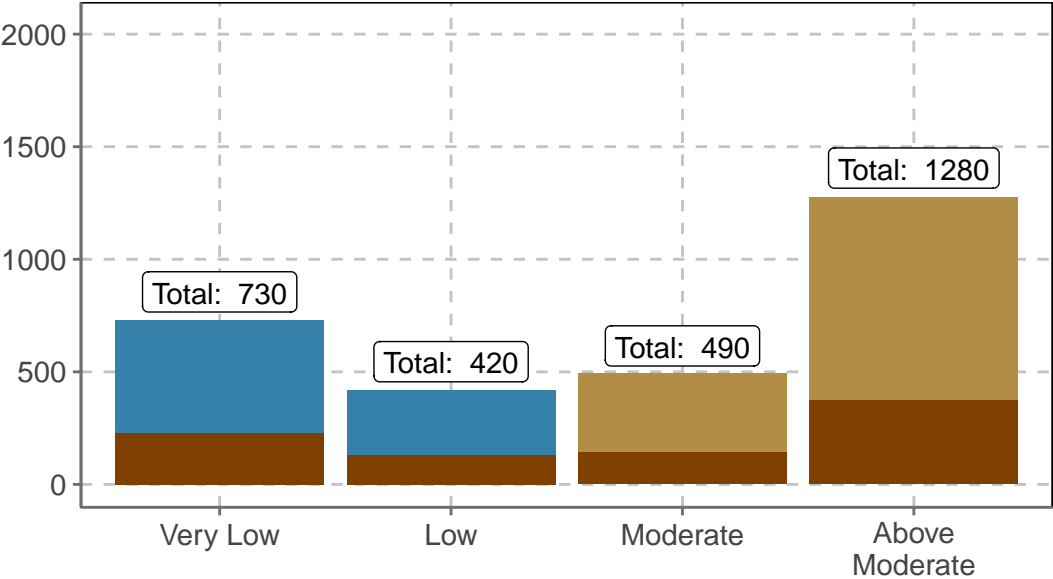
Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: 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)

Chart 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.Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

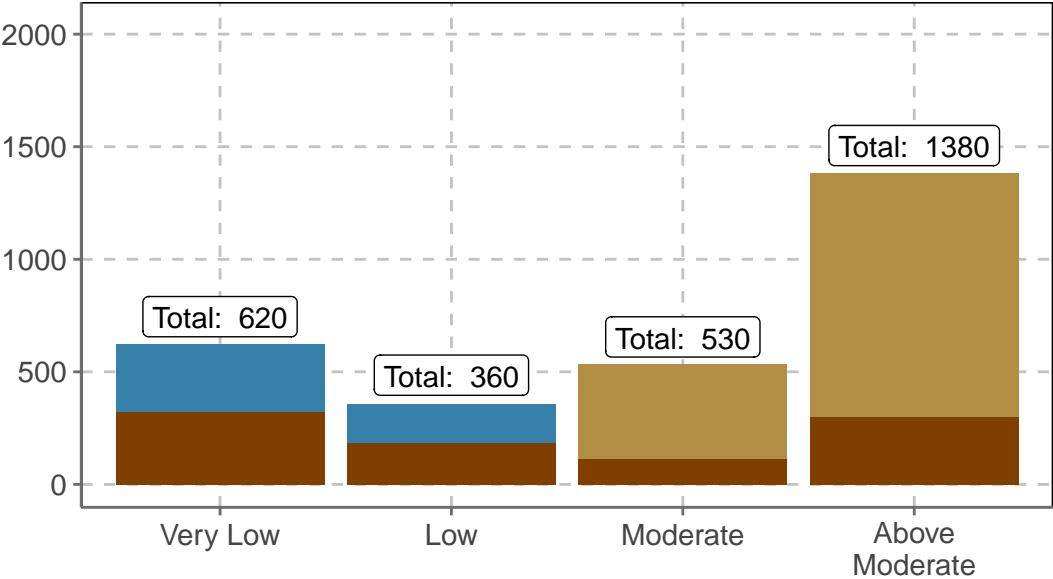Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
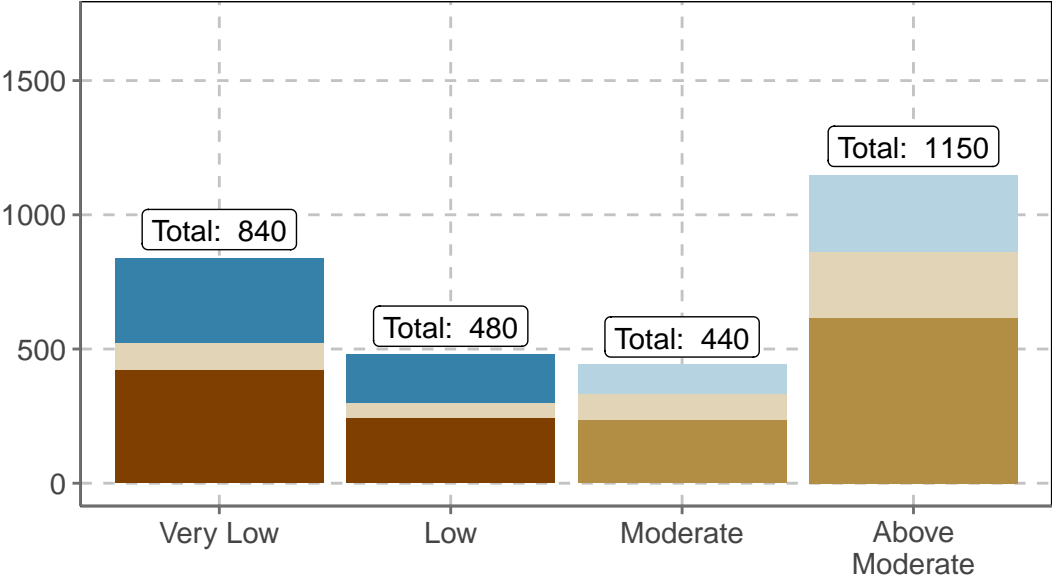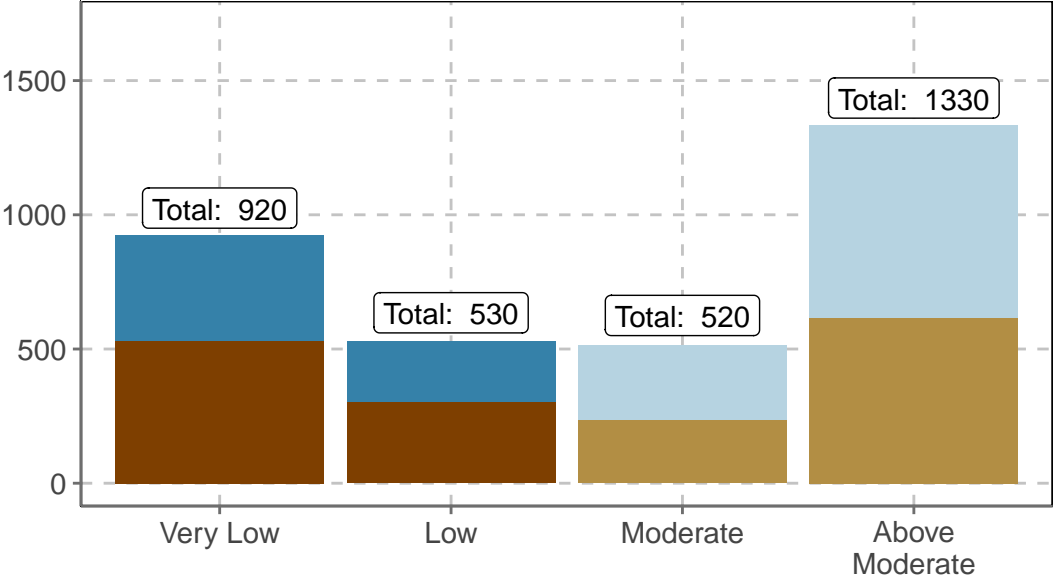
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart 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.Income group totals are rounded to nearest 10.



**Version A: Original Income Grouping**

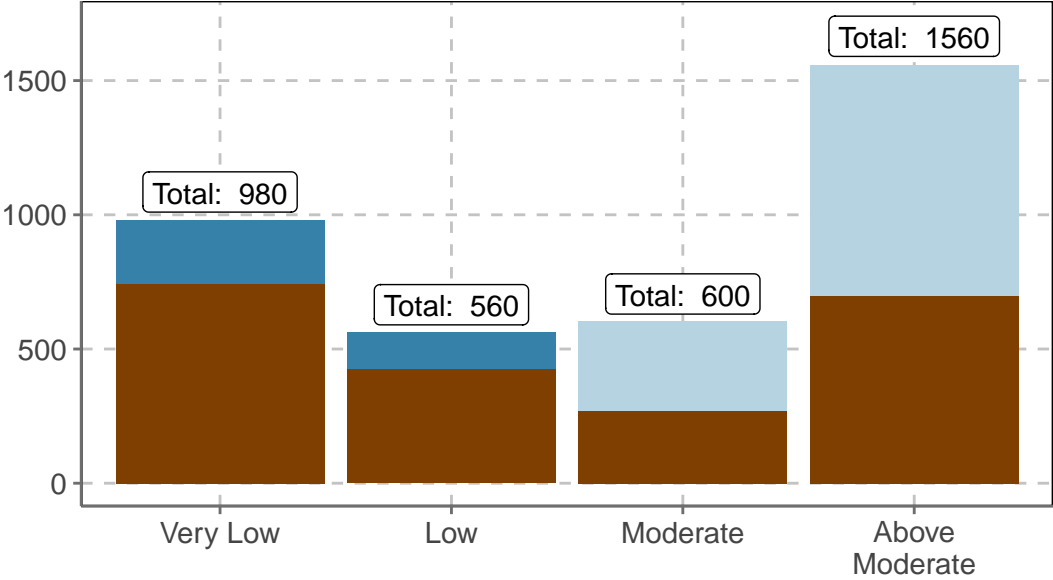**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 700, Total: 400, Total: 610, Total: 1570

**Version A: Original Income Grouping**

**Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**
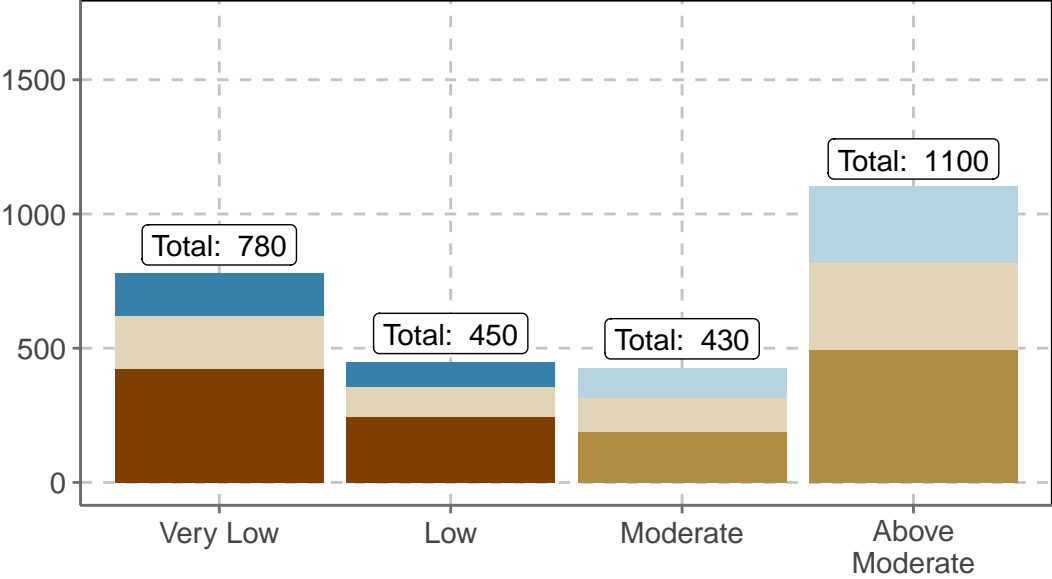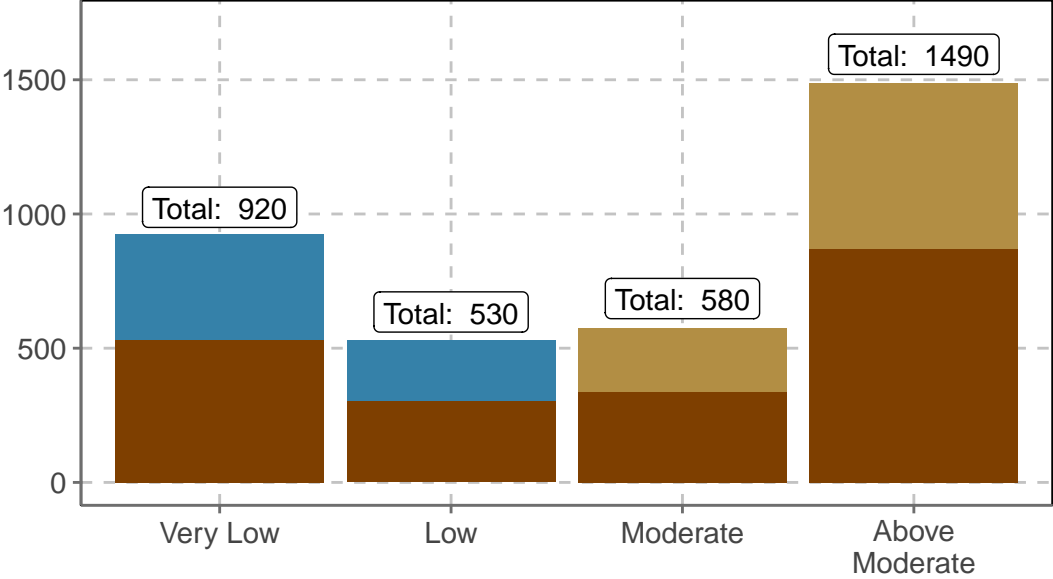
Total: 730, Total: 420, Total: 720, Total: 1860

**Version A: Original Income Grouping**

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

Total: 620, Total: 360, Total: 560, Total: 1450

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**
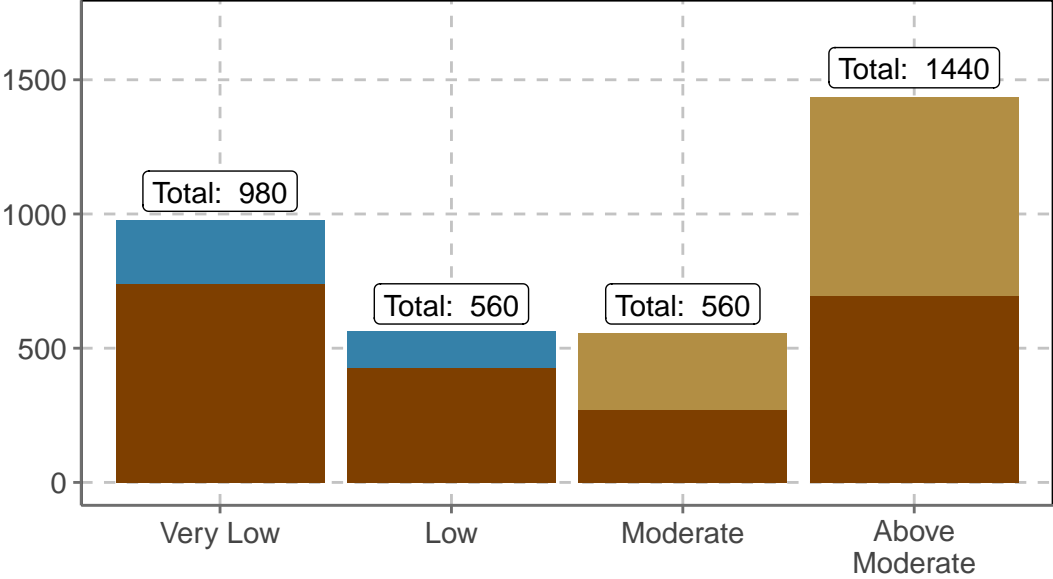
Total: 620, Total: 360, Total: 580, Total: 1490

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 730, Total: 420, Total: 490, Total: 1280

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 620, Total: 360, Total: 530, Total: 1380

Legend: 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
## Burlingame
## (2019 households: 12465)
## (San Mateo County)

Chart 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.Income group totals are rounded to nearest 10.

**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 A: Original Income Grouping**

### Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))



**Version A: Original Income Grouping**

### Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



**Version A: Original Income Grouping**

### Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit
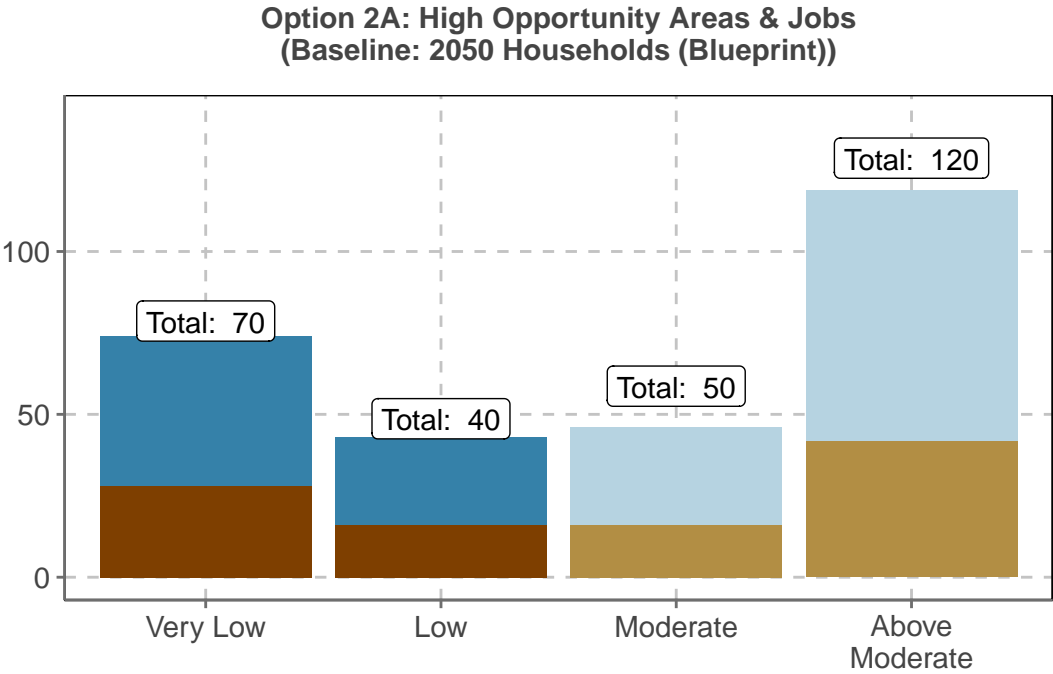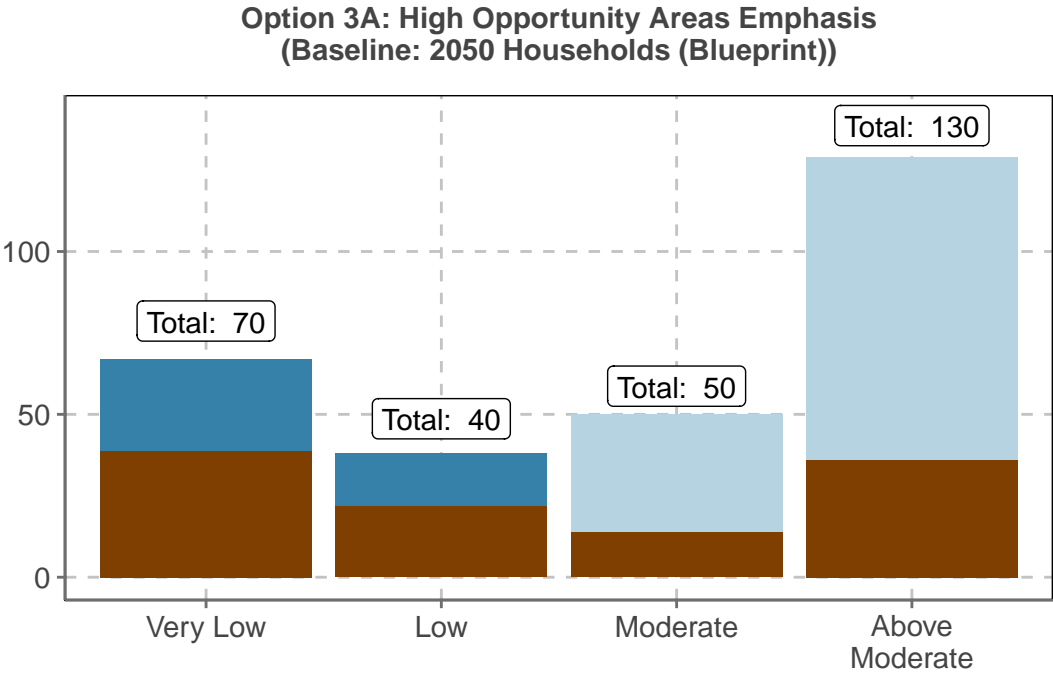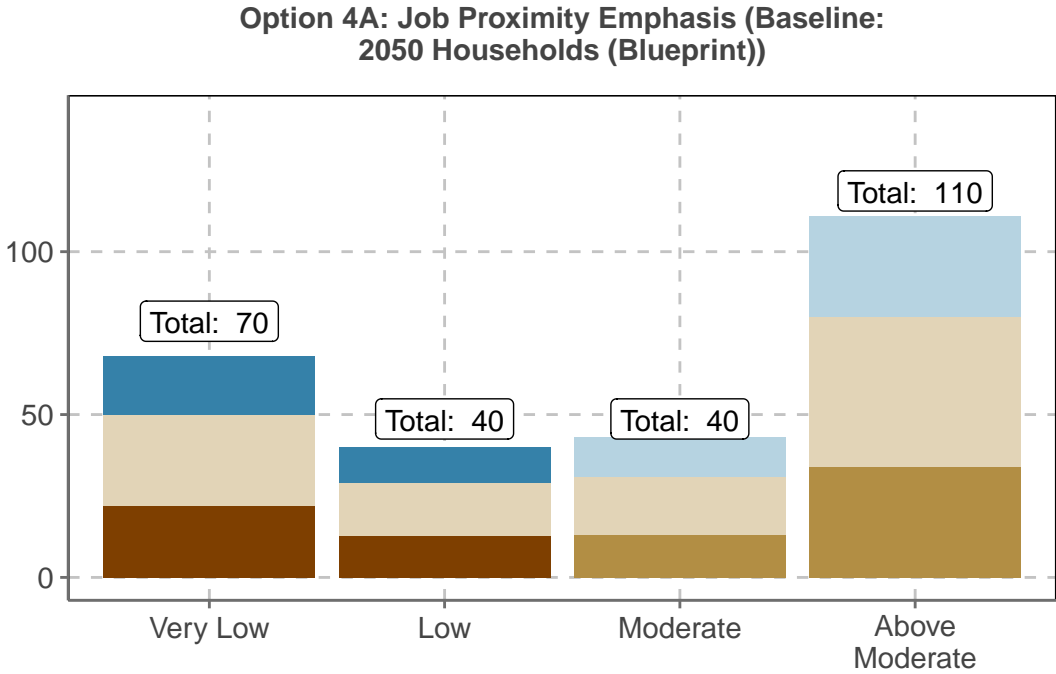
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Calistoga
## (2019 households: 2100)
## (Napa County)

Chart 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.Income group totals are rounded to nearest 10.

Version A: Original Income Grouping
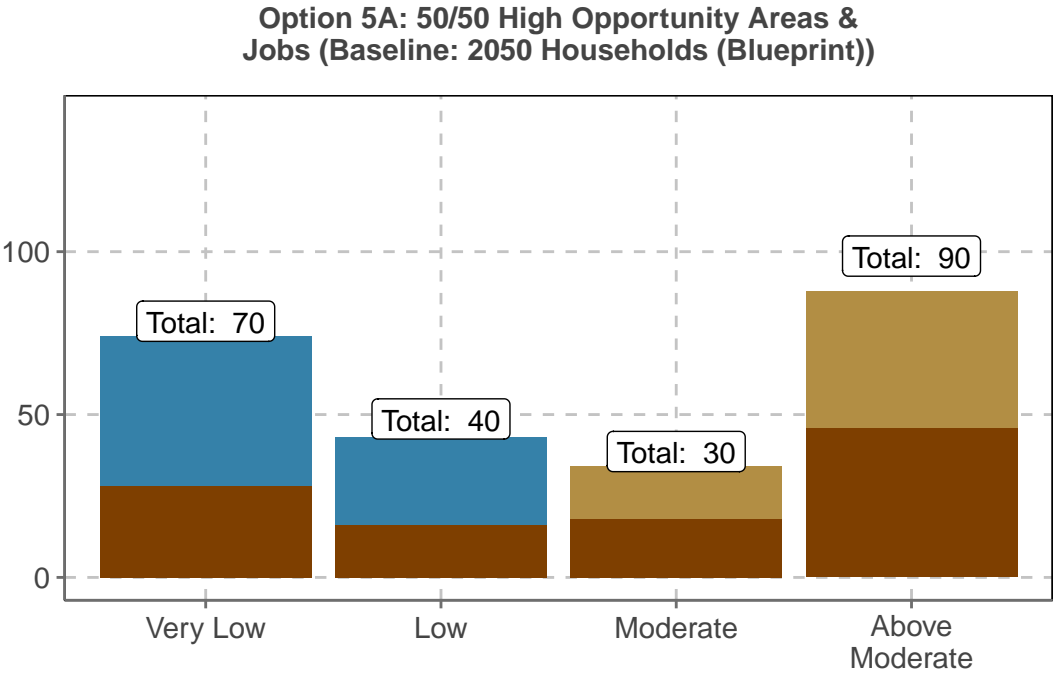
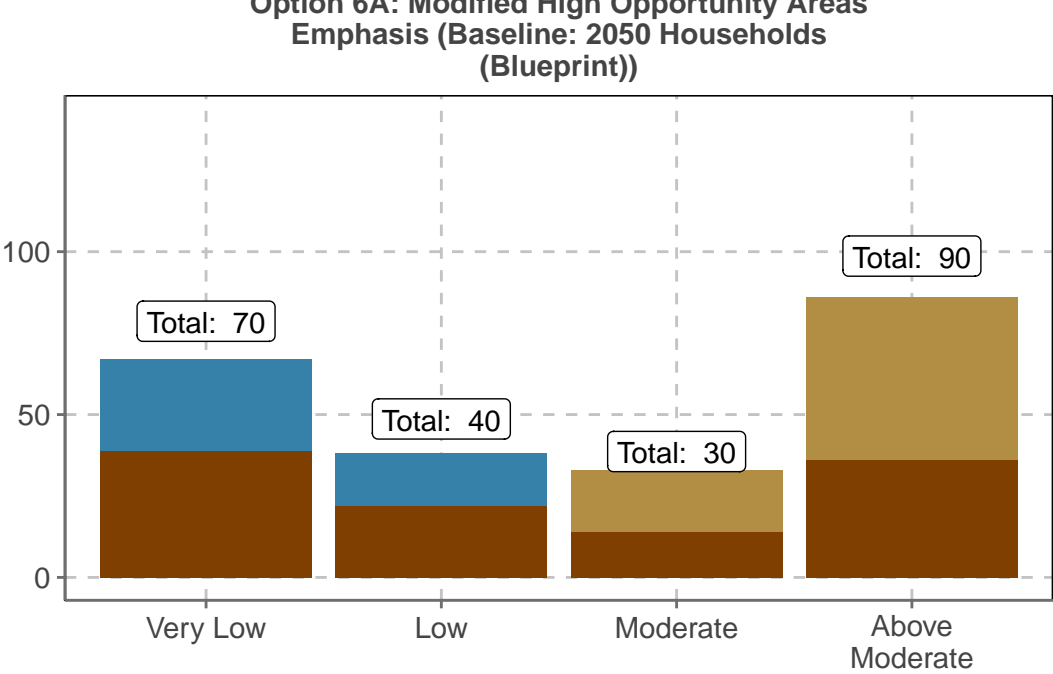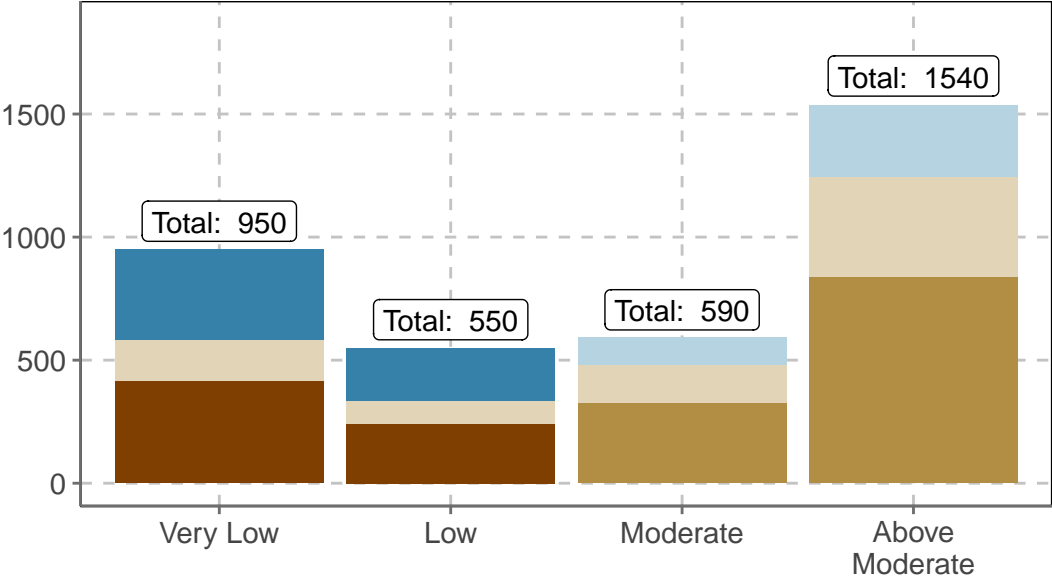Version A: Original Income Grouping

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 A: Original Income Grouping

Version A: Original Income Grouping

Version A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
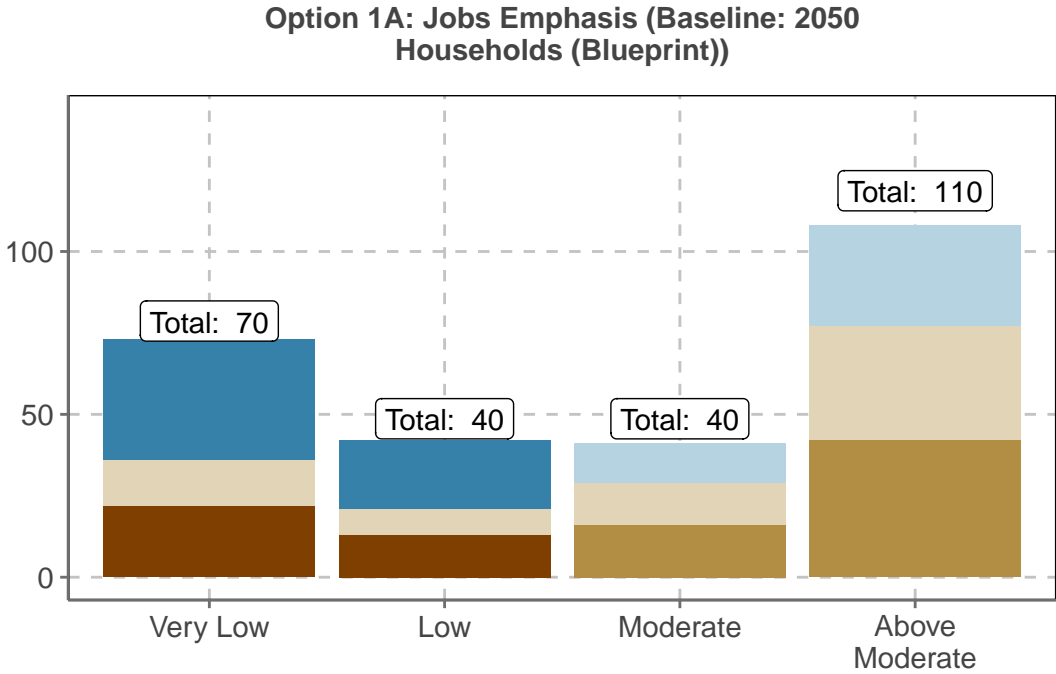
a Access to High Opportunity Areas  a Job Proximity – Auto  a Job Proximity – Transit  a Jobs–Housing Balance  a Jobs–Housing Fit

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
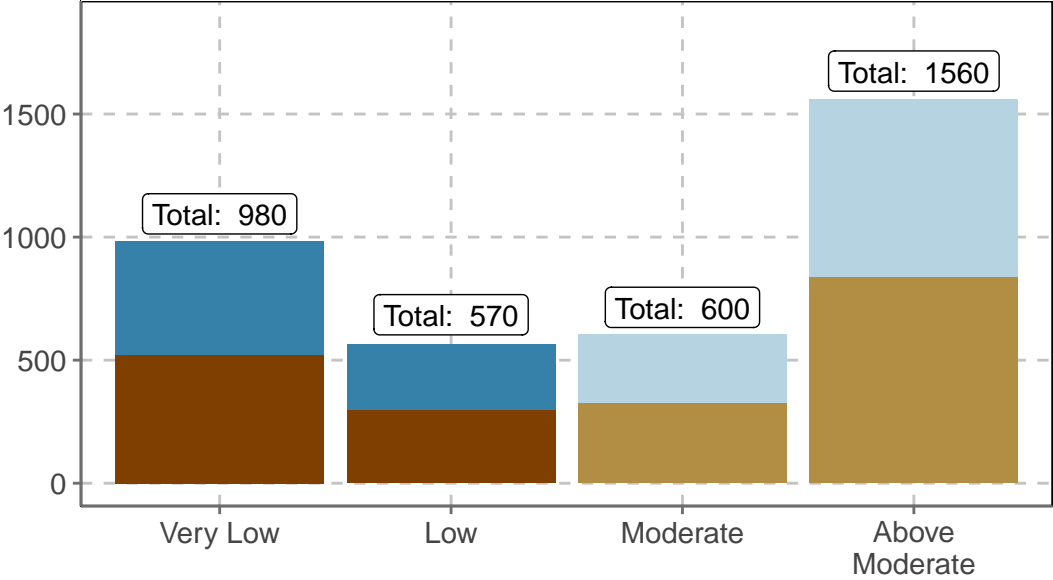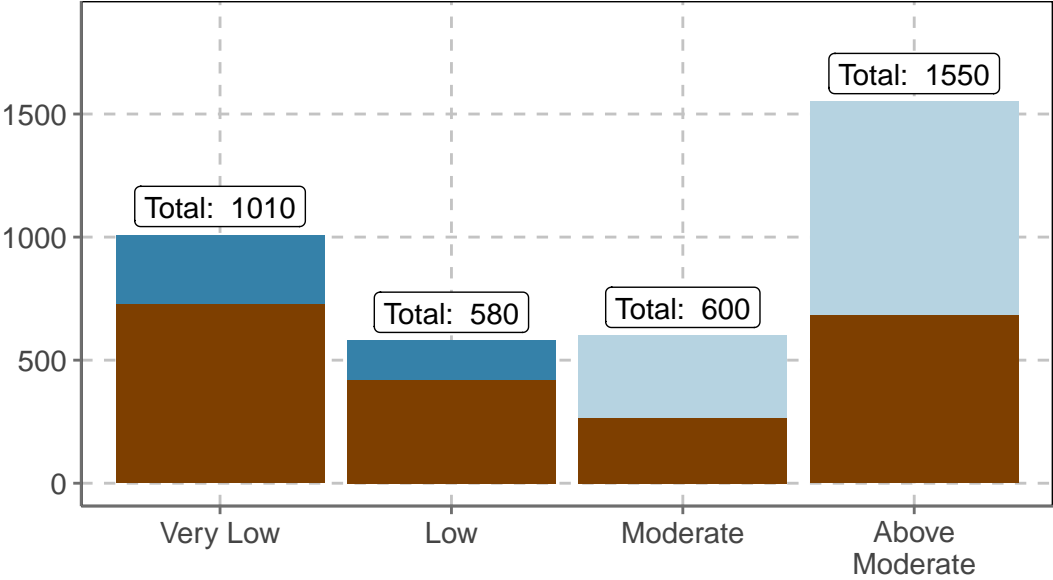Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



**Version A: Original Income Grouping**

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

Total: 950 | Total: 550 | Total: 590 | Total: 1540

**Version A: Original Income Grouping**

**Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**
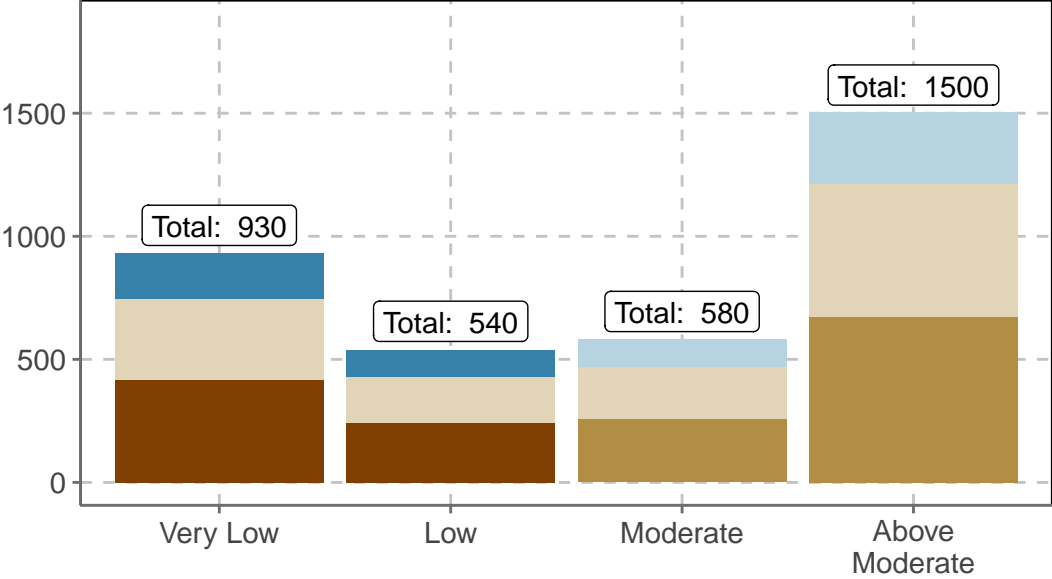
Total: 980 | Total: 570 | Total: 600 | Total: 1560

**Version A: Original Income Grouping**

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

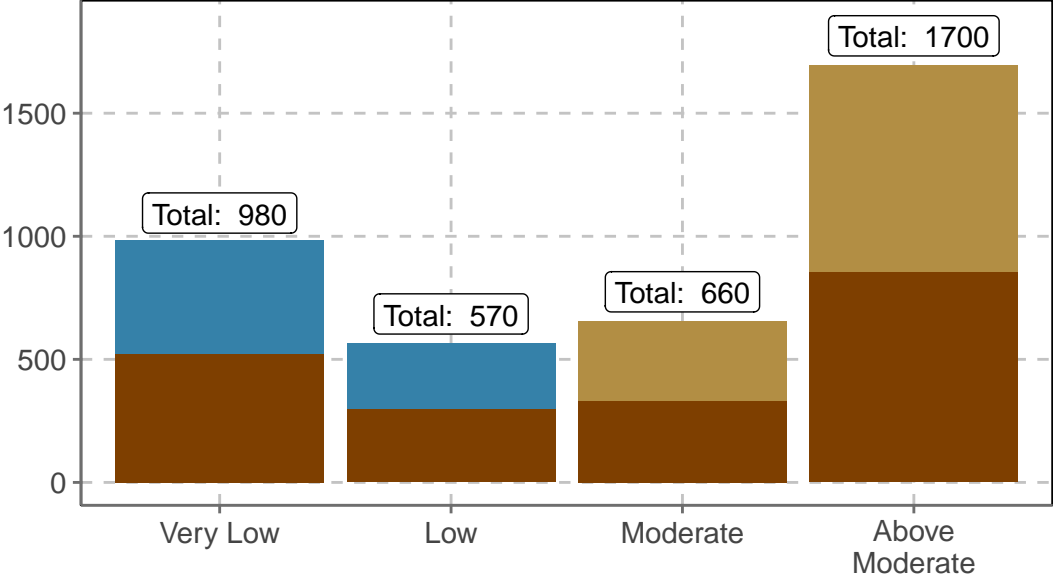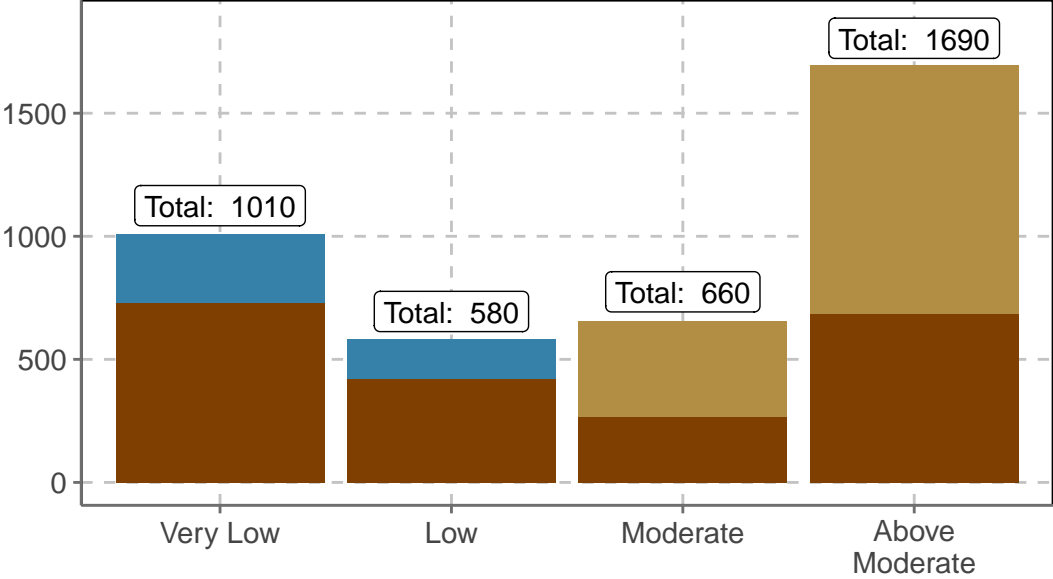Total: 1010 | Total: 580 | Total: 600 | Total: 1550

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 930 | Total: 540 | Total: 580 | Total: 1500

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 980 | Total: 570 | Total: 660 | Total: 1700

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1010 | Total: 580 | Total: 660 | Total: 1690

Legend: a Access to High Opportunity Areas | a Job Proximity – Auto | a Job Proximity – Transit | a Jobs–Housing Balance | a Jobs–Housing Fit

ABAG HMC Meeting #11 | Item 5a 2 Appendix 1 | September 4, 2020

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

Chart 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. Income group totals are rounded to nearest 10.
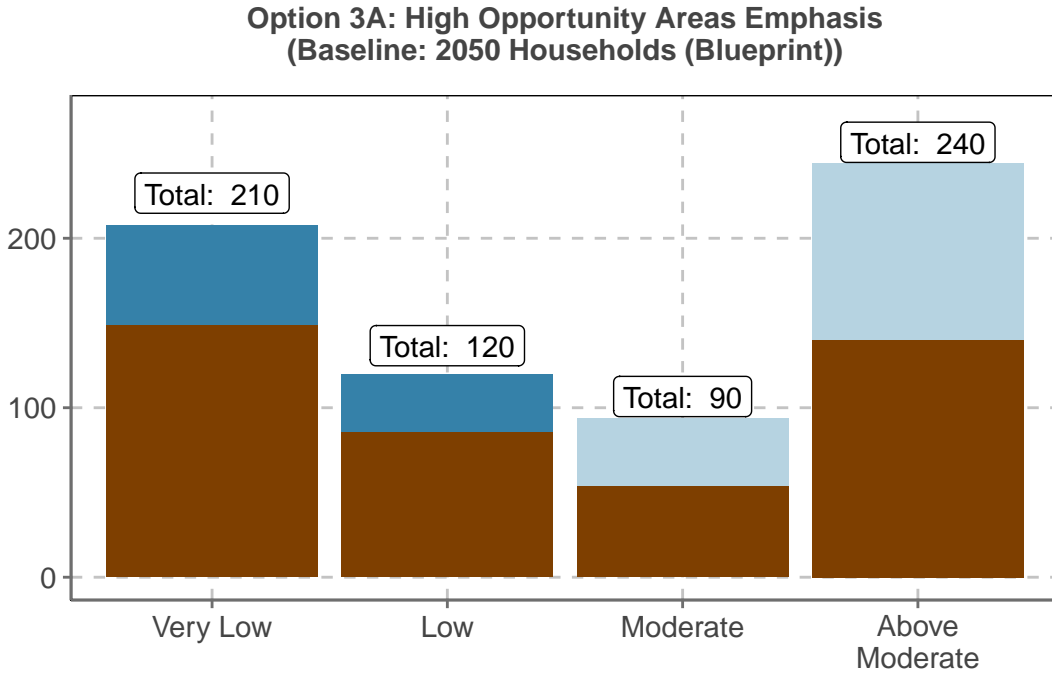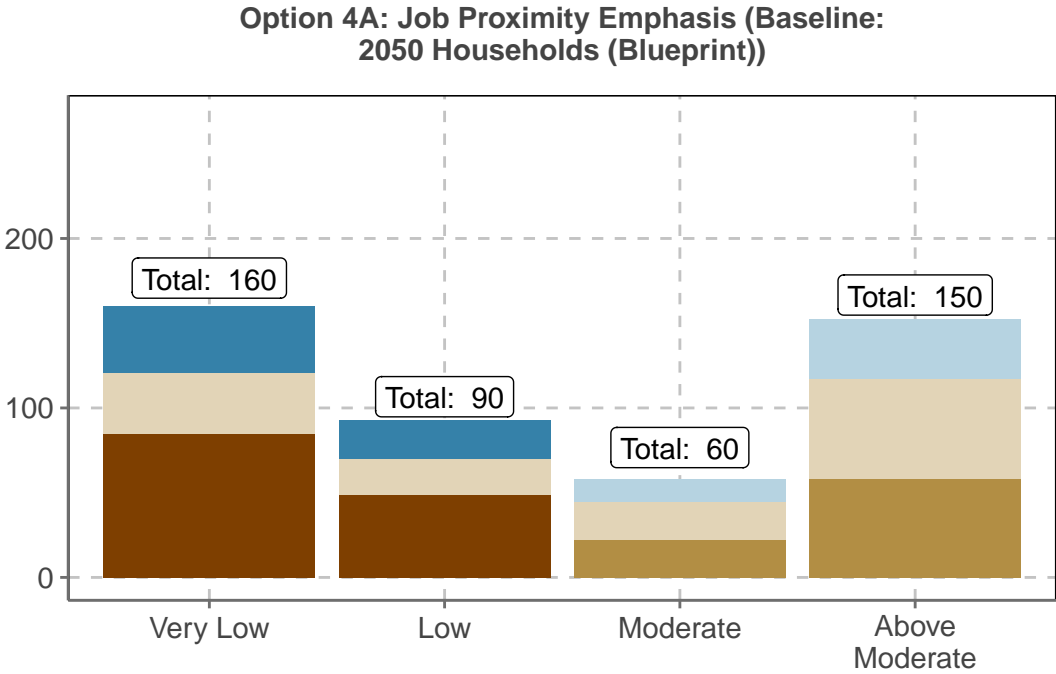


Version A: Original Income Grouping

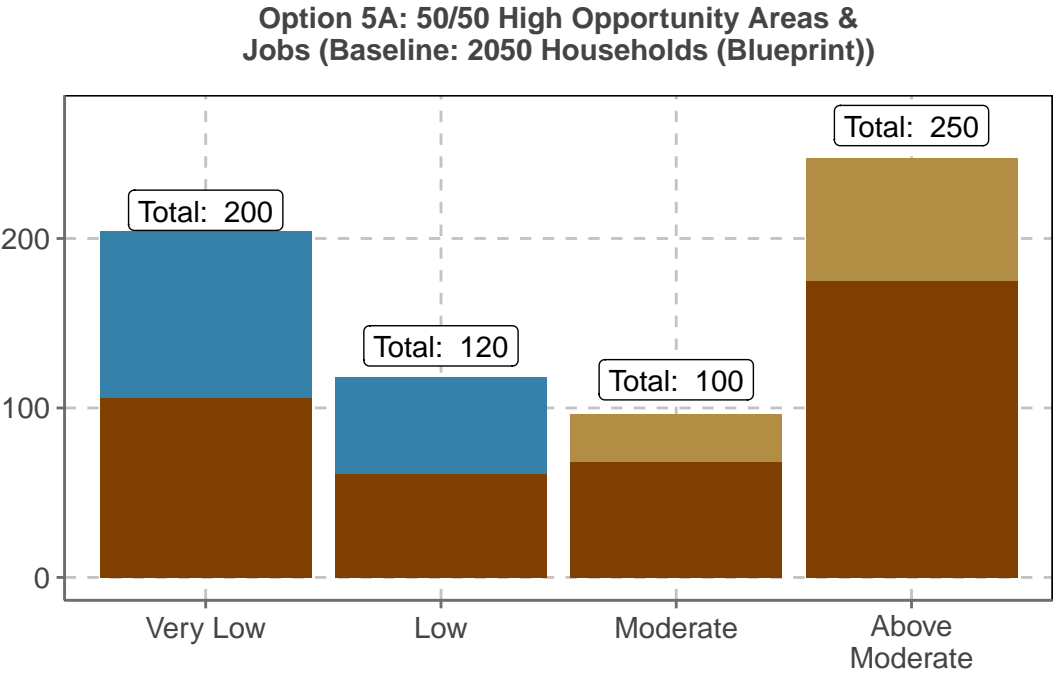Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

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 A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
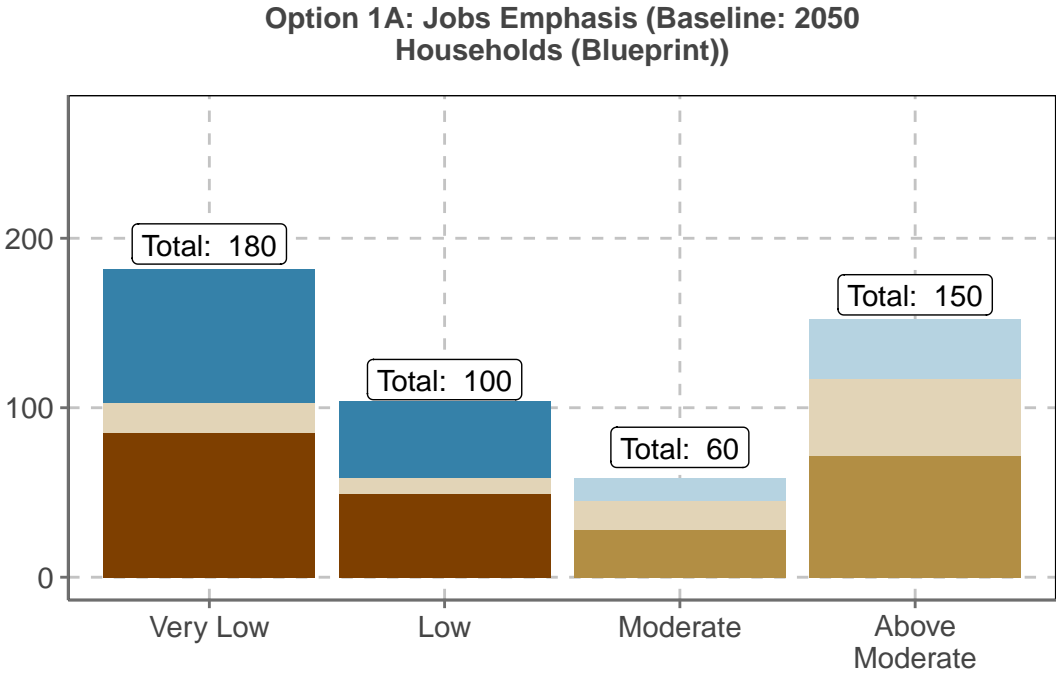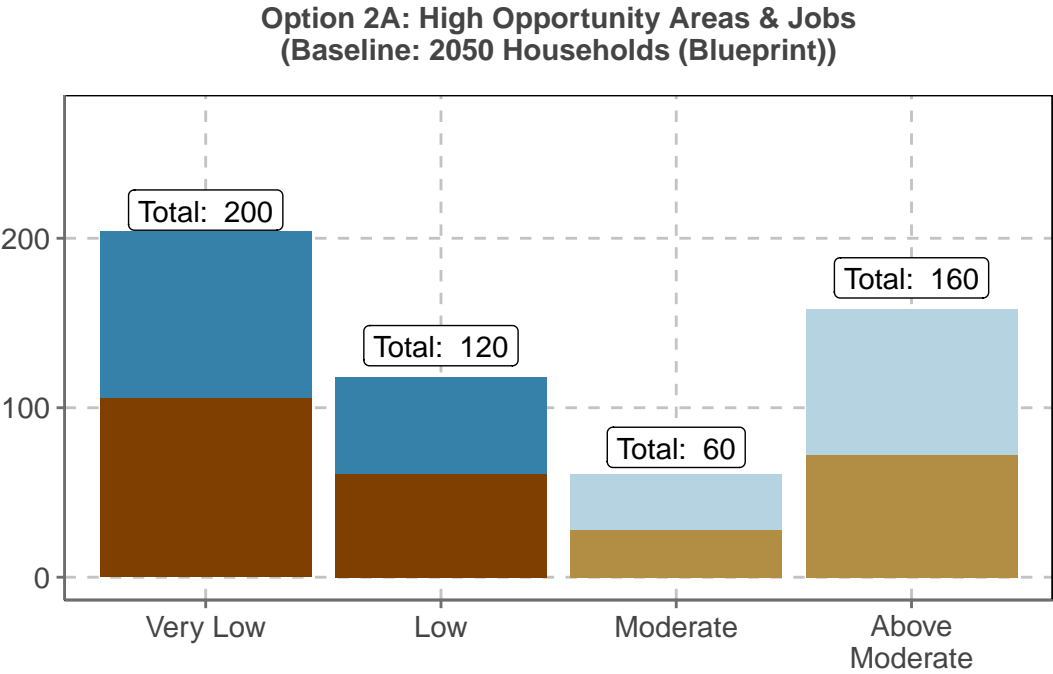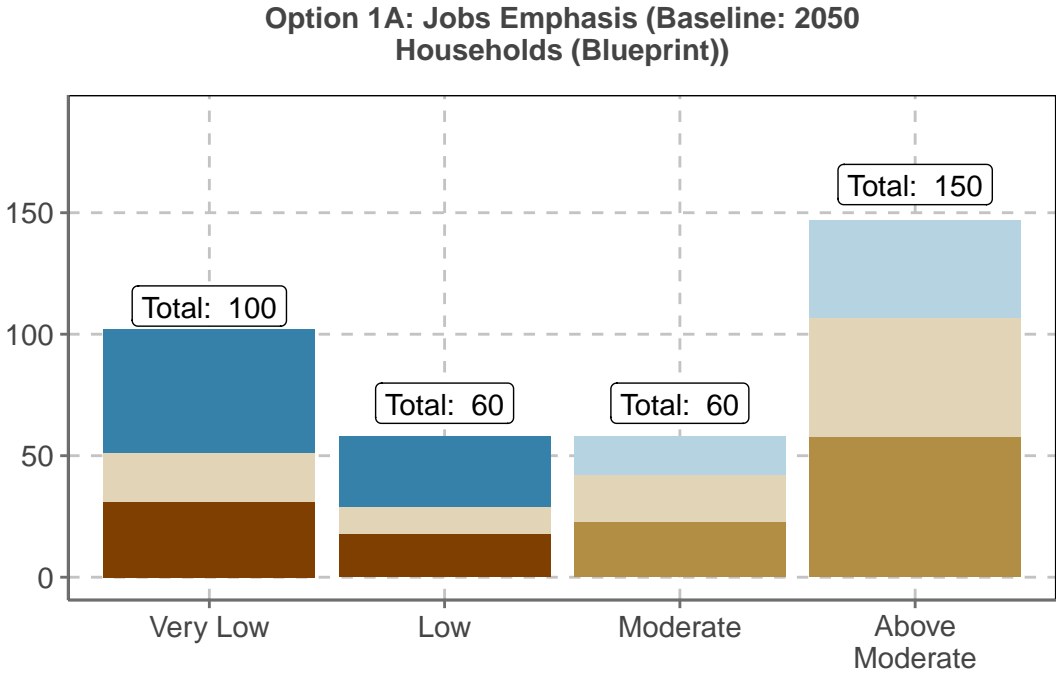
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit
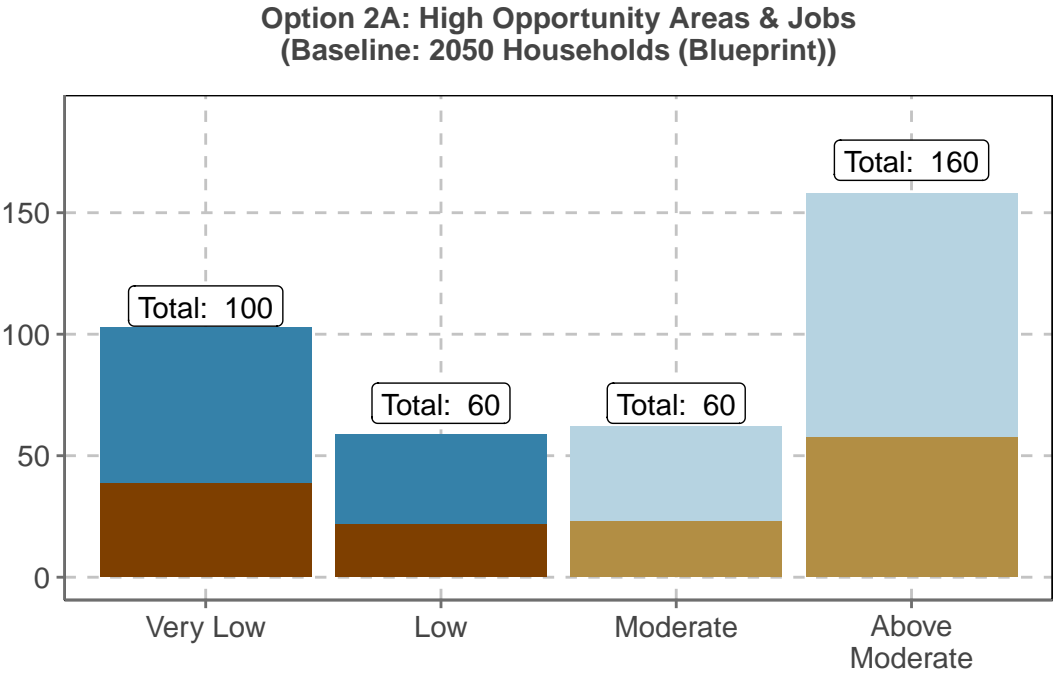
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Cloverdale
## (2019 households: 3252)
## (Sonoma County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
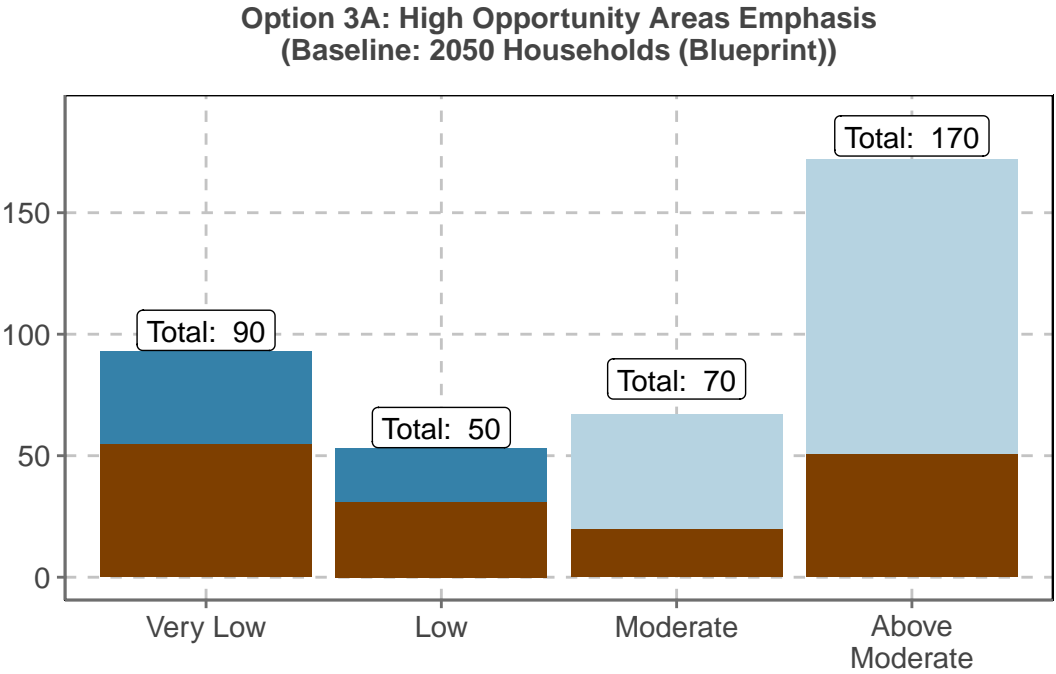Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
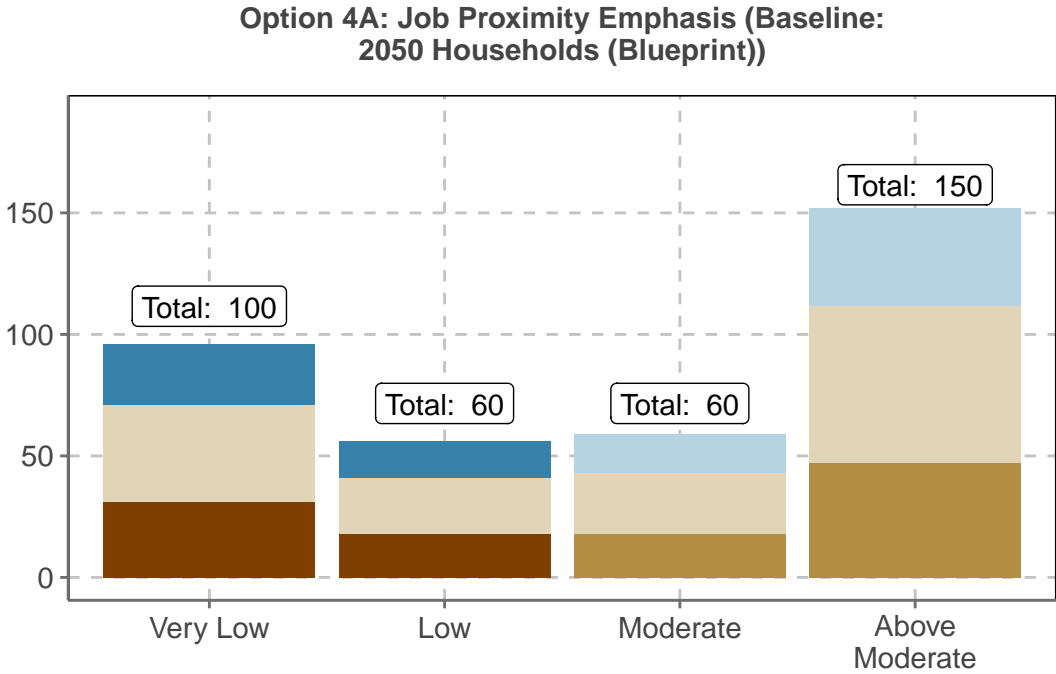


Version A: Original Income Grouping

**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 A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: 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)

Chart 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.Income group totals are rounded to nearest 10.

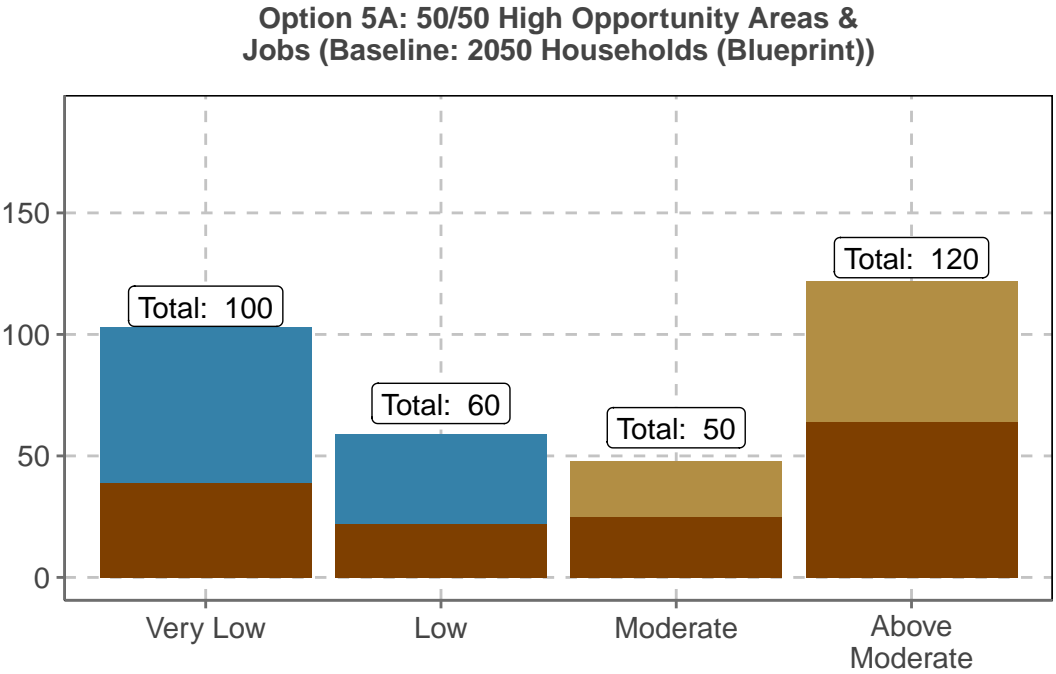Version A: Original Income Grouping

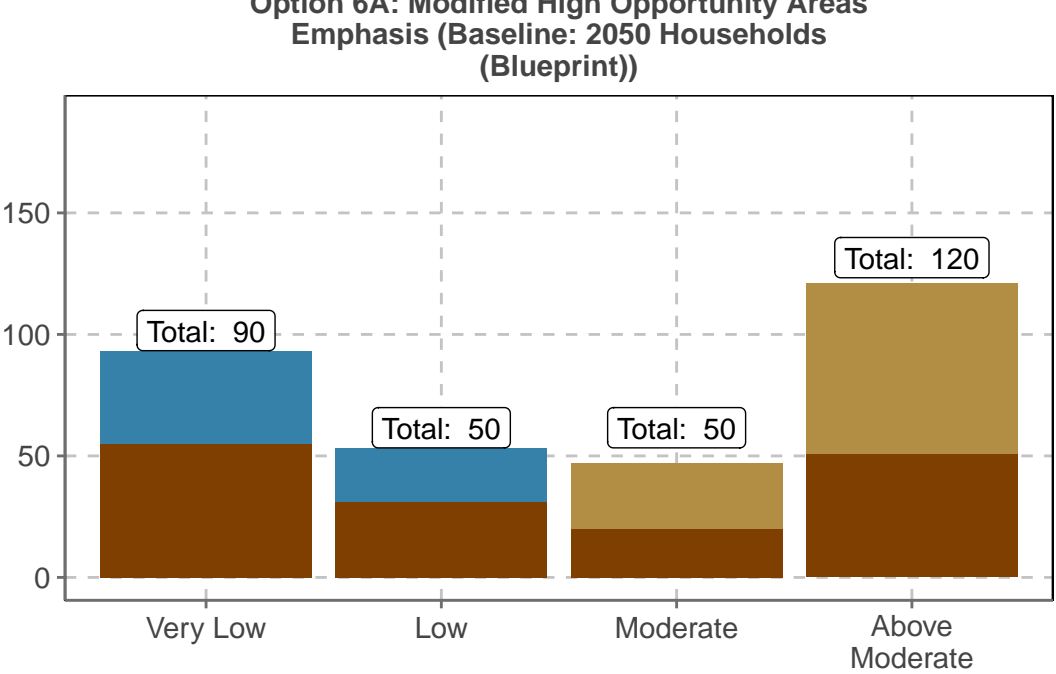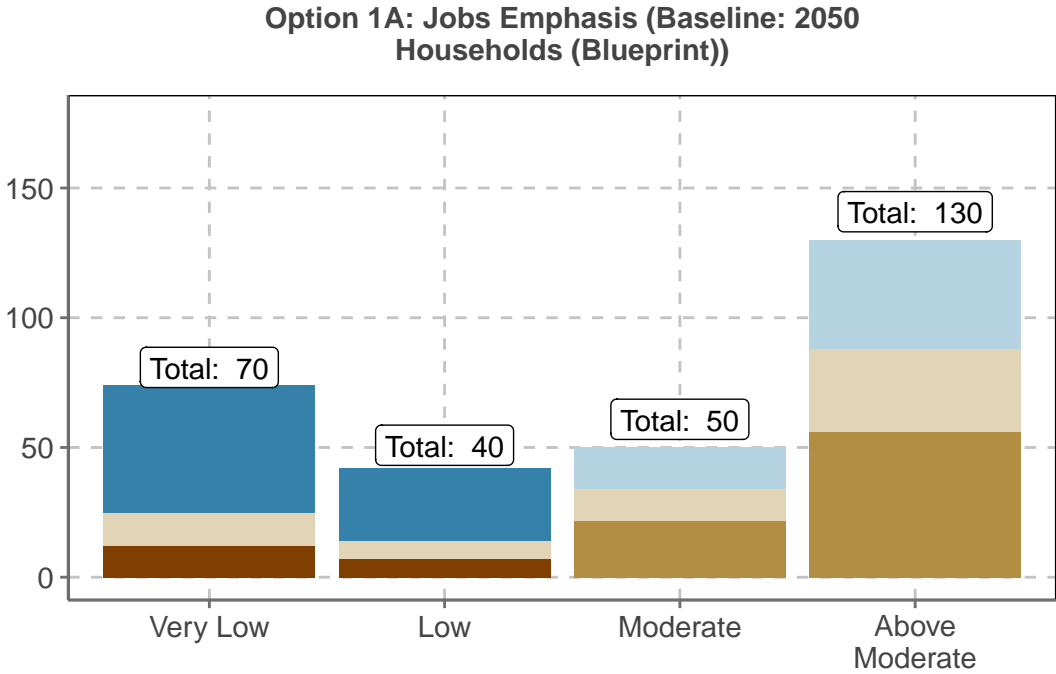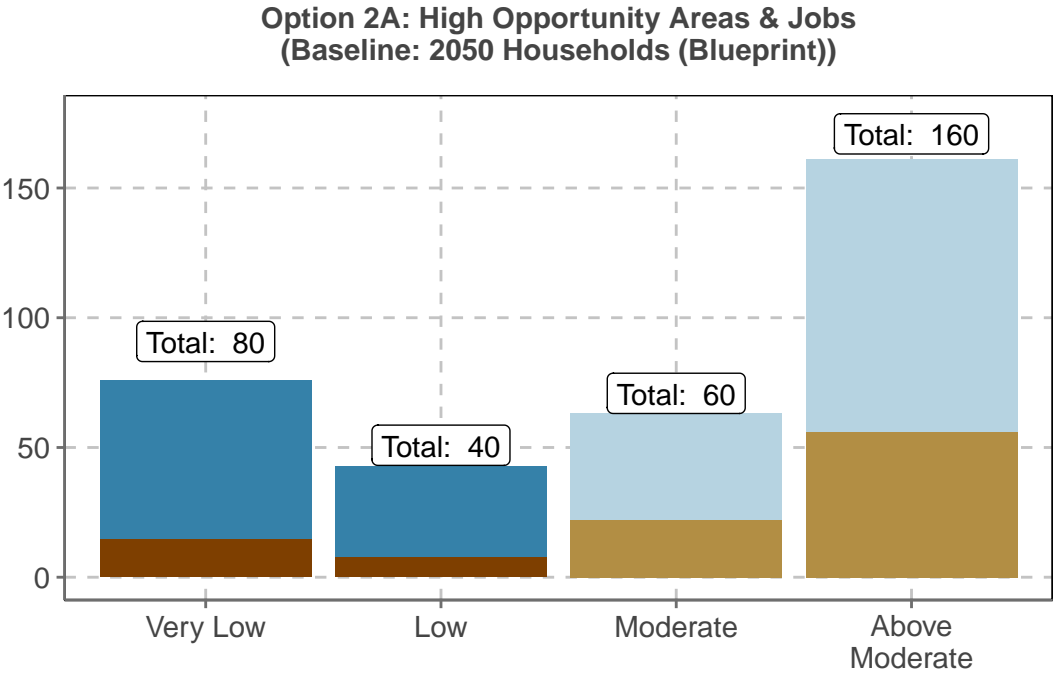Version A: Original Income Grouping

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 A: Original Income Grouping

Version A: Original Income Grouping

Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



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
## Concord
## (2019 households: 44367)
## (Contra Costa County)

Chart 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.Income group totals are rounded to nearest 10.
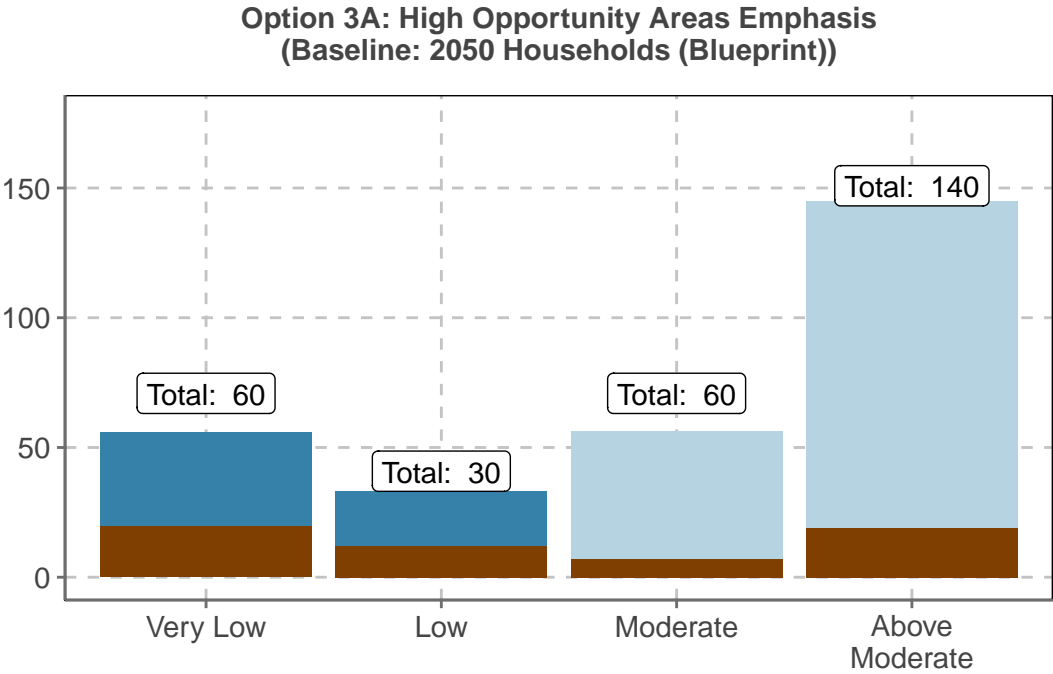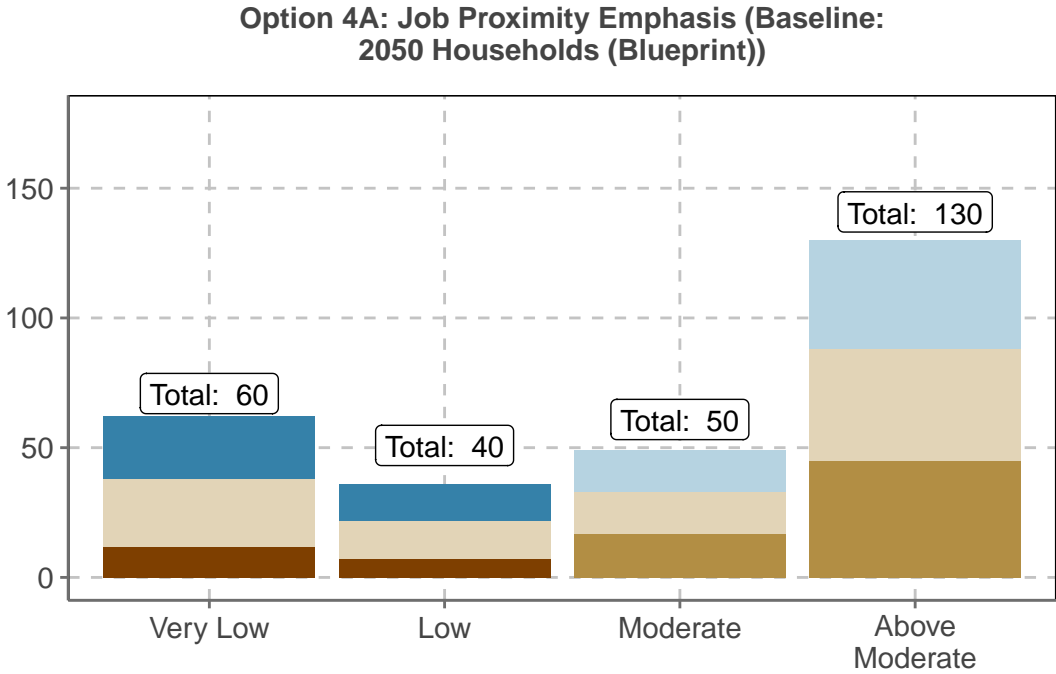


**Version A: Original Income Grouping**

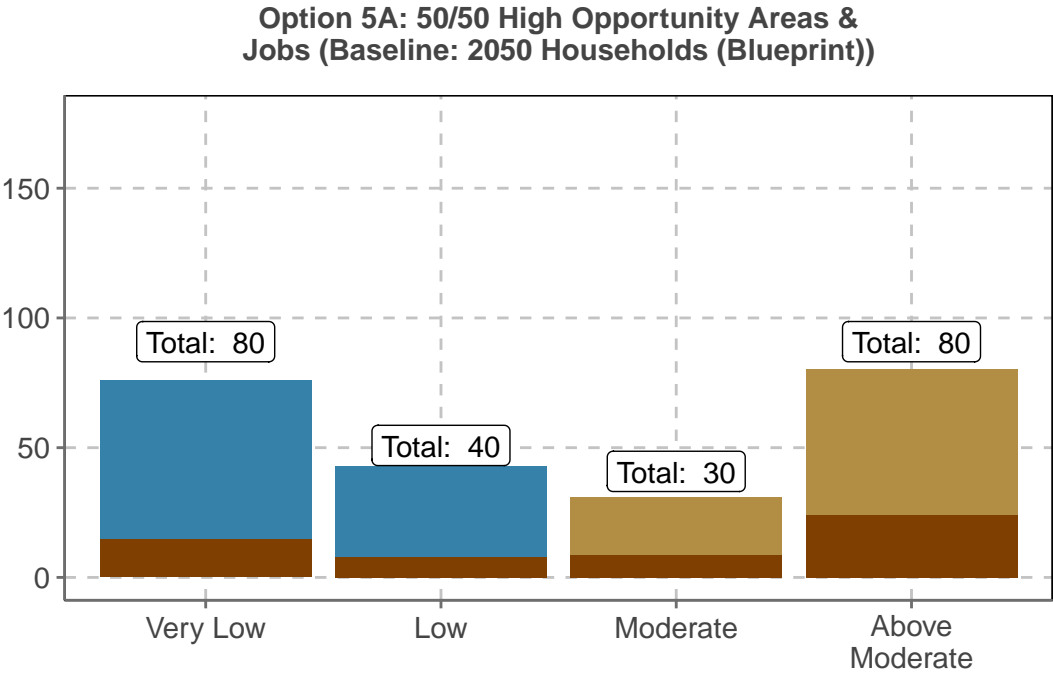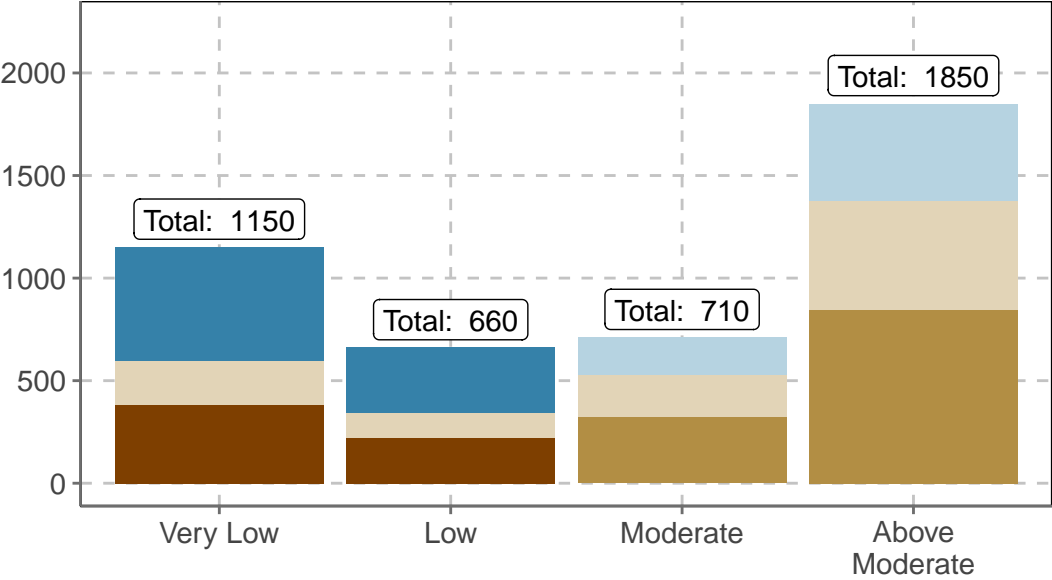**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: 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
## Corte Madera
## (2019 households: 3978)
## (Marin County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
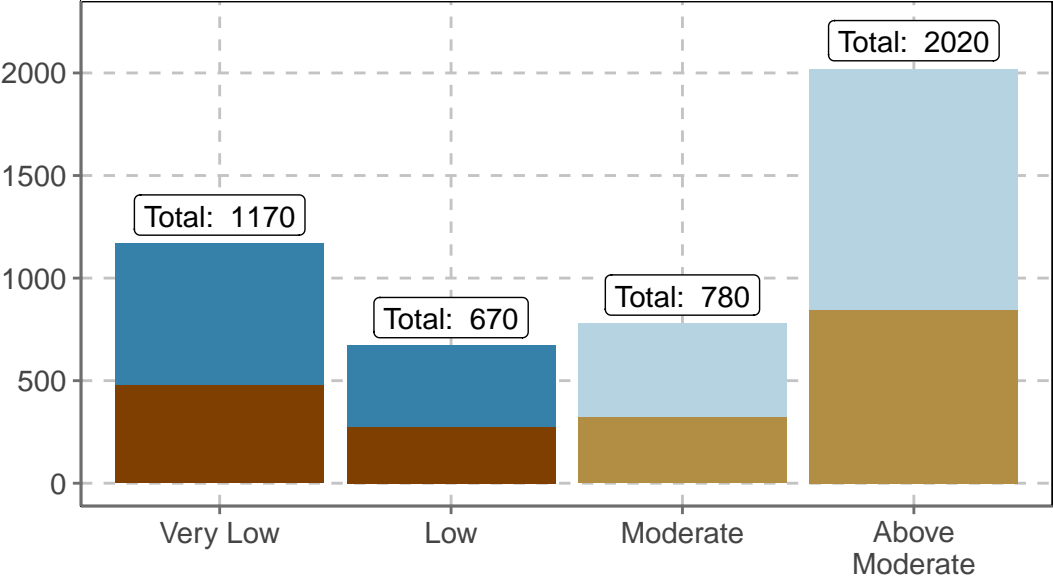Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.



Version A: Original Income Grouping

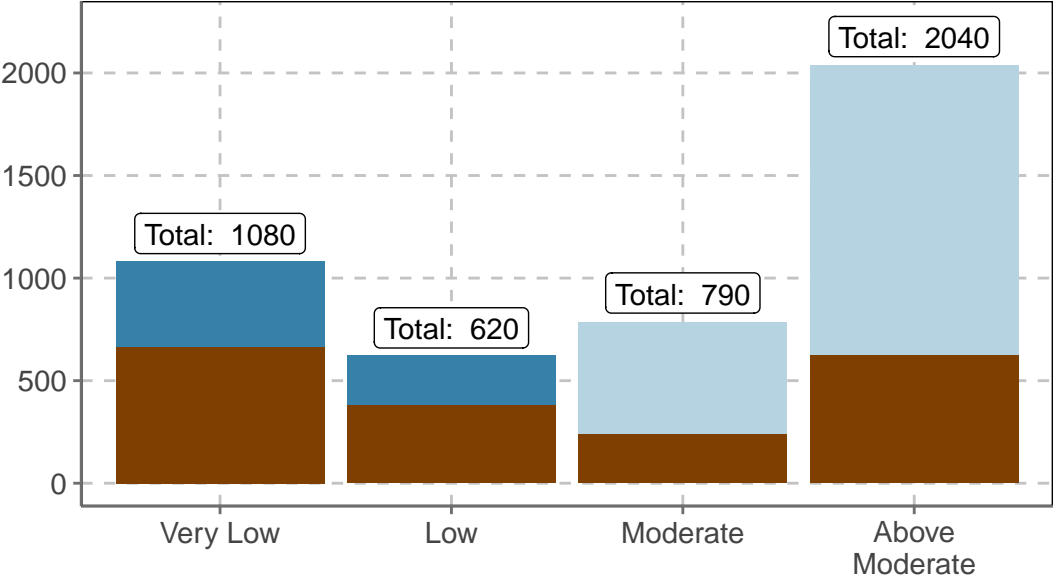**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

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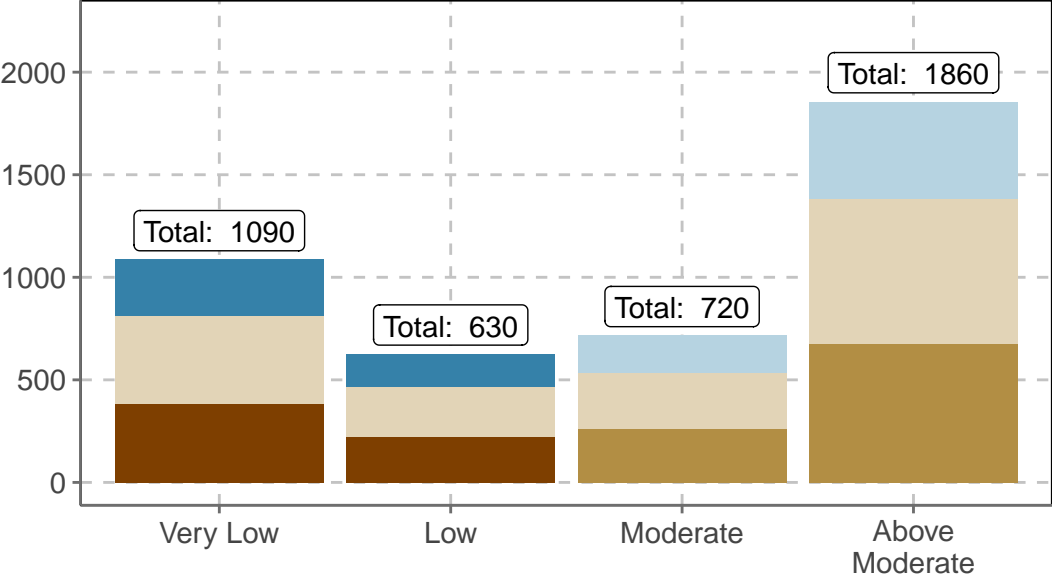
Version A: Original Income Grouping

**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
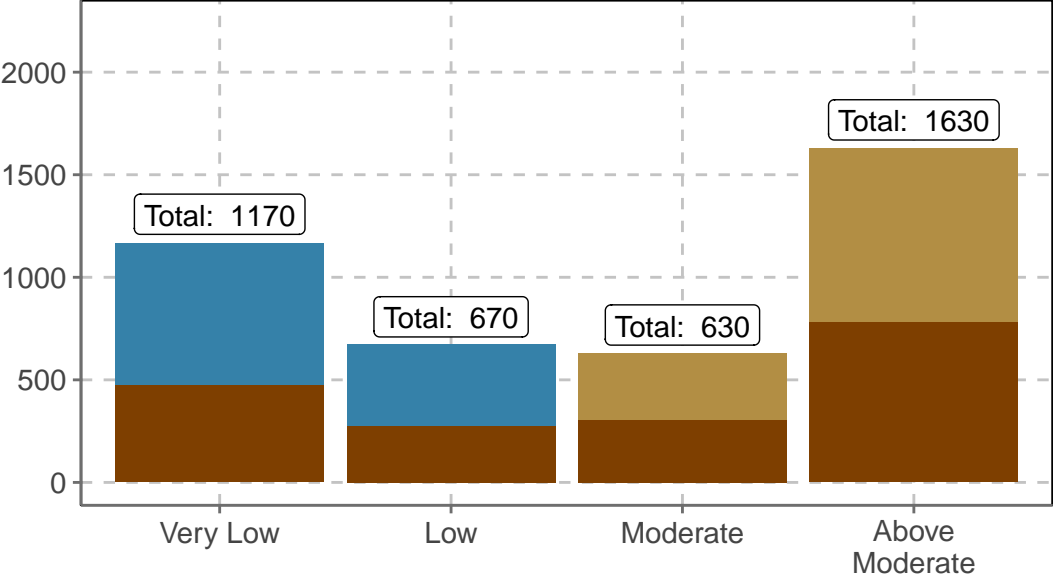
Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**
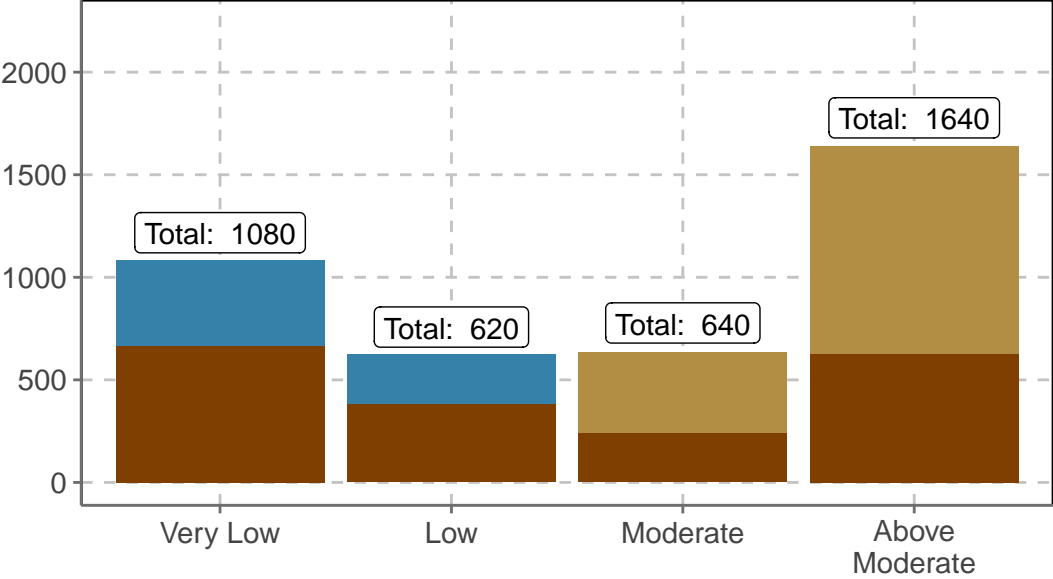
Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

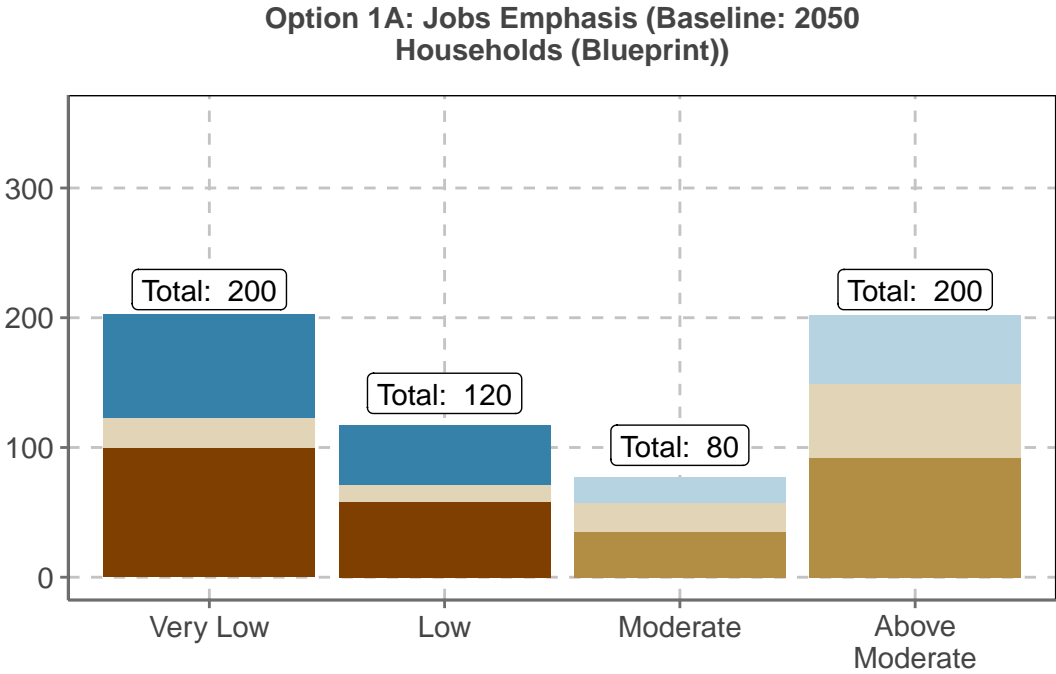**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: ■ Access to High Opportunity Areas  ■ Job Proximity – Auto  ■ Job Proximity – Transit  ■ Jobs–Housing Balance  ■ Jobs–Housing Fit
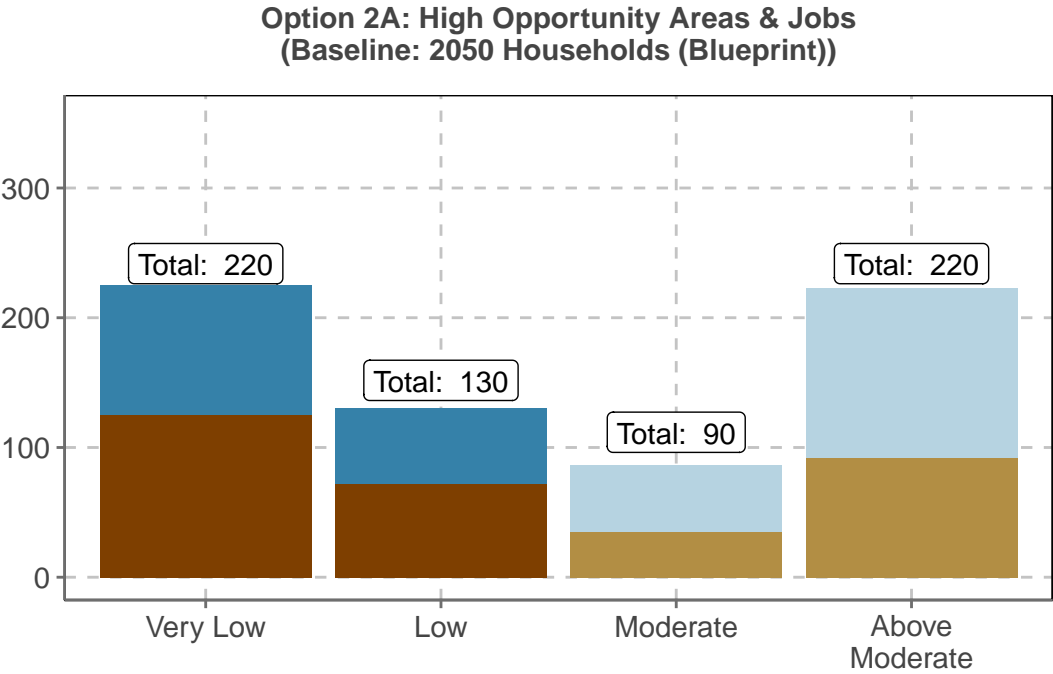
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Cotati
## (2019 households: 3071)
## (Sonoma County)

Chart 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. Income group totals are rounded to nearest 10.



**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

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

ABAG HMC Meeting #11 | Item 5a 2 Appendix 1 | September 4, 2020

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
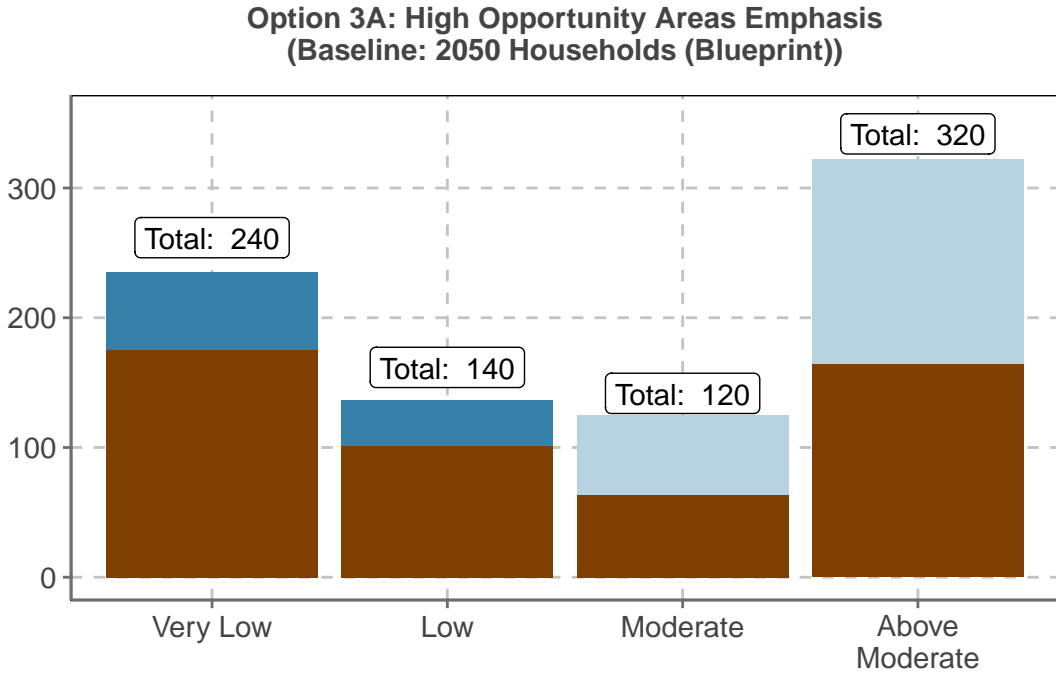Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
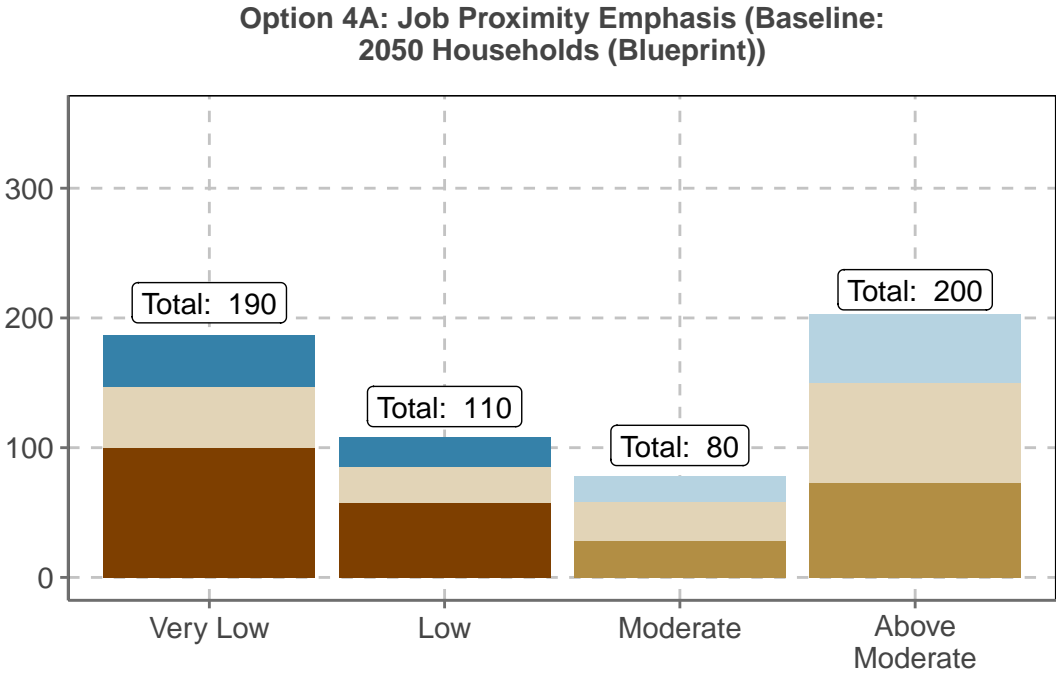
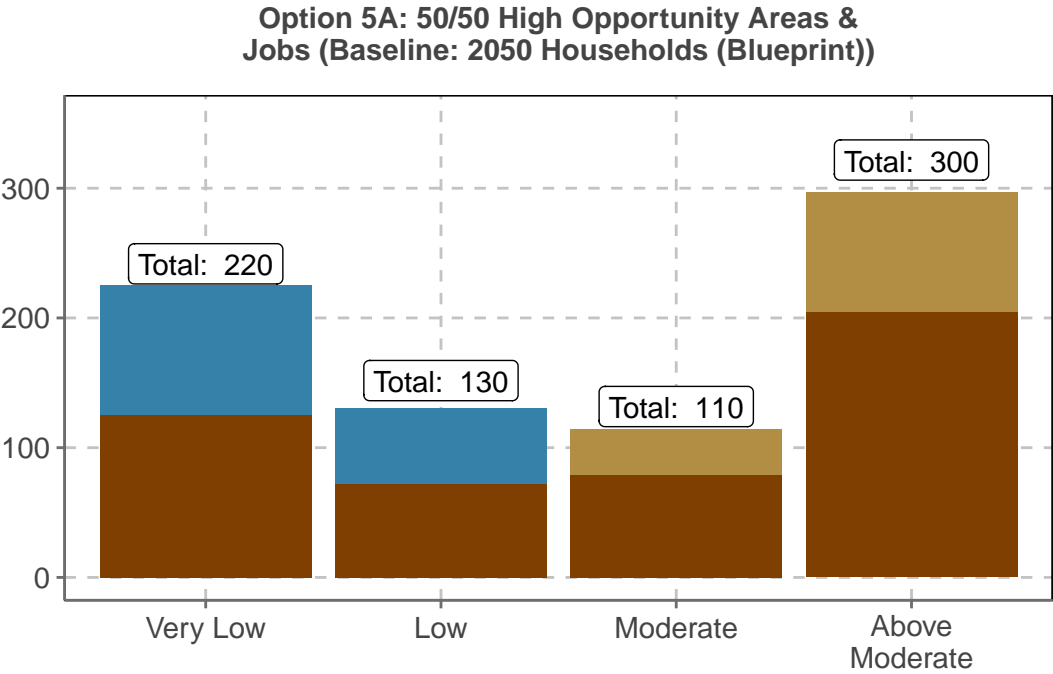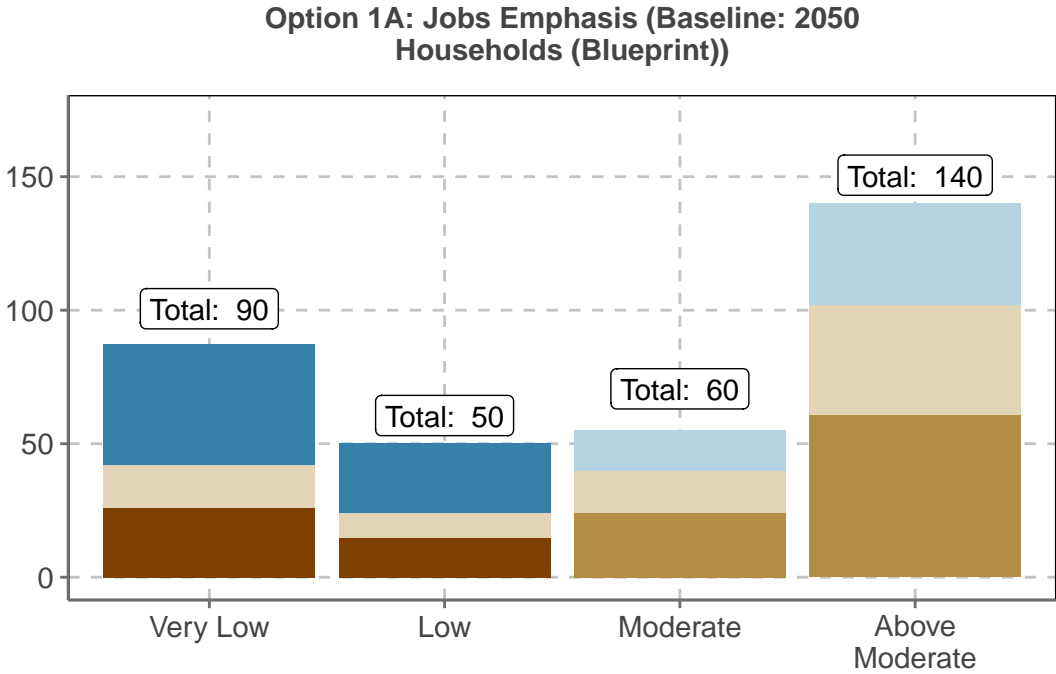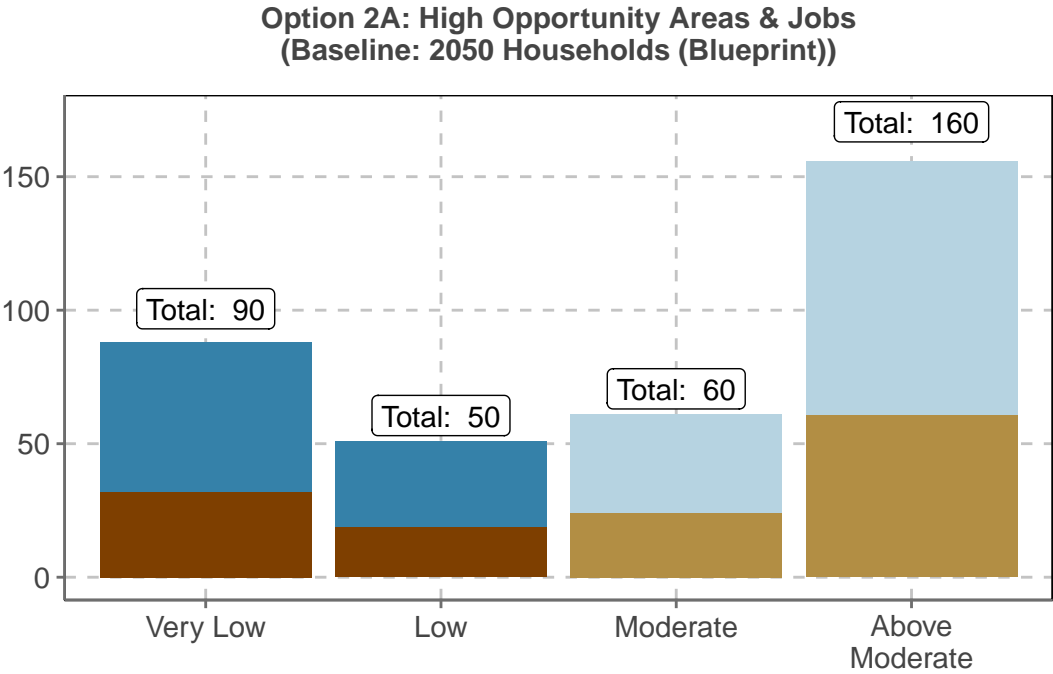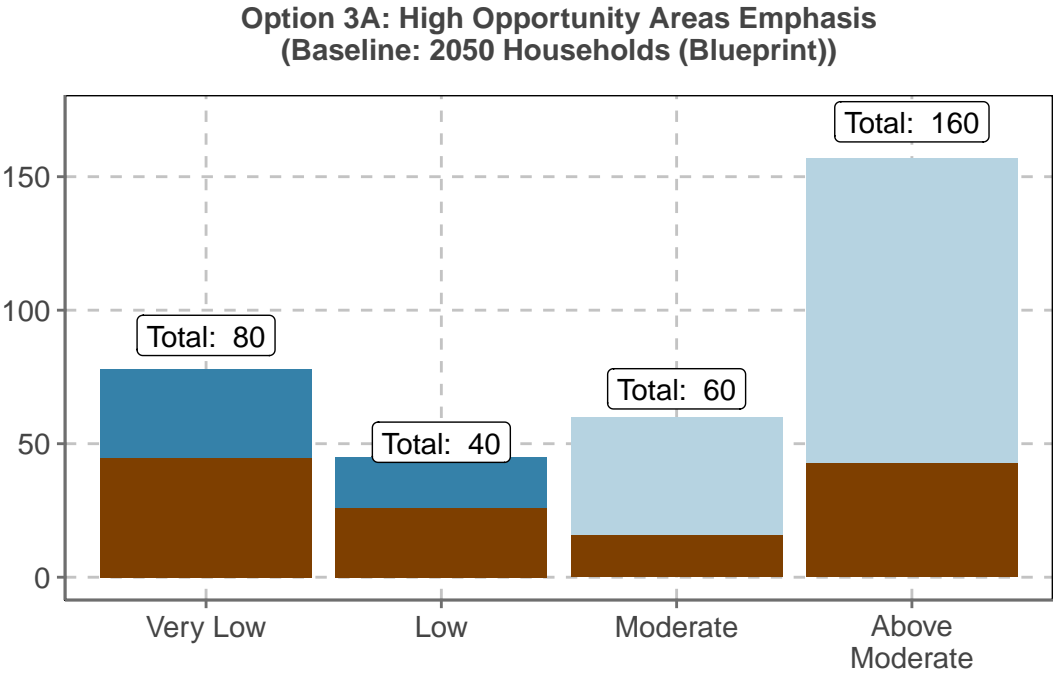**Version A: Original Income Grouping**

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



| Income Group | Total |
|---|---|
| Very Low | 1560 |
| Low | 900 |
| Moderate | 790 |
| Above Moderate | 2050 |

**Version A: Original Income Grouping**

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

| Income Group | Total |
|---|---|
| Very Low | 1730 |
| Low | 1000 |
| Moderate | 870 |
| Above Moderate | 2250 |

**Version A: Original Income Grouping**

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

| Income Group | Total |
|---|---|
| Very Low | 1760 |
| Low | 1020 |
| Moderate | 940 |
| Above Moderate | 2440 |

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

| Income Group | Total |
|---|---|
| Very Low | 1400 |
| Low | 800 |
| Moderate | 760 |
| Above Moderate | 1950 |

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

| Income Group | Total |
|---|---|
| Very Low | 1730 |
| Low | 1000 |
| Moderate | 1050 |
| Above Moderate | 2710 |

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

| Income Group | Total |
|---|---|
| Very Low | 1760 |
| Low | 1020 |
| Moderate | 1020 |
| Above Moderate | 2650 |

Legend: 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
## Daly City
## (2019 households: 32151)
## (San Mateo County)

Chart 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.Income group totals are rounded to nearest 10.
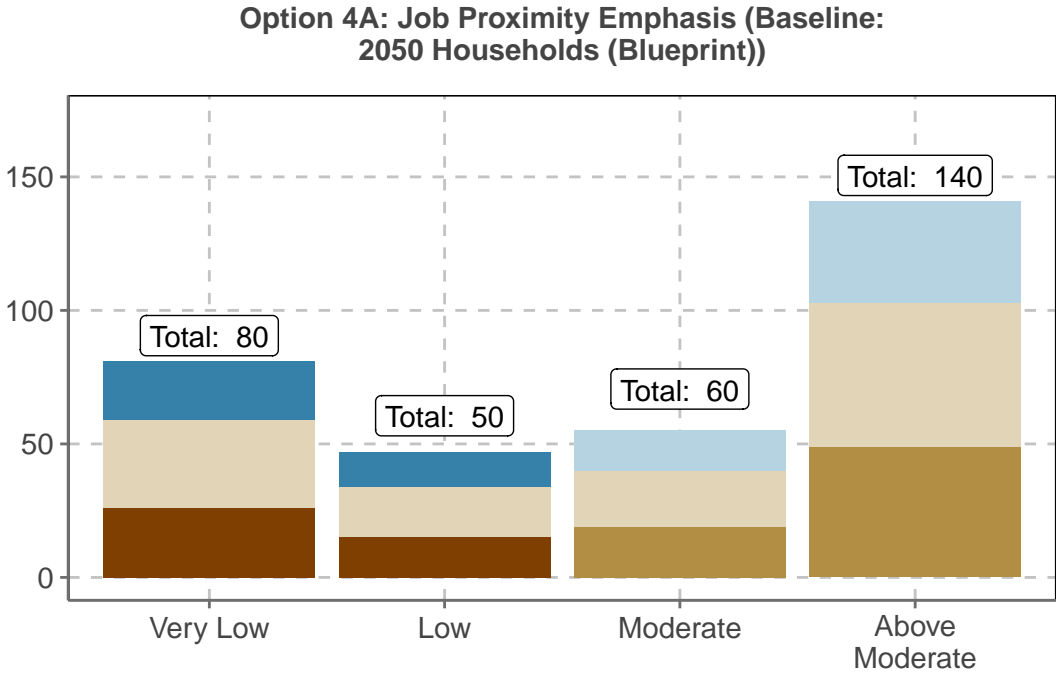


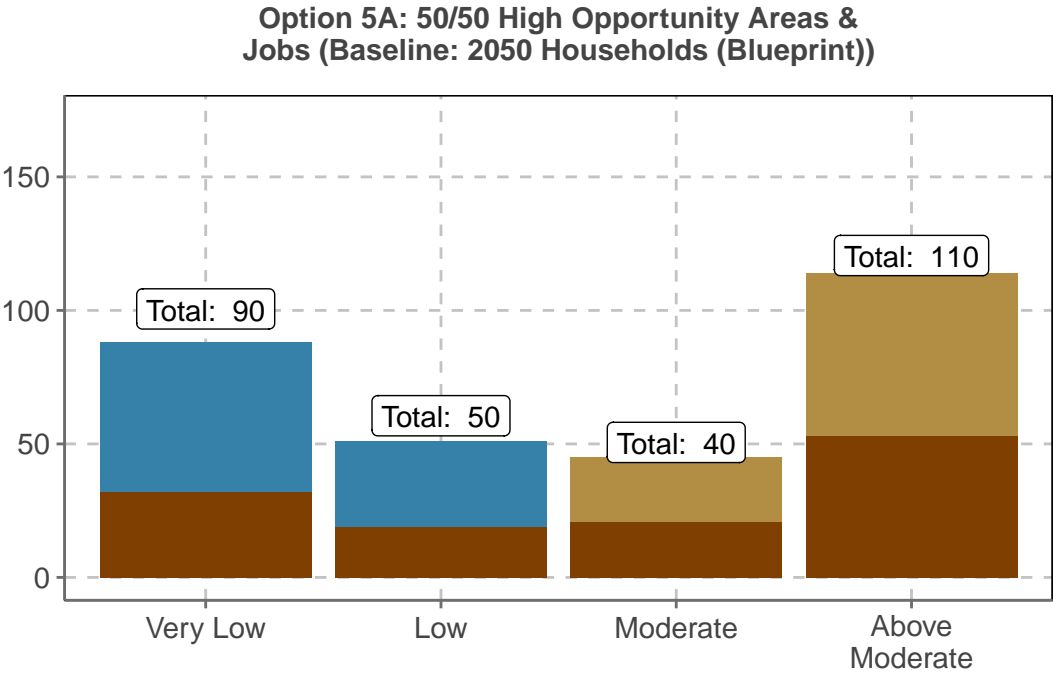**Version A: Original Income Grouping**

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

Total: 1150
Total: 660
Total: 900
Total: 2340

**Version A: Original Income Grouping**

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

Total: 1060
Total: 610
Total: 810
Total: 2090

**Version A: Original Income Grouping**

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

Total: 1030
Total: 600
Total: 630
Total: 1640

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1220
Total: 700
Total: 900
Total: 2330

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1060
Total: 610
Total: 800
Total: 2080

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1030
Total: 600
Total: 840
Total: 2170

Income groups: Very Low, Low, Moderate, Above Moderate

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

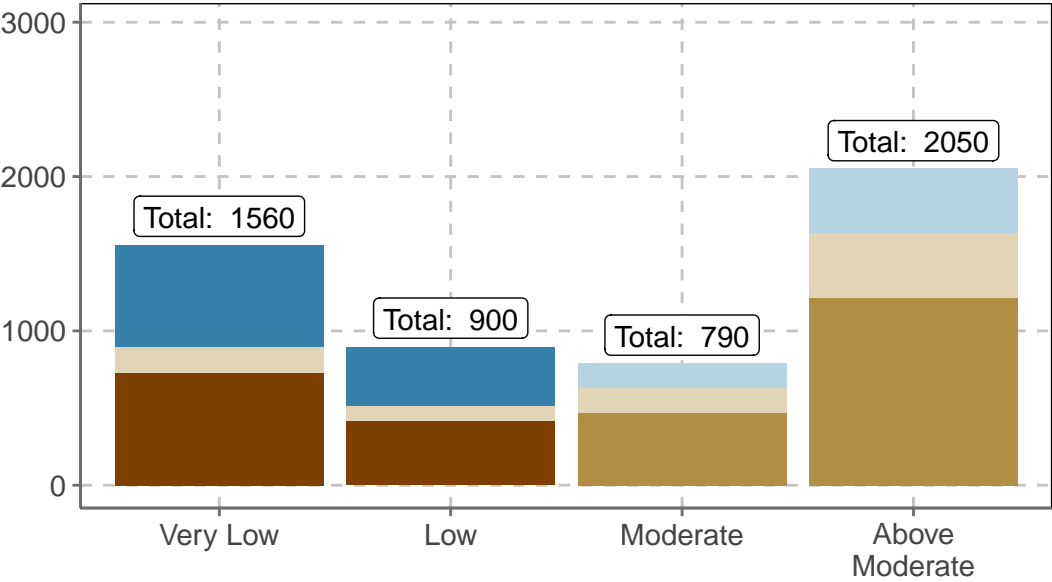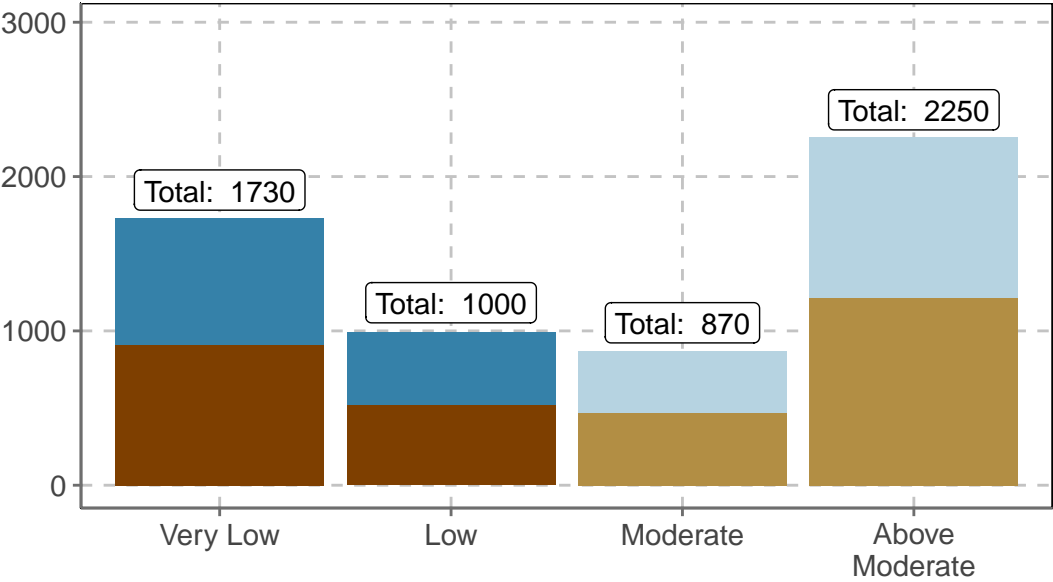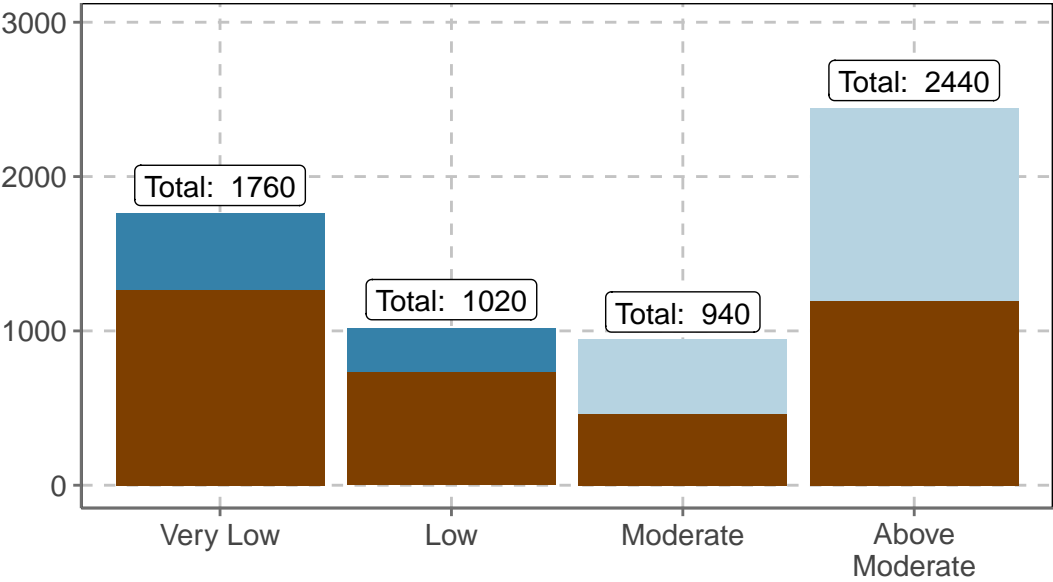# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Danville
## (2019 households: 15670)
## (Contra Costa County)

Chart 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.Income group totals are rounded to nearest 10.



Version A: Original Income Grouping

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

- Total: 650 (Very Low)
- Total: 370 (Low)
- Total: 230 (Moderate)
- Total: 580 (Above Moderate)

Version A: Original Income Grouping

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

- Total: 730 (Very Low)
- Total: 420 (Low)
- Total: 240 (Moderate)
- Total: 630 (Above Moderate)

Version A: Original Income Grouping

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

- Total: 740 (Very Low)
- Total: 430 (Low)
- Total: 350 (Moderate)
- Total: 900 (Above Moderate)

Version A: Original Income Grouping

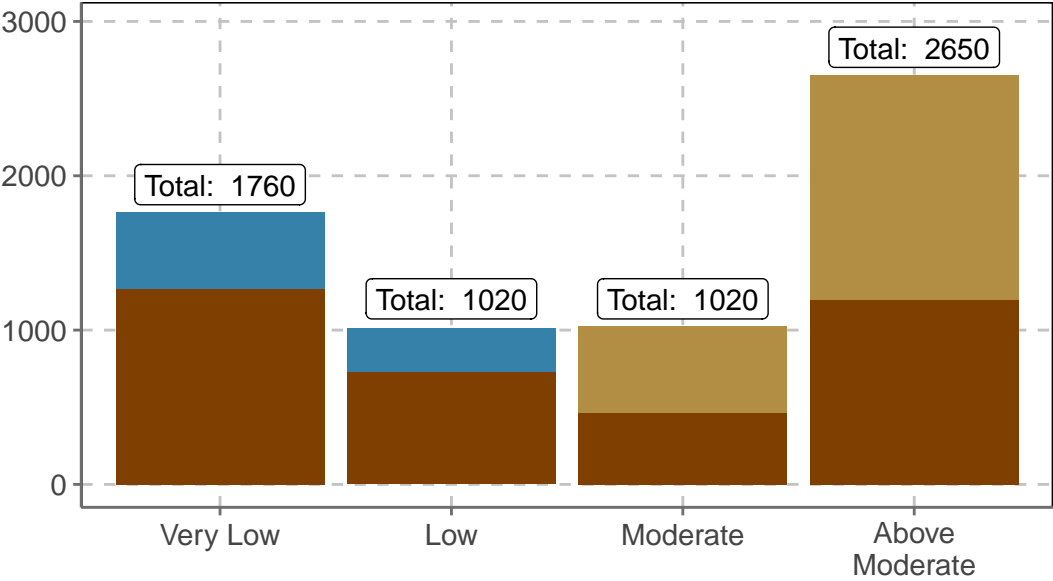**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

- Total: 570 (Very Low)
- Total: 330 (Low)
- Total: 220 (Moderate)
- Total: 580 (Above Moderate)

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

- Total: 730 (Very Low)
- Total: 420 (Low)
- Total: 350 (Moderate)
- Total: 920 (Above Moderate)

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

- Total: 740 (Very Low)
- Total: 430 (Low)
- Total: 330 (Moderate)
- Total: 850 (Above Moderate)

Legend: Access to High Opportunity Areas · Job Proximity – Auto · Job Proximity – Transit · Jobs–Housing Balance · Jobs–Housing Fit
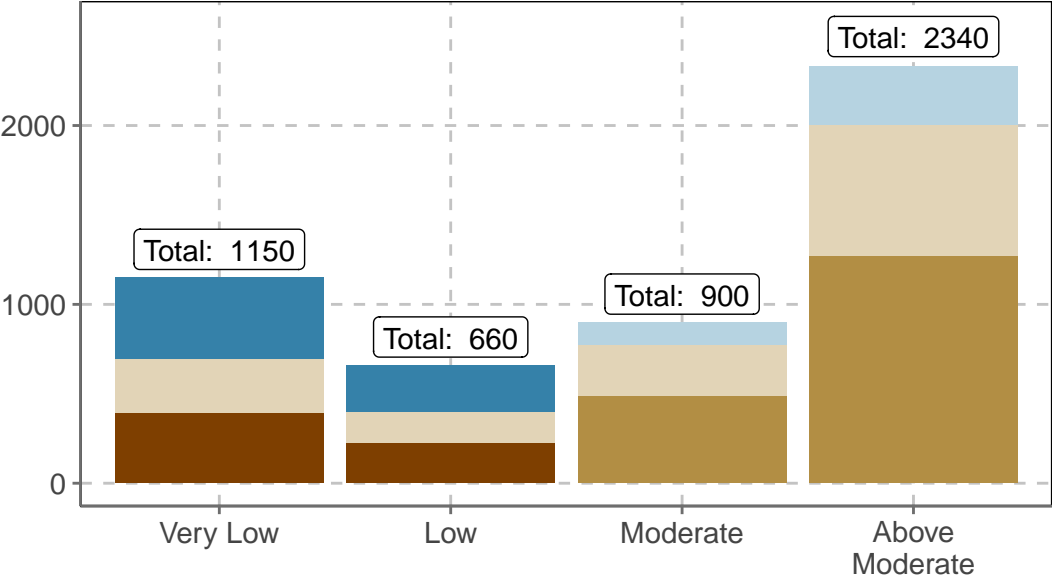
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Dixon
## (2019 households: 6174)
## (Solano County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
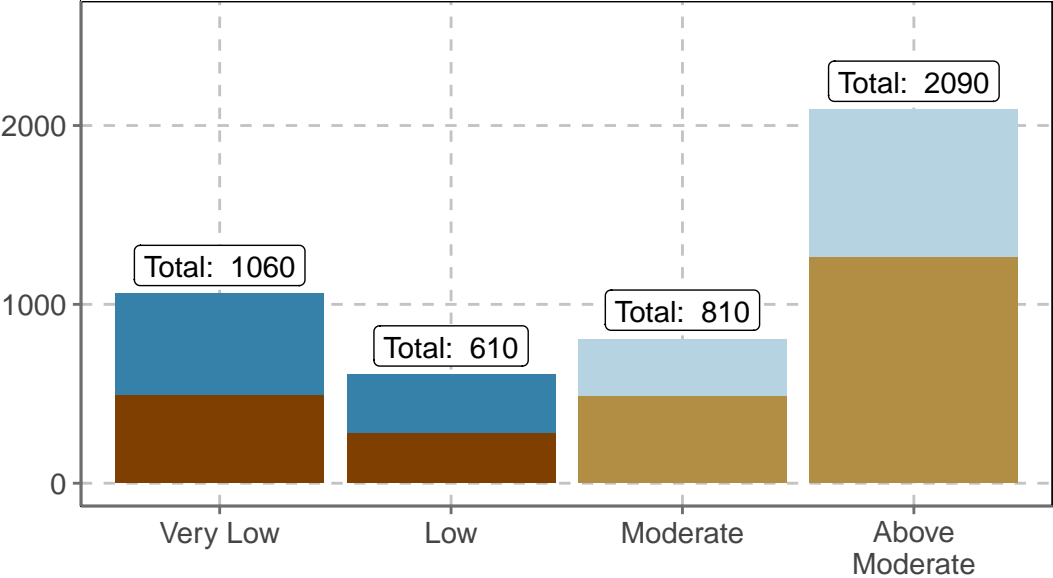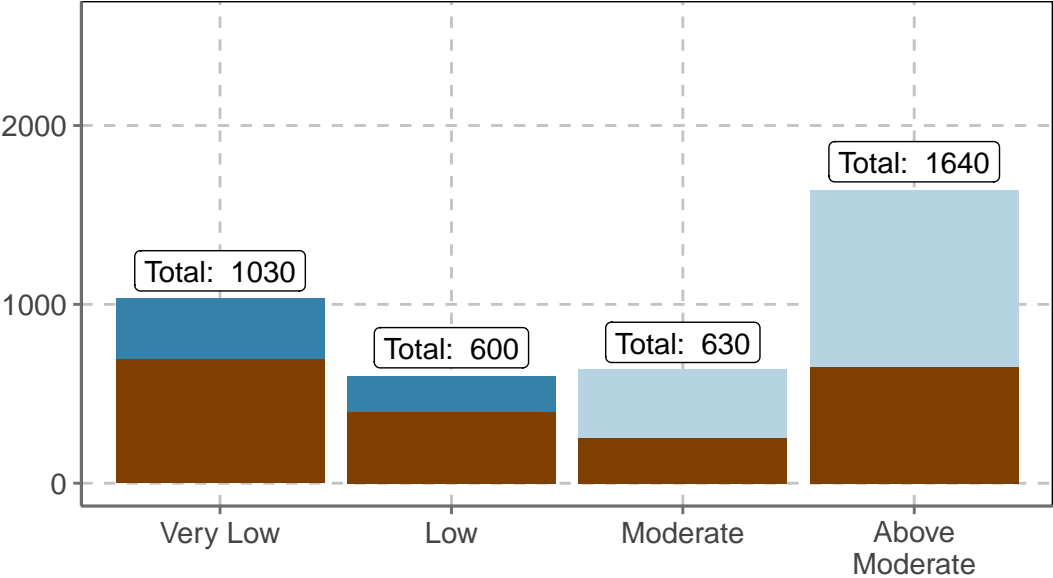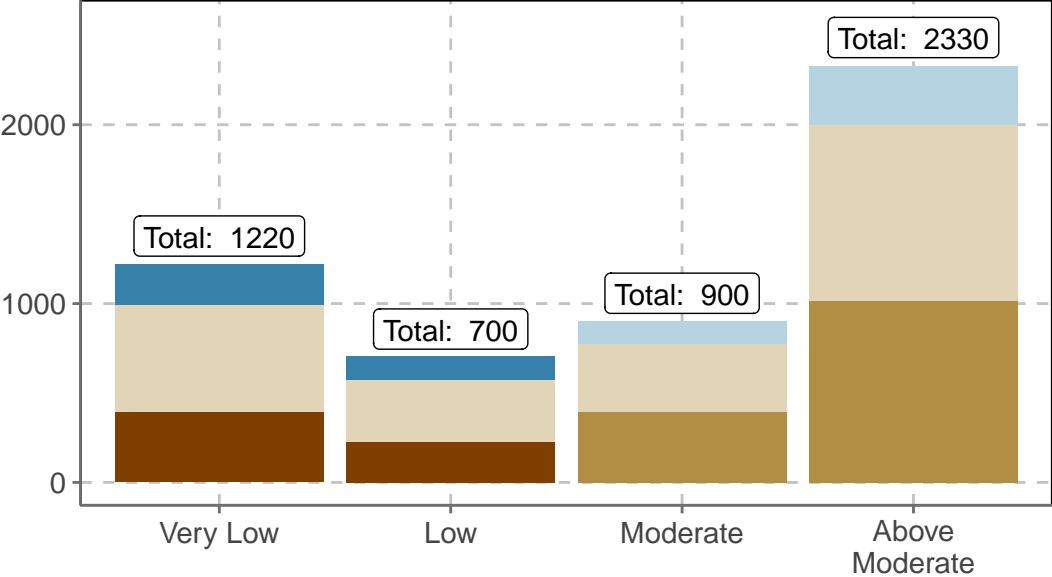Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



**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**

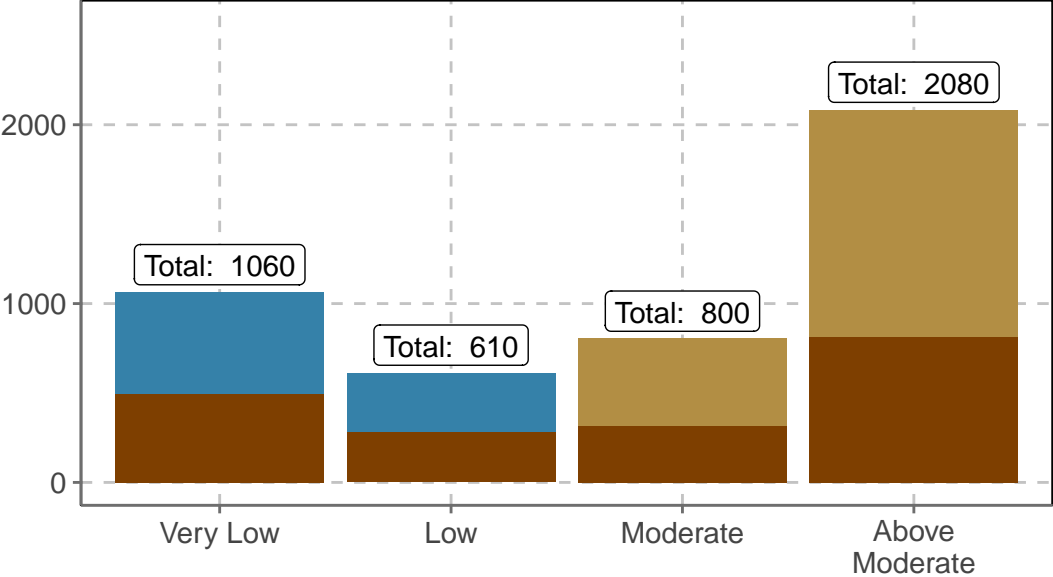**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

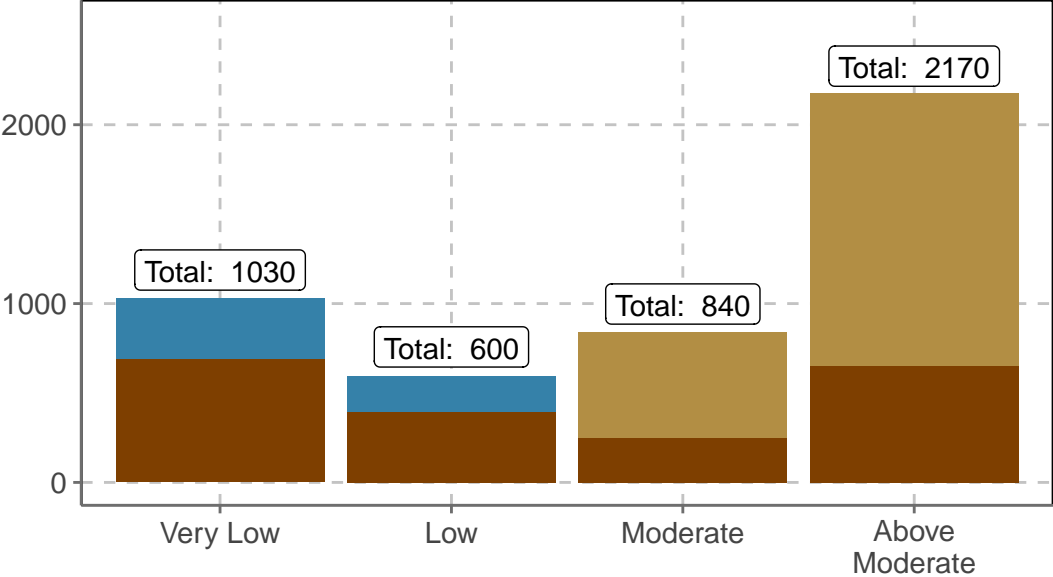**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

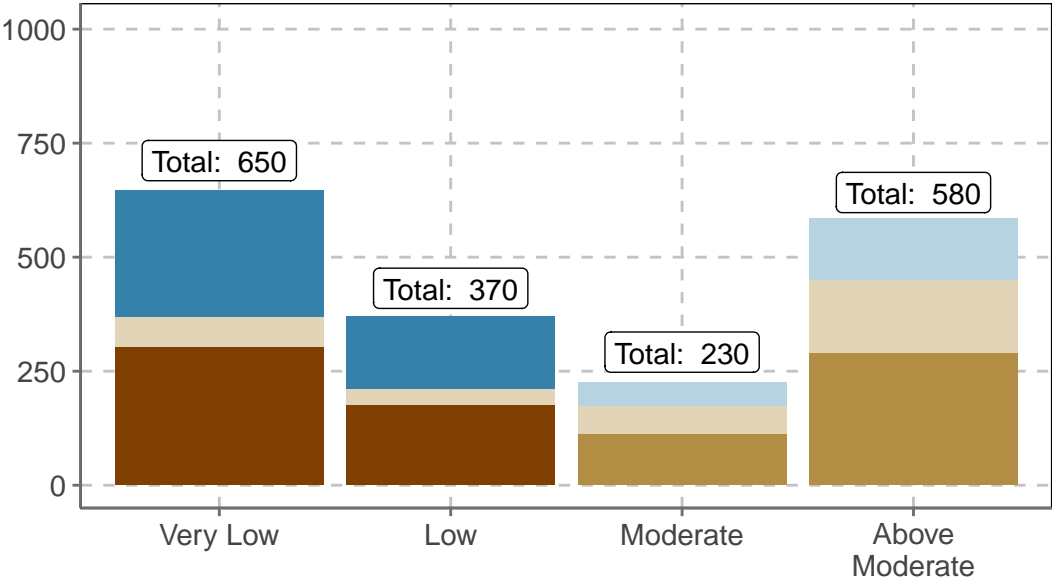**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: 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)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
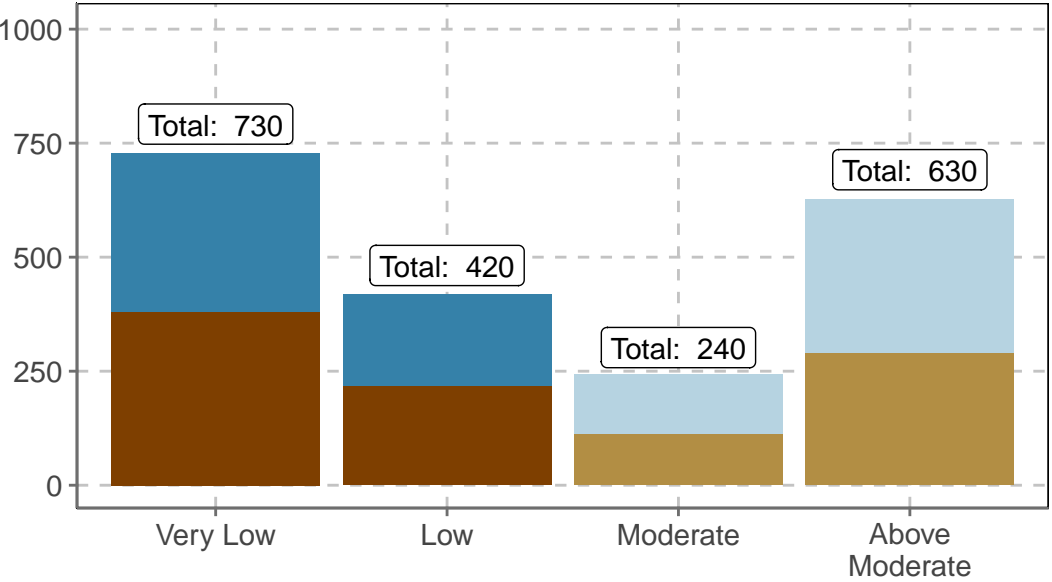Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.

**Version A: Original Income Grouping**

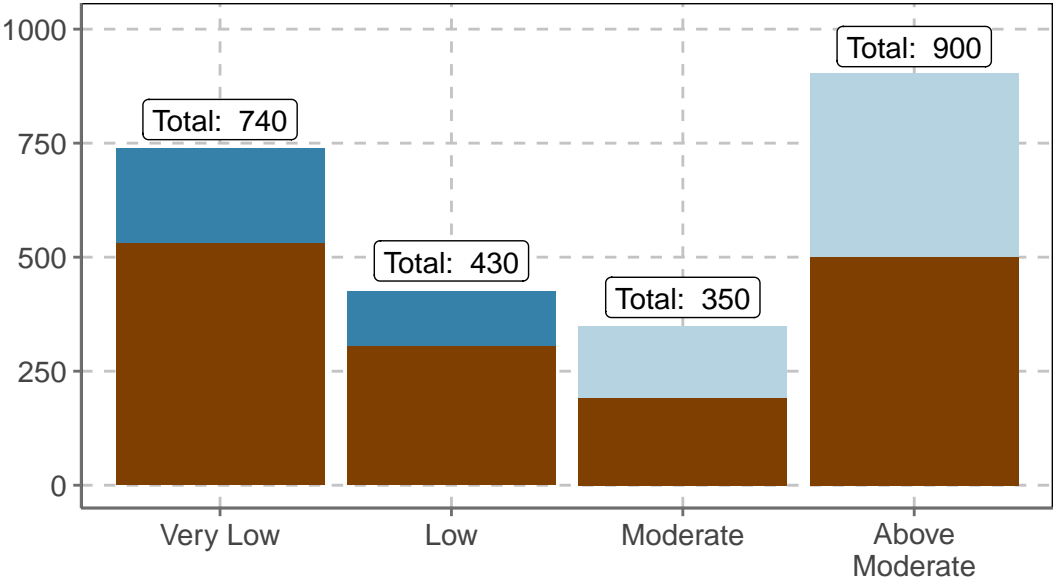**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

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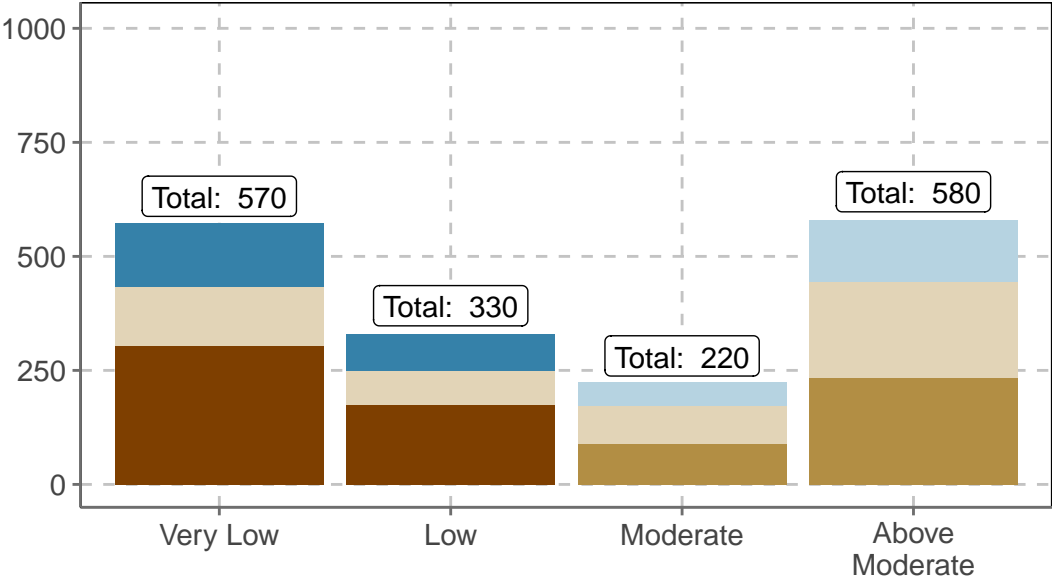


**Version A: Original Income Grouping**

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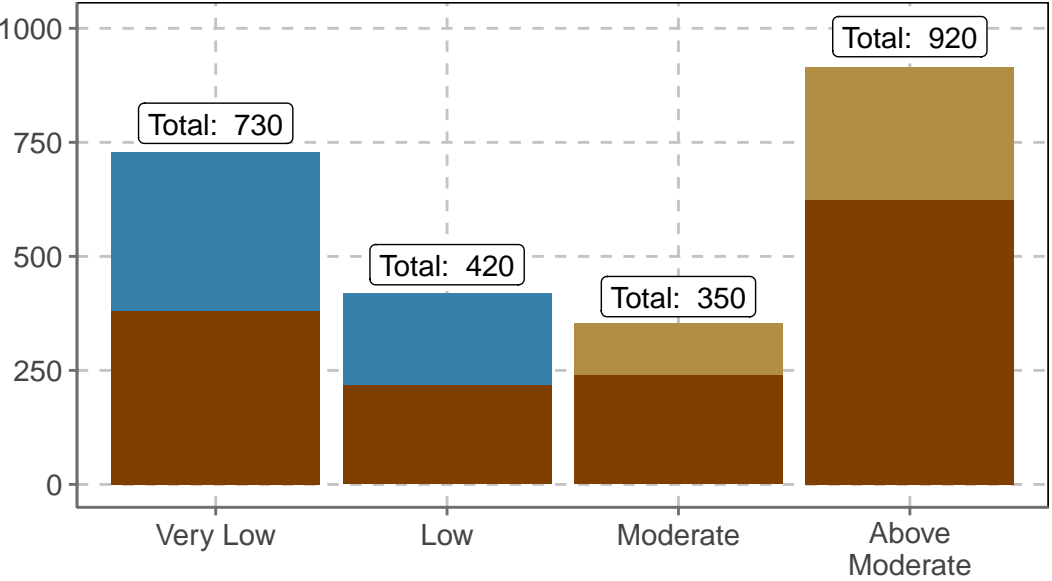


**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**
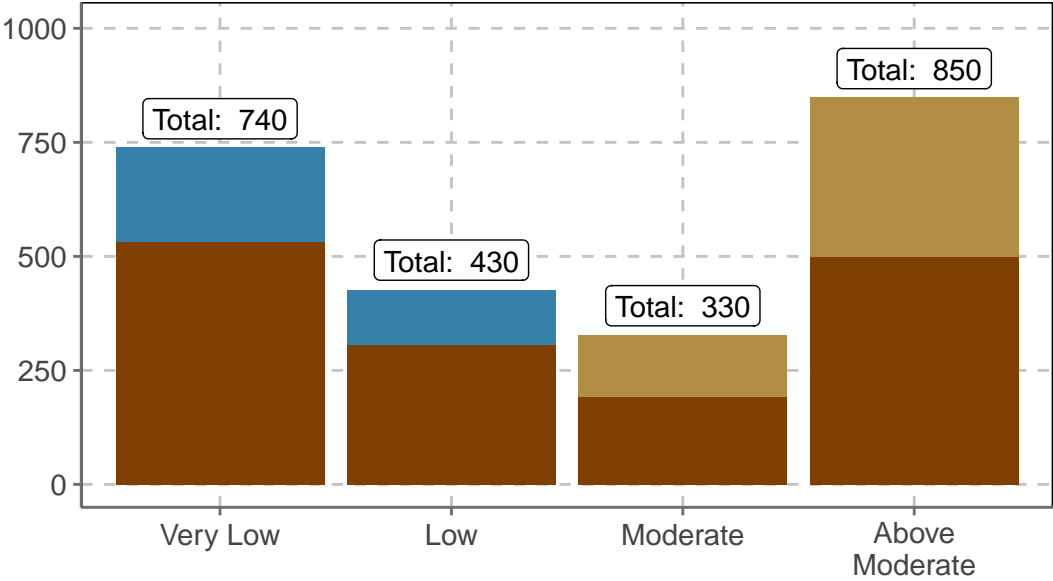


**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



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**
**East Palo Alto**
**(2019 households: 7202)**
**(San Mateo County)**

Chart 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.Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

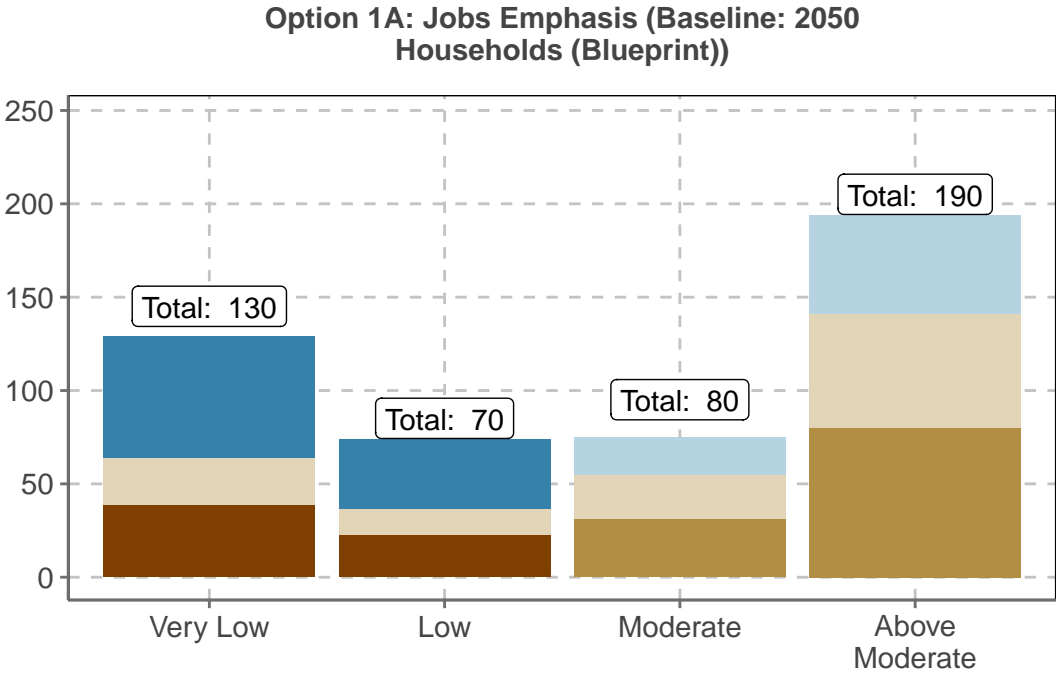Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
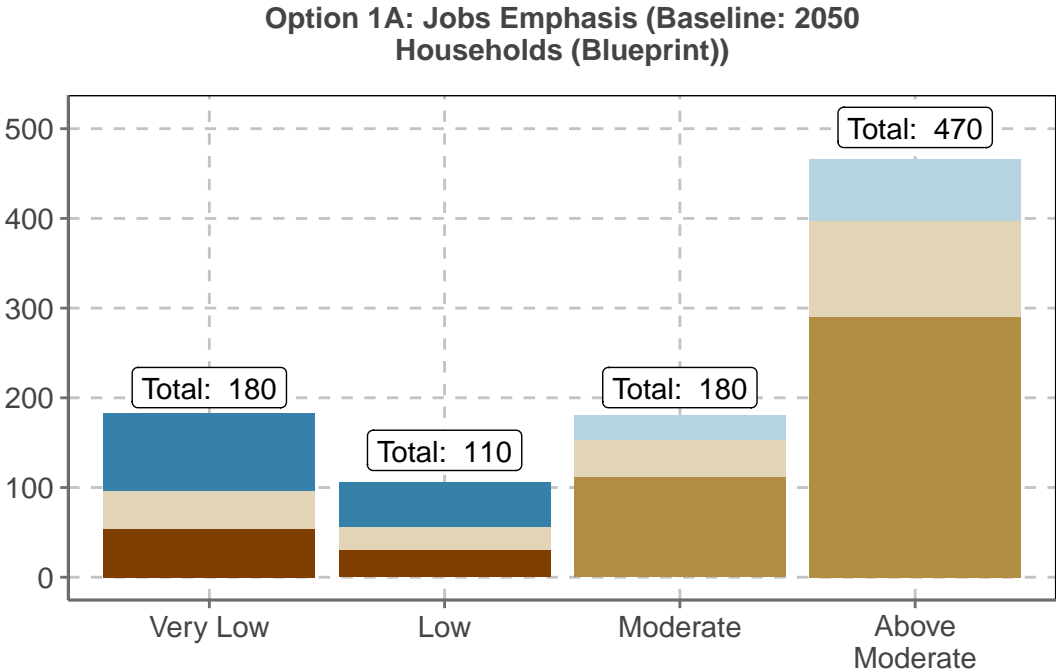
Access to High Opportunity Areas  Job Proximity – Auto  Job Proximity – Transit  Jobs–Housing Balance  Jobs–Housing Fit
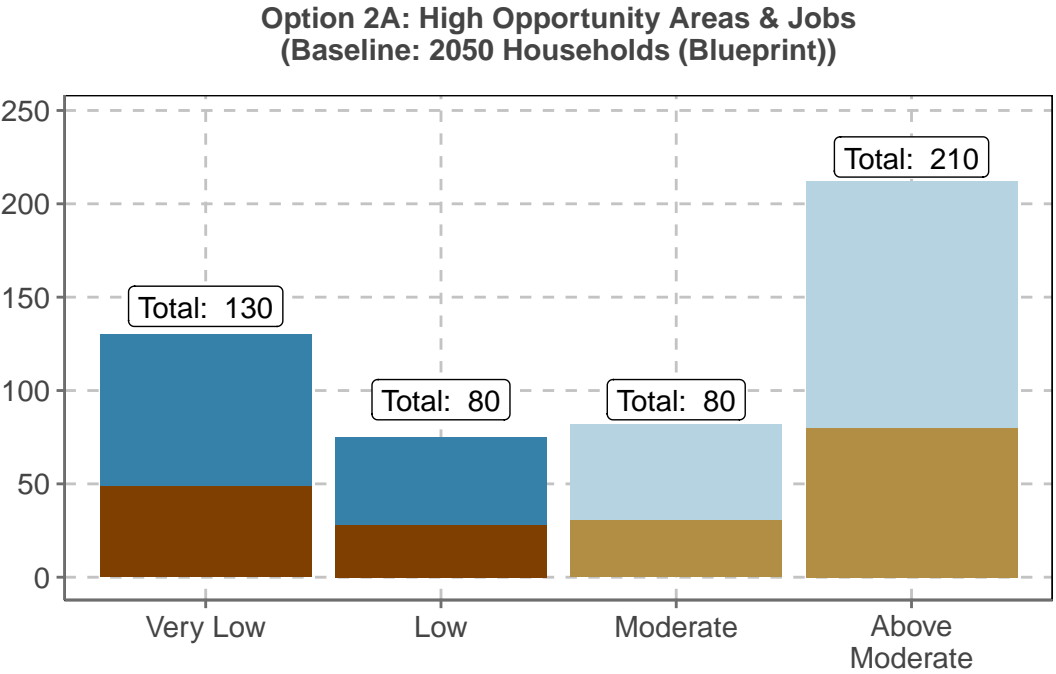
## Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## El Cerrito
## (2019 households: 10346)
## (Contra Costa County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
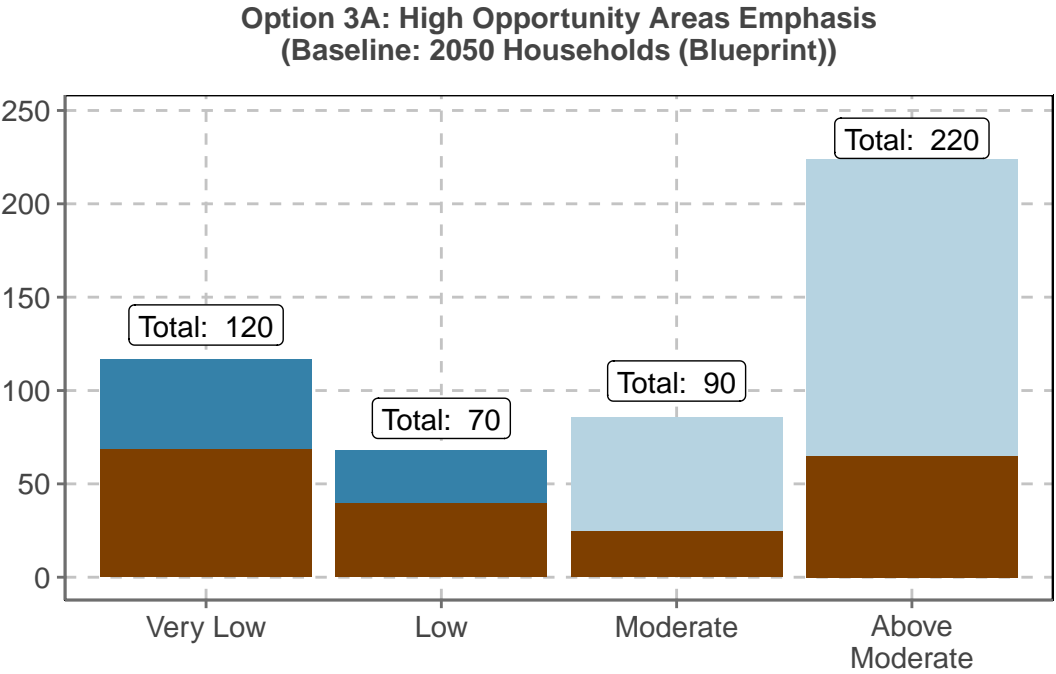Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
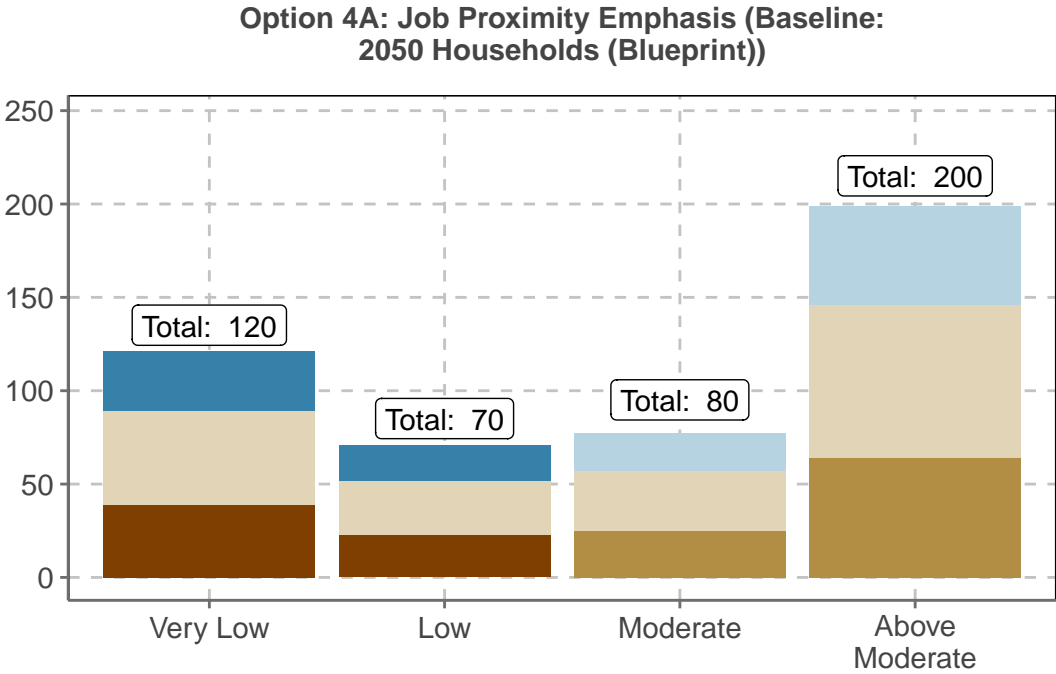
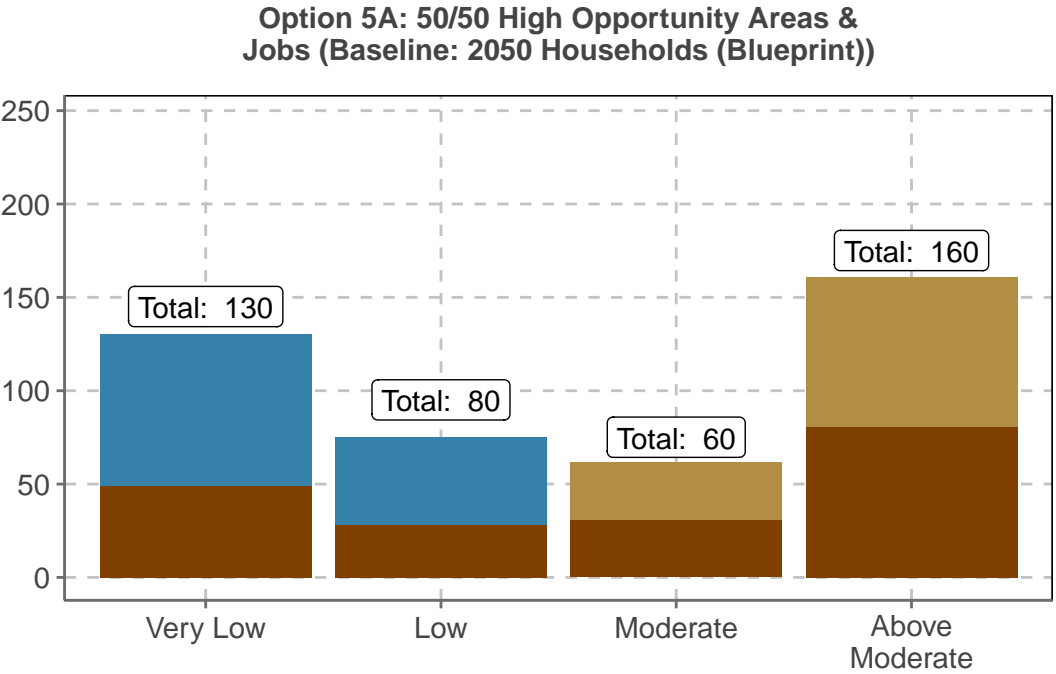**Version A: Original Income Grouping**

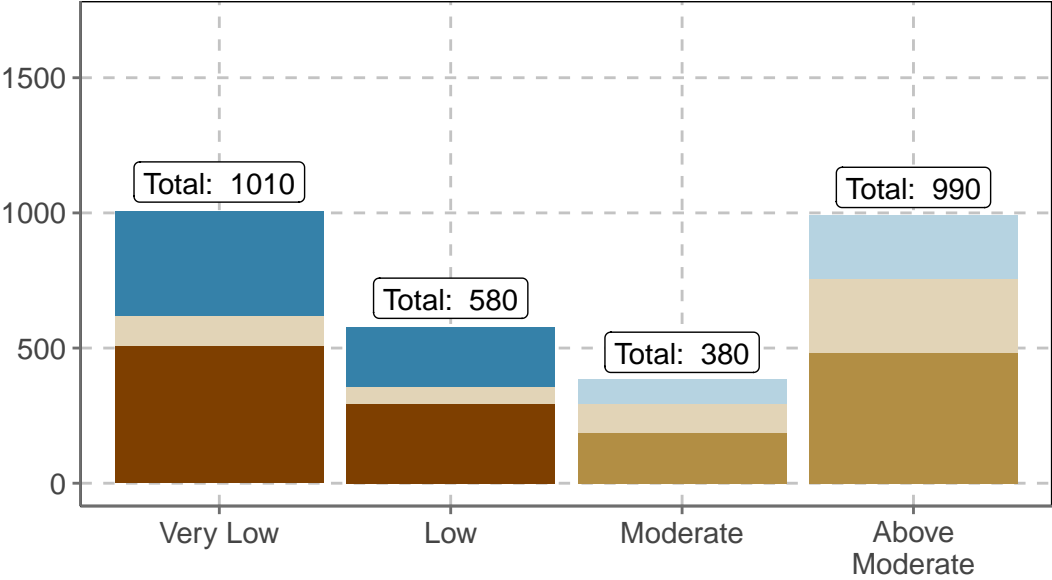**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 320
Low — Total: 180
Moderate — Total: 230
Above Moderate — Total: 590

**Version A: Original Income Grouping**

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

Very Low — Total: 300
Low — Total: 180
Moderate — Total: 220
Above Moderate — Total: 560

**Version A: Original Income Grouping**

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

Very Low — Total: 280
Low — Total: 160
Moderate — Total: 190
Above Moderate — Total: 490

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 320
Low — Total: 190
Moderate — Total: 230
Above Moderate — Total: 590

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 300
Low — Total: 180
Moderate — Total: 200
Above Moderate — Total: 510

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 280
Low — Total: 160
Moderate — Total: 200
Above Moderate — Total: 520

Legend:
- 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
## Emeryville
## (2019 households: 6381)
## (Alameda County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
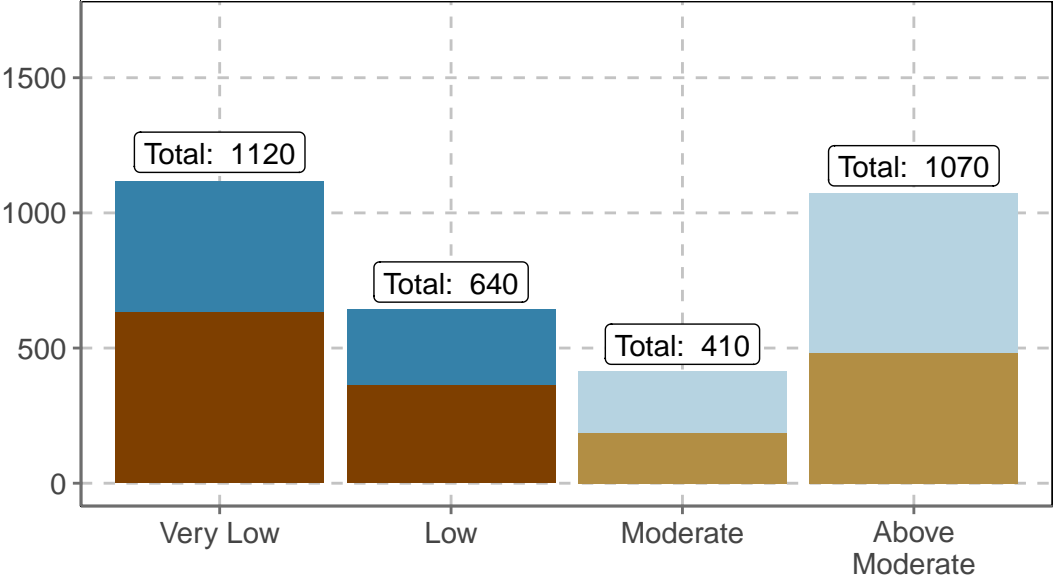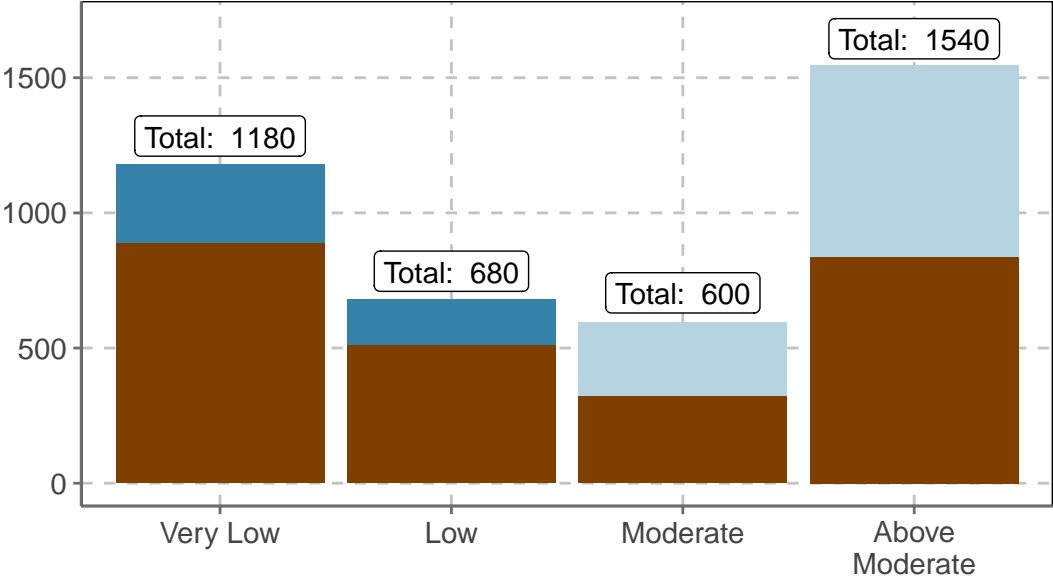Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.

### Version A: Original Income Grouping

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

- Very Low — Total: 480
- Low — Total: 280
- Moderate — Total: 400
- Above Moderate — Total: 1040

### Version A: Original Income Grouping

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

- Very Low — Total: 380
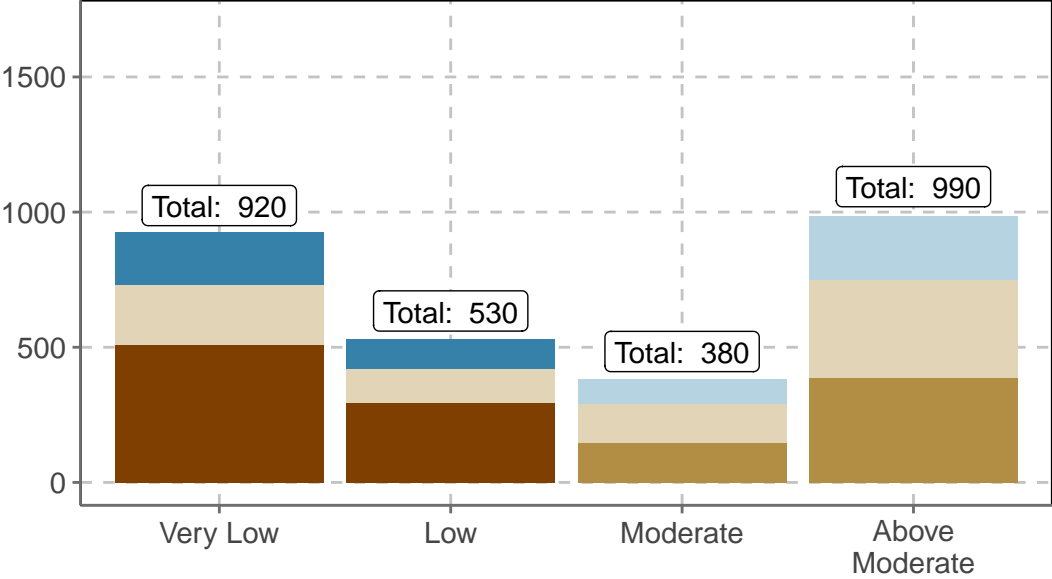- Low — Total: 220
- Moderate — Total: 360
- Above Moderate — Total: 920

### Version A: Original Income Grouping

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

- Very Low — Total: 330
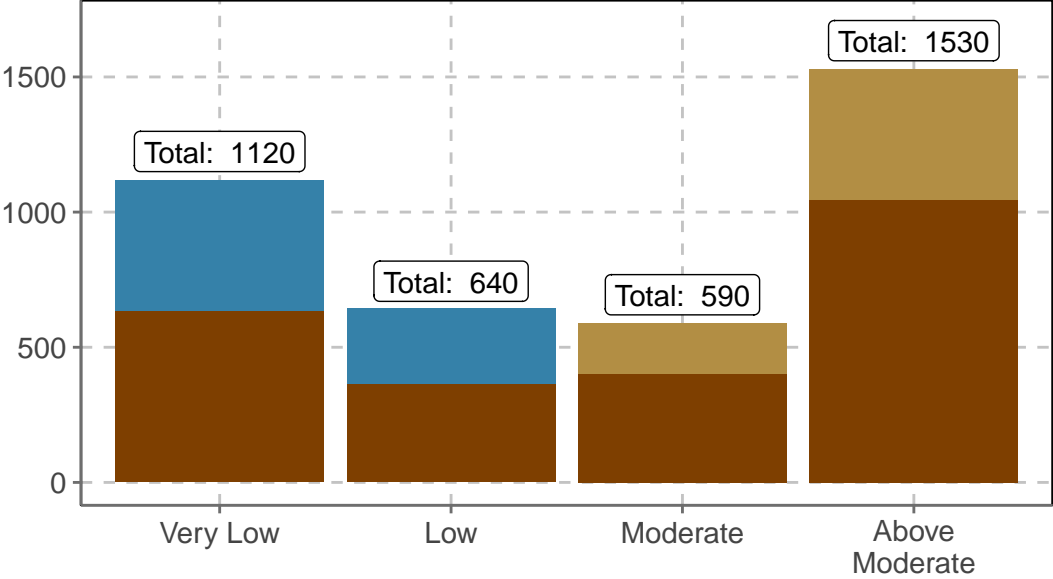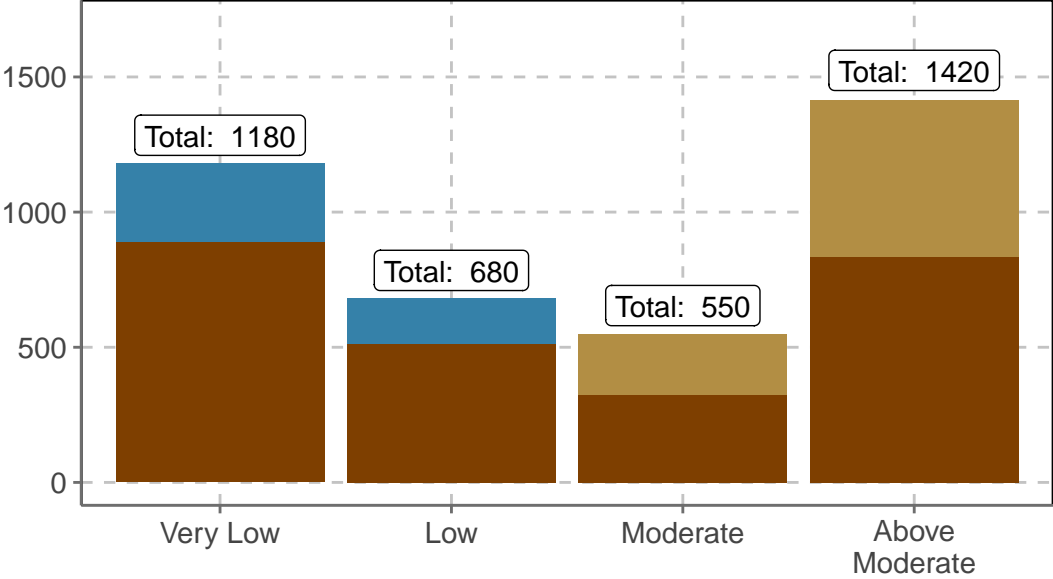- Low — Total: 190
- Moderate — Total: 300
- Above Moderate — Total: 780

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 550
- Low — Total: 320
- Moderate — Total: 430
- Above Moderate — Total: 1100

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 380
- Low — Total: 220
- Moderate — Total: 230
- Above Moderate — Total: 610

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 330
- Low — Total: 190
- Moderate — Total: 250
- Above Moderate — Total: 650

Legend: a Access to High Opportunity Areas | a Job Proximity – Auto | a Job Proximity – Transit | a Jobs–Housing Balance | a Jobs–Housing Fit
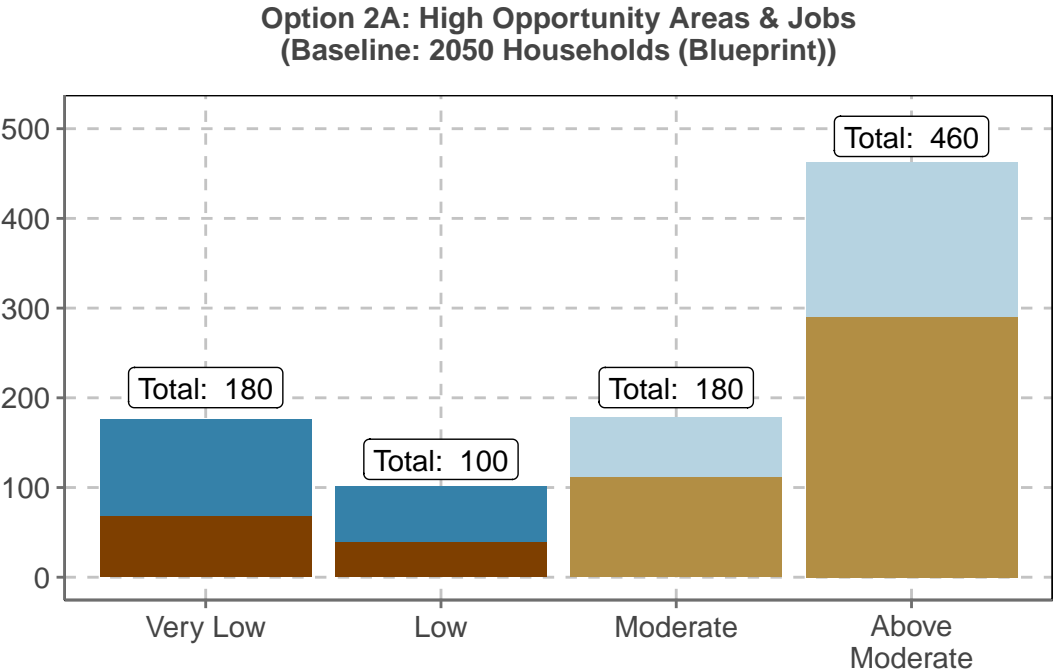
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Fairfax
## (2019 households: 3386)
## (Marin County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
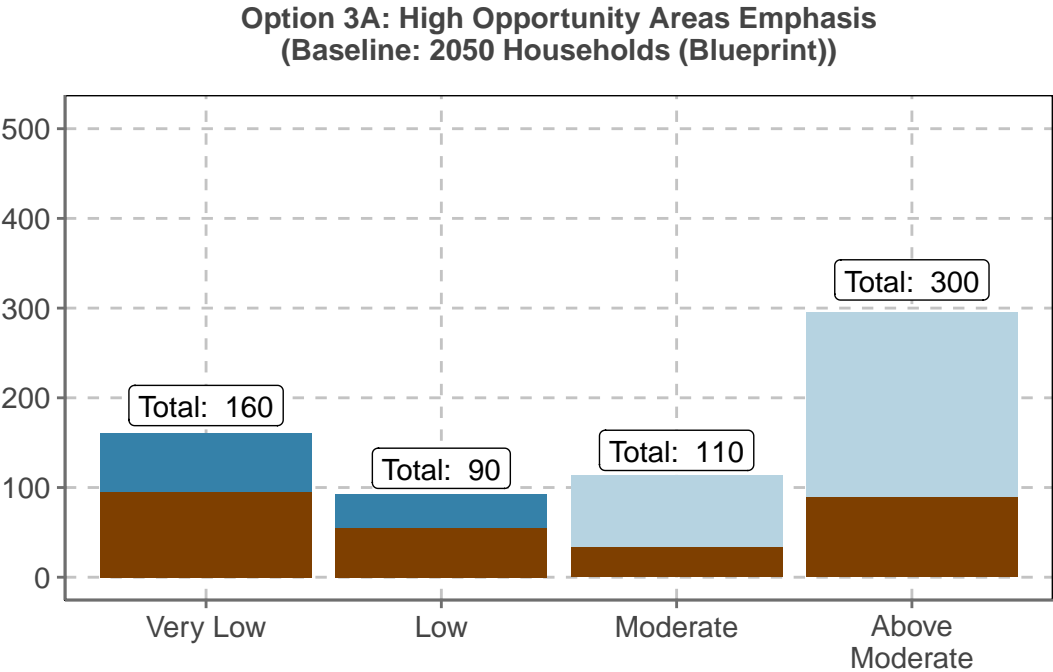Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
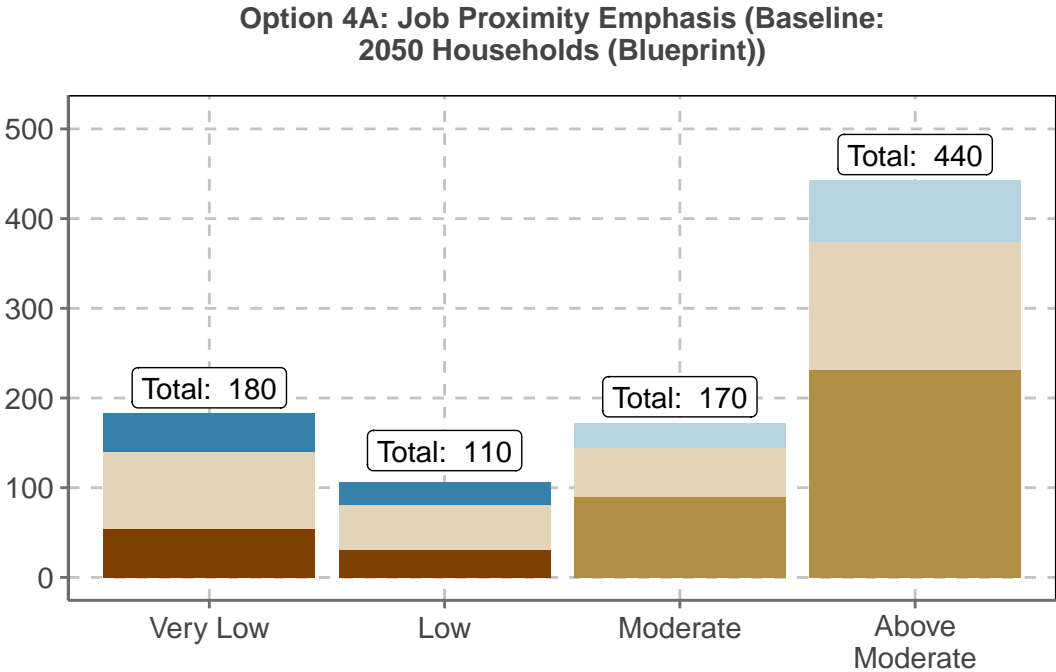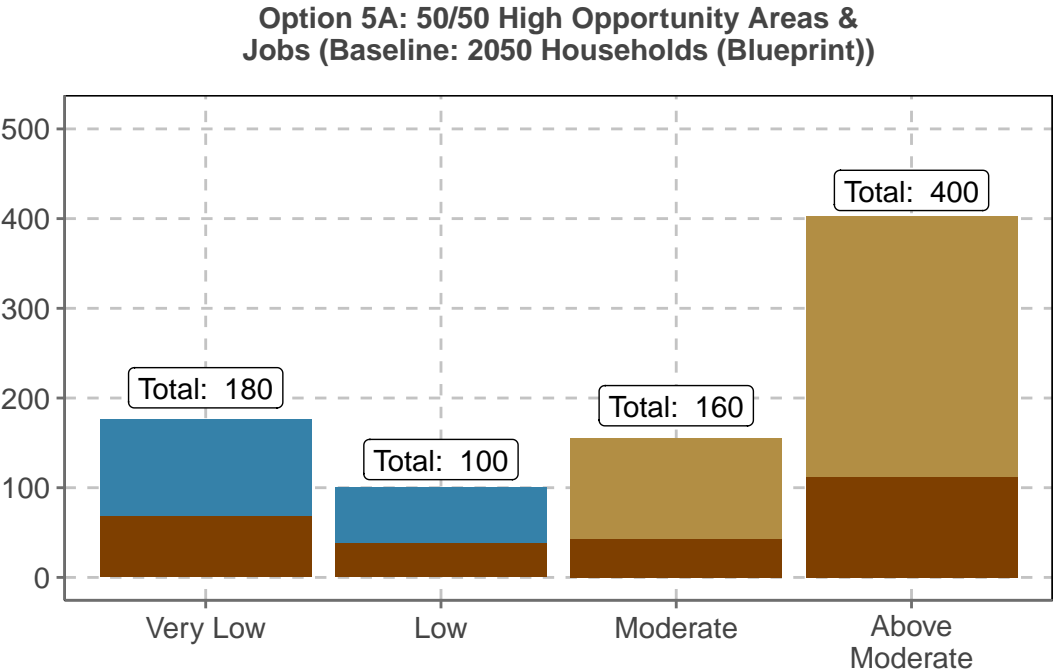


Version A: Original Income Grouping

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 A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
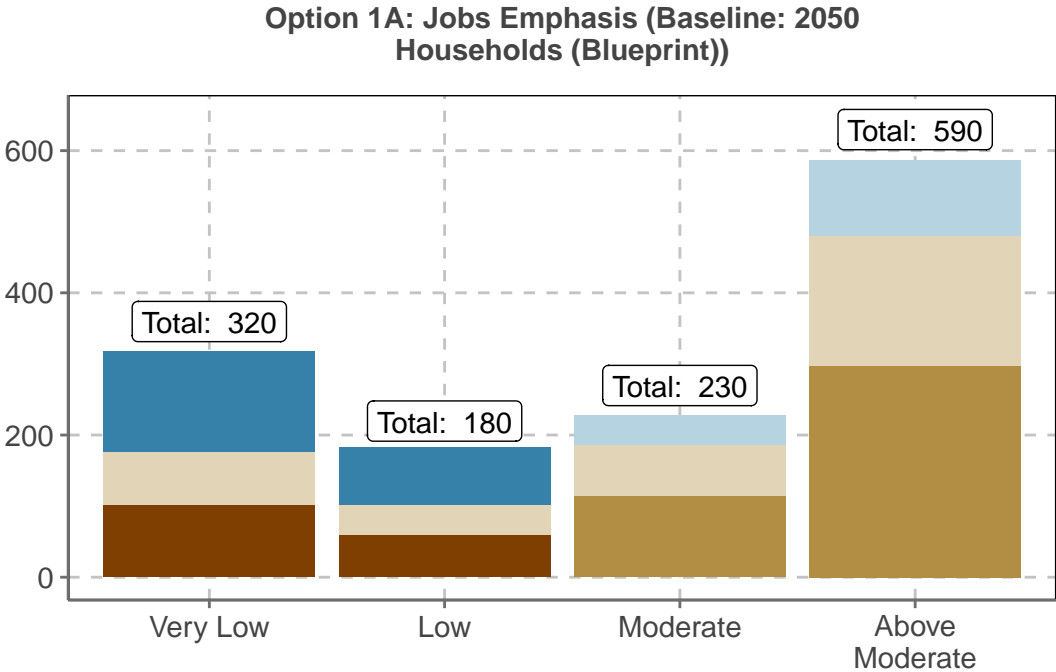
Legend: Access to High Opportunity Areas · Job Proximity – Auto · Job Proximity – Transit · Jobs–Housing Balance · Jobs–Housing Fit
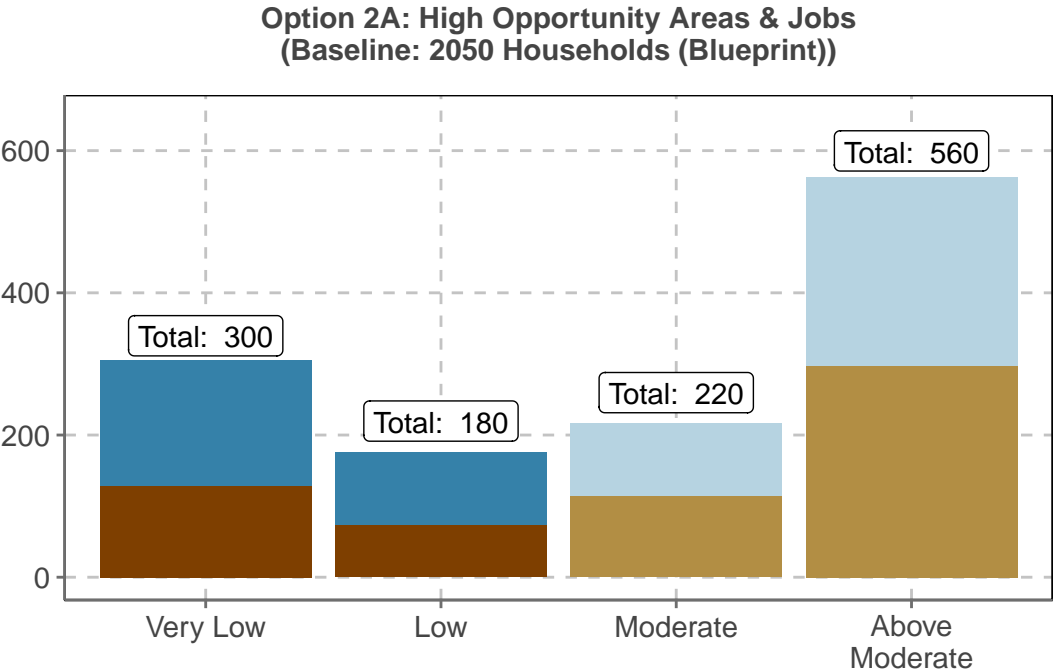
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Fairfield
## (2019 households: 37344)
## (Solano County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
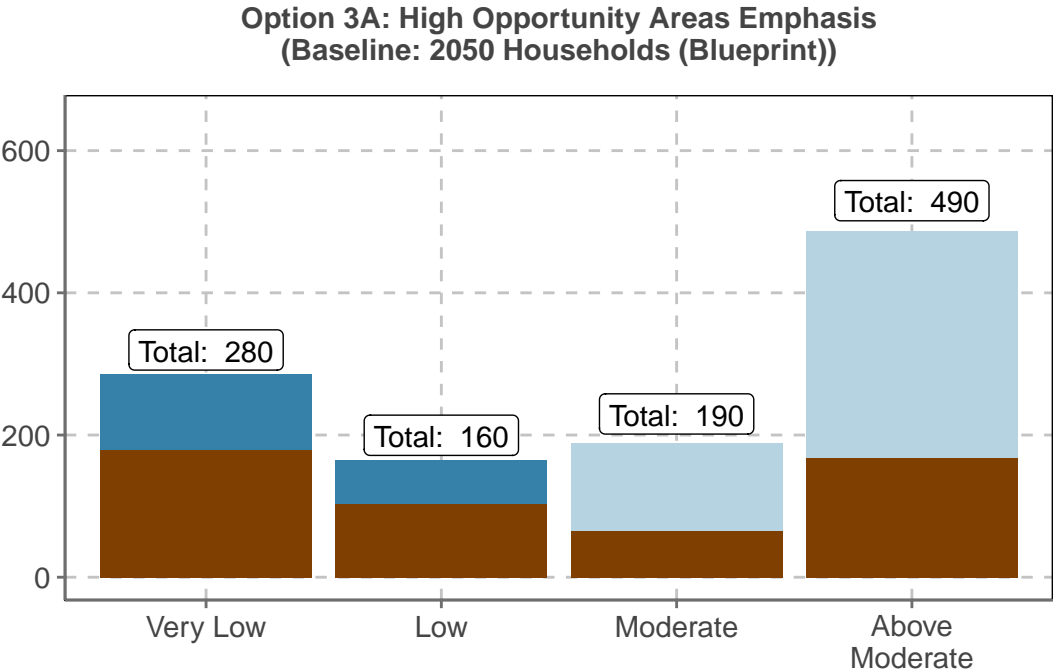Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
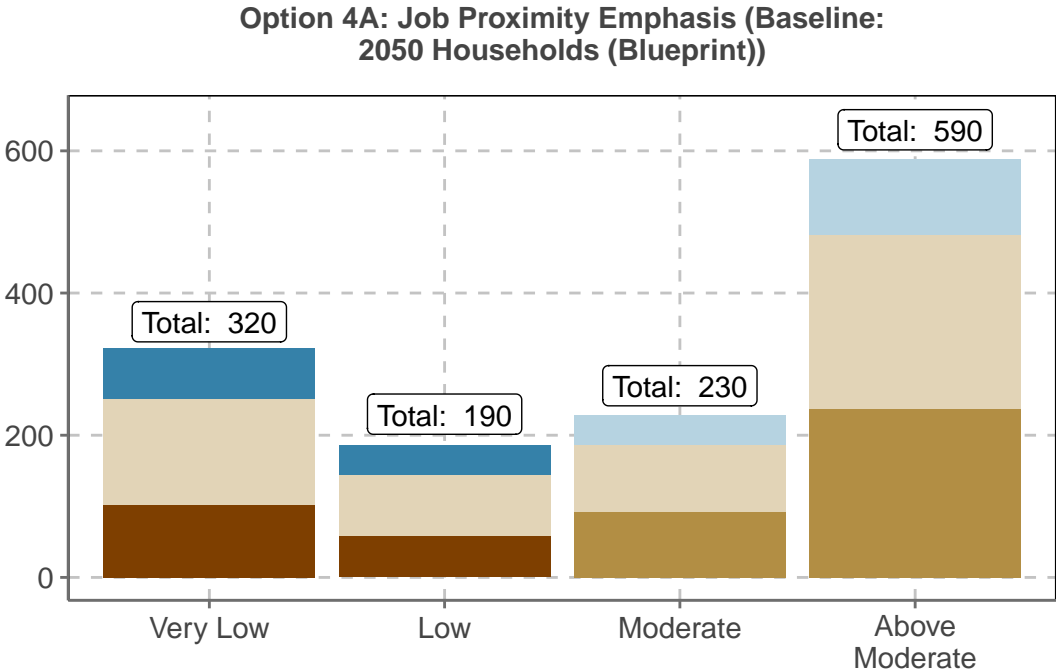


**Version A: Original Income Grouping**

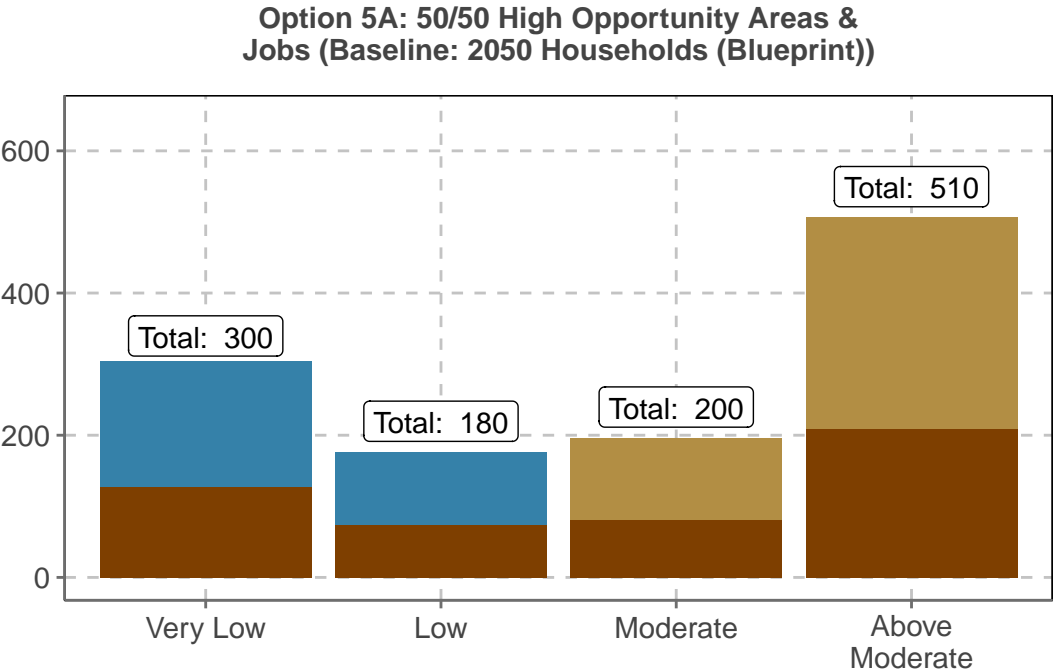**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**
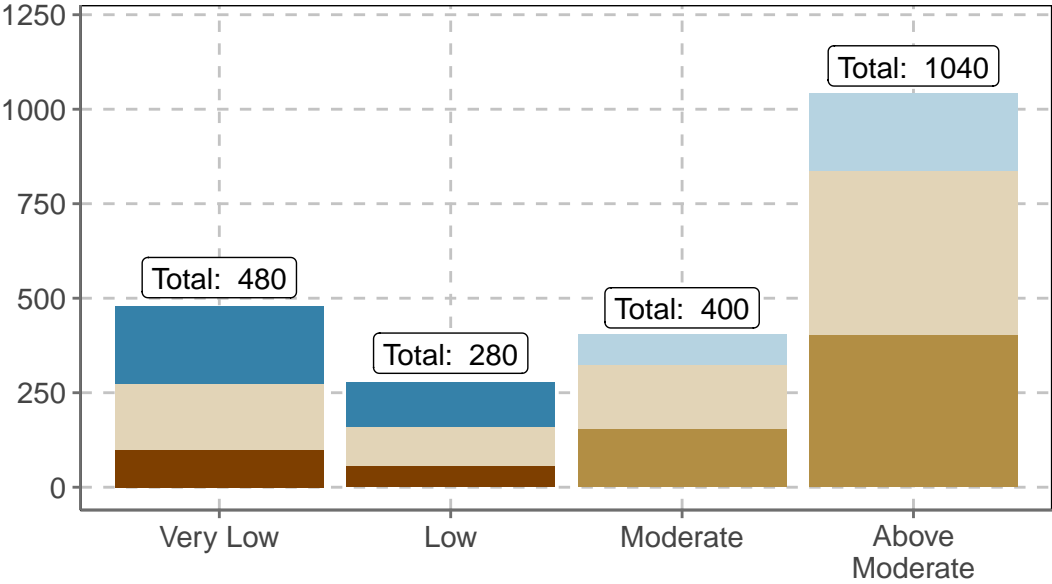
**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

**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
## Foster City
## (2019 households: 12696)
## (San Mateo County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
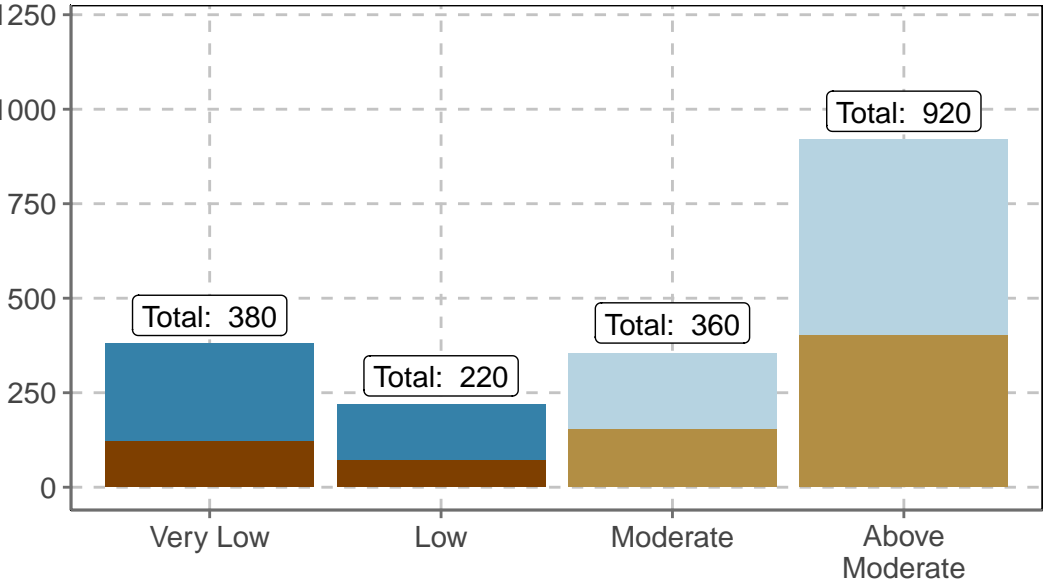Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



**Version A: Original Income Grouping**

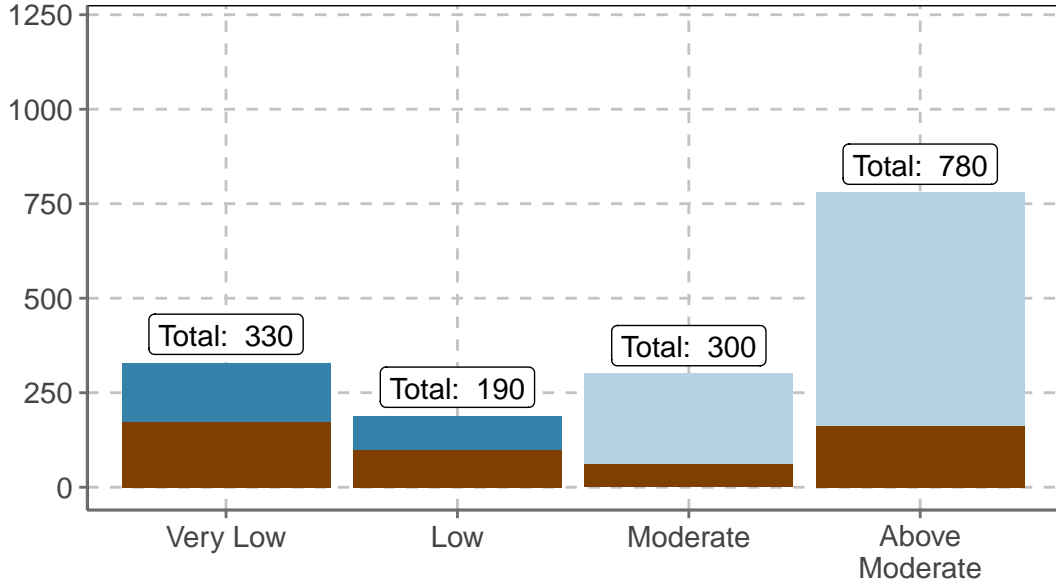**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 530 — Very Low
Total: 300 — Low
Total: 240 — Moderate
Total: 610 — Above Moderate

**Version A: Original Income Grouping**

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

Total: 590 — Very Low
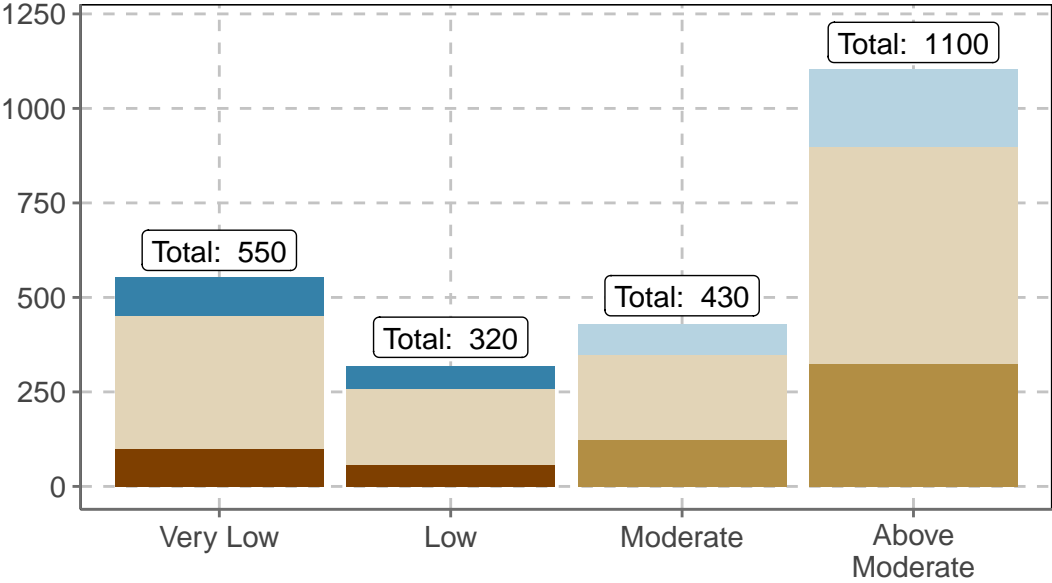Total: 340 — Low
Total: 260 — Moderate
Total: 670 — Above Moderate

**Version A: Original Income Grouping**

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

Total: 610 — Very Low
Total: 350 — Low
Total: 320 — Moderate
Total: 830 — Above Moderate

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 480 — Very Low
Total: 280 — Low
Total: 230 — Moderate
Total: 590 — Above Moderate

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 590 — Very Low
Total: 340 — Low
Total: 340 — Moderate
Total: 870 — Above Moderate

**Version A: Original Income Grouping**

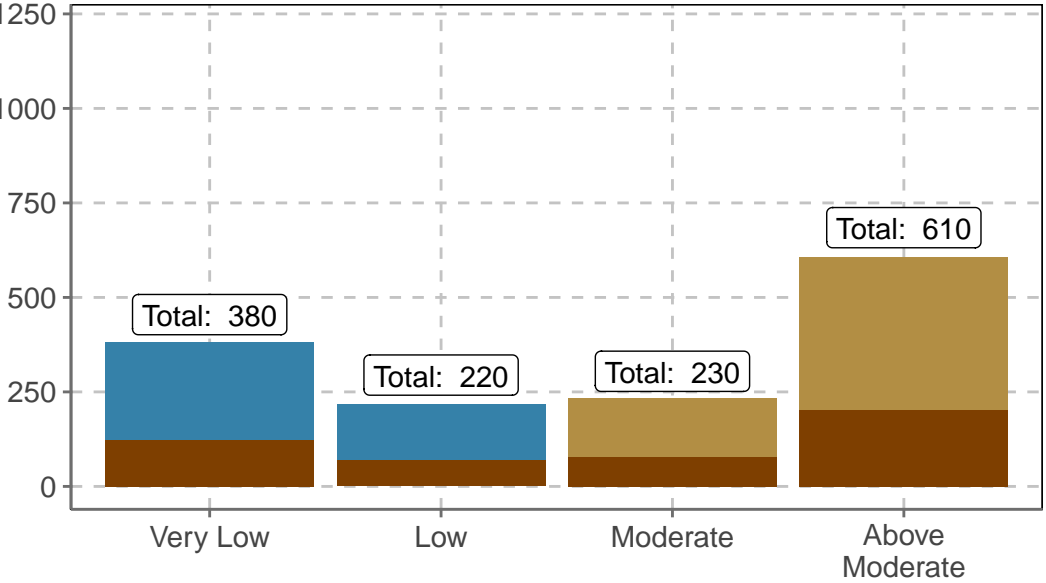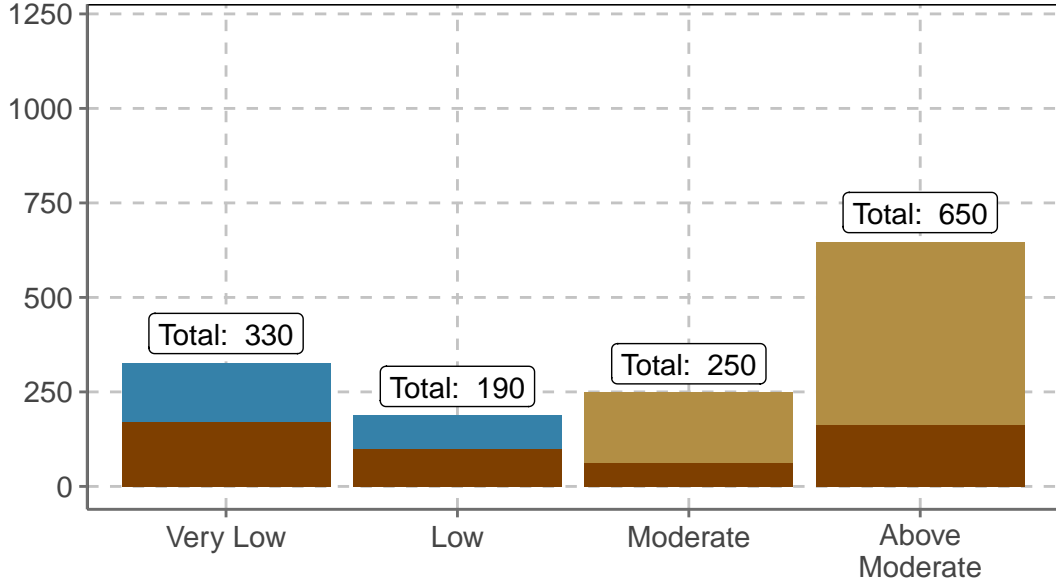**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 610 — Very Low
Total: 350 — Low
Total: 320 — Moderate
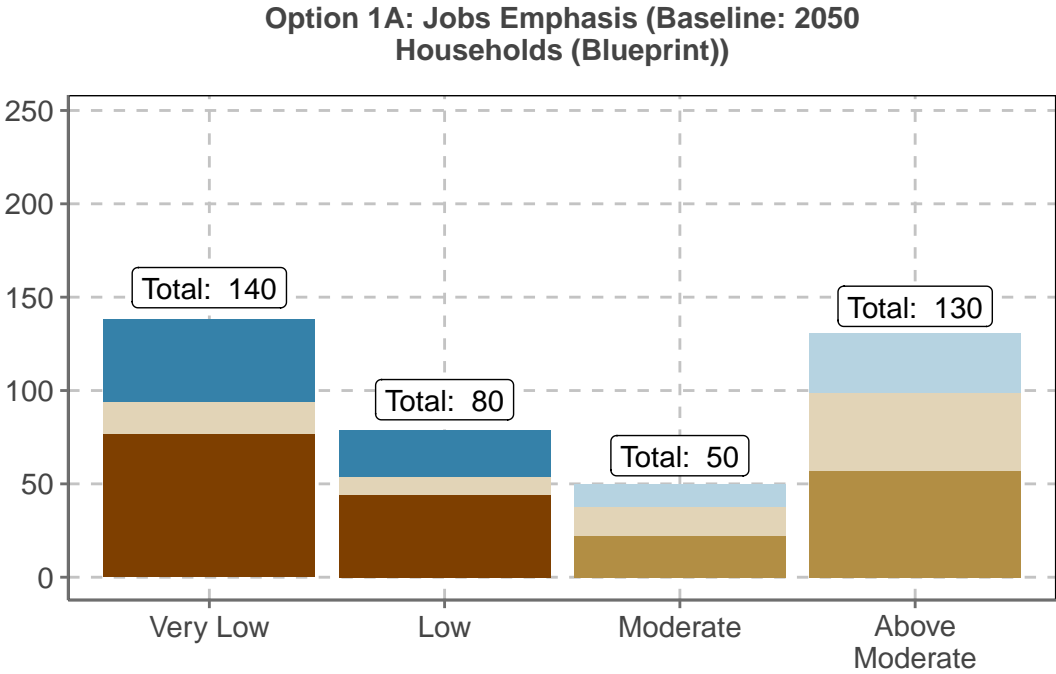Total: 830 — Above Moderate

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

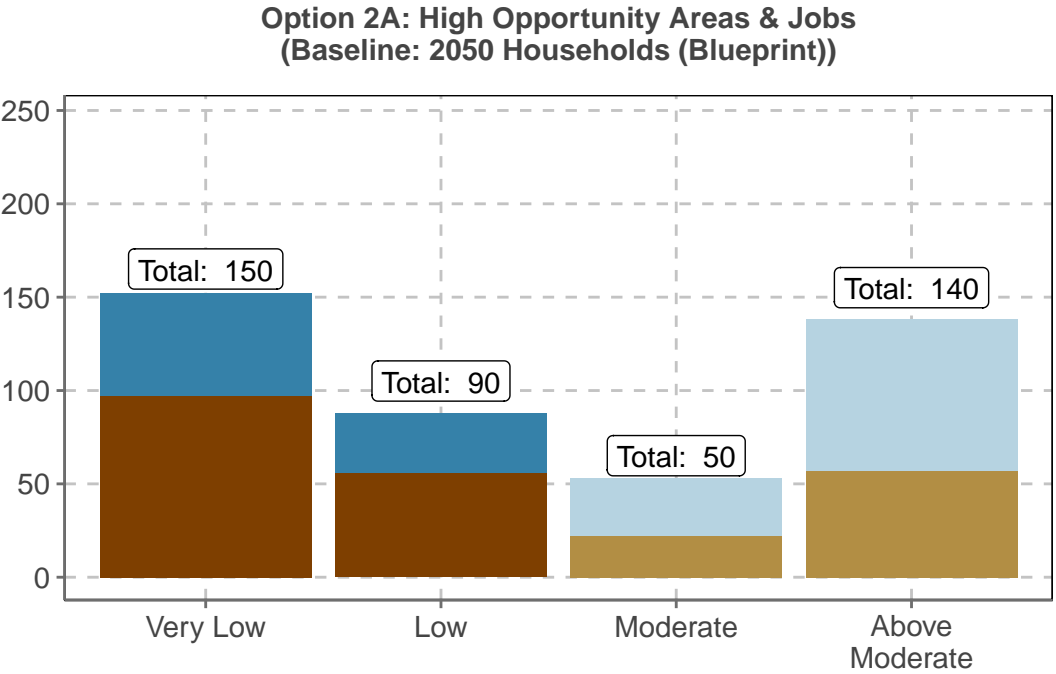# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Fremont
## (2019 households: 73263)
## (Alameda County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
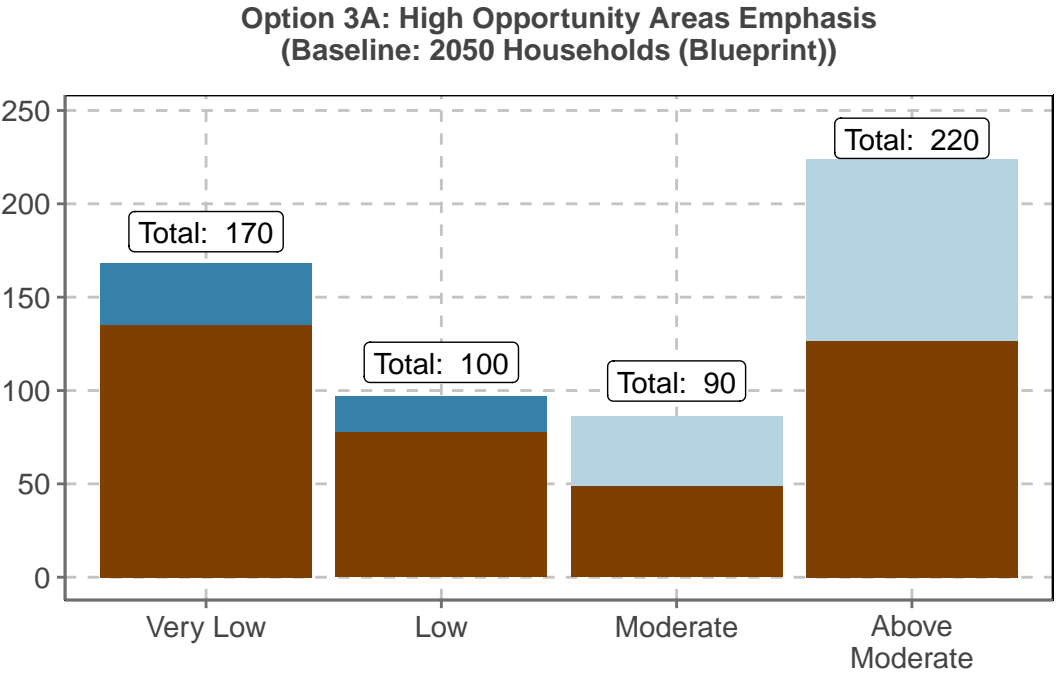Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
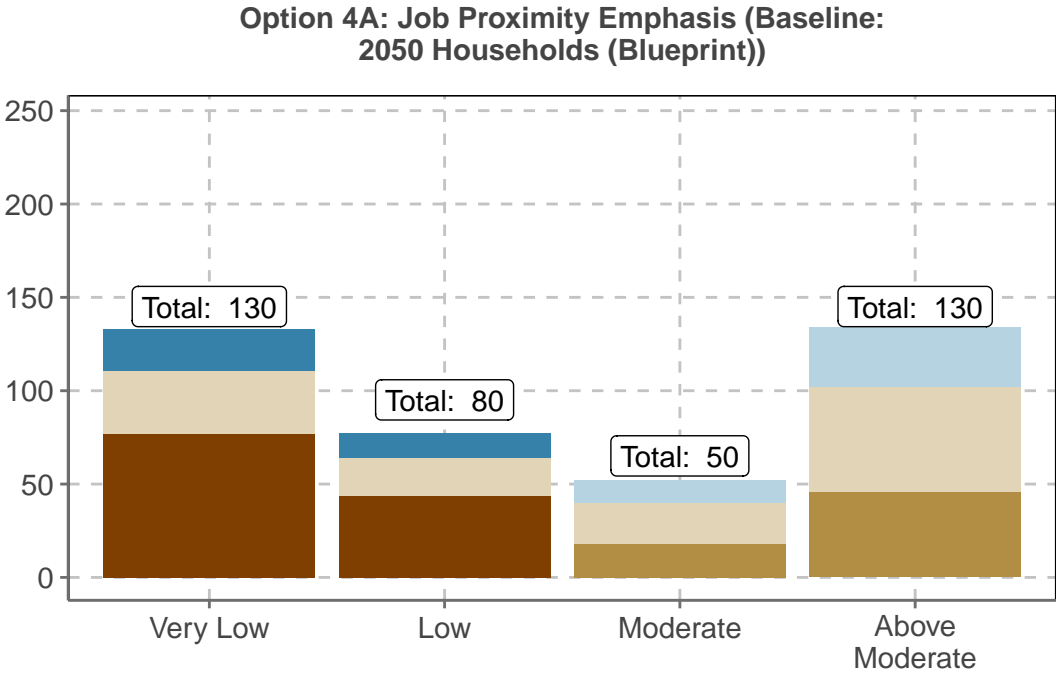


**Version A: Original Income Grouping**

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

Total: 3760 (Very Low), Total: 2170 (Low), Total: 1670 (Moderate), Total: 4330 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 4140 (Very Low), Total: 2380 (Low), Total: 1840 (Moderate), Total: 4750 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 4370 (Very Low), Total: 2510 (Low), Total: 2380 (Moderate), Total: 6170 (Above Moderate)

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 3500 (Very Low), Total: 2020 (Low), Total: 1650 (Moderate), Total: 4260 (Above Moderate)

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 4140 (Very Low), Total: 2380 (Low), Total: 2340 (Moderate), Total: 6060 (Above Moderate)

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 4370 (Very Low), Total: 2510 (Low), Total: 2210 (Moderate), Total: 5720 (Above Moderate)

Legend: 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)**

Chart 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.Income group totals are rounded to nearest 10.
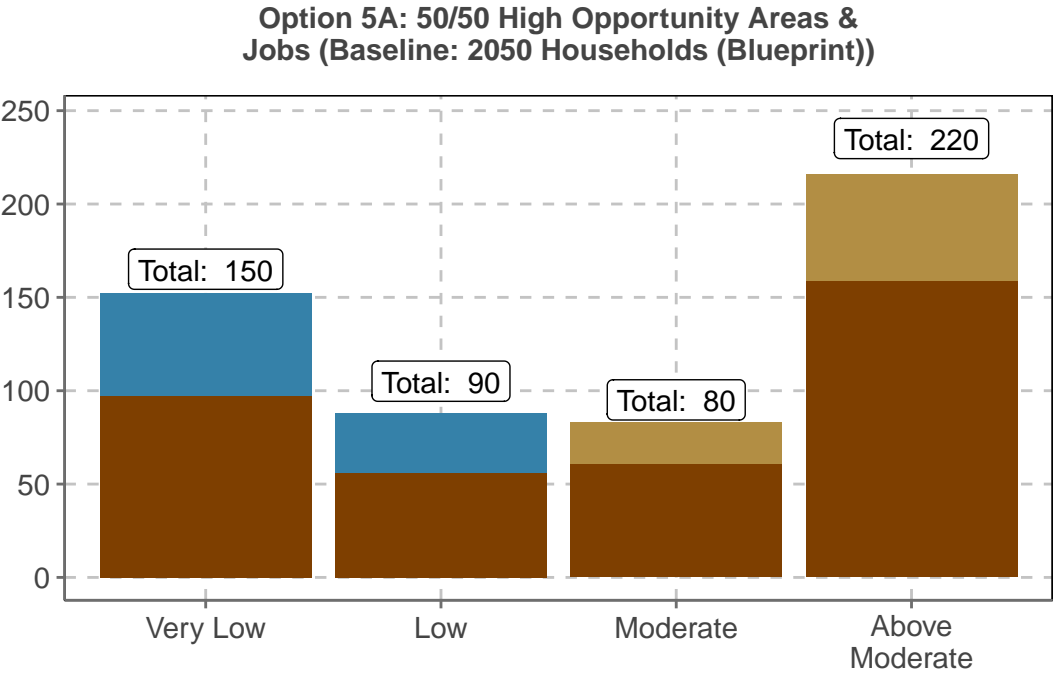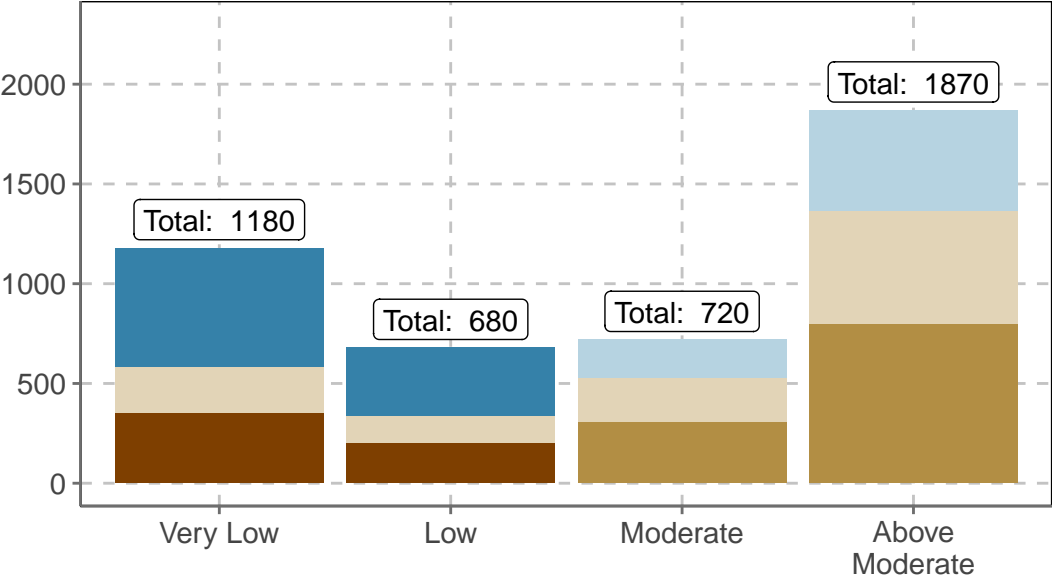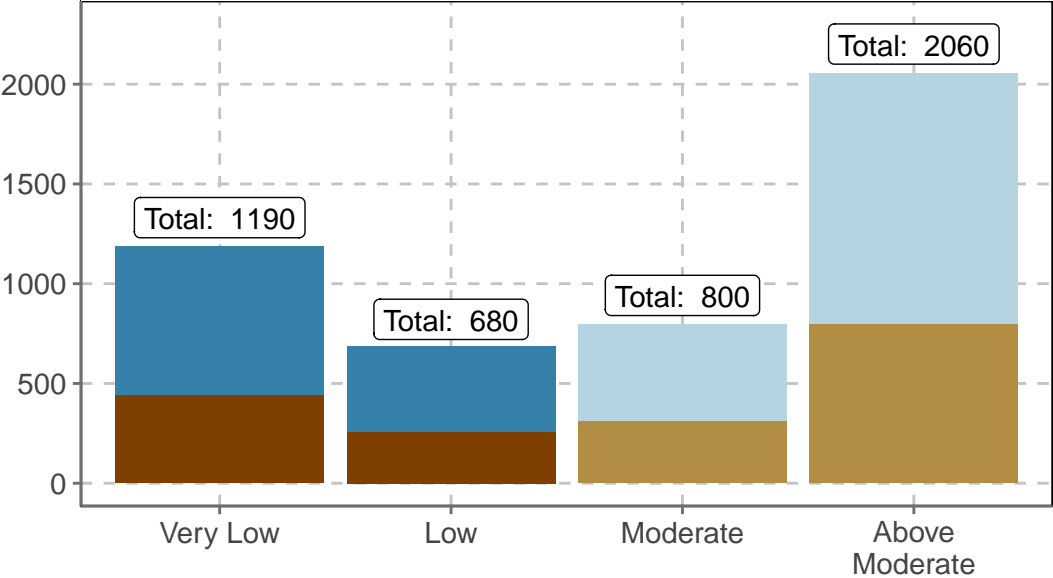
Version A: Original Income Grouping

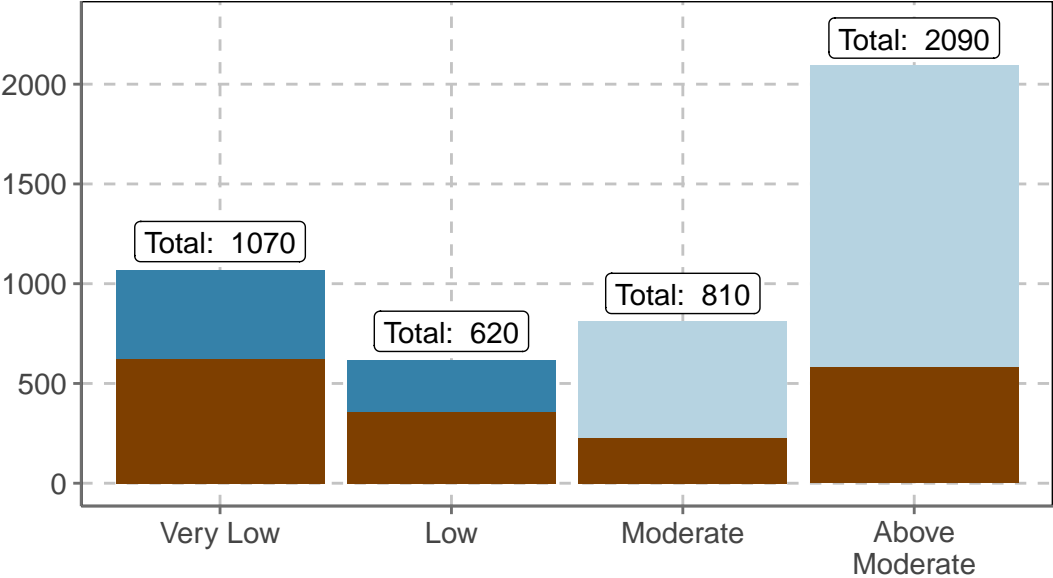Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))
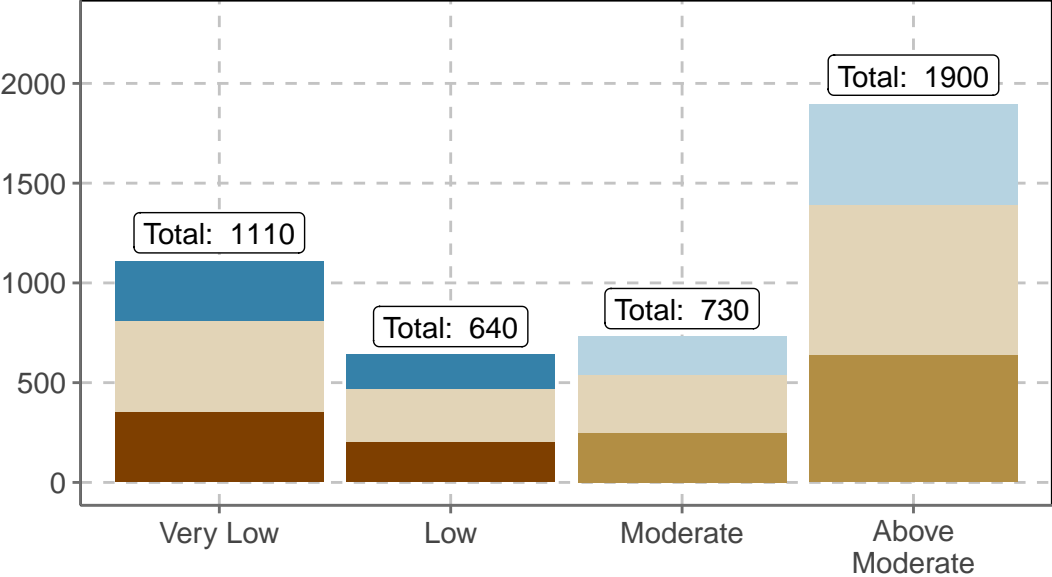
Version A: Original Income Grouping

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

Version A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

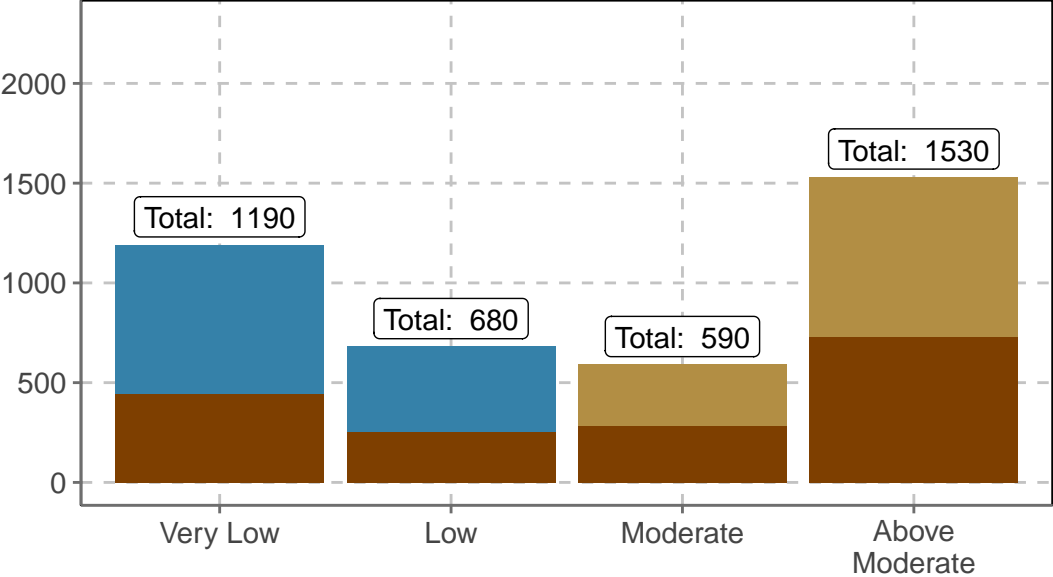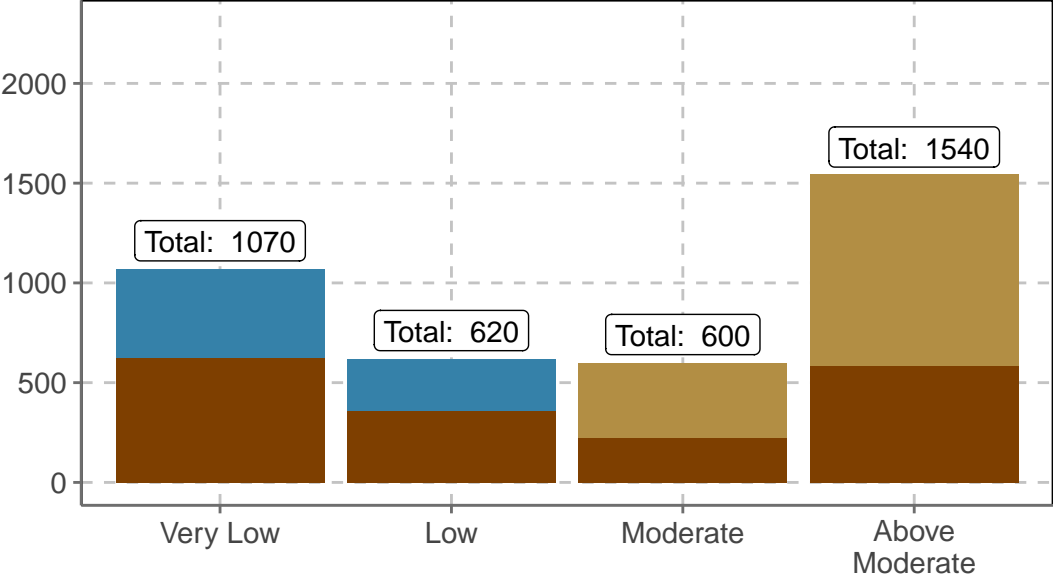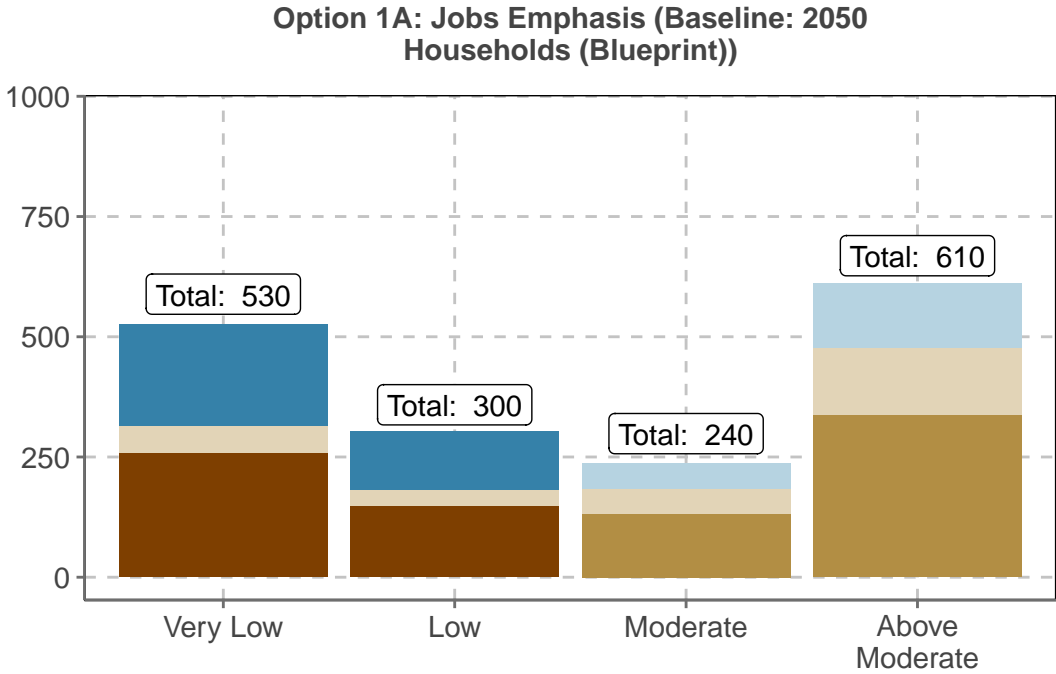Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



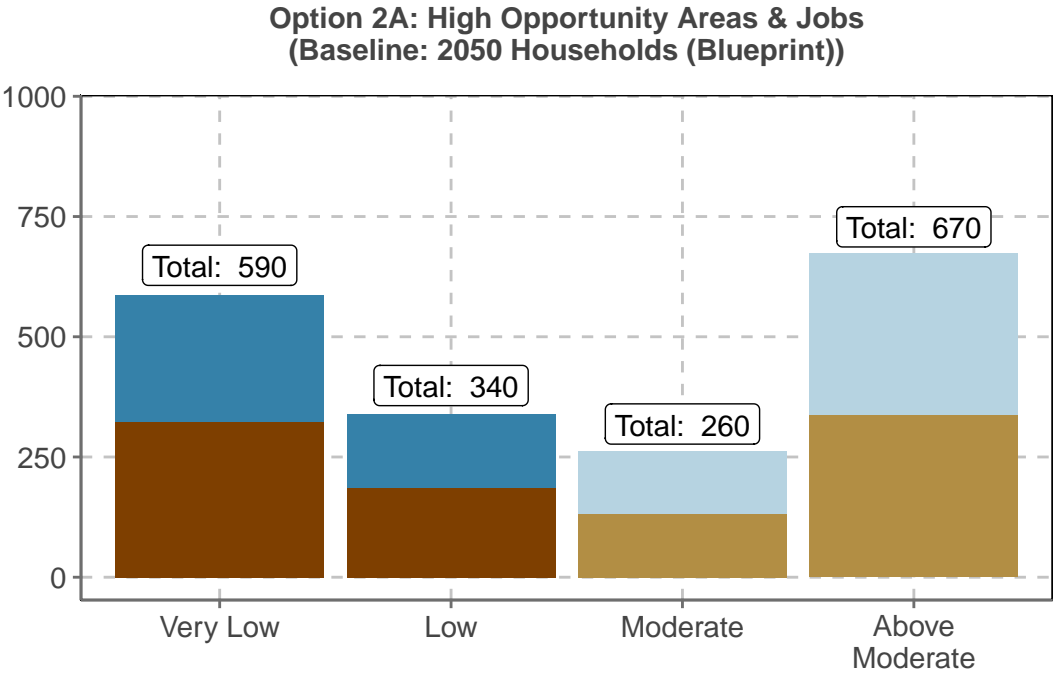Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart 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.Income group totals are rounded to nearest 10.

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 A: Original Income Grouping

Version A: Original Income Grouping

Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



Legend:
- 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
## Hayward
## (2019 households: 47532)
## (Alameda County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
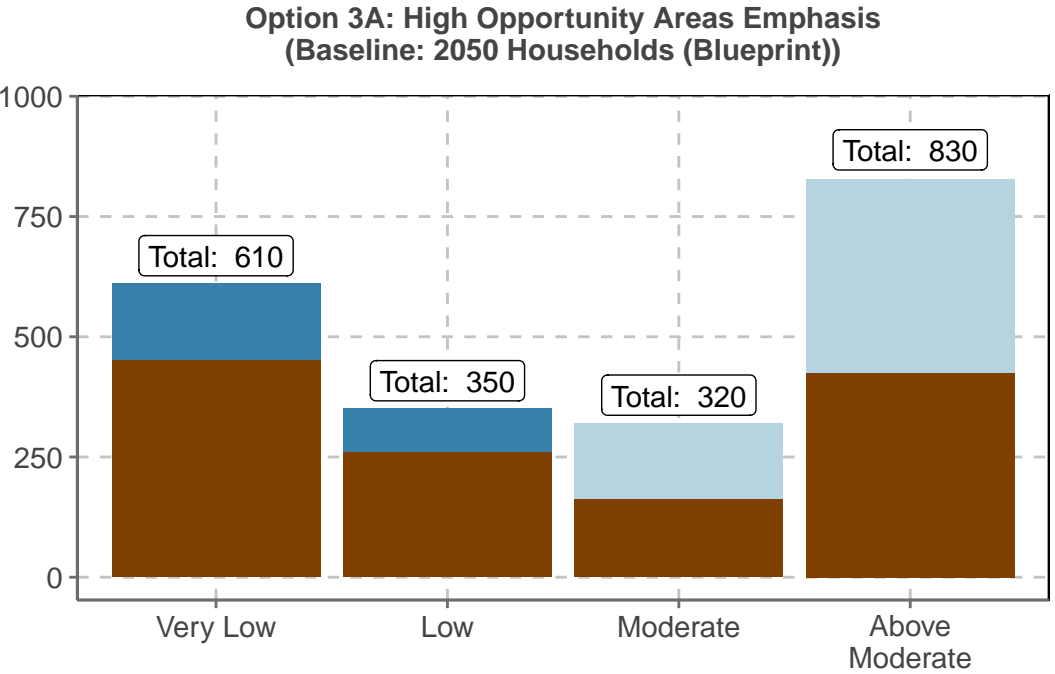Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
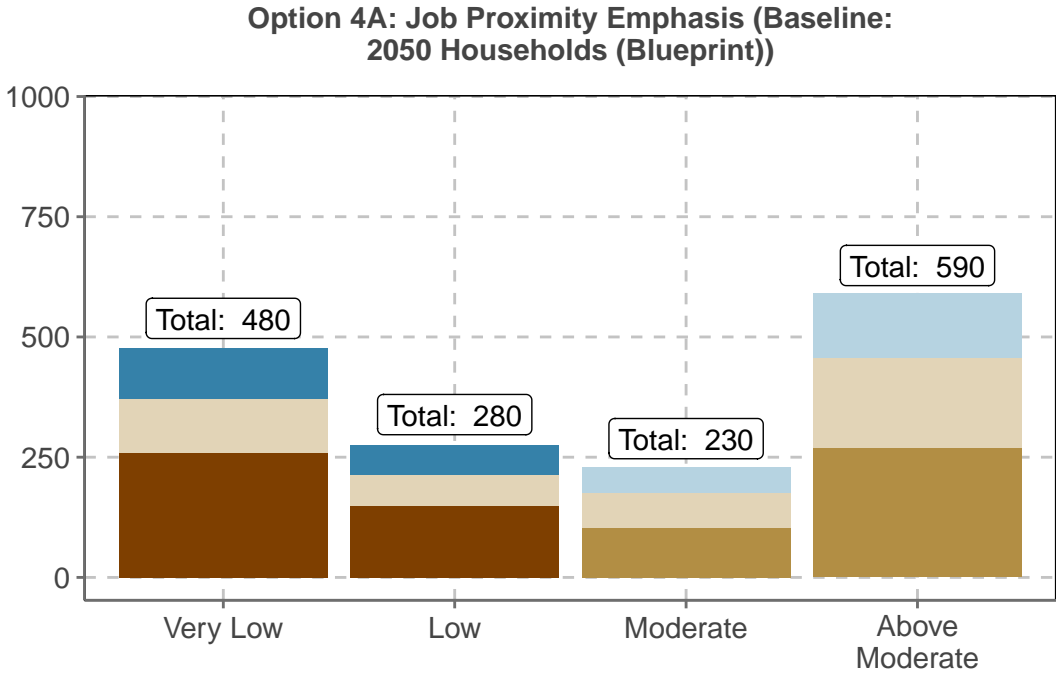
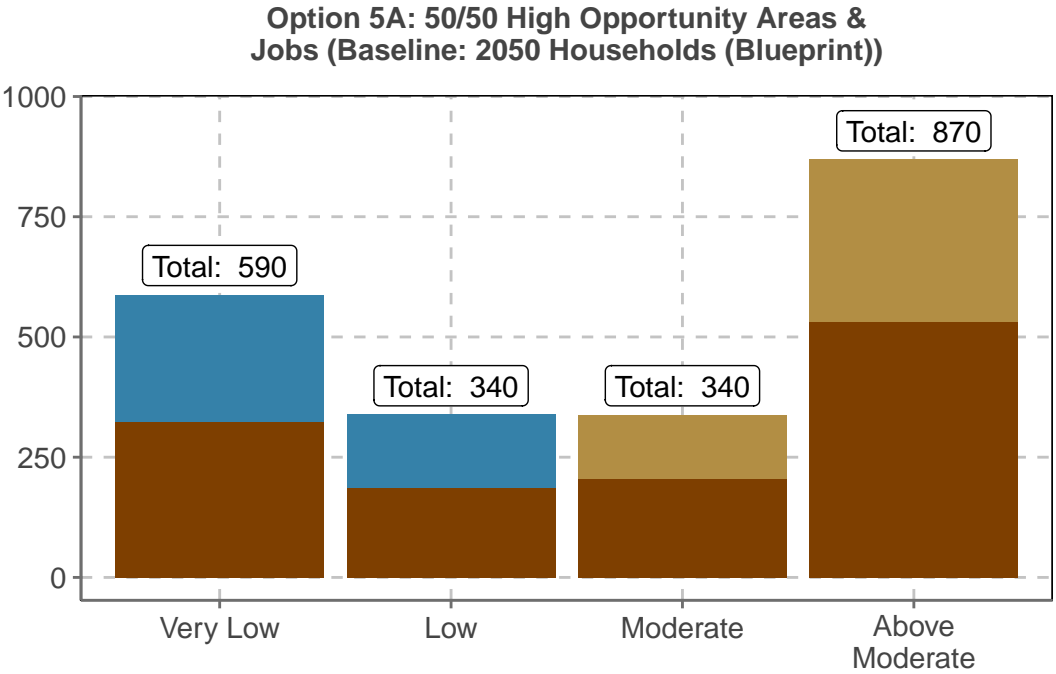**Version A: Original Income Grouping**

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

Total: 1190
Total: 690
Total: 850
Total: 2210

Very Low | Low | Moderate | Above Moderate

**Version A: Original Income Grouping**

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

Total: 1190
Total: 690
Total: 930
Total: 2400

Very Low | Low | Moderate | Above Moderate

**Version A: Original Income Grouping**

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

Total: 1060
Total: 610
Total: 830
Total: 2140

Very Low | Low | Moderate | Above Moderate

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1130
Total: 650
Total: 840
Total: 2180

Very Low | Low | Moderate | Above Moderate

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1190
Total: 690
Total: 700
Total: 1810

Very Low | Low | Moderate | Above Moderate

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1060
Total: 610
Total: 730
Total: 1880

Very Low | Low | Moderate | Above Moderate

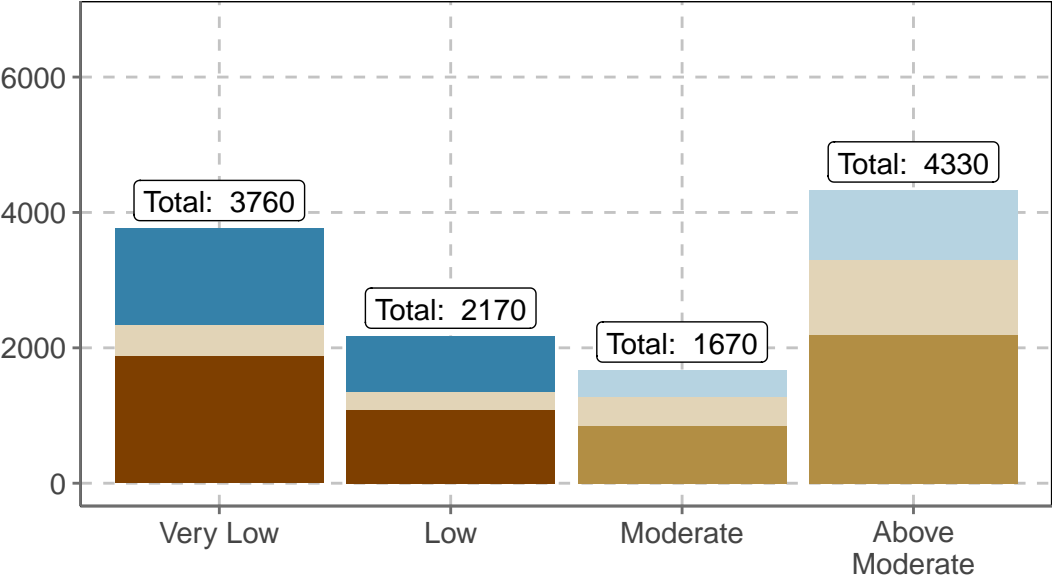a Access to High Opportunity Areas   a Job Proximity – Auto   a Job Proximity – Transit   a Jobs–Housing Balance   a Jobs–Housing Fit

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
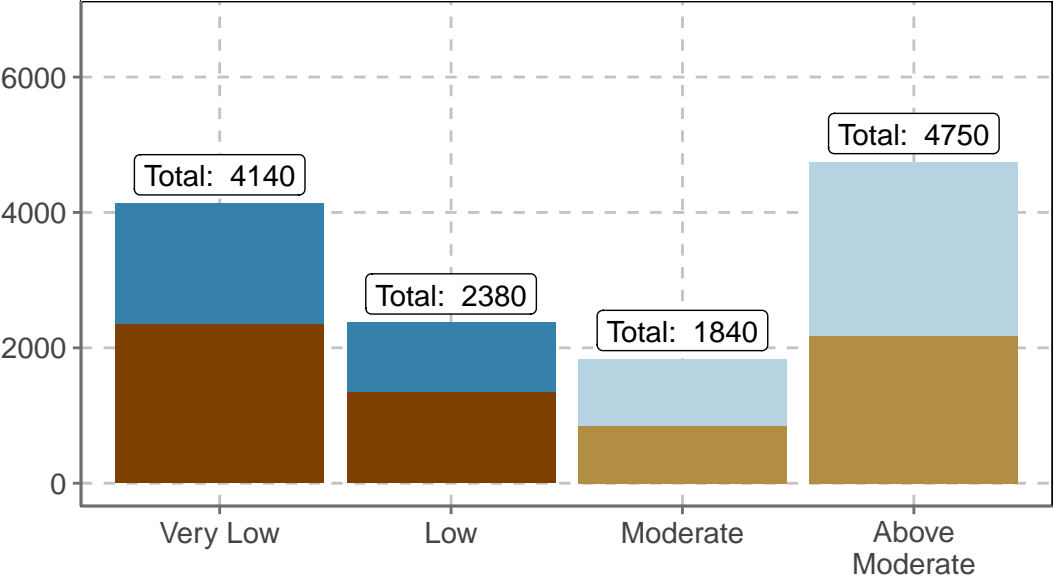Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



**Version A: Original Income Grouping**

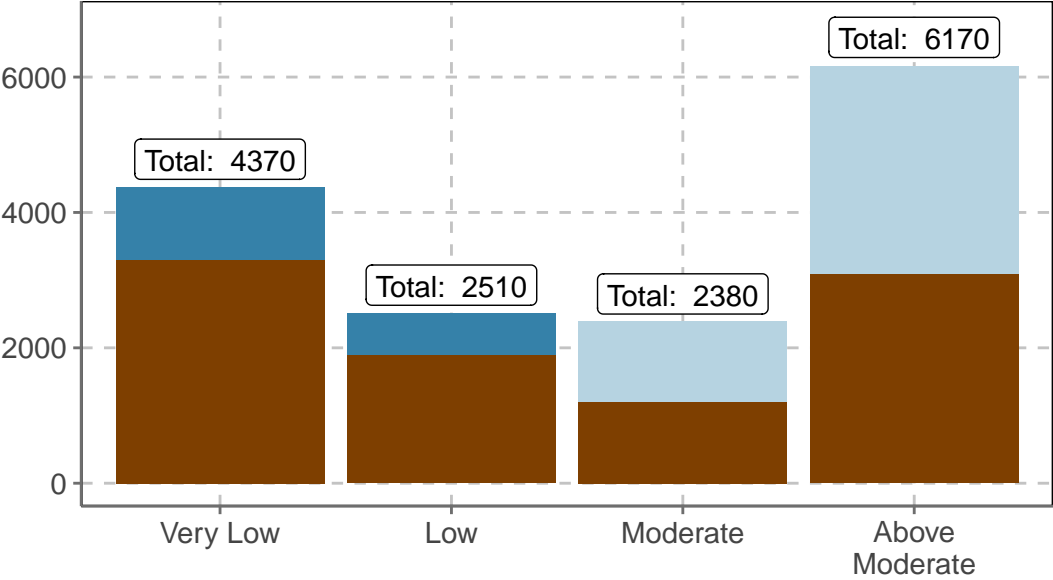Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

**Version A: Original Income Grouping**

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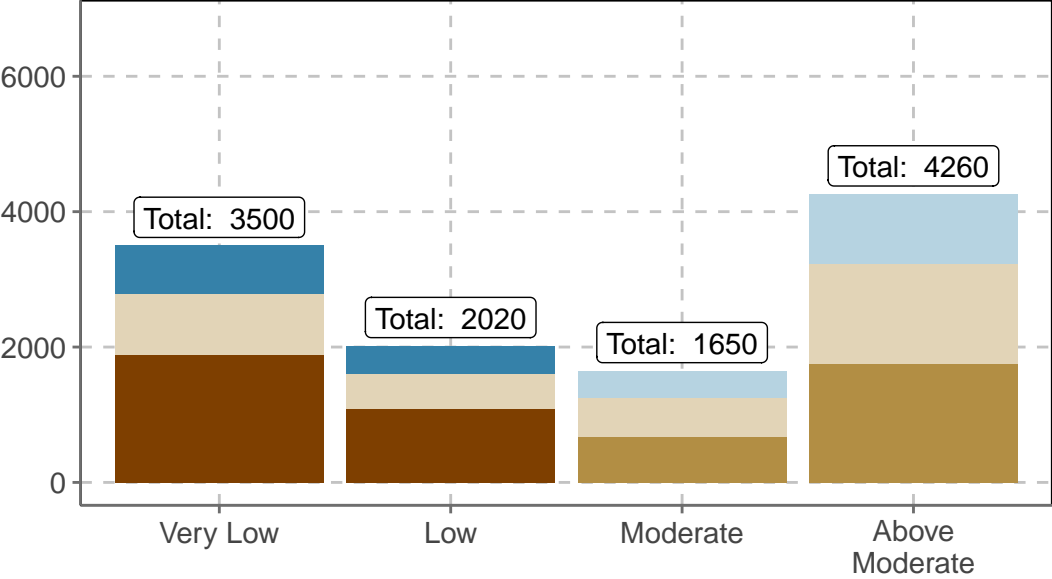
**Version A: Original Income Grouping**

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
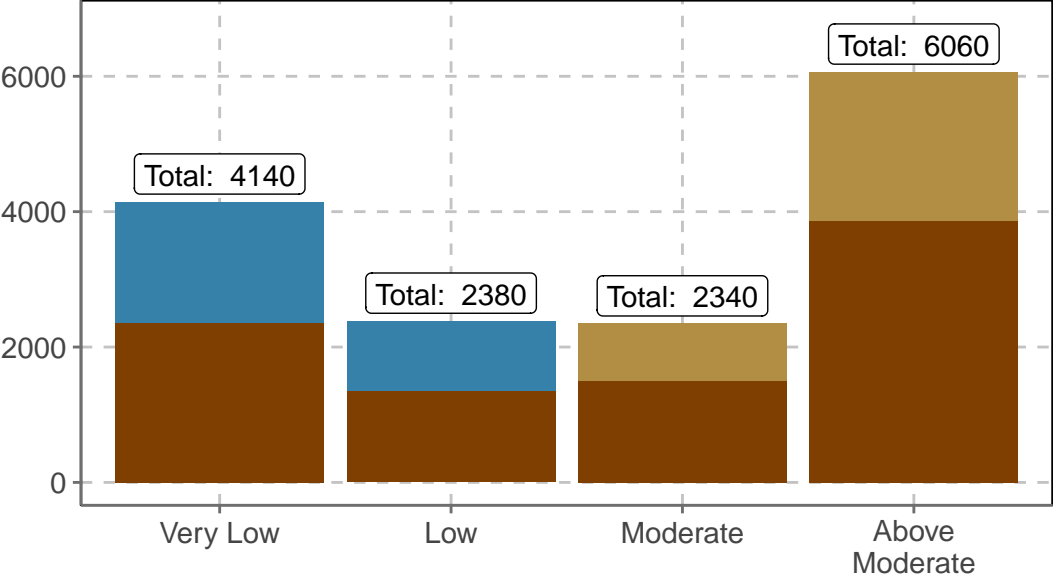
**Version A: Original Income Grouping**

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))
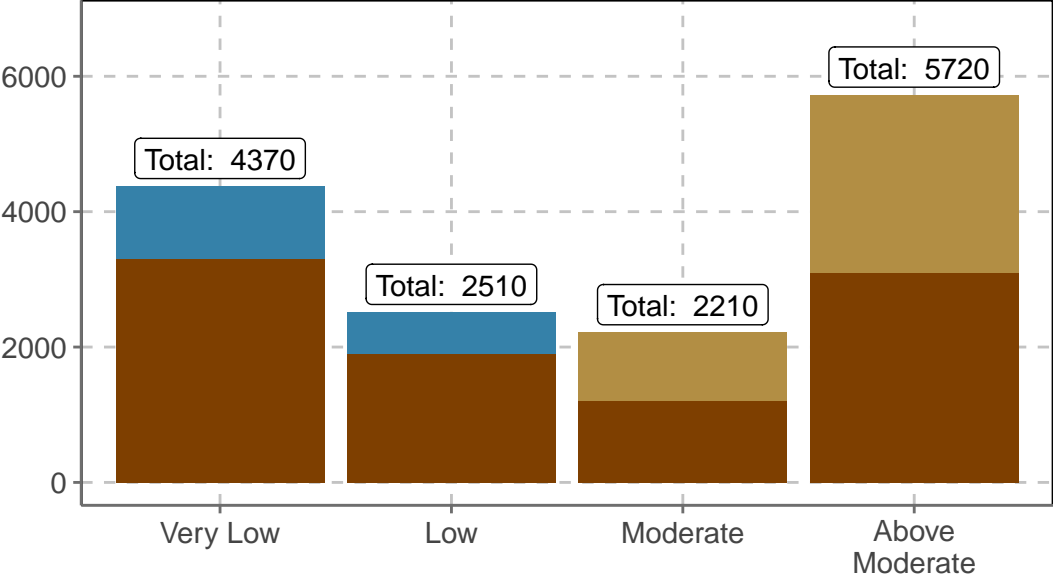
**Version A: Original Income Grouping**

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

**Version A: Original Income Grouping**

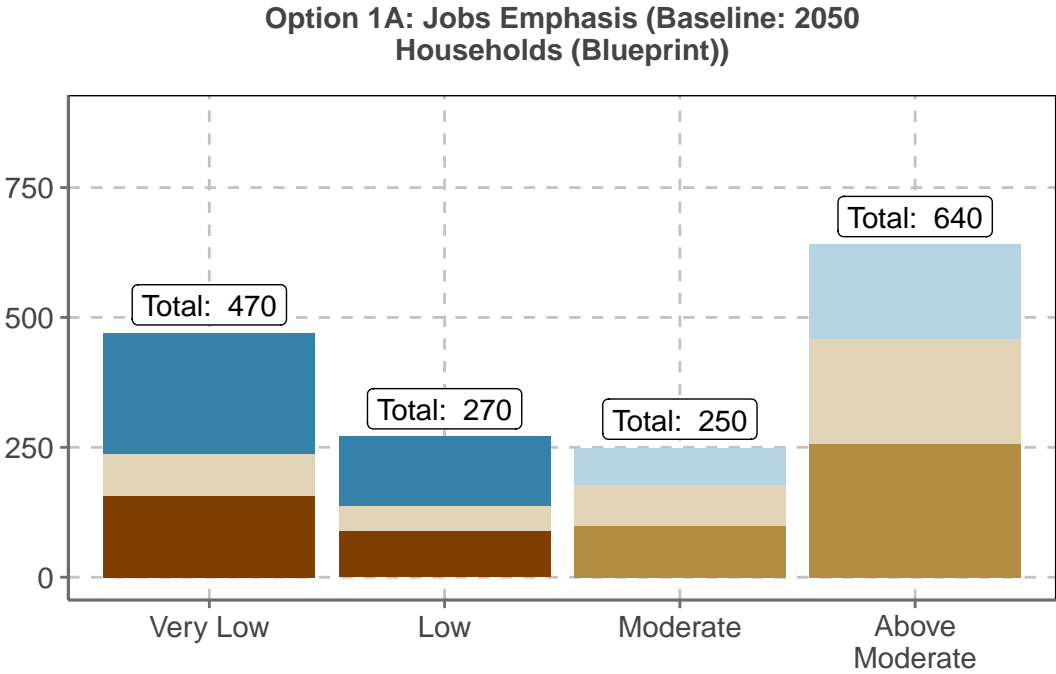Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
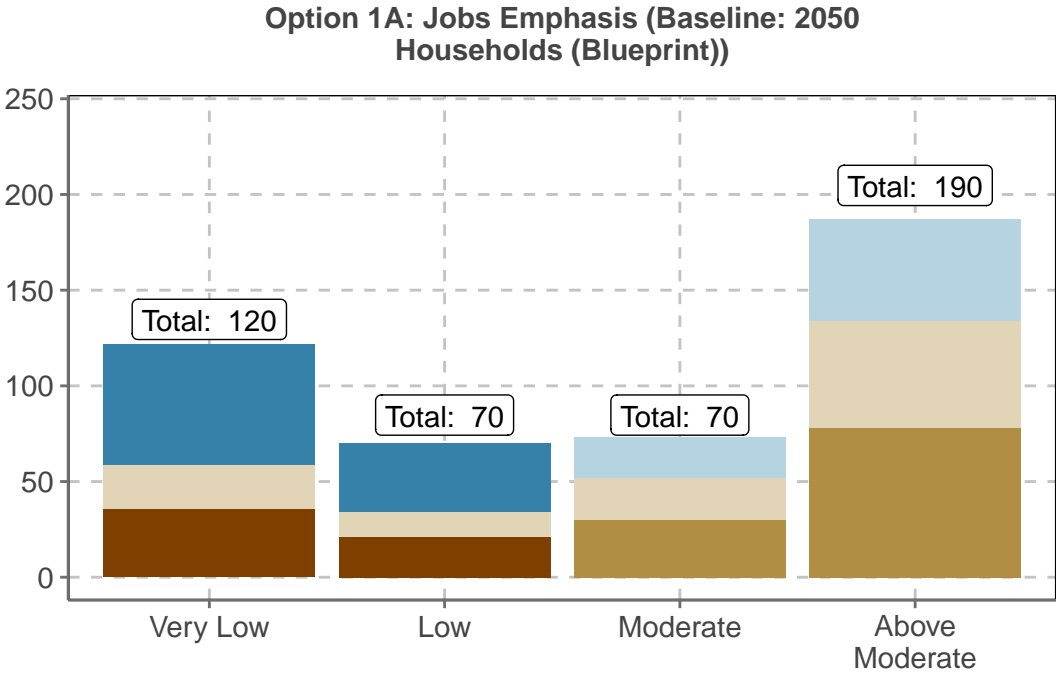
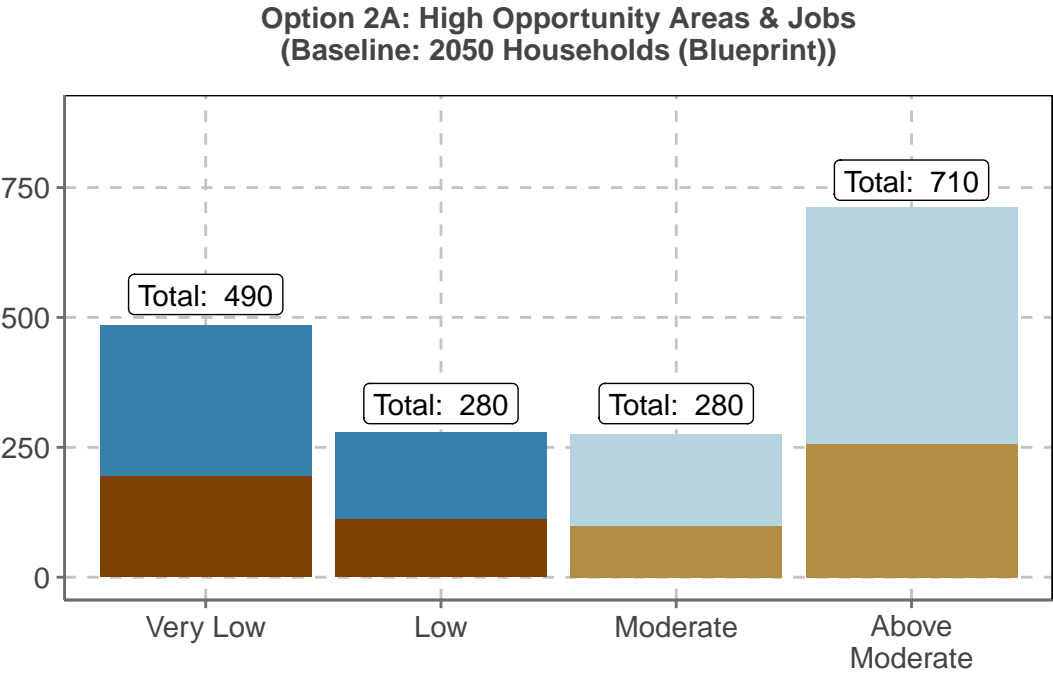Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart 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. Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: 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)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
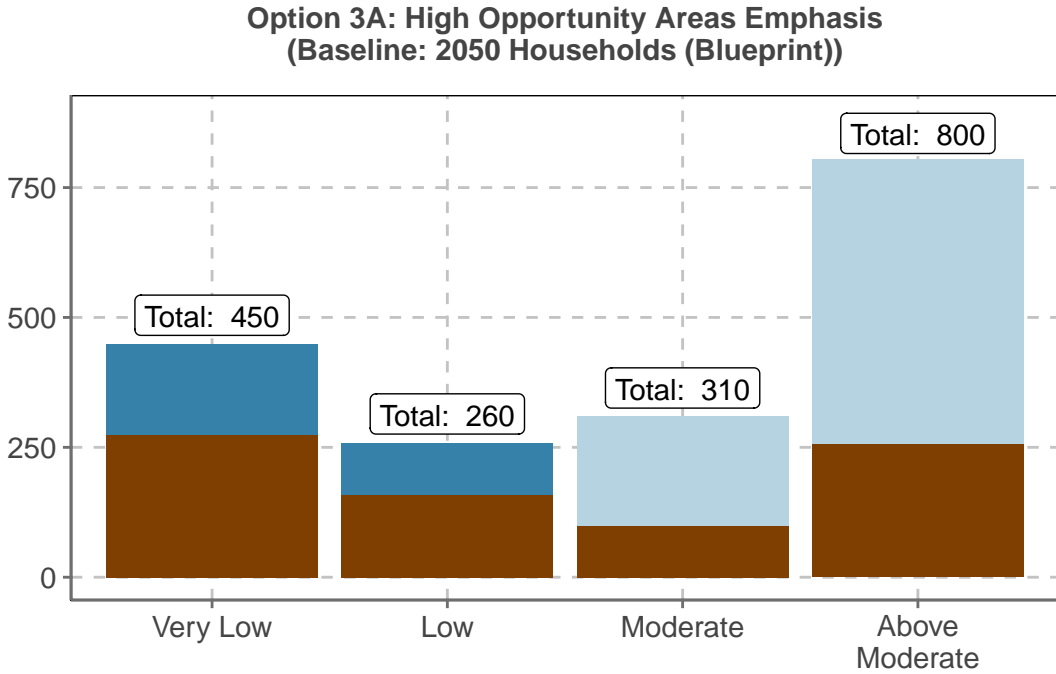Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.
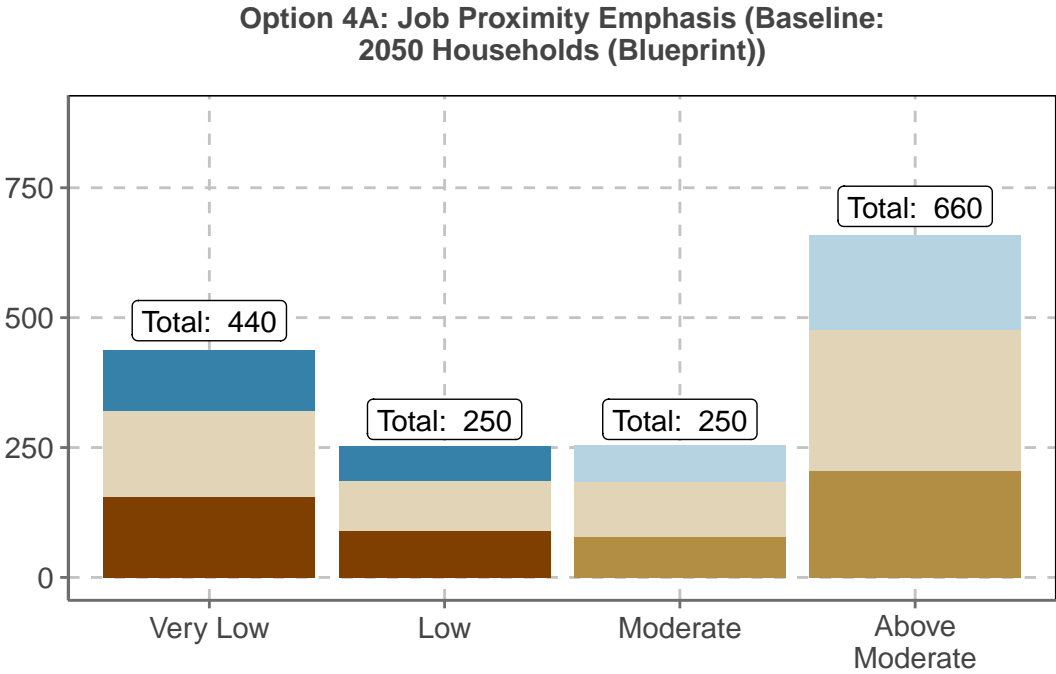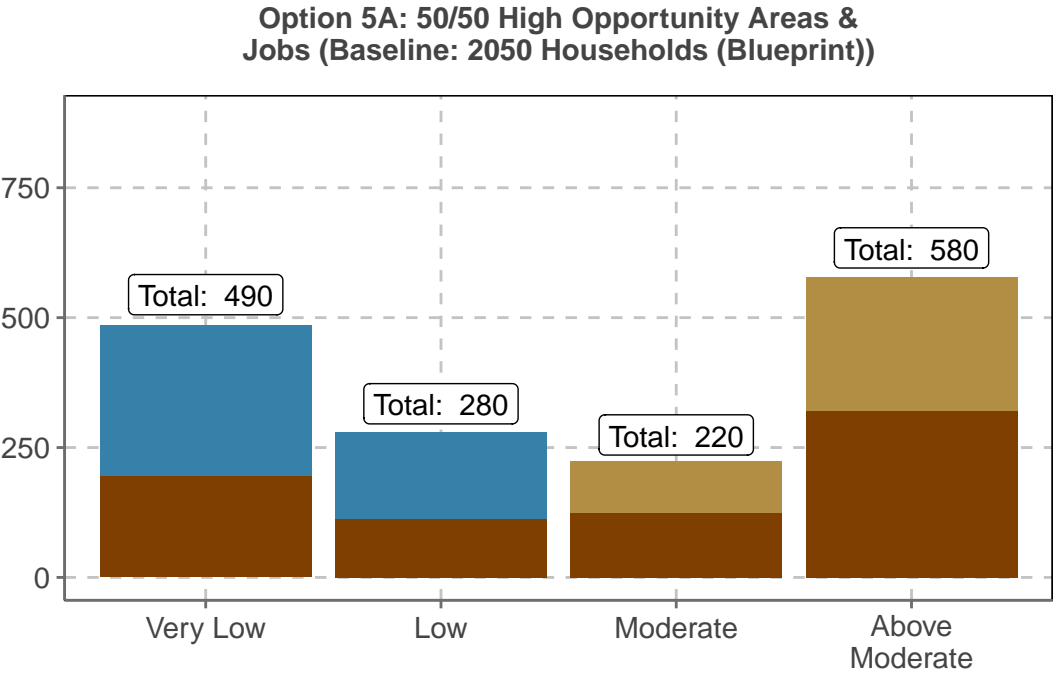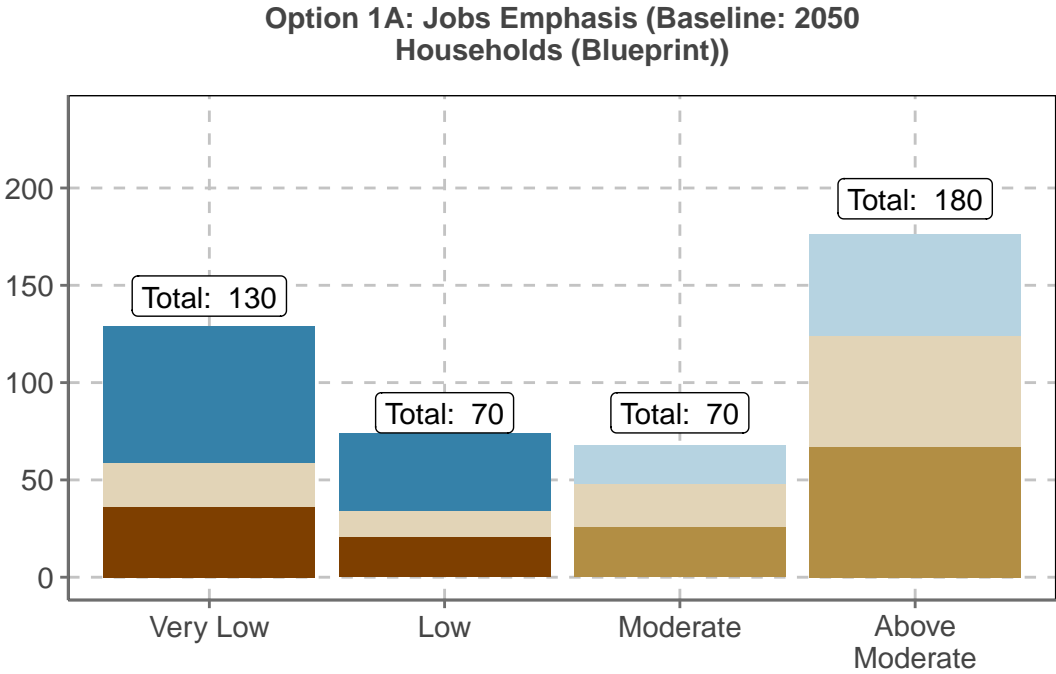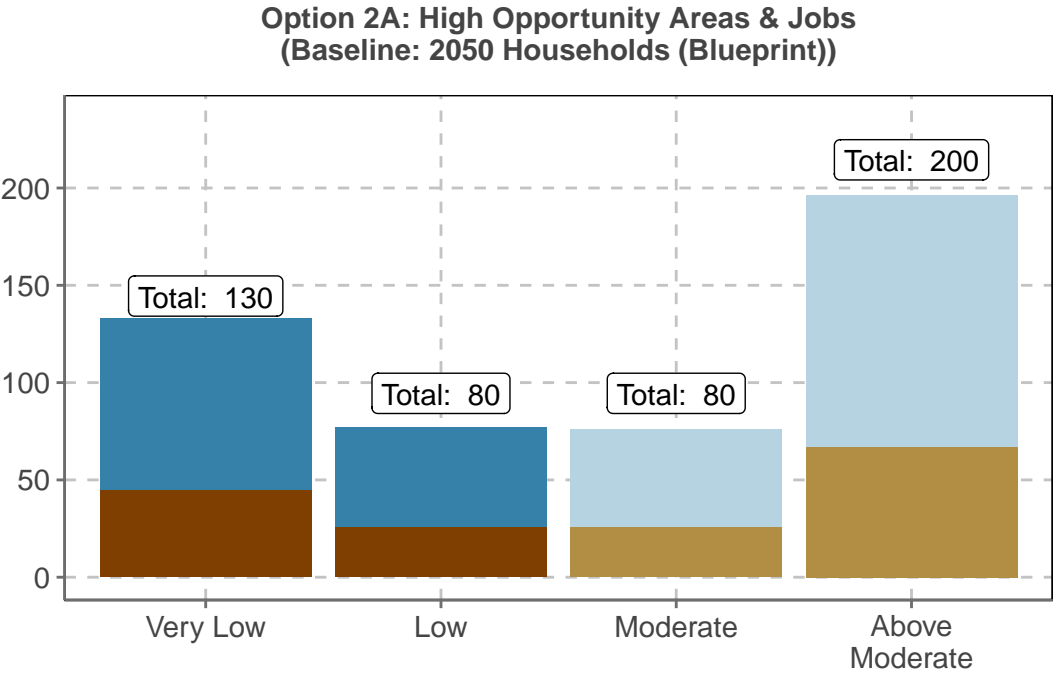


Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))
- Very Low — Total: 210
- Low — Total: 120
- Moderate — Total: 70
- Above Moderate — Total: 170

Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))
- Very Low — Total: 250
- Low — Total: 140
- Moderate — Total: 70
- Above Moderate — Total: 180

Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
- Very Low — Total: 230
- Low — Total: 130
- Moderate — Total: 90
- Above Moderate — Total: 230

Version A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))
- Very Low — Total: 170
- Low — Total: 100
- Moderate — Total: 60
- Above Moderate — Total: 160

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))
- Very Low — Total: 250
- Low — Total: 140
- Moderate — Total: 100
- Above Moderate — Total: 260

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
- Very Low — Total: 230
- Low — Total: 130
- Moderate — Total: 100
- Above Moderate — Total: 240

Legend:
- 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)

Chart 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. Income group totals are rounded to nearest 10.
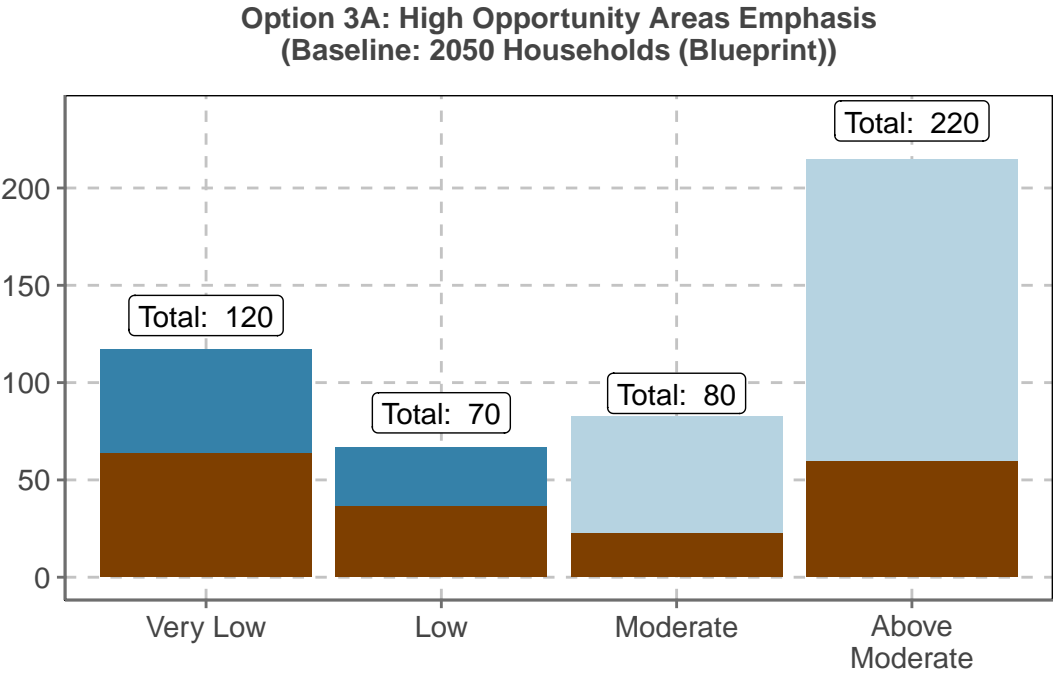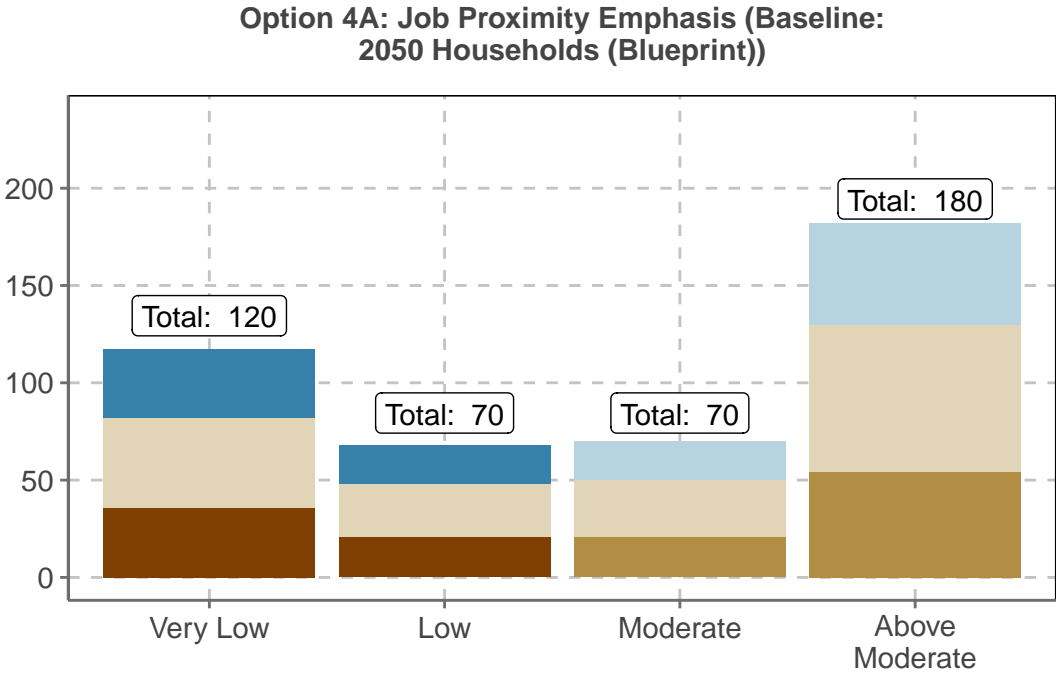
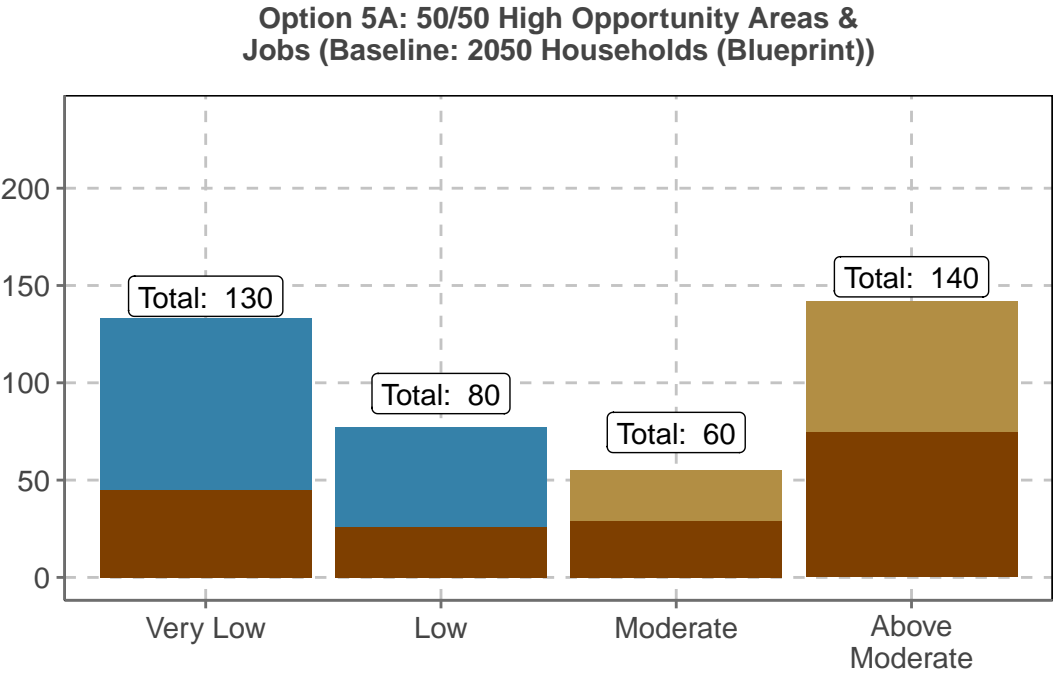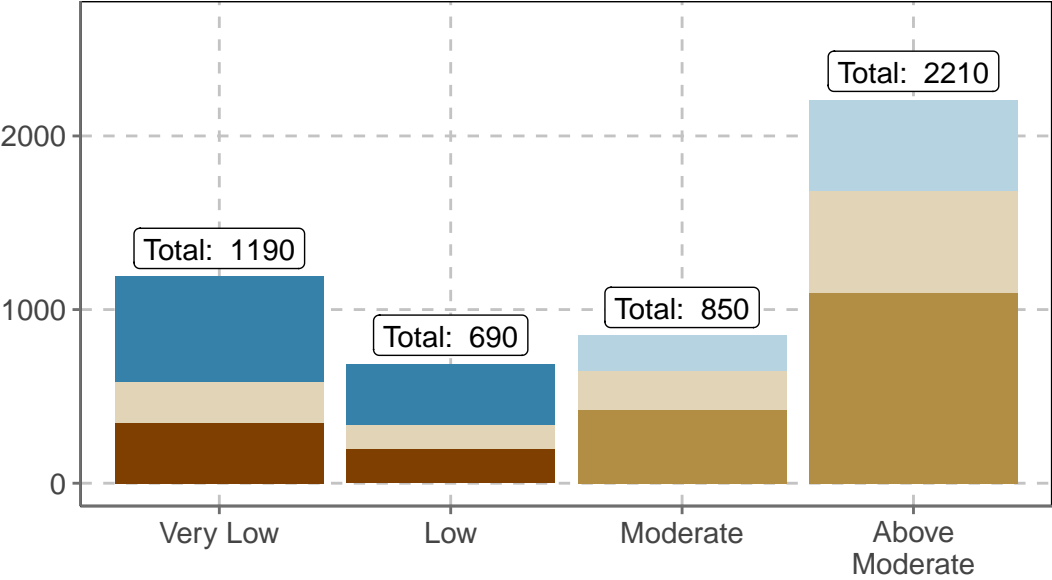**Version A: Original Income Grouping**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



Legend: 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
## Larkspur
## (2019 households: 6020)
## (Marin County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
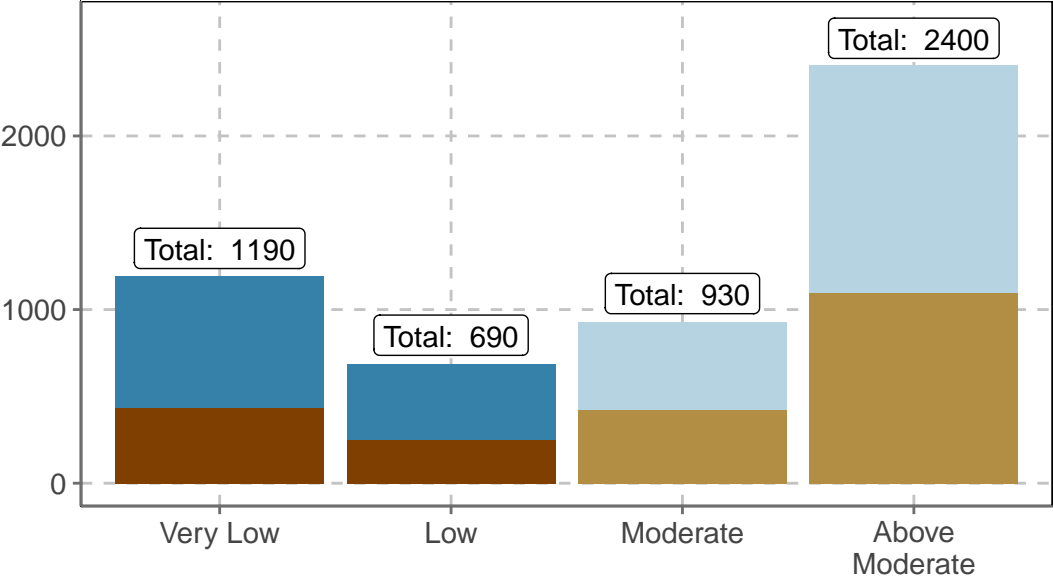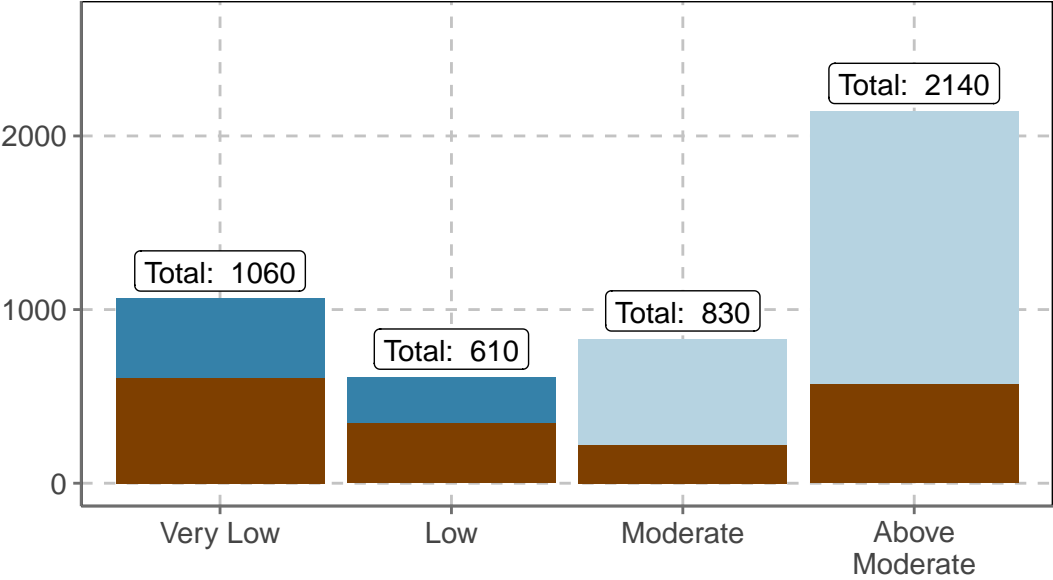Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



**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))**
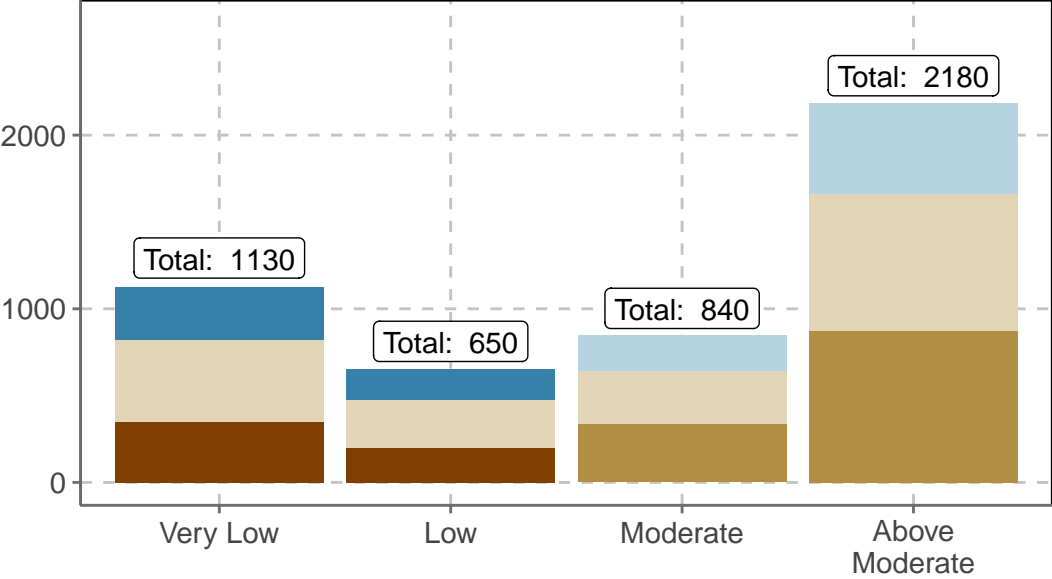
**Version A: Original Income Grouping**

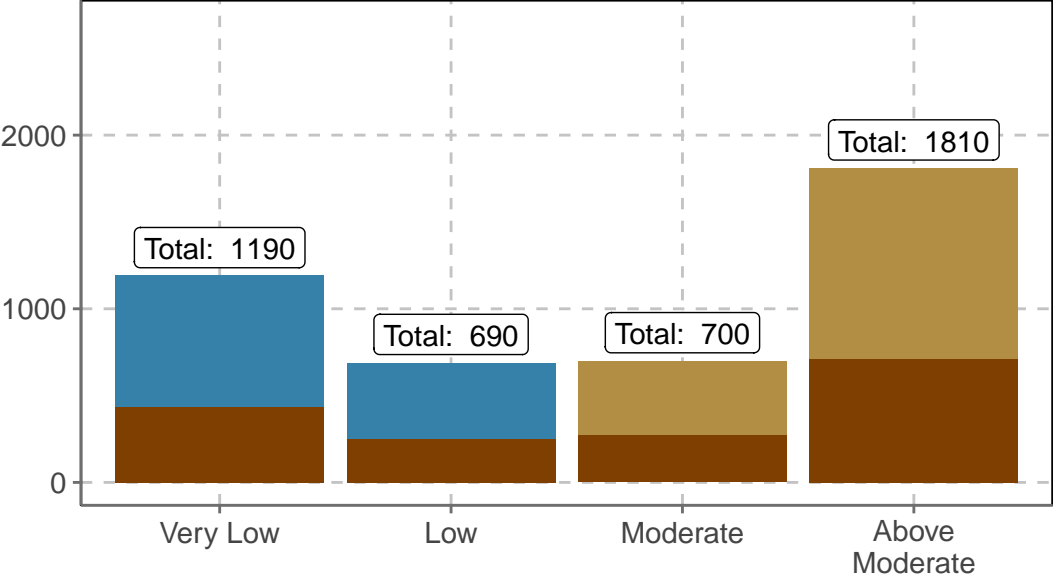**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

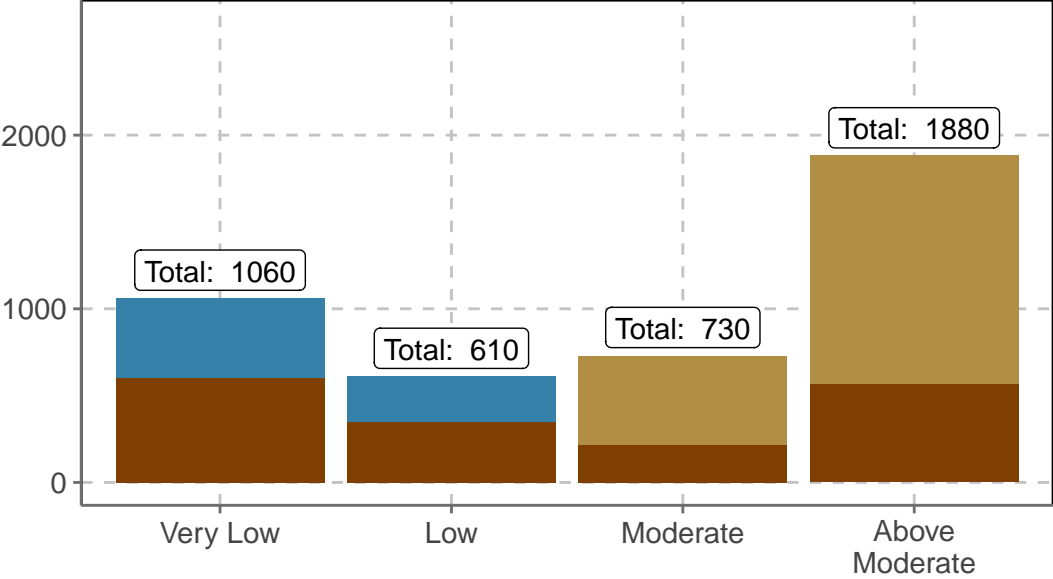**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
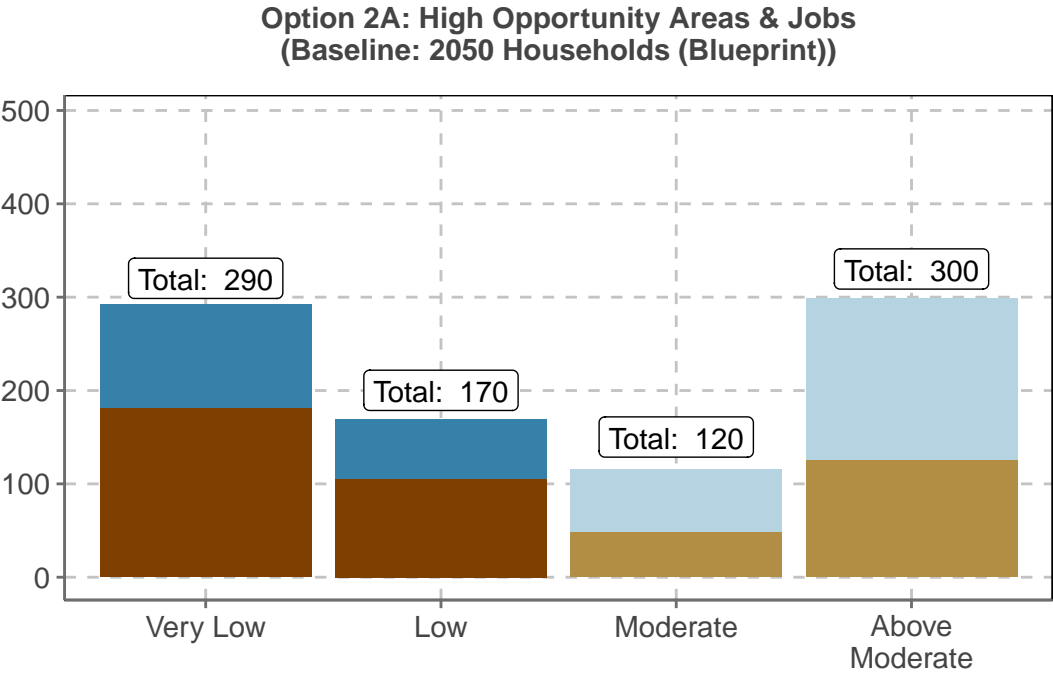
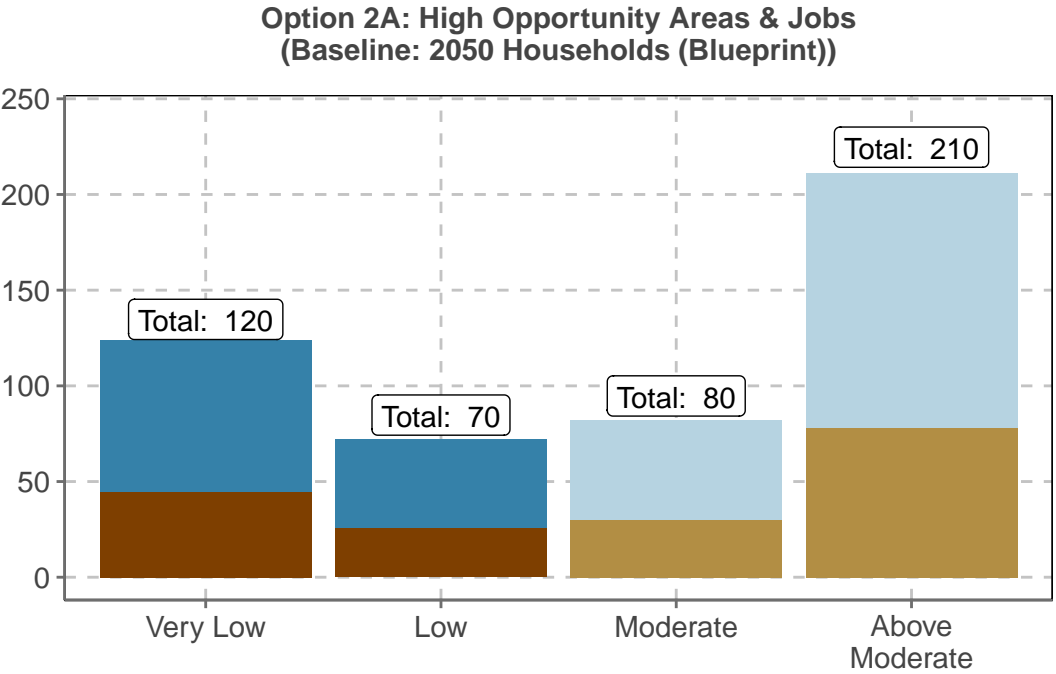Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
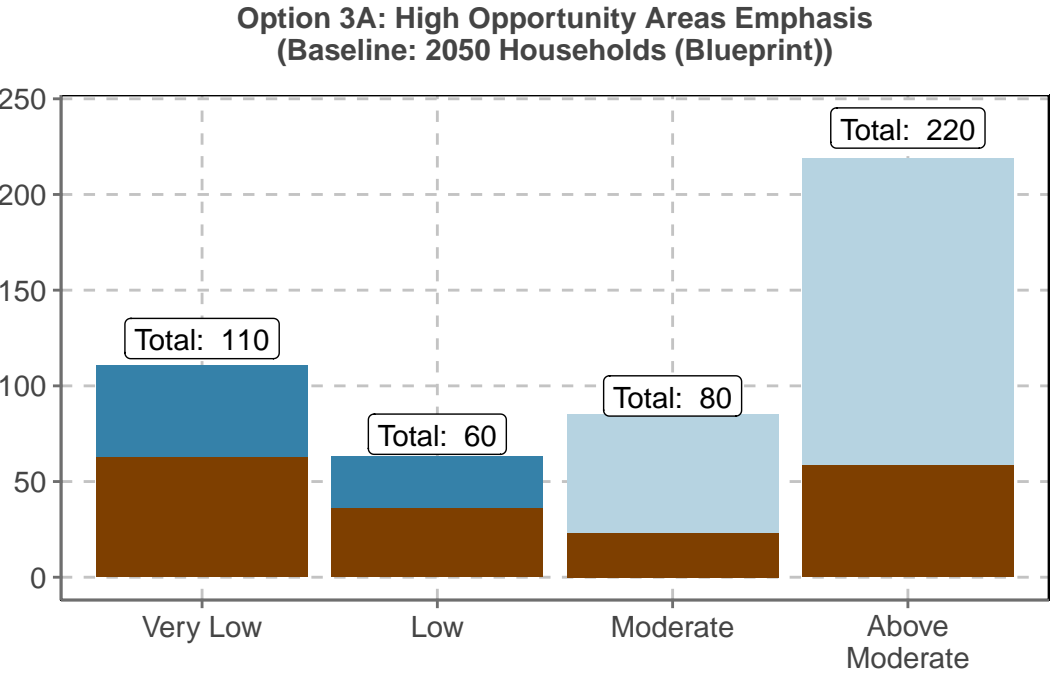Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
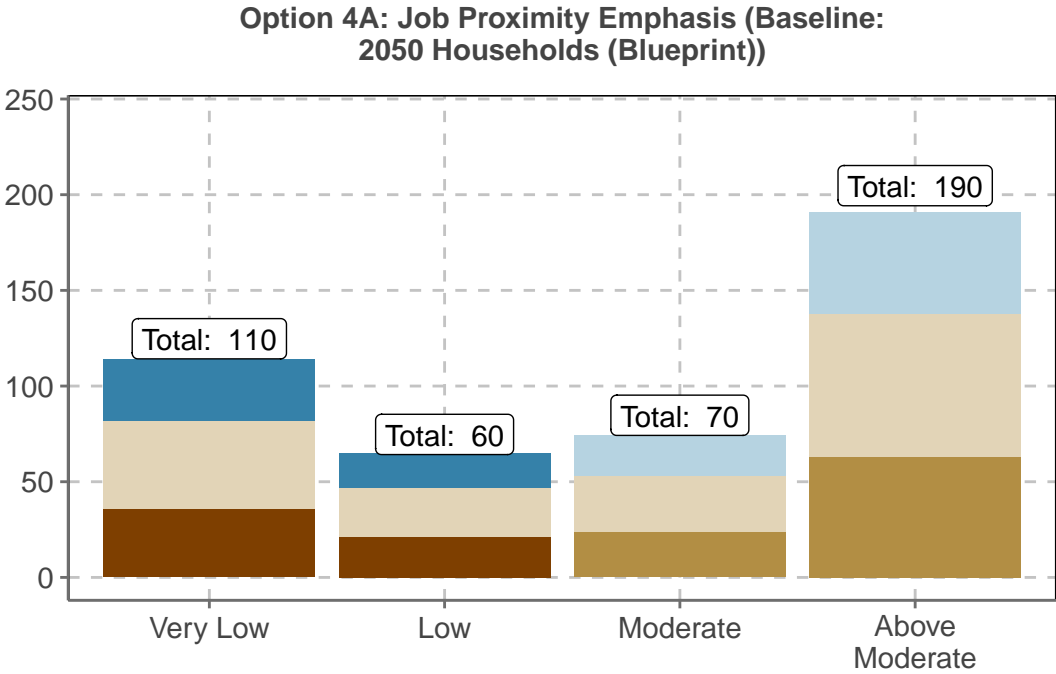


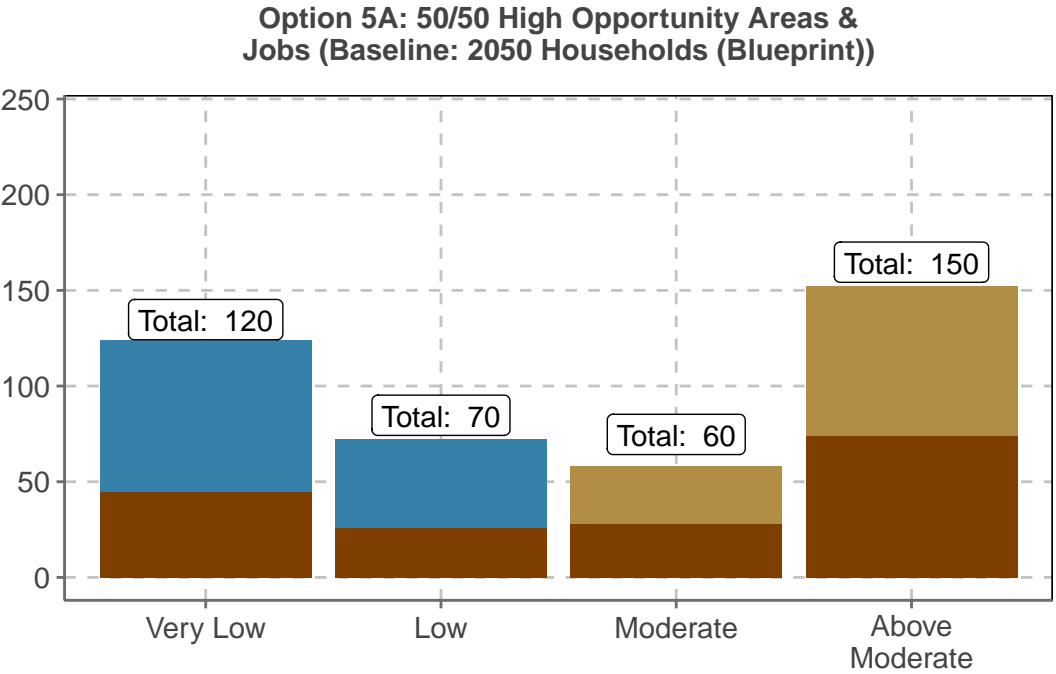**Version A: Original Income Grouping**

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

Total: 1240 (Very Low), Total: 720 (Low), Total: 600 (Moderate), Total: 1540 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 1330 (Very Low), Total: 760 (Low), Total: 680 (Moderate), Total: 1750 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 1320 (Very Low), Total: 760 (Low), Total: 830 (Moderate), Total: 2140 (Above Moderate)

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1150 (Very Low), Total: 660 (Low), Total: 600 (Moderate), Total: 1560 (Above Moderate)

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1330 (Very Low), Total: 760 (Low), Total: 670 (Moderate), Total: 1740 (Above Moderate)

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1320 (Very Low), Total: 760 (Low), Total: 640 (Moderate), Total: 1660 (Above Moderate)
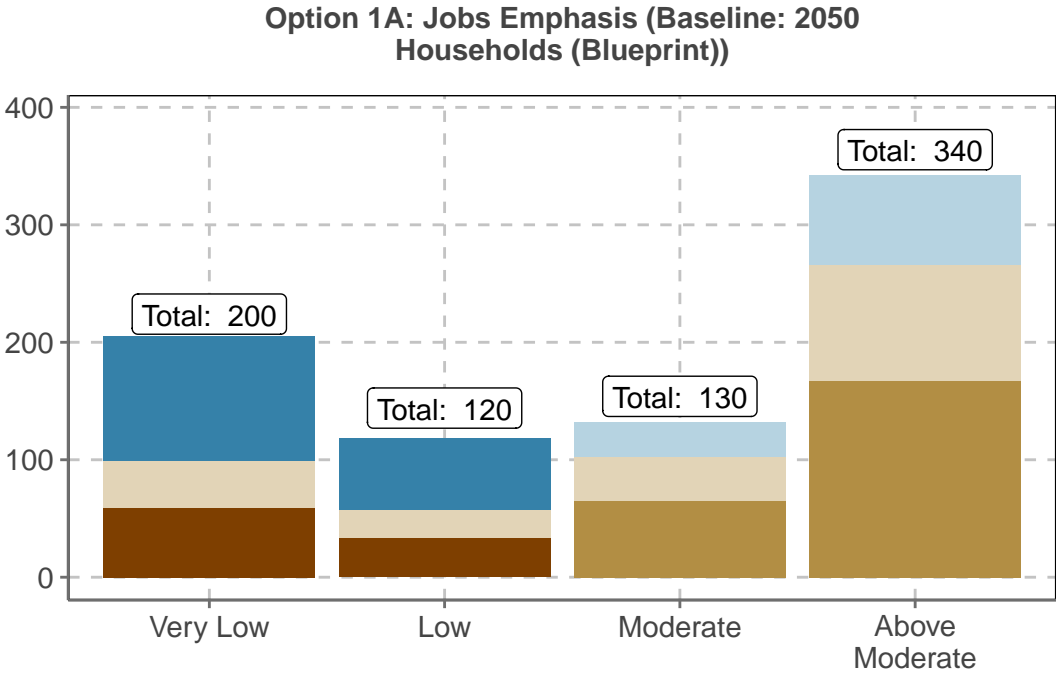
Legend: **a** Access to High Opportunity Areas  **a** Job Proximity – Auto  **a** Job Proximity – Transit  **a** Jobs–Housing Balance  **a** Jobs–Housing Fit
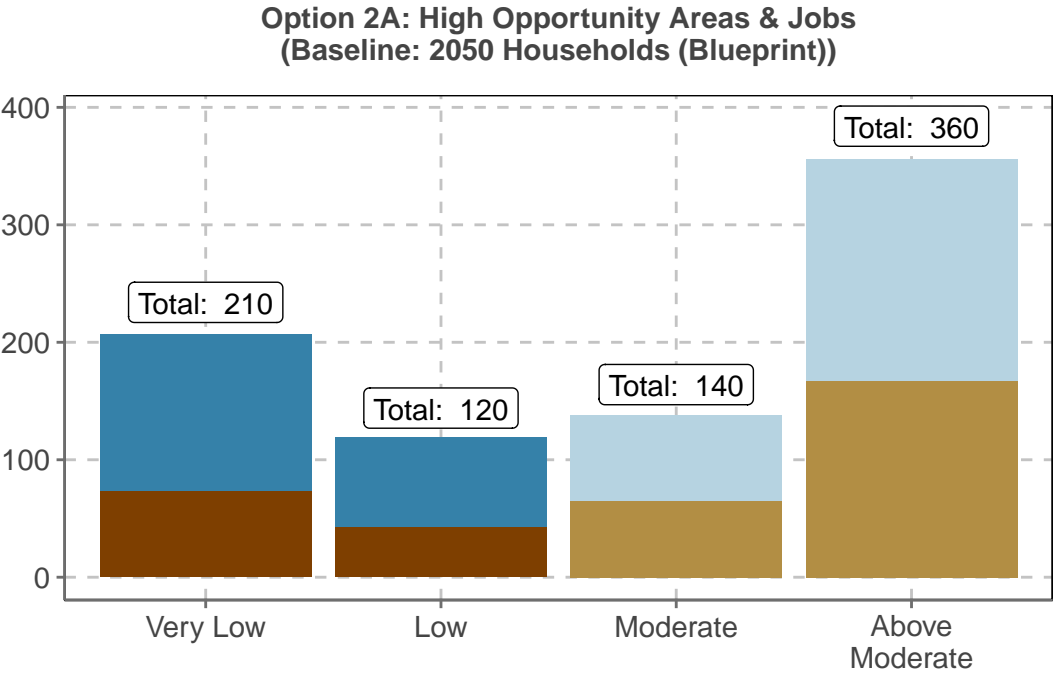
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Los Altos
## (2019 households: 11181)
## (Santa Clara County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
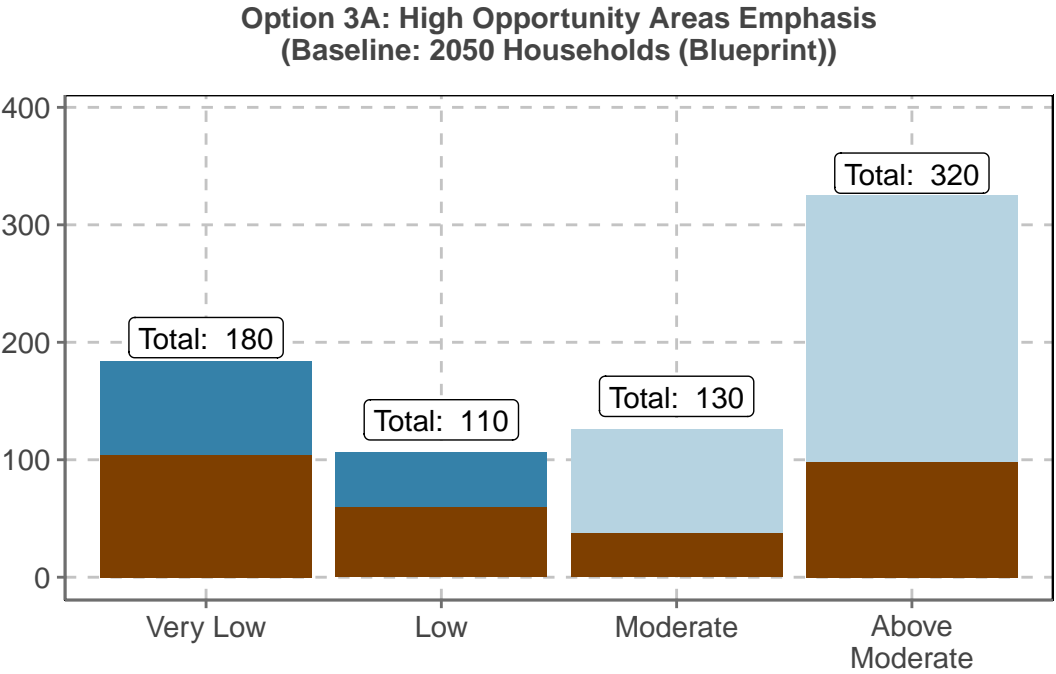Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
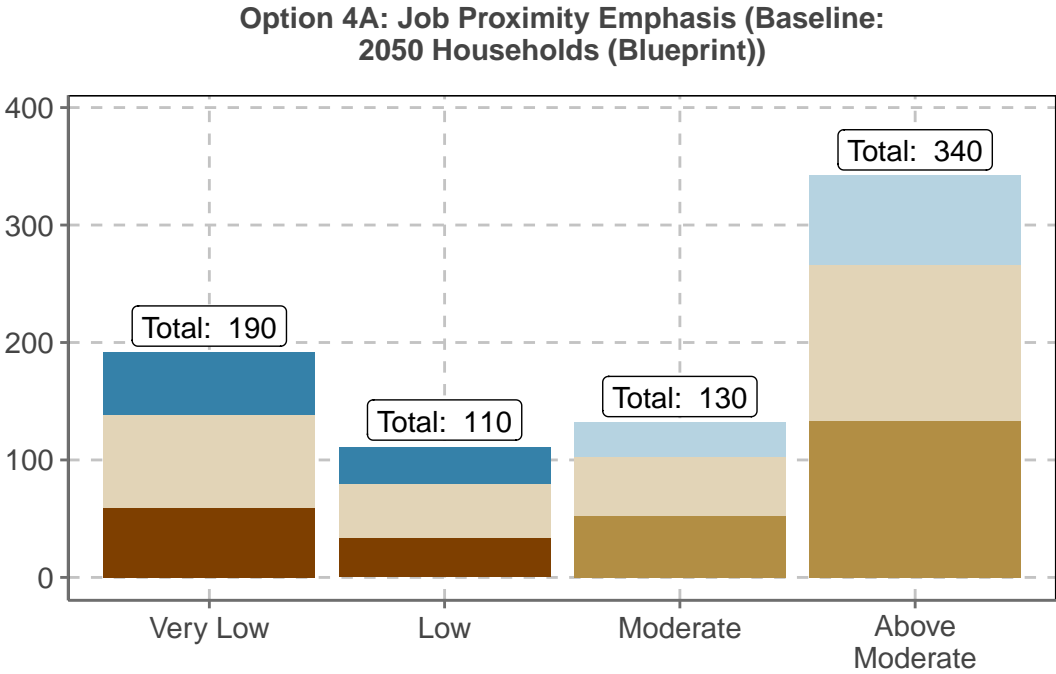
### Version A: Original Income Grouping

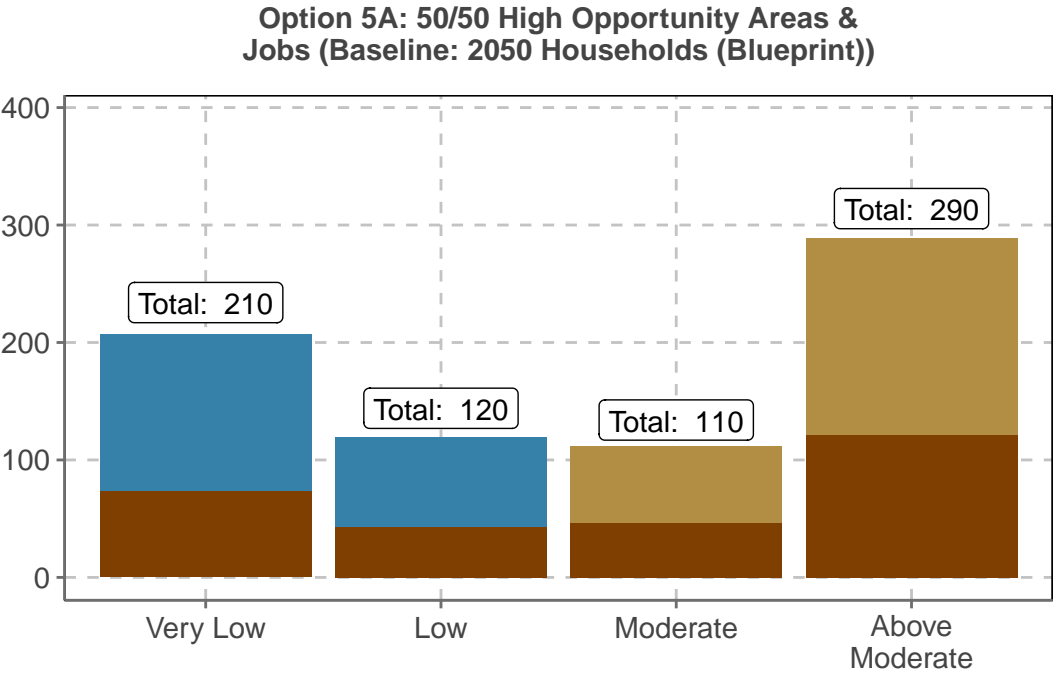**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 620 (Very Low), Total: 360 (Low), Total: 280 (Moderate), Total: 730 (Above Moderate)

### Version A: Original Income Grouping

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

Total: 700 (Very Low), Total: 400 (Low), Total: 300 (Moderate), Total: 770 (Above Moderate)

### Version A: Original Income Grouping

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

Total: 680 (Very Low), Total: 390 (Low), Total: 300 (Moderate), Total: 790 (Above Moderate)

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 530 (Very Low), Total: 310 (Low), Total: 270 (Moderate), Total: 690 (Above Moderate)

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 700 (Very Low), Total: 400 (Low), Total: 380 (Moderate), Total: 990 (Above Moderate)

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 680 (Very Low), Total: 390 (Low), Total: 380 (Moderate), Total: 980 (Above Moderate)
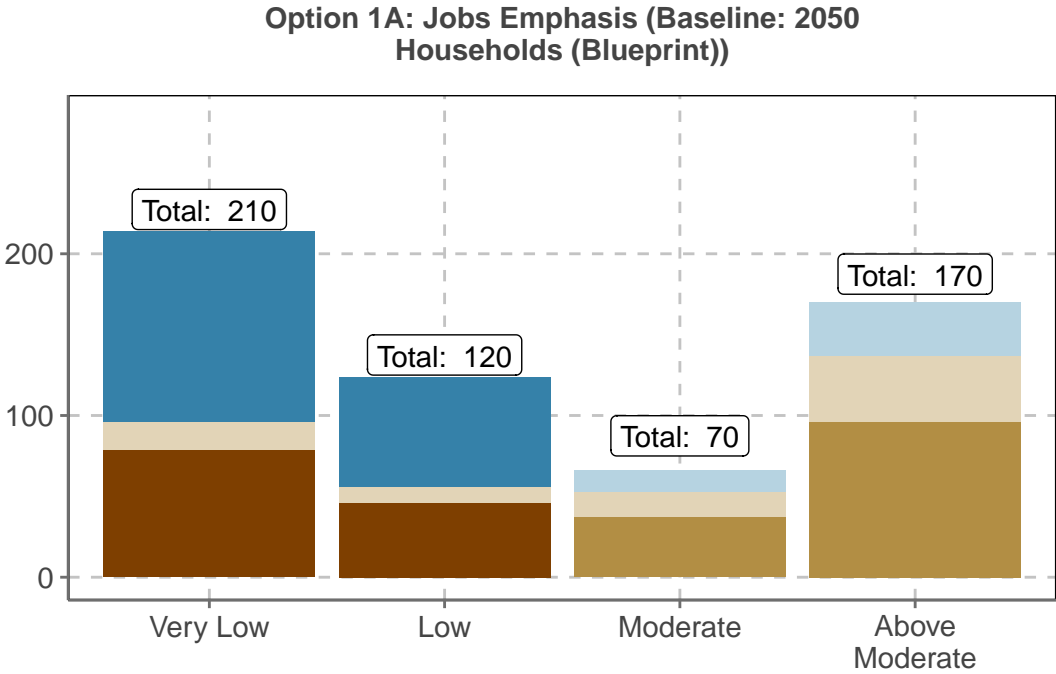
Legend:
- Access to High Opportunity Areas
- Job Proximity – Auto
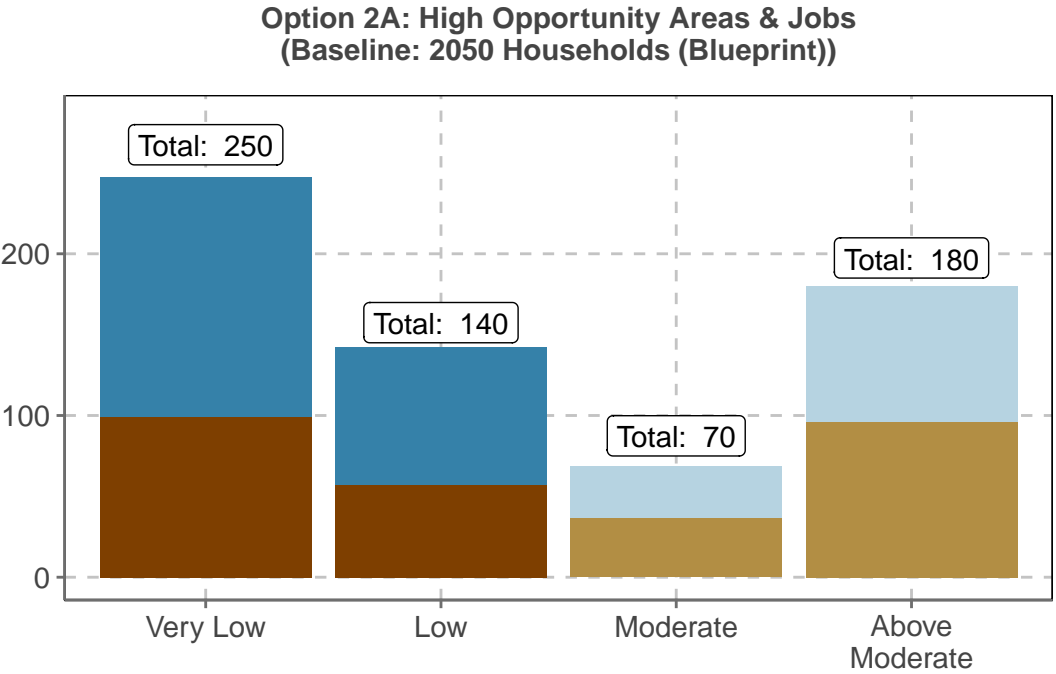- Job Proximity – Transit
- Jobs–Housing Balance
- Jobs–Housing Fit

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
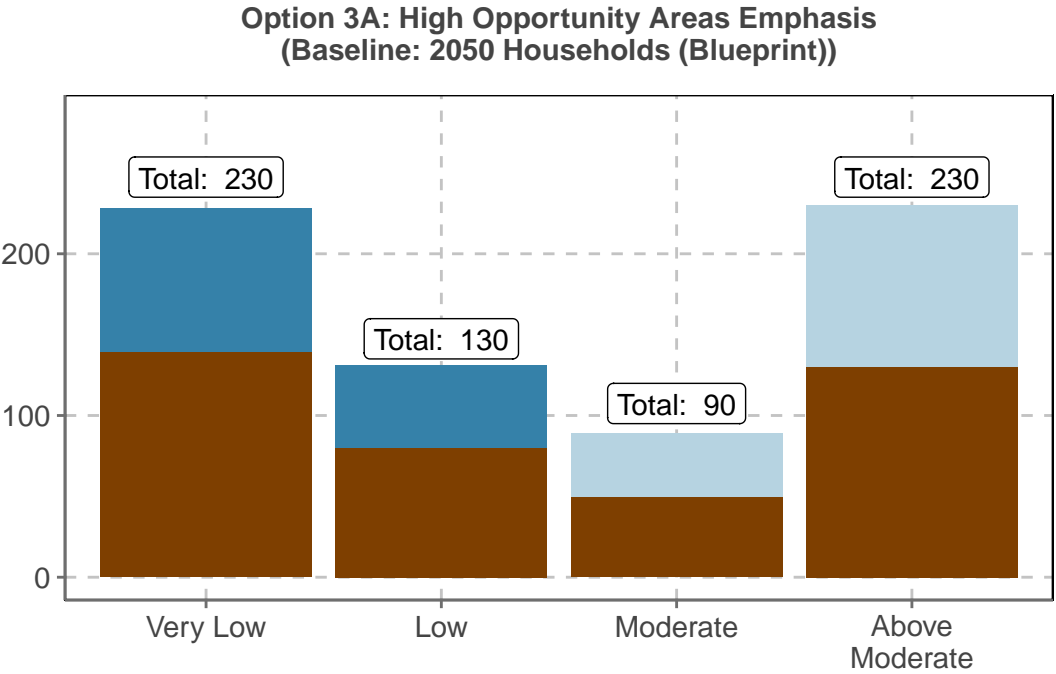Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.

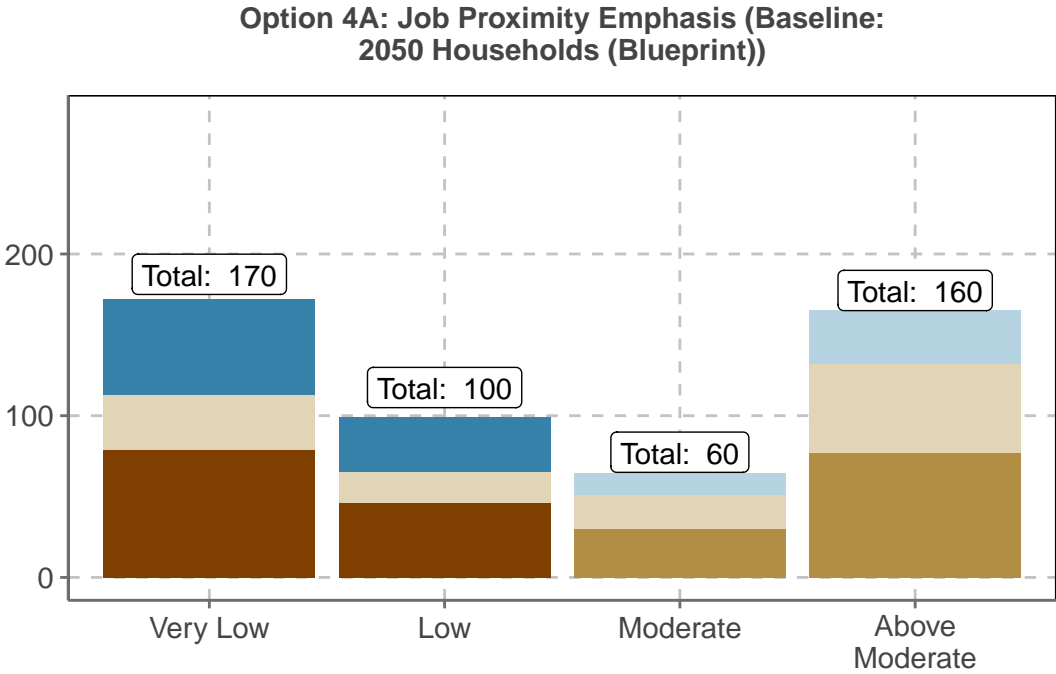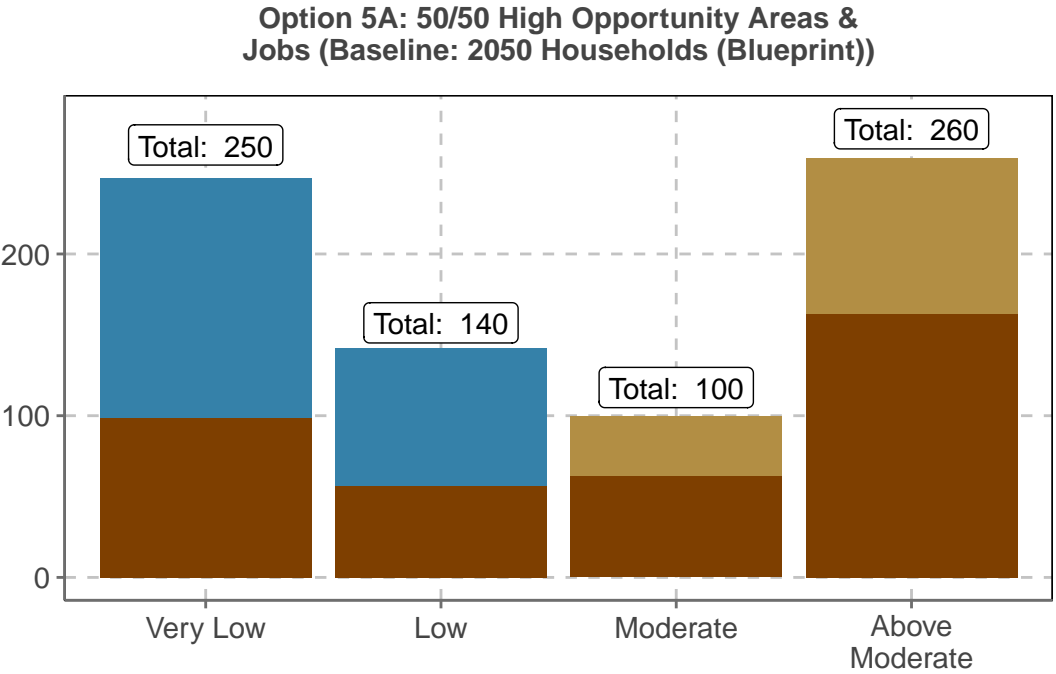### Version A: Original Income Grouping

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



Total: 120 — Very Low
Total: 70 — Low
Total: 70 — Moderate
Total: 170 — Above Moderate

### Version A: Original Income Grouping

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



Total: 140 — Very Low
Total: 80 — Low
Total: 70 — Moderate
Total: 180 — Above Moderate

### Version A: Original Income Grouping

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



Total: 140 — Very Low
Total: 80 — Low
Total: 70 — Moderate
Total: 180 — Above Moderate

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**



Total: 110 — Very Low
Total: 60 — Low
Total: 60 — Moderate
Total: 160 — Above Moderate

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



Total: 140 — Very Low
Total: 80 — Low
Total: 90 — Moderate
Total: 240 — Above Moderate

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



Total: 140 — Very Low
Total: 80 — Low
Total: 90 — Moderate
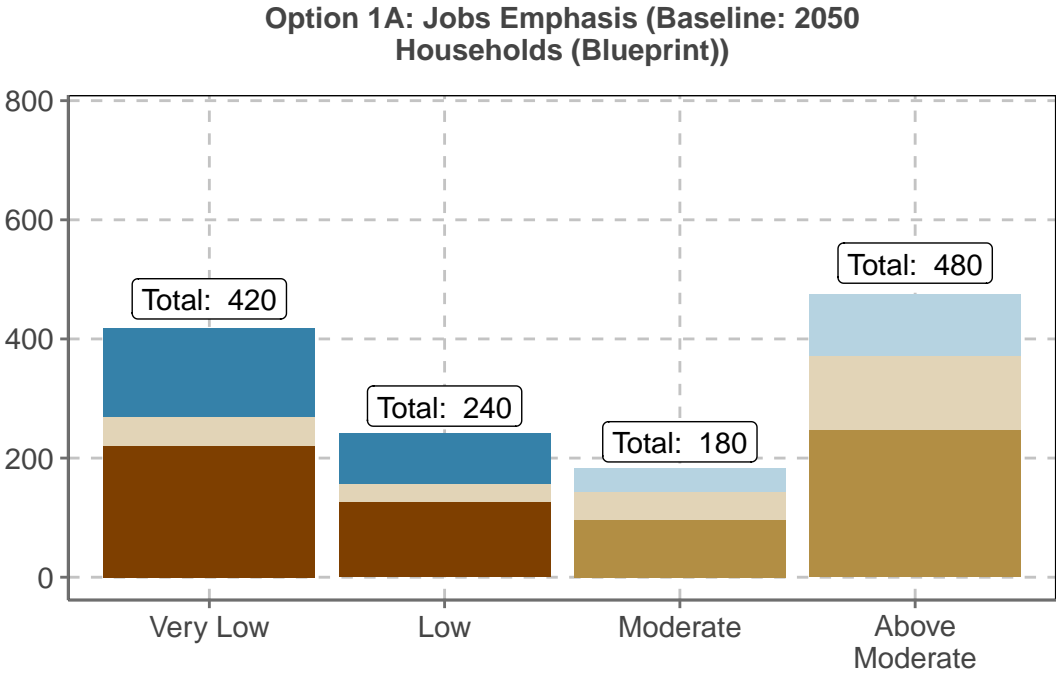Total: 240 — Above Moderate

**Legend:** Access to High Opportunity Areas · Job Proximity – Auto · Job Proximity – Transit · Jobs–Housing Balance · Jobs–Housing Fit

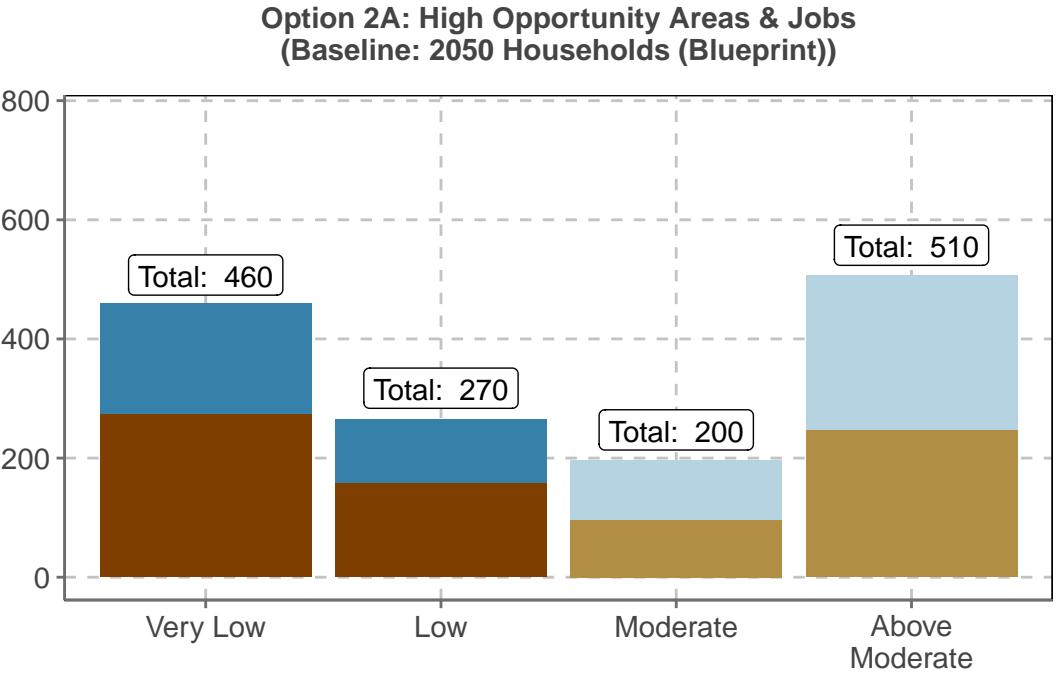# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Los Gatos
## (2019 households: 12584)
## (Santa Clara County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
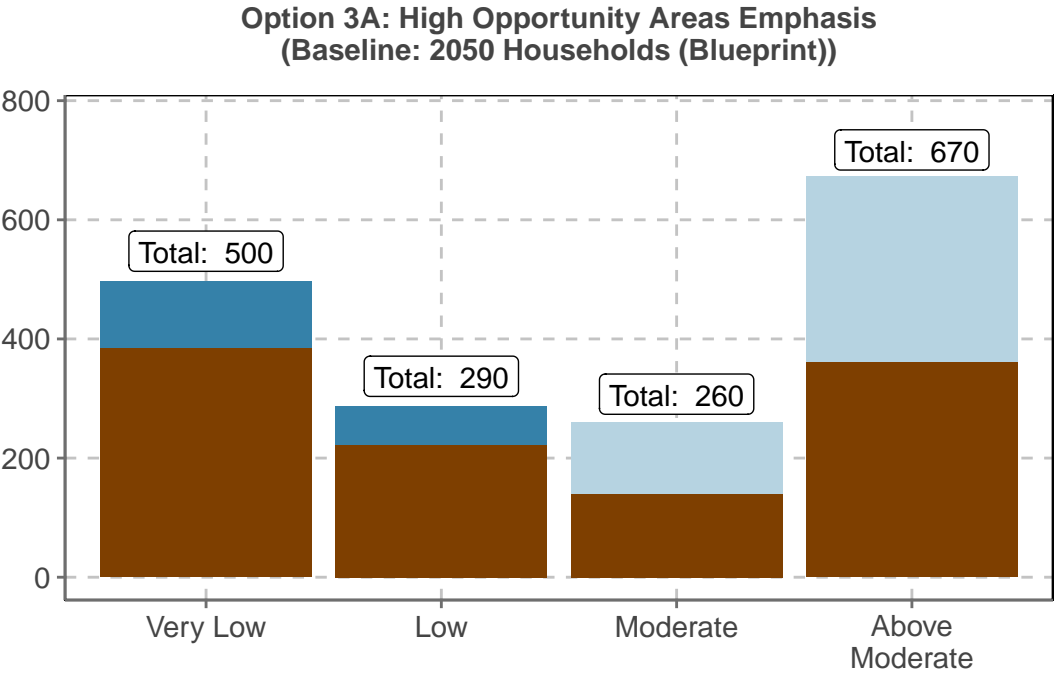Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
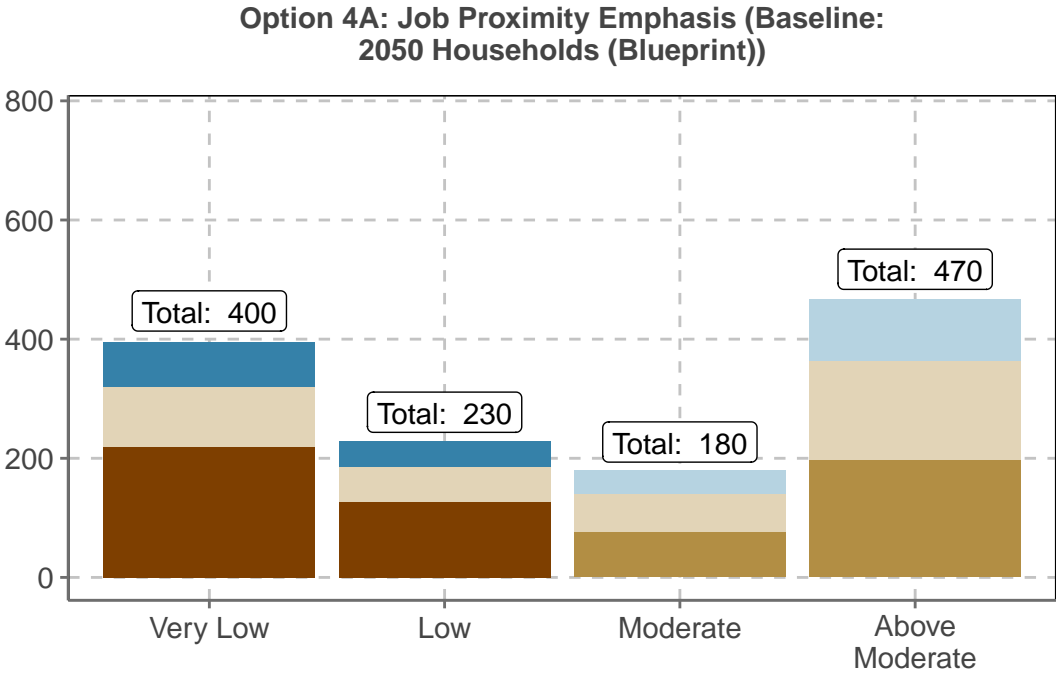
**Version A: Original Income Grouping**

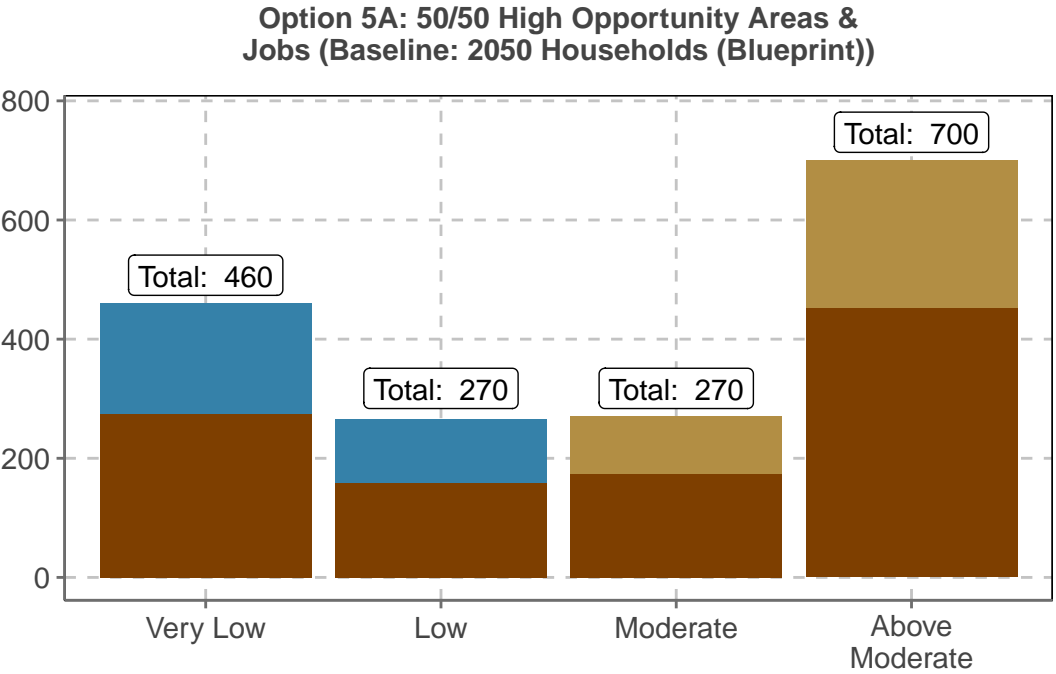### Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))



Total: 460 (Very Low)
Total: 260 (Low)
Total: 230 (Moderate)
Total: 590 (Above Moderate)

**Version A: Original Income Grouping**

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



Total: 510 (Very Low)
Total: 290 (Low)
Total: 250 (Moderate)
Total: 650 (Above Moderate)

**Version A: Original Income Grouping**

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



Total: 540 (Very Low)
Total: 310 (Low)
Total: 300 (Moderate)
Total: 770 (Above Moderate)

**Version A: Original Income Grouping**

### Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))



Total: 430 (Very Low)
Total: 250 (Low)
Total: 220 (Moderate)
Total: 570 (Above Moderate)

**Version A: Original Income Grouping**

### Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



Total: 510 (Very Low)
Total: 290 (Low)
Total: 320 (Moderate)
Total: 840 (Above Moderate)

**Version A: Original Income Grouping**

### Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Total: 540 (Very Low)
Total: 310 (Low)
Total: 310 (Moderate)
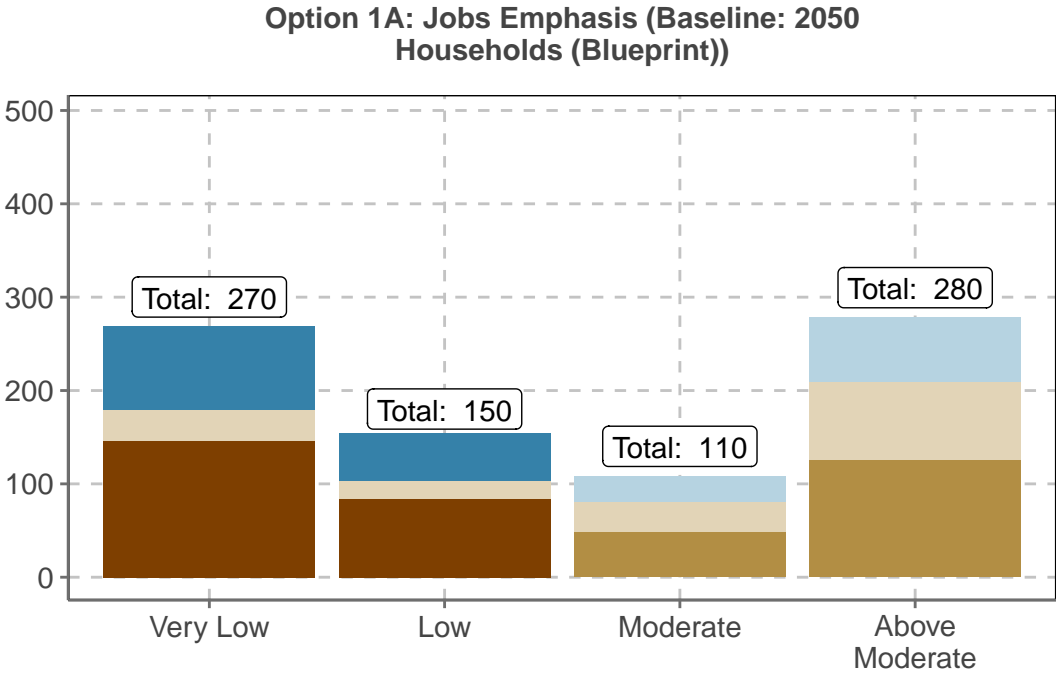Total: 800 (Above Moderate)

Legend:
- 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)

Chart 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. Income group totals are rounded to nearest 10.
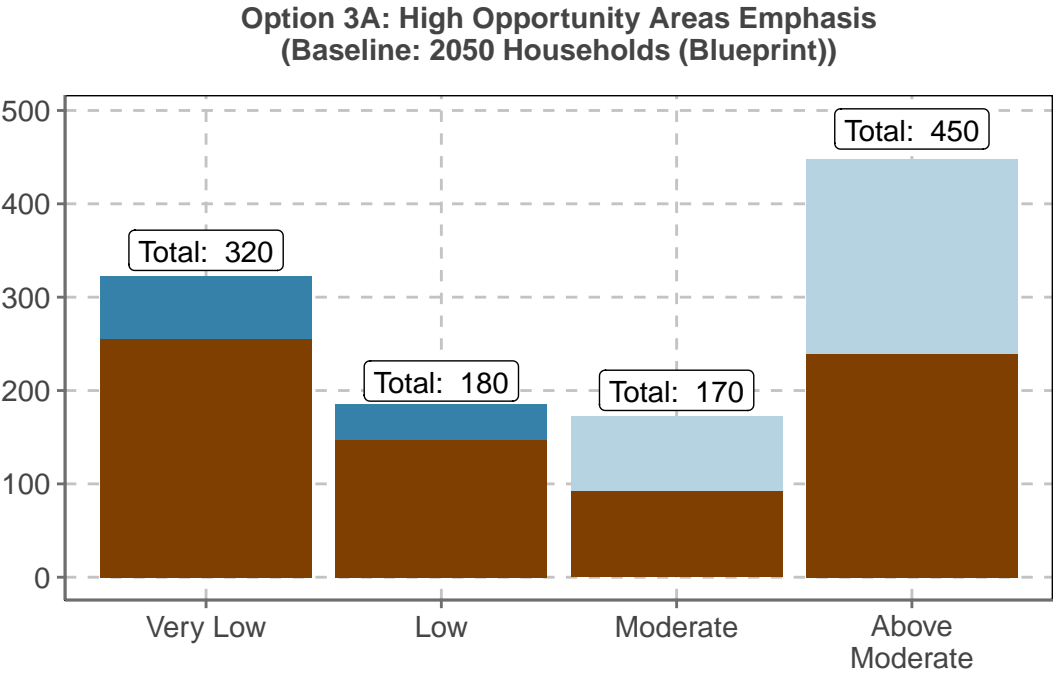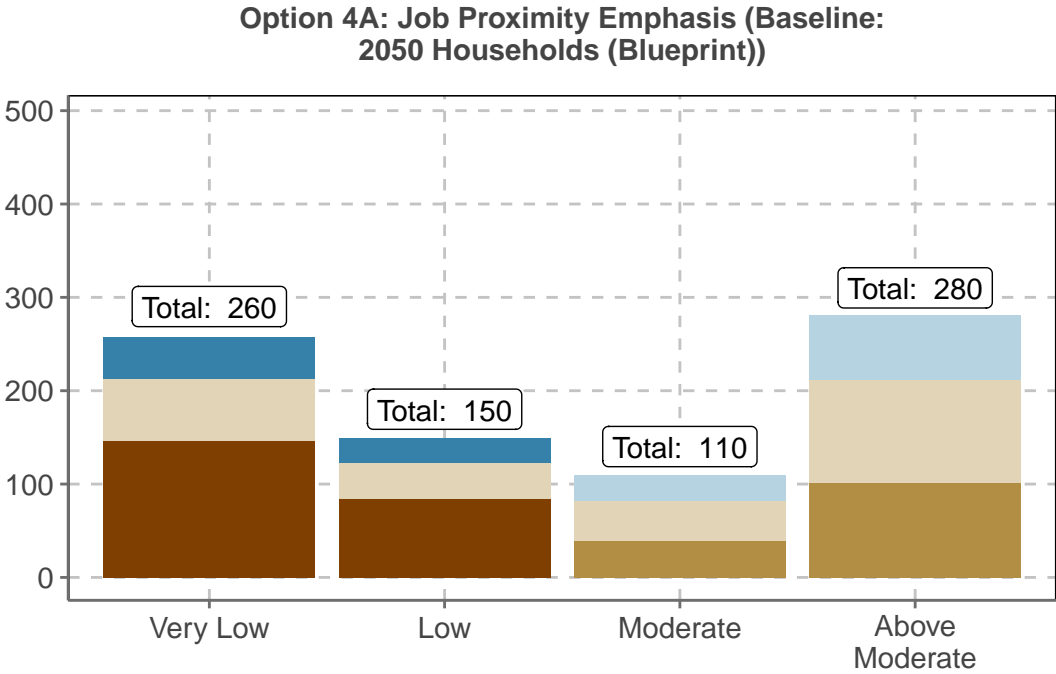


Version A: Original Income Grouping

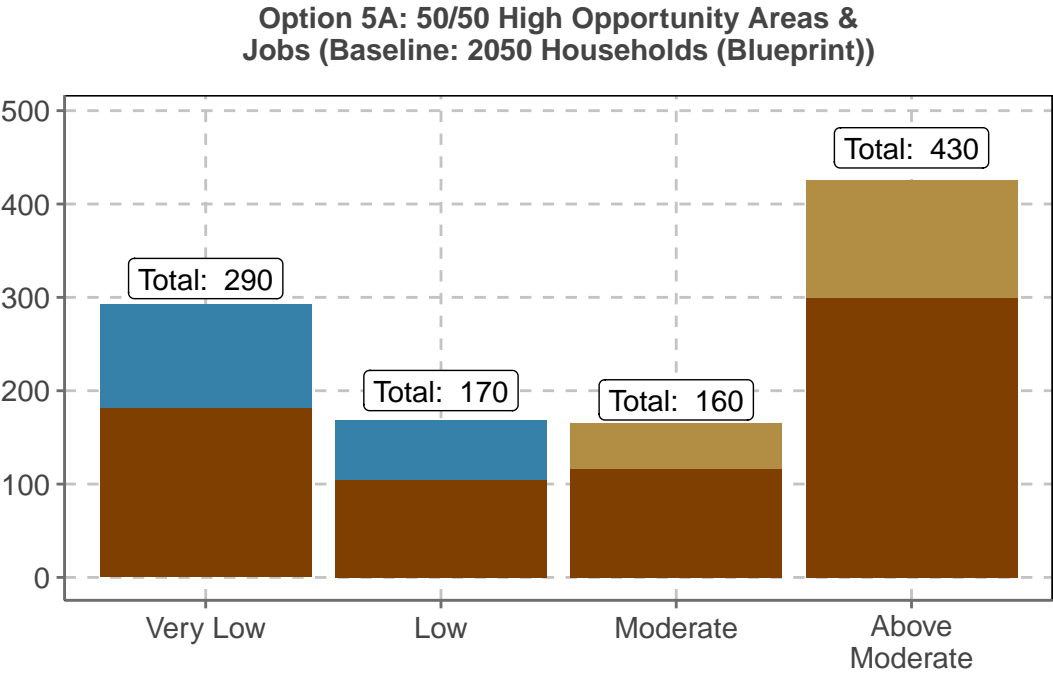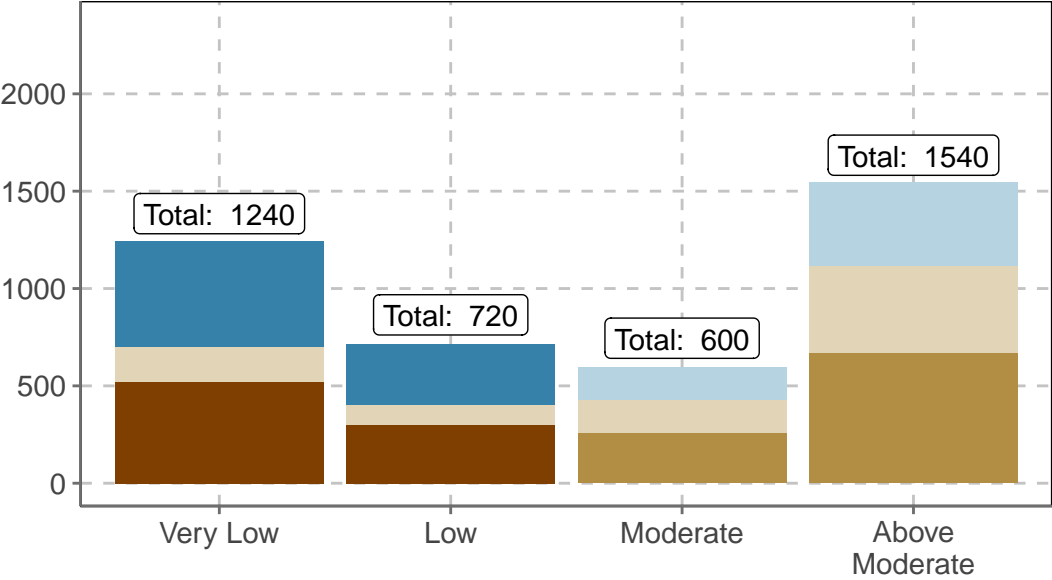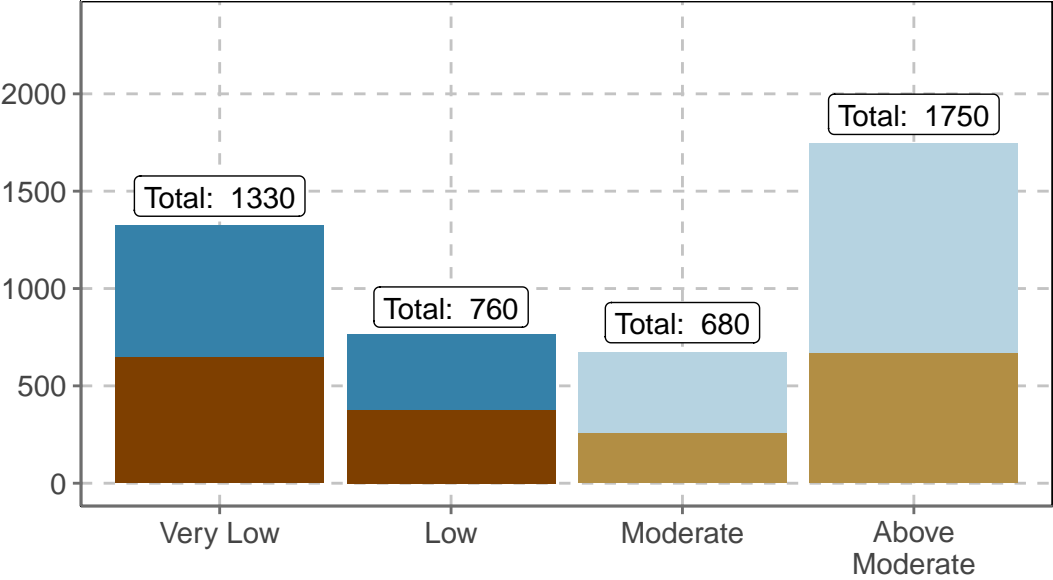Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

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 A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

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

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

Chart 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. Income group totals are rounded to nearest 10.



Version A: Original Income Grouping

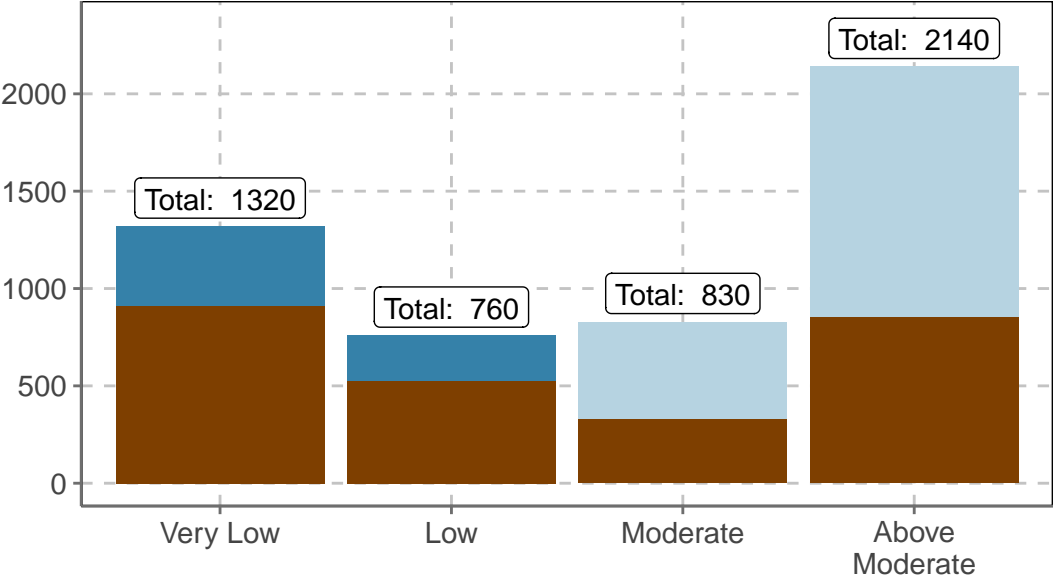**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

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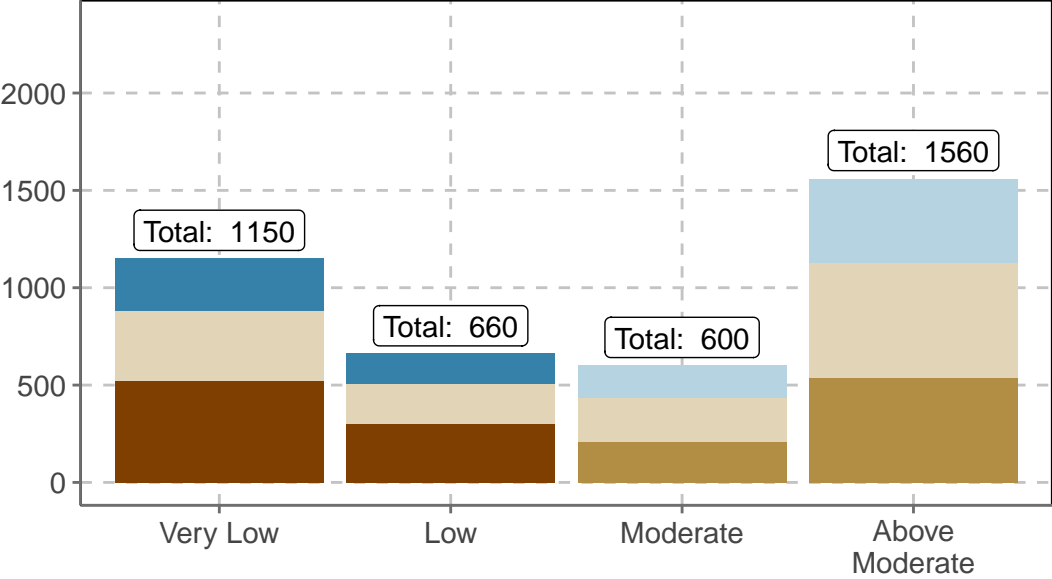
Version A: Original Income Grouping

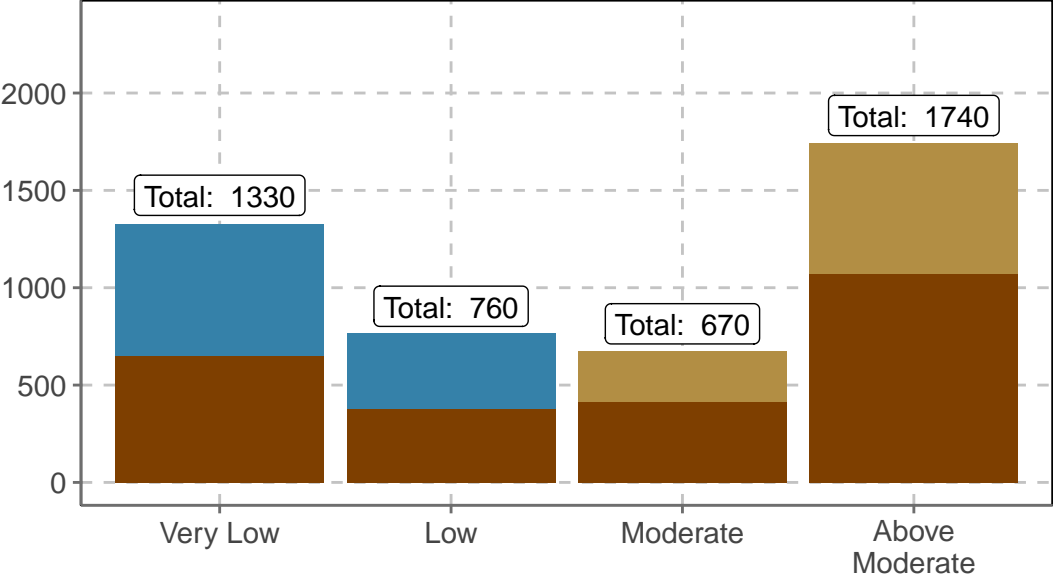**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

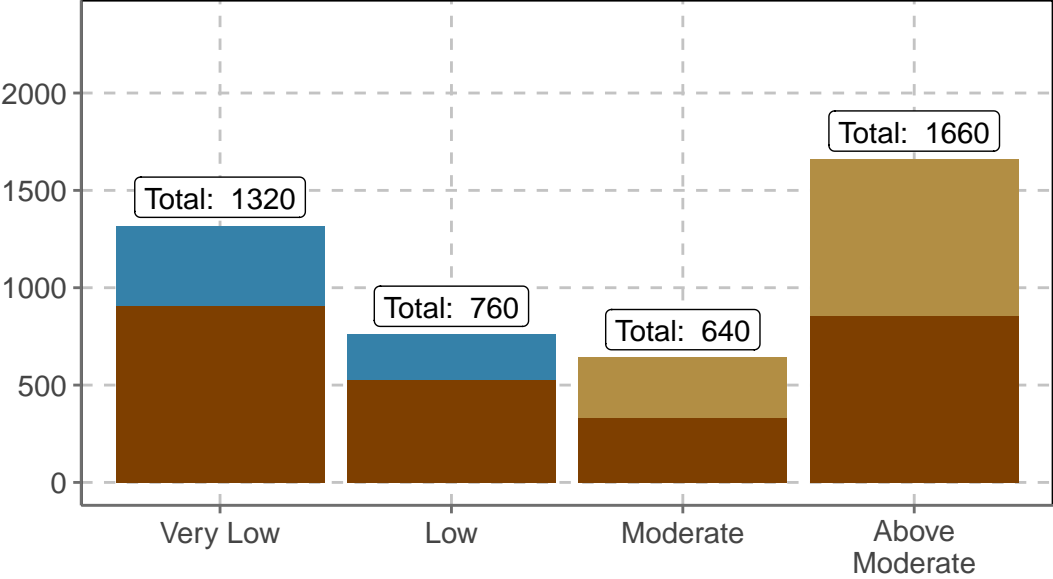**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

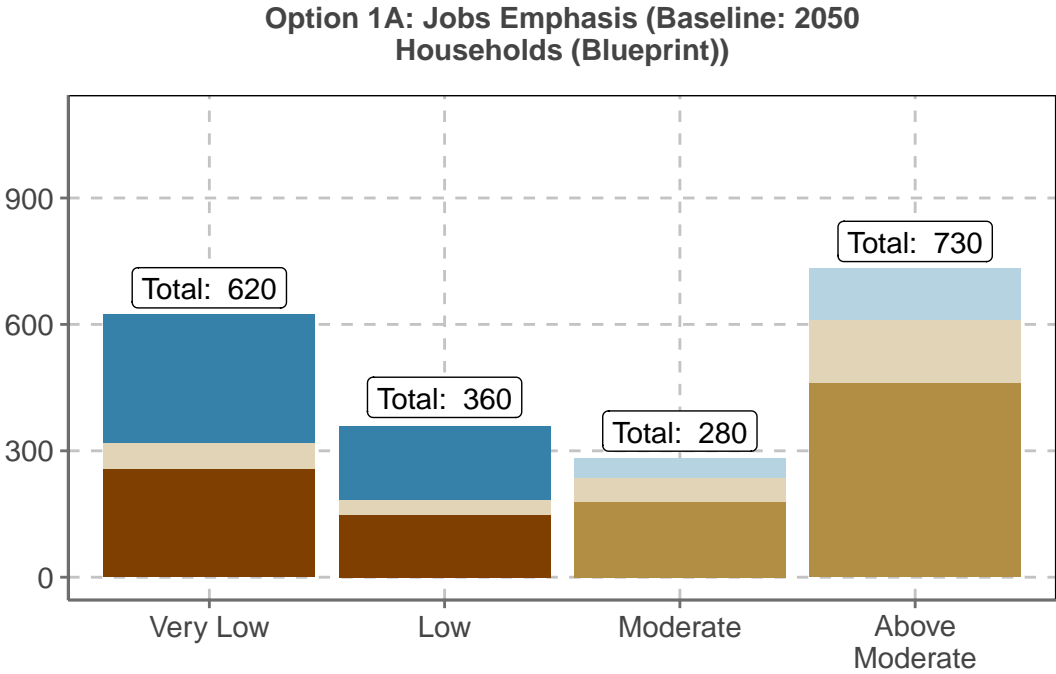**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: a Access to High Opportunity Areas  a Job Proximity – Auto  a Job Proximity – Transit  a Jobs–Housing Balance  a Jobs–Housing Fit
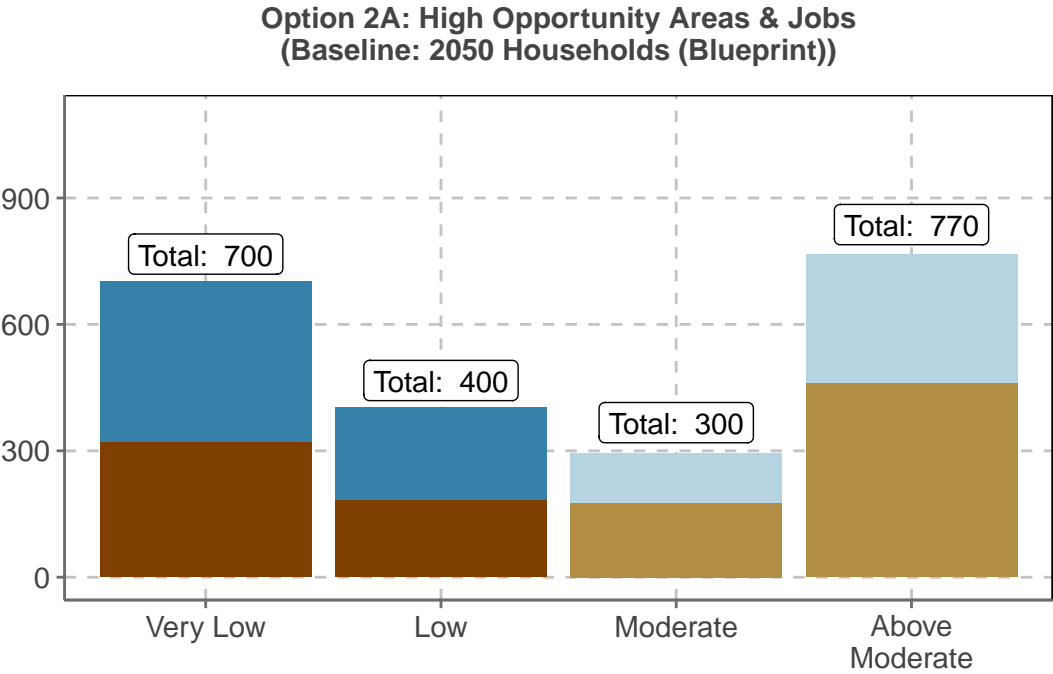
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Mill Valley
## (2019 households: 6201)
## (Marin County)

Chart 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.Income group totals are rounded to nearest 10.

**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 A: Original Income Grouping**

**Version A: Original Income Grouping**

**Version A: Original Income Grouping**



Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

**Legend:** ● 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)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
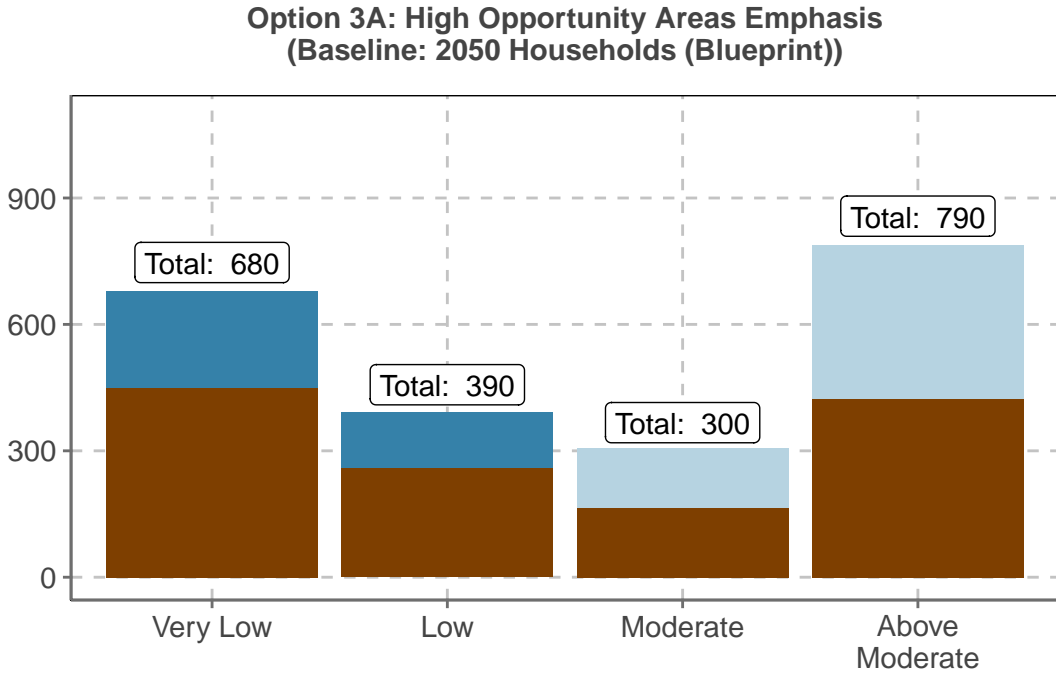Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.

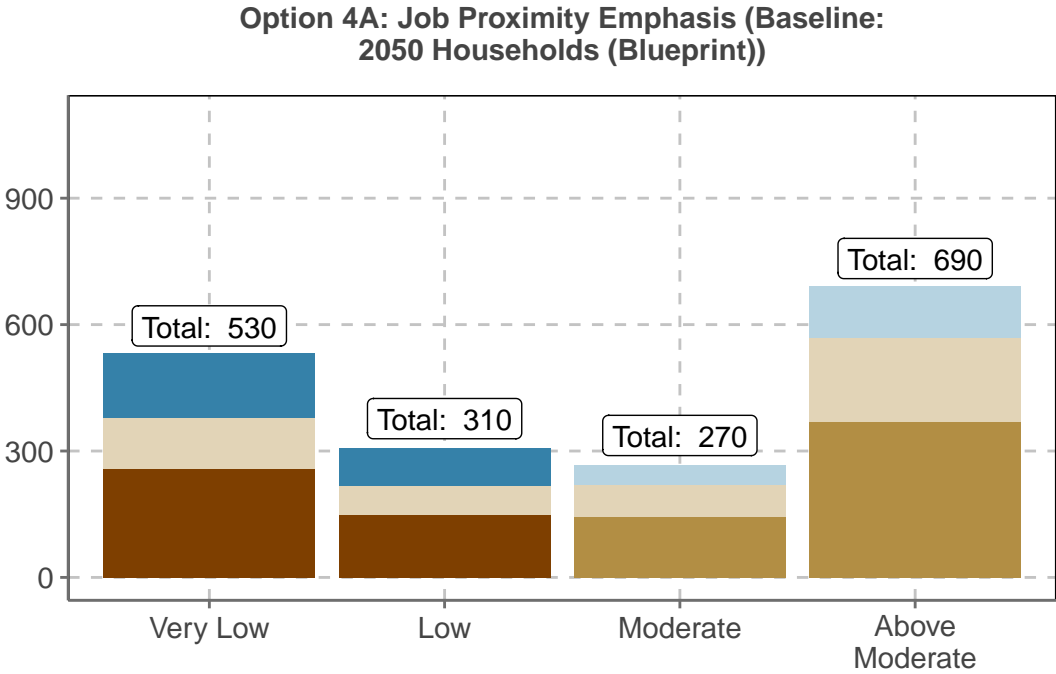

Version A: Original Income Grouping

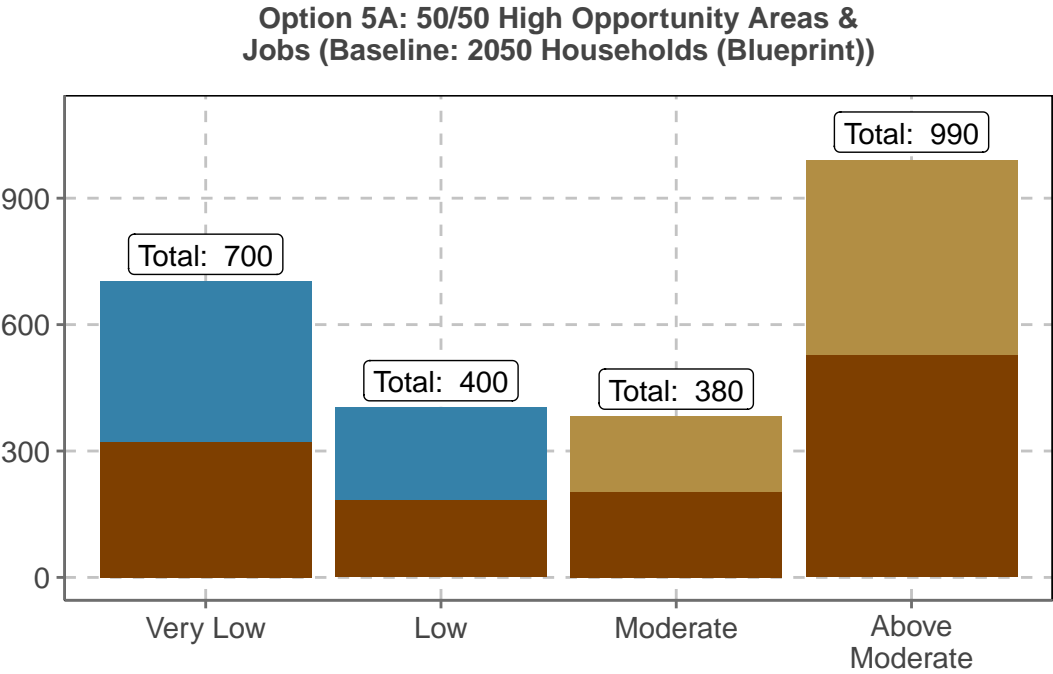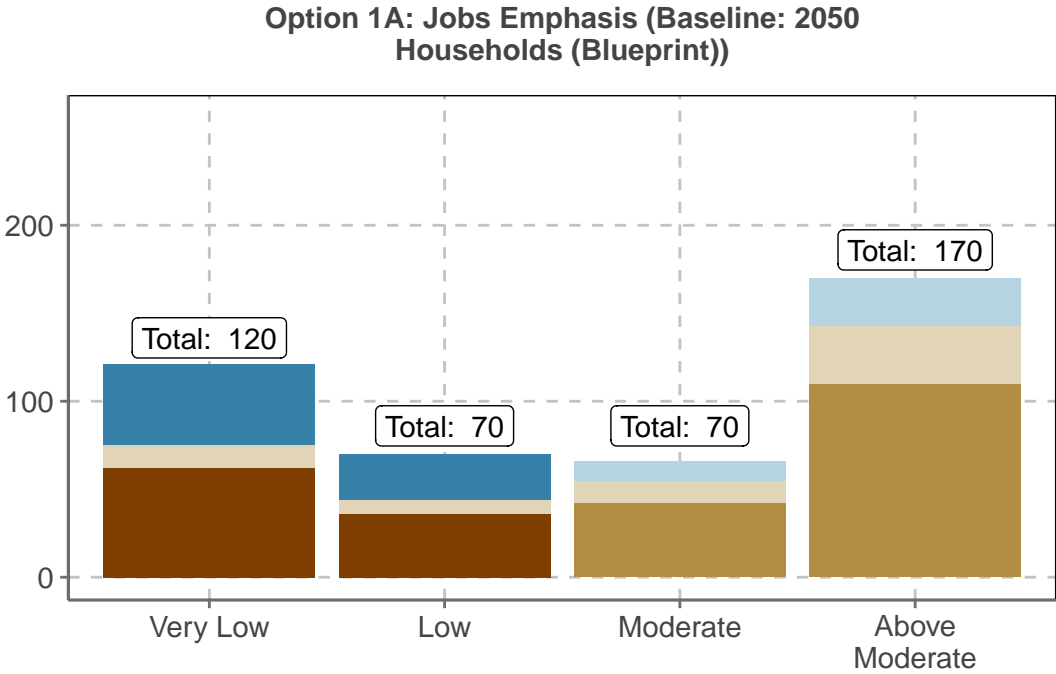Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

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 A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

Legend: a Access to High Opportunity Areas | a Job Proximity – Auto | a Job Proximity – Transit | a Jobs–Housing Balance | a Jobs–Housing Fit
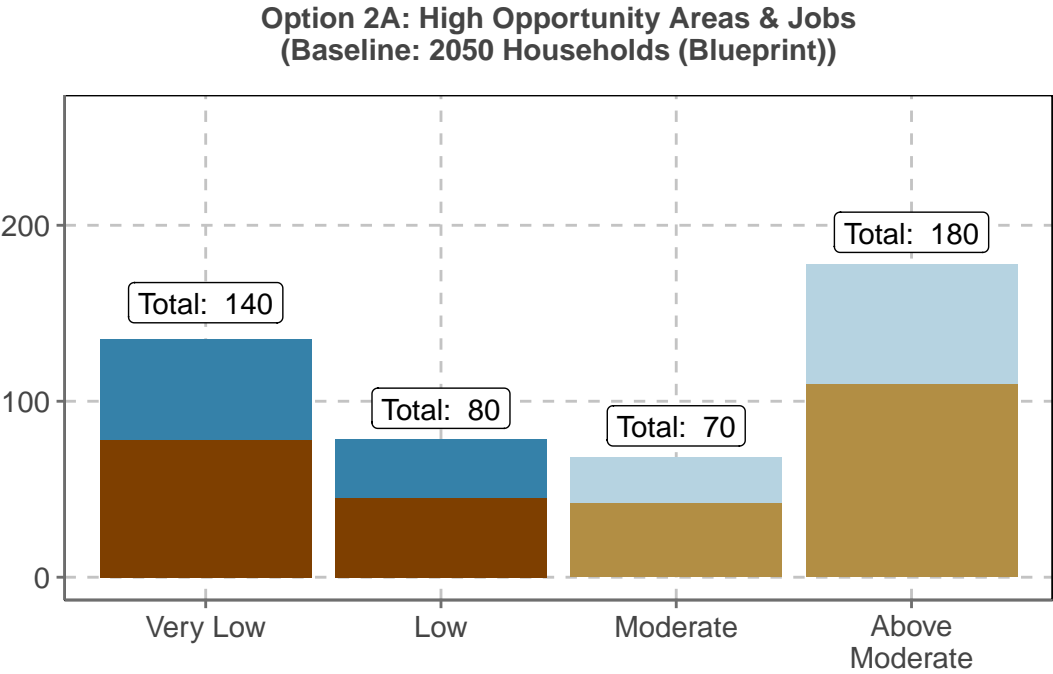
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Milpitas
## (2019 households: 21285)
## (Santa Clara County)

Chart 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.Income group totals are rounded to nearest 10.
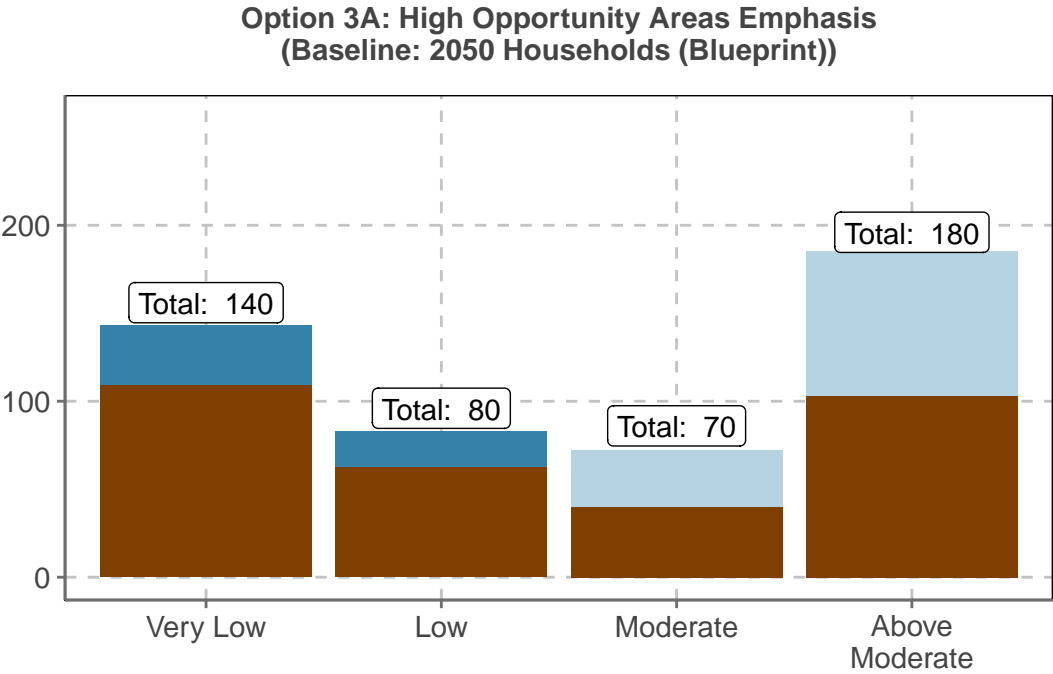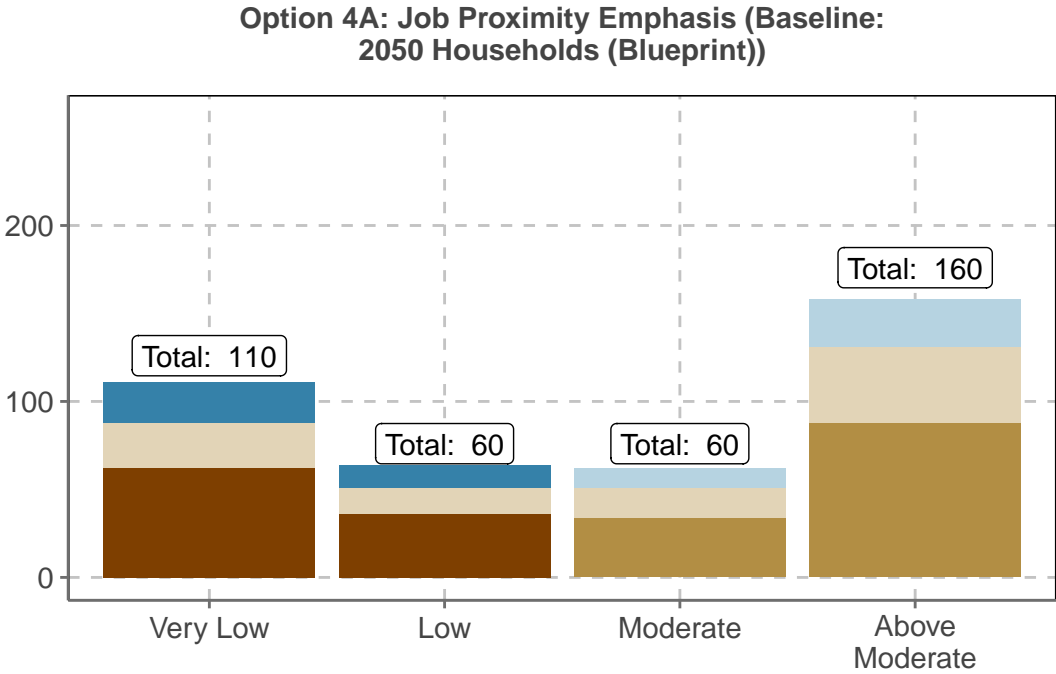


### Version A: Original Income Grouping

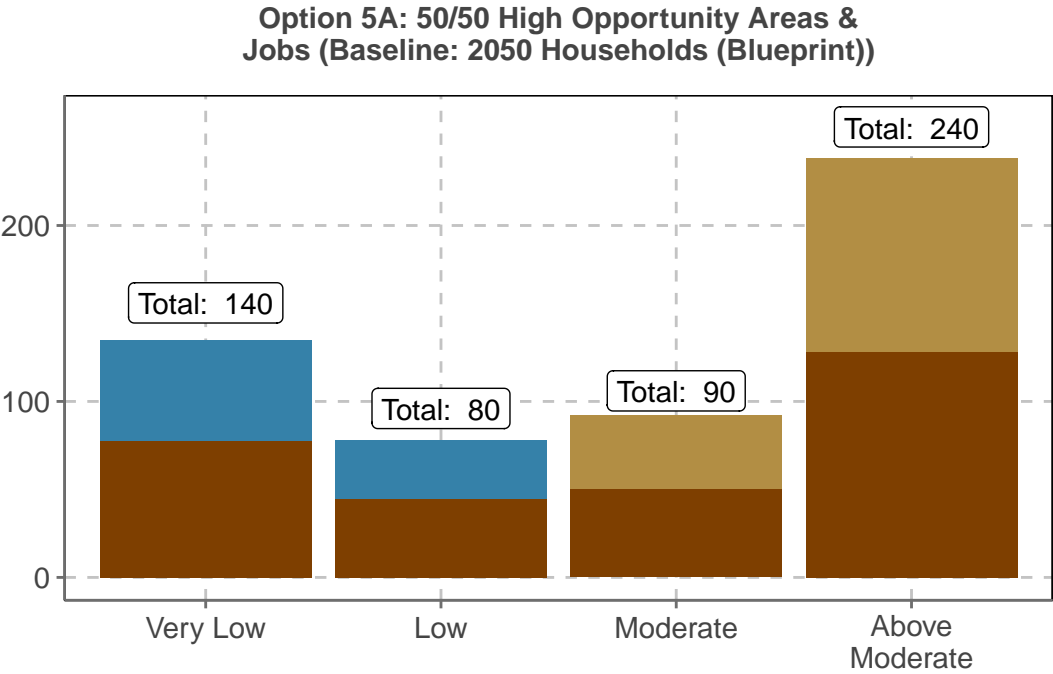**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1640 | Total: 940 | Total: 1010 | Total: 2620

### Version A: Original Income Grouping

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

Total: 1720 | Total: 990 | Total: 1070 | Total: 2760

### Version A: Original Income Grouping

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

Total: 1690 | Total: 970 | Total: 1020 | Total: 2640

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1540 | Total: 890 | Total: 980 | Total: 2540

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1720 | Total: 990 | Total: 1080 | Total: 2800

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1690 | Total: 970 | Total: 1090 | Total: 2830
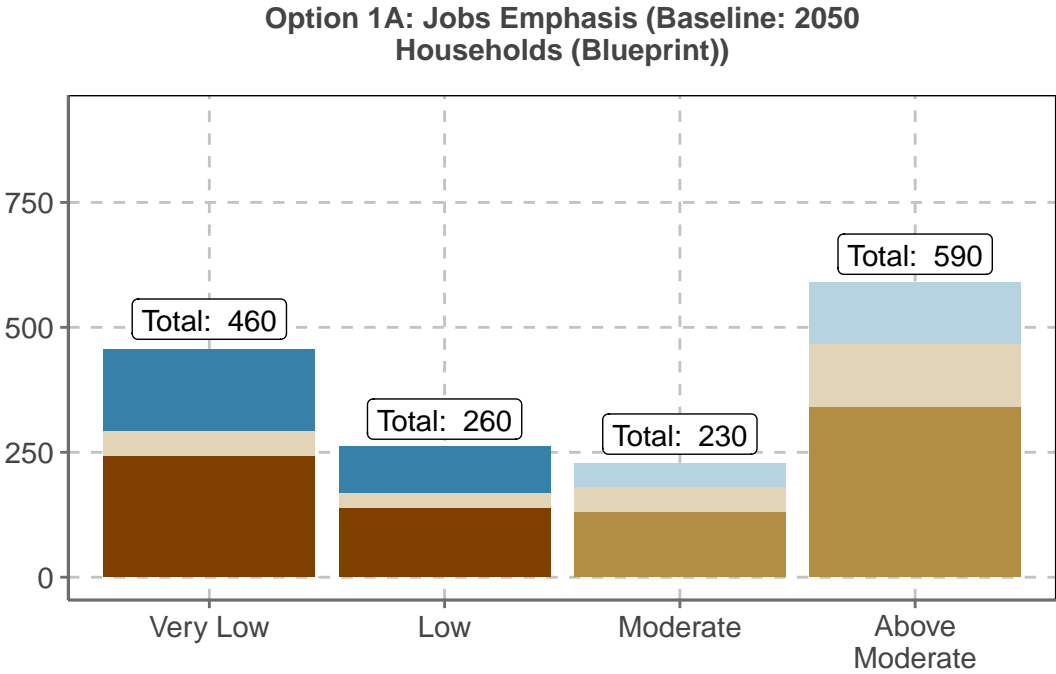
**Legend:**
a Access to High Opportunity Areas | a Job Proximity – Auto | a Job Proximity – Transit | a Jobs–Housing Balance | a Jobs–Housing Fit
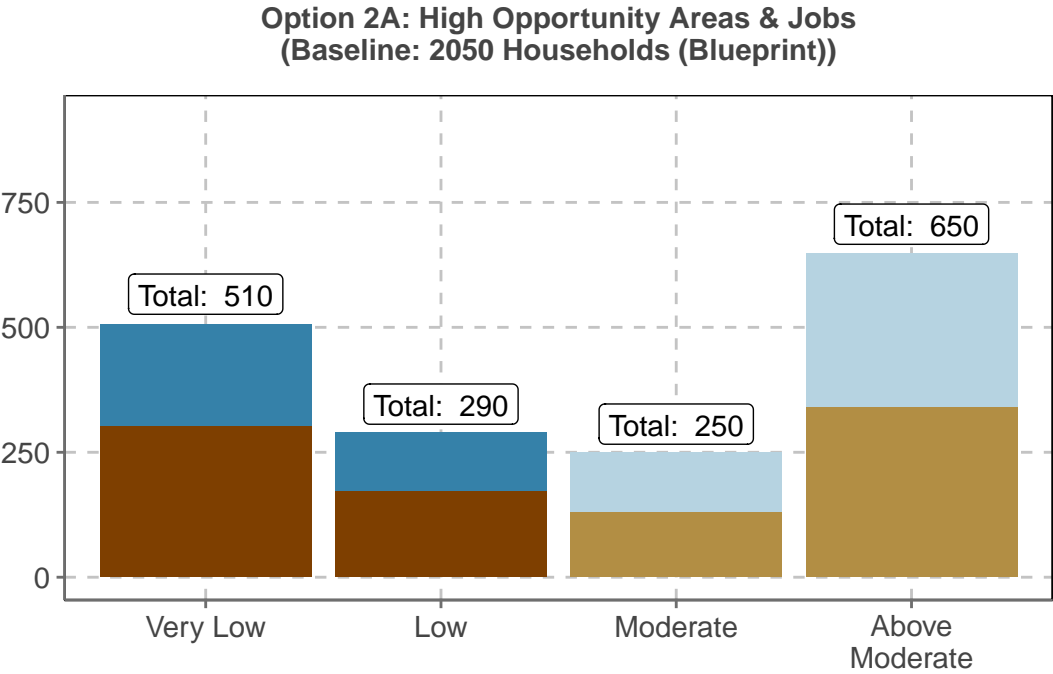
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Monte Sereno
## (2019 households: 1326)
## (Santa Clara County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
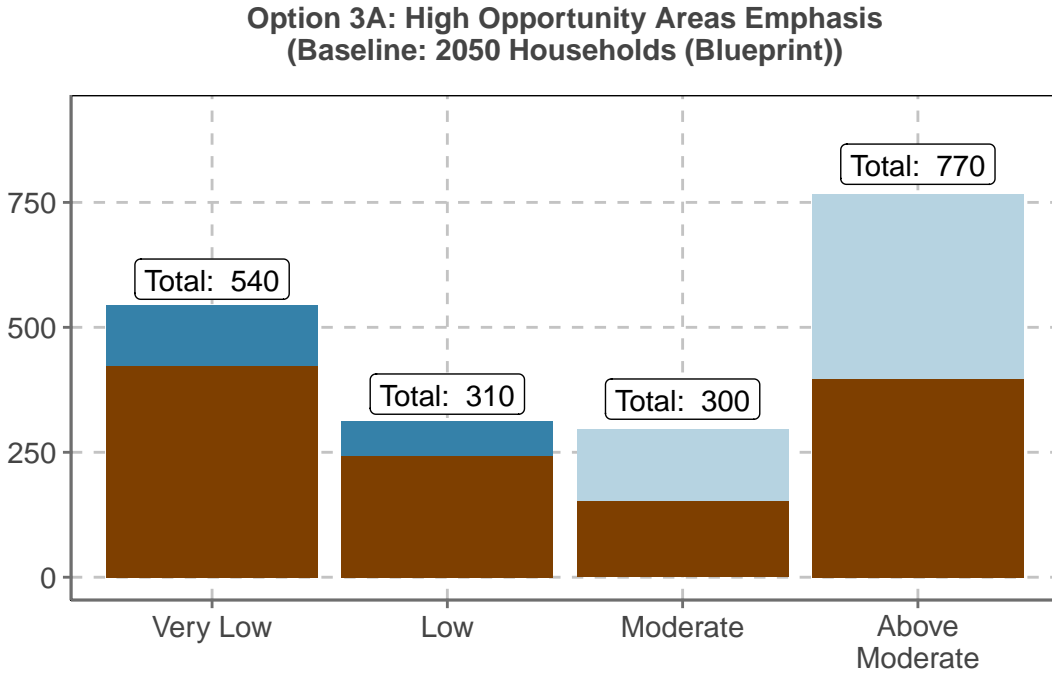Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
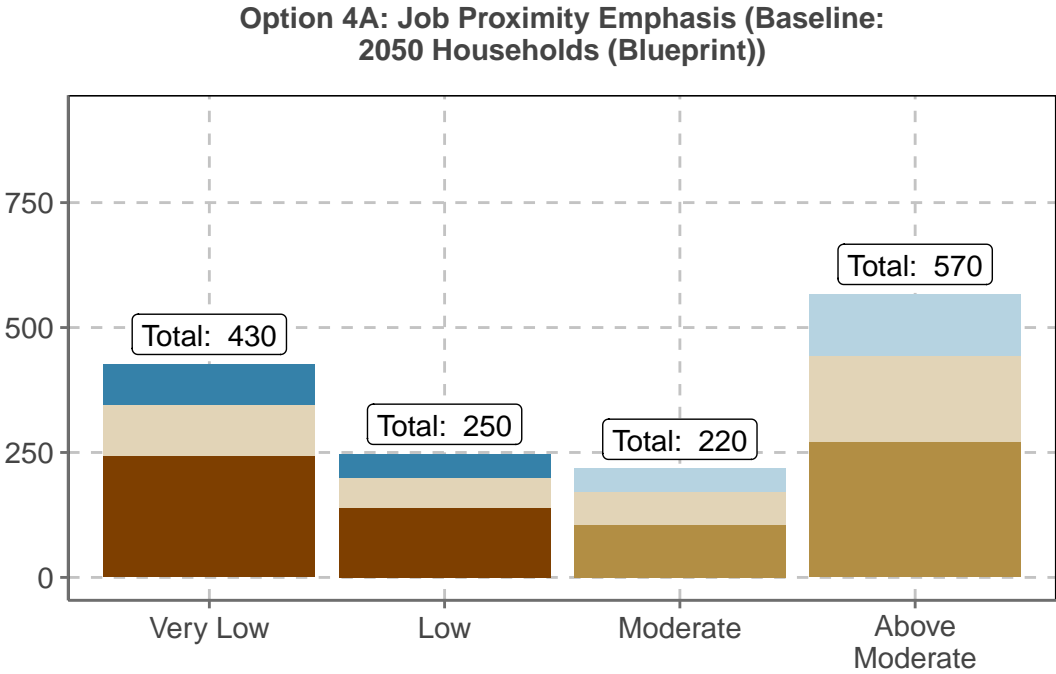
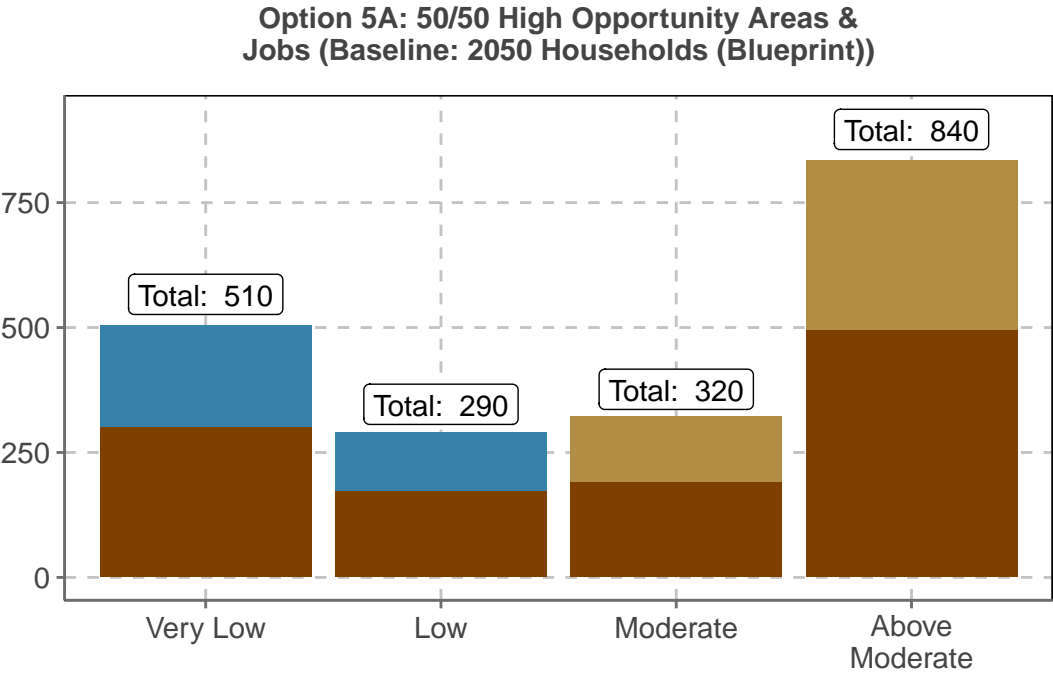**Version A: Original Income Grouping**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
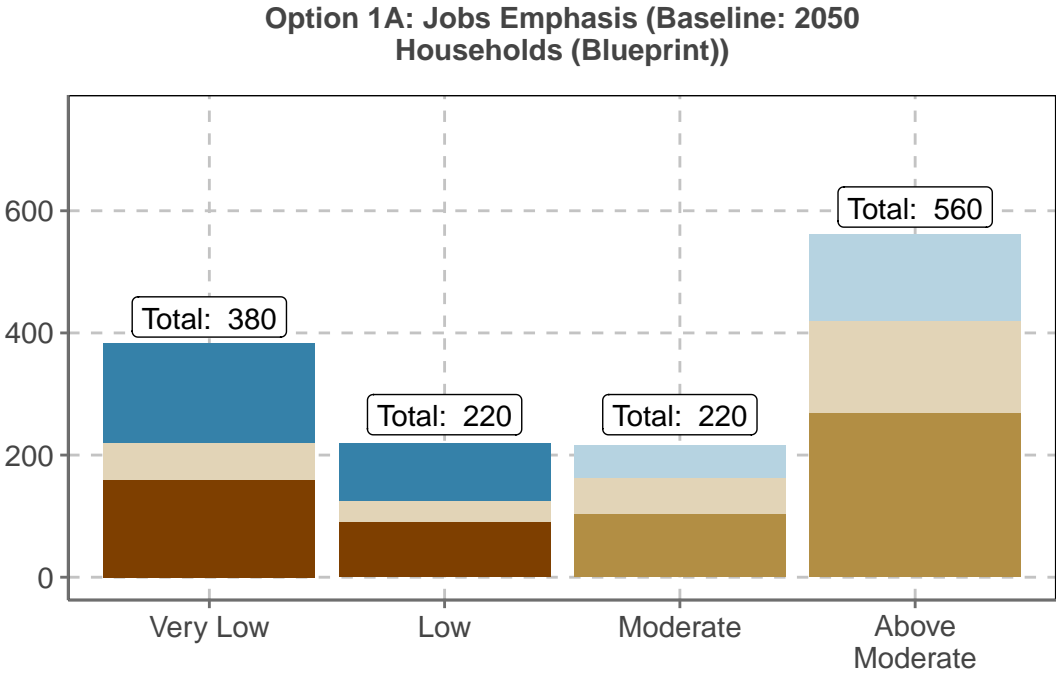


Legend: Access to High Opportunity Areas · Job Proximity – Auto · Job Proximity – Transit · Jobs–Housing Balance · Jobs–Housing Fit
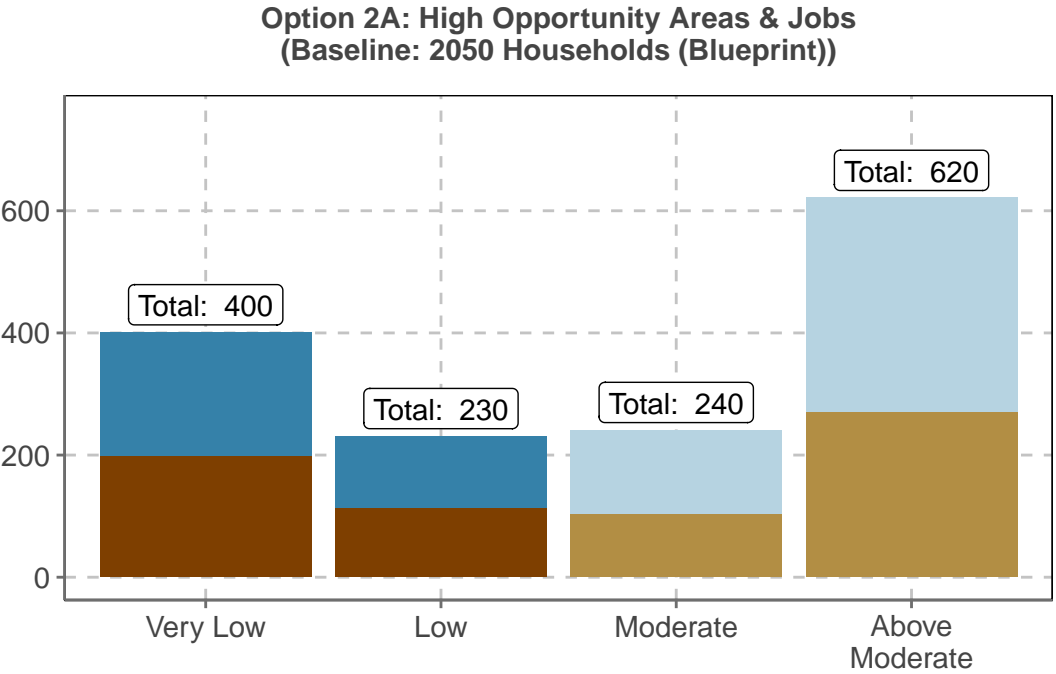
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Moraga
## (2019 households: 5594)
## (Contra Costa County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
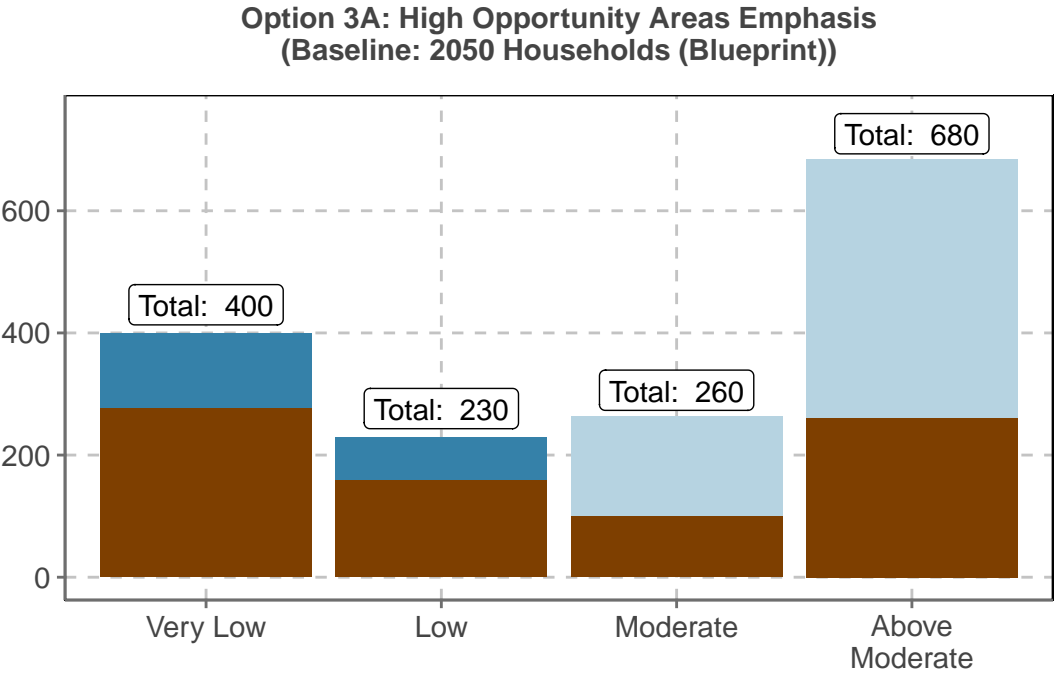Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
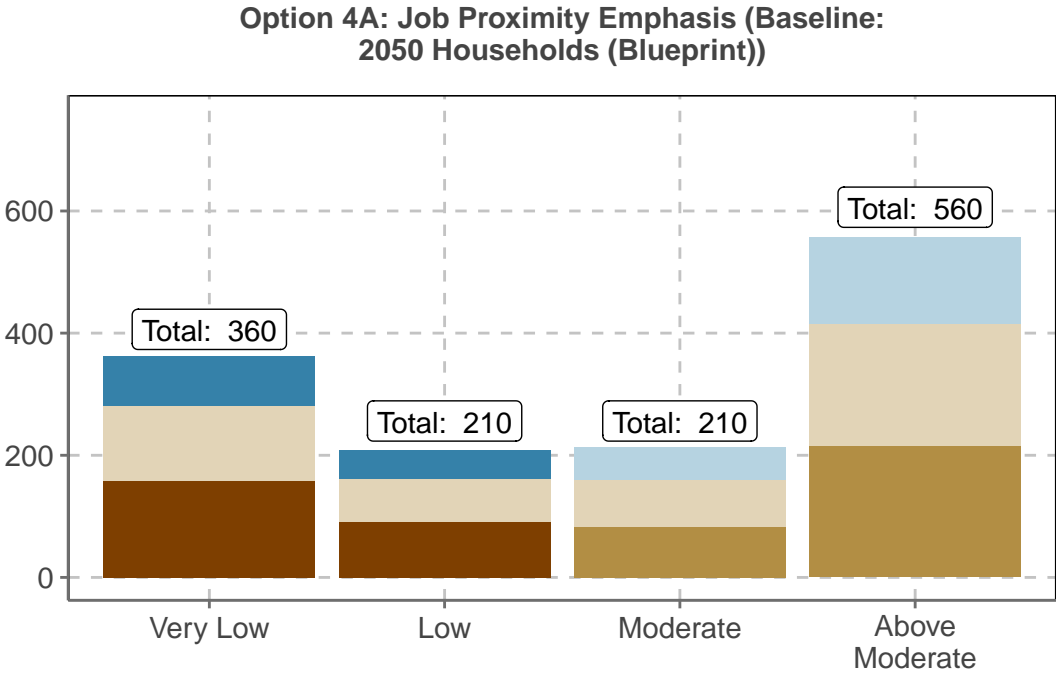


Version A: Original Income Grouping

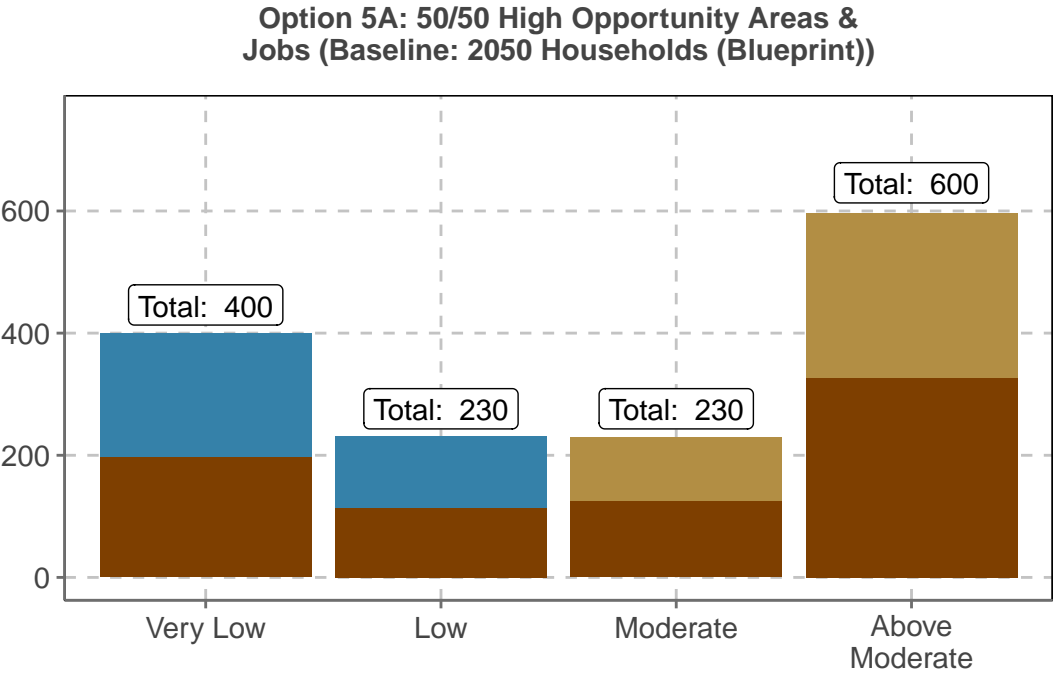**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 280 — Very Low
Total: 160 — Low
Total: 110 — Moderate
Total: 300 — Above Moderate

Version A: Original Income Grouping

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

Total: 310 — Very Low
Total: 180 — Low
Total: 120 — Moderate
Total: 310 — Above Moderate

Version A: Original Income Grouping

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

Total: 330 — Very Low
Total: 190 — Low
Total: 160 — Moderate
Total: 420 — Above Moderate

Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 260 — Very Low
Total: 150 — Low
Total: 110 — Moderate
Total: 290 — Above Moderate

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 310 — Very Low
Total: 180 — Low
Total: 170 — Moderate
Total: 450 — Above Moderate

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 330 — Very Low
Total: 190 — Low
Total: 160 — Moderate
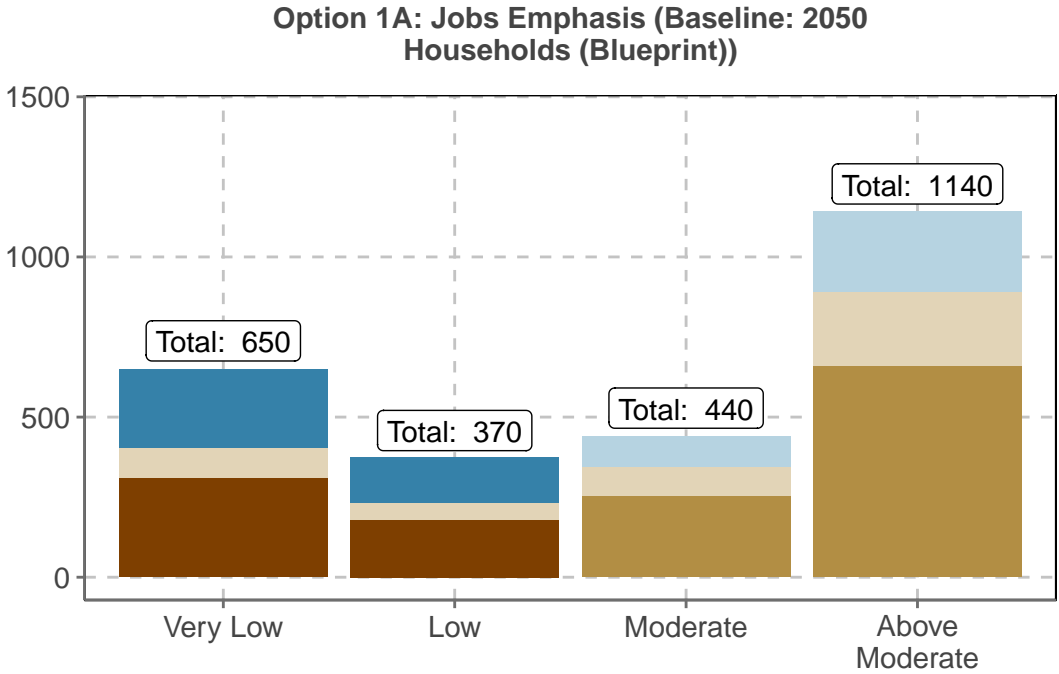Total: 420 — Above Moderate

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

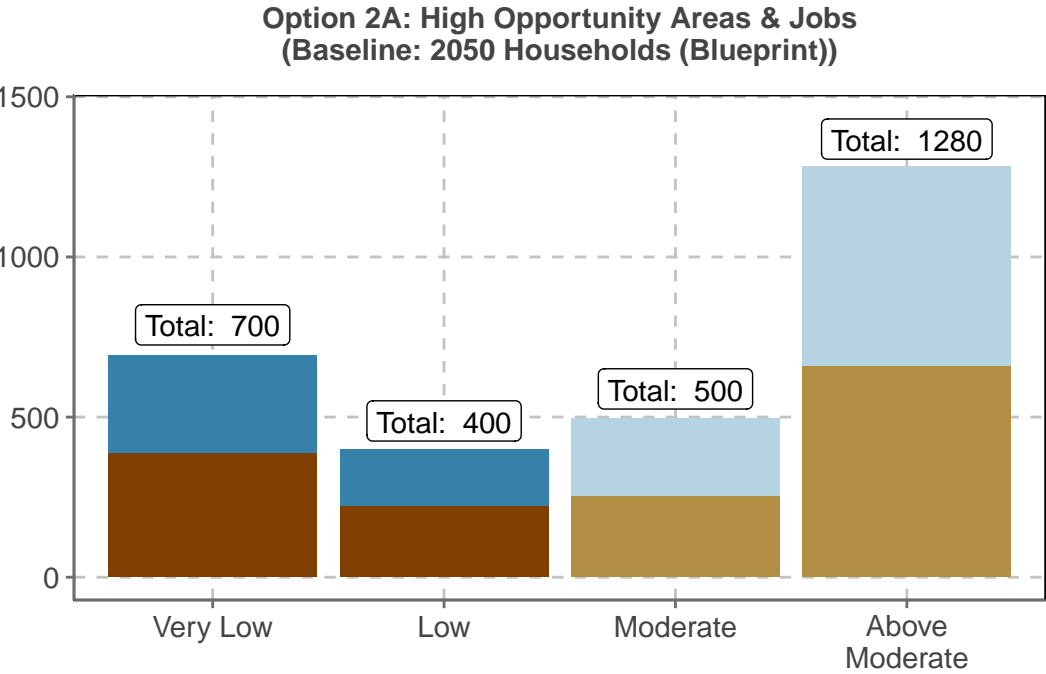# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Morgan Hill
## (2019 households: 14409)
## (Santa Clara County)

Chart 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. Income group totals are rounded to nearest 10.
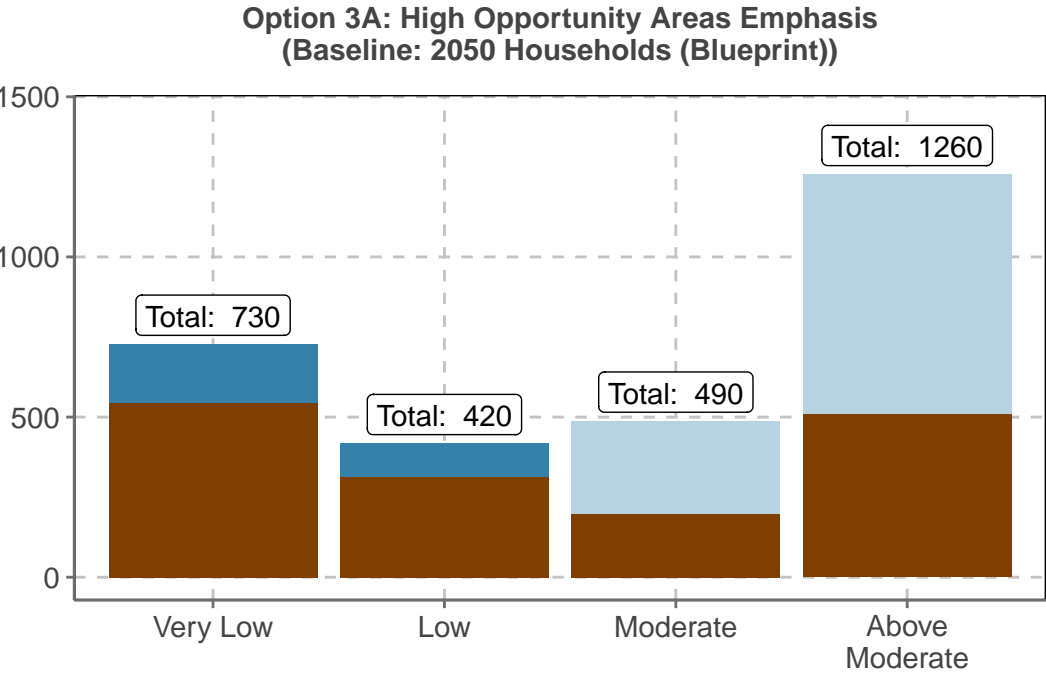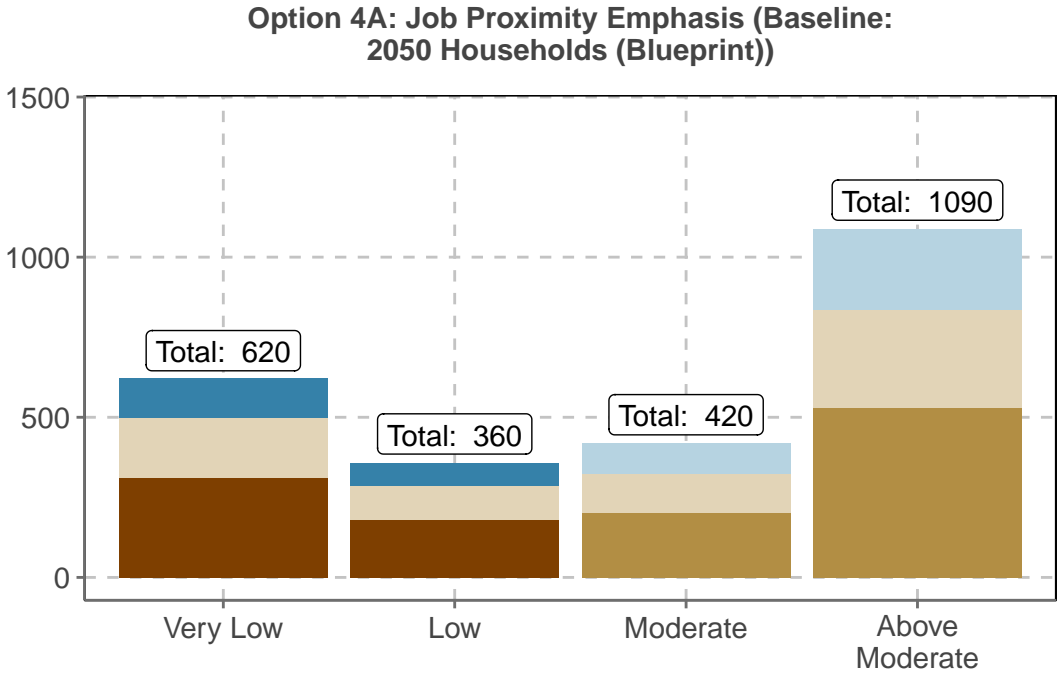
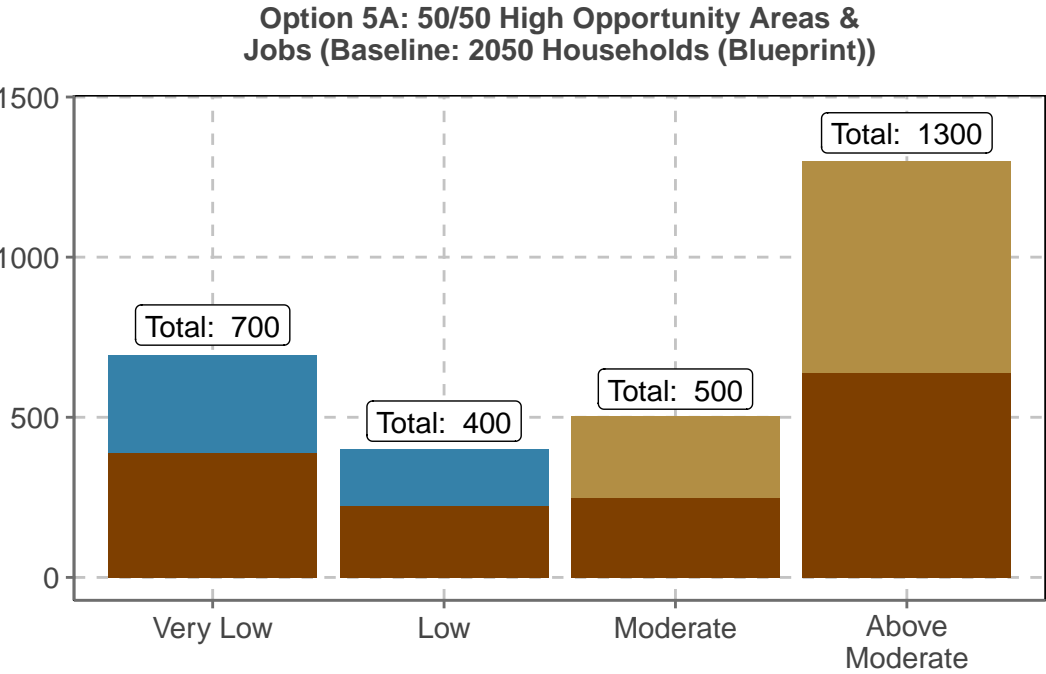**Version A: Original Income Grouping**

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



Total: 380 (Very Low), Total: 220 (Low), Total: 230 (Moderate), Total: 580 (Above Moderate)

**Version A: Original Income Grouping**

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



Total: 380 (Very Low), Total: 220 (Low), Total: 250 (Moderate), Total: 640 (Above Moderate)

**Version A: Original Income Grouping**

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



Total: 340 (Very Low), Total: 200 (Low), Total: 250 (Moderate), Total: 640 (Above Moderate)

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**



Total: 350 (Very Low), Total: 200 (Low), Total: 230 (Moderate), Total: 590 (Above Moderate)

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



Total: 380 (Very Low), Total: 220 (Low), Total: 190 (Moderate), Total: 480 (Above Moderate)

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



Total: 340 (Very Low), Total: 200 (Low), Total: 190 (Moderate), Total: 490 (Above Moderate)
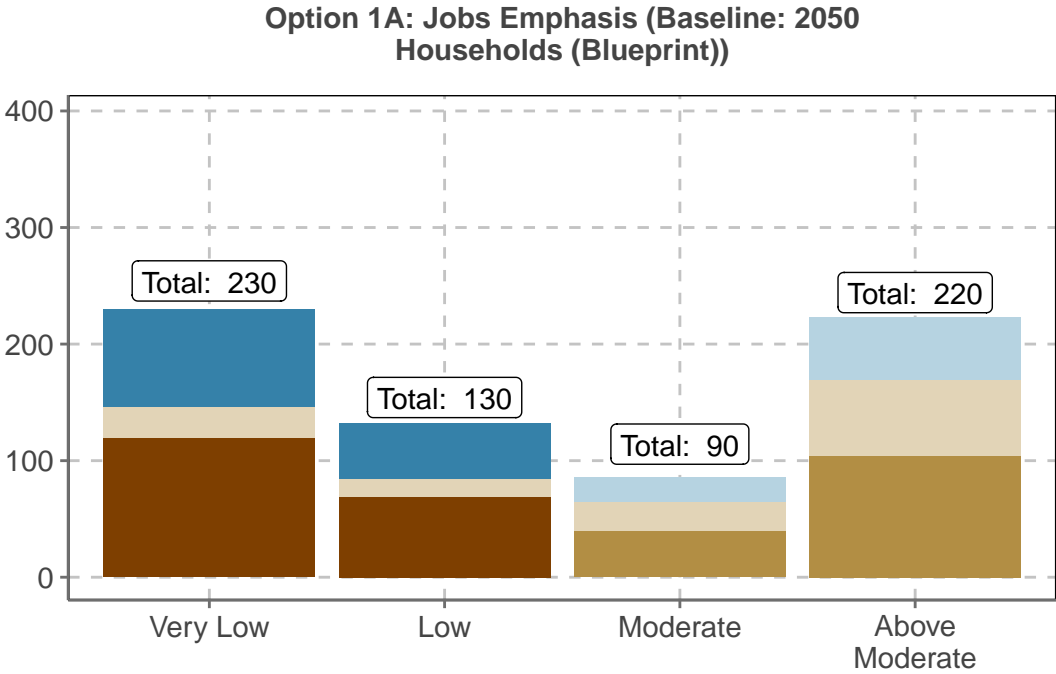
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

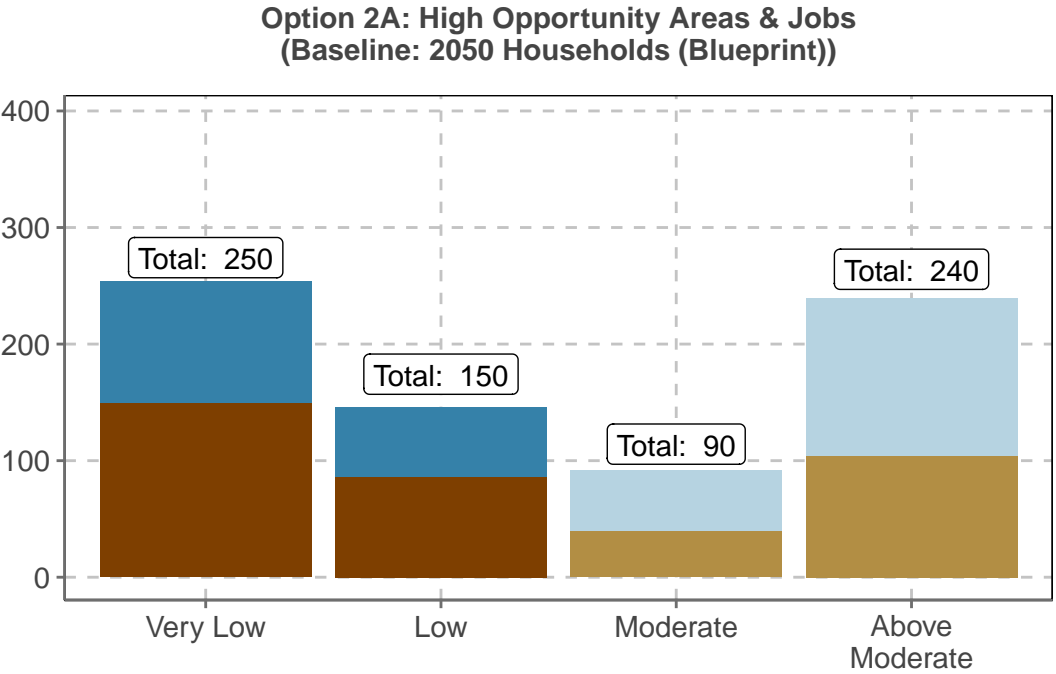## Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Mountain View
## (2019 households: 34195)
## (Santa Clara County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
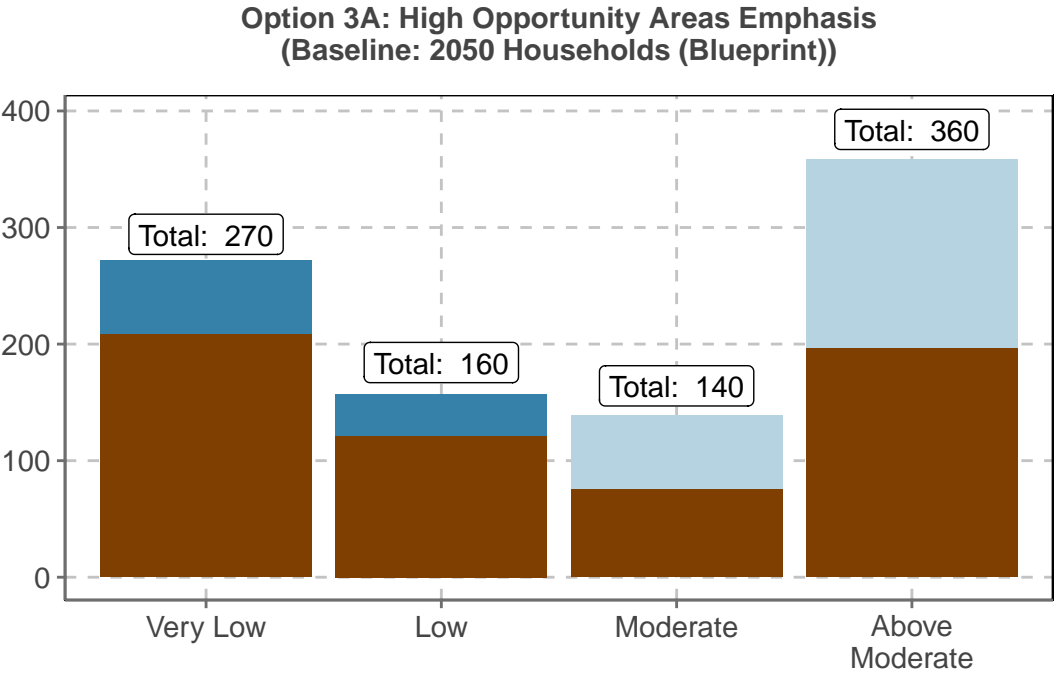Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.



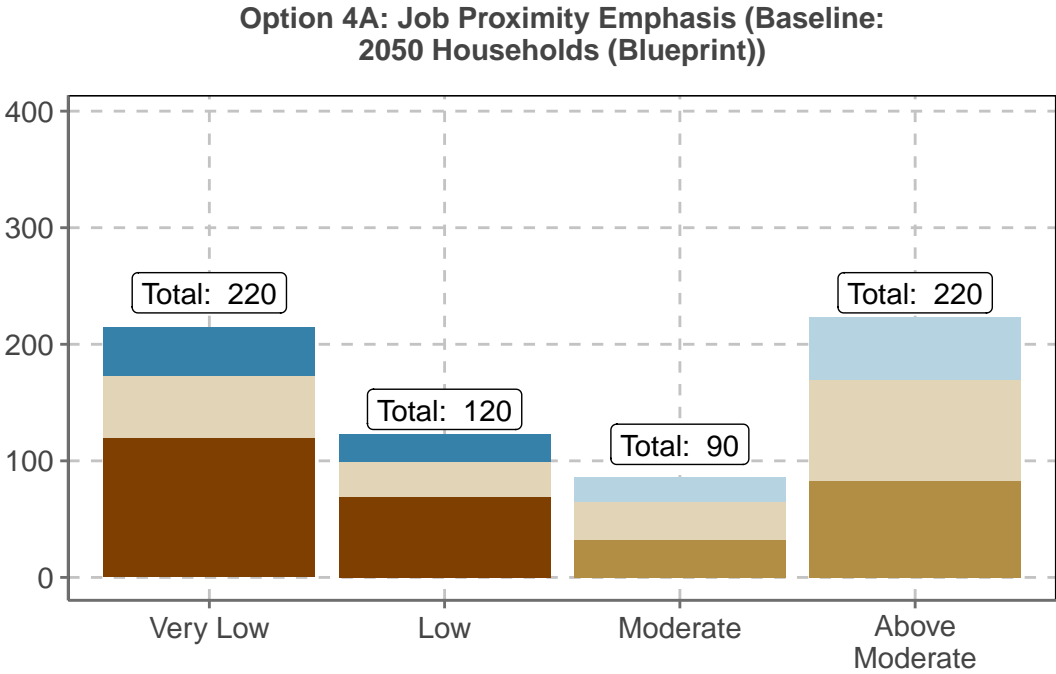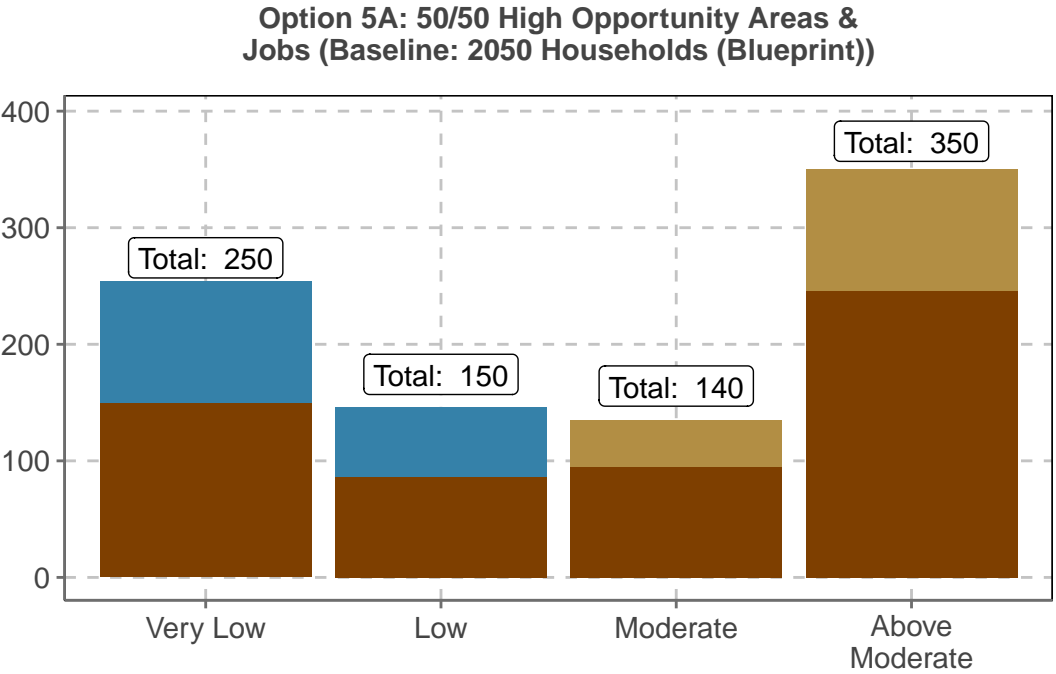**Version A: Original Income Grouping**

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

Total: 2420 (Very Low), Total: 1390 (Low), Total: 1560 (Moderate), Total: 4050 (Above Moderate)

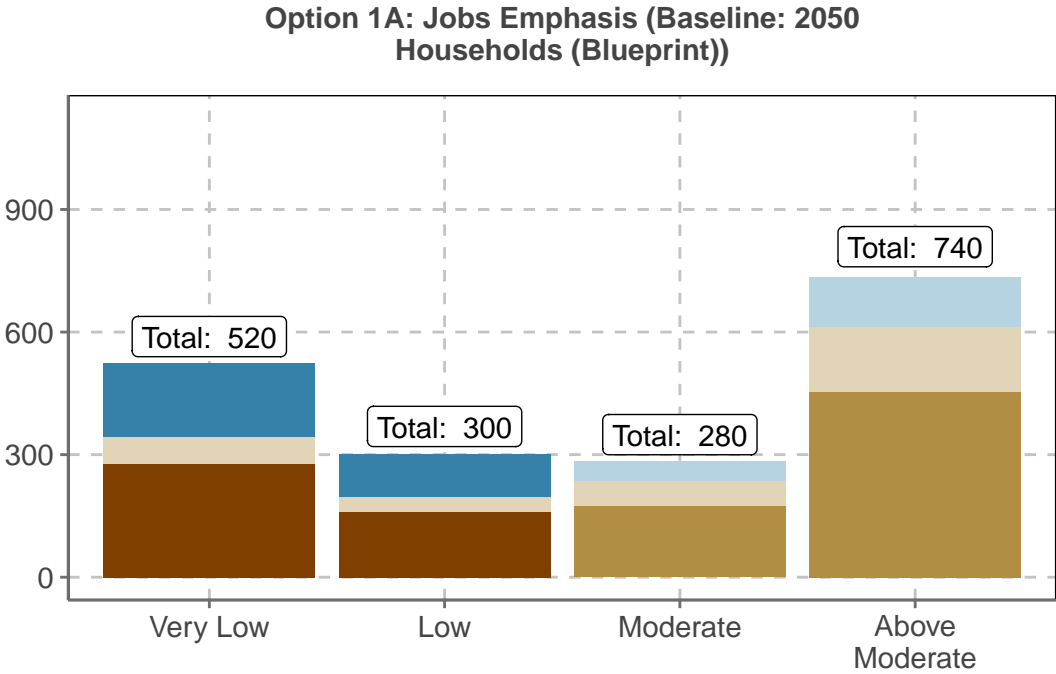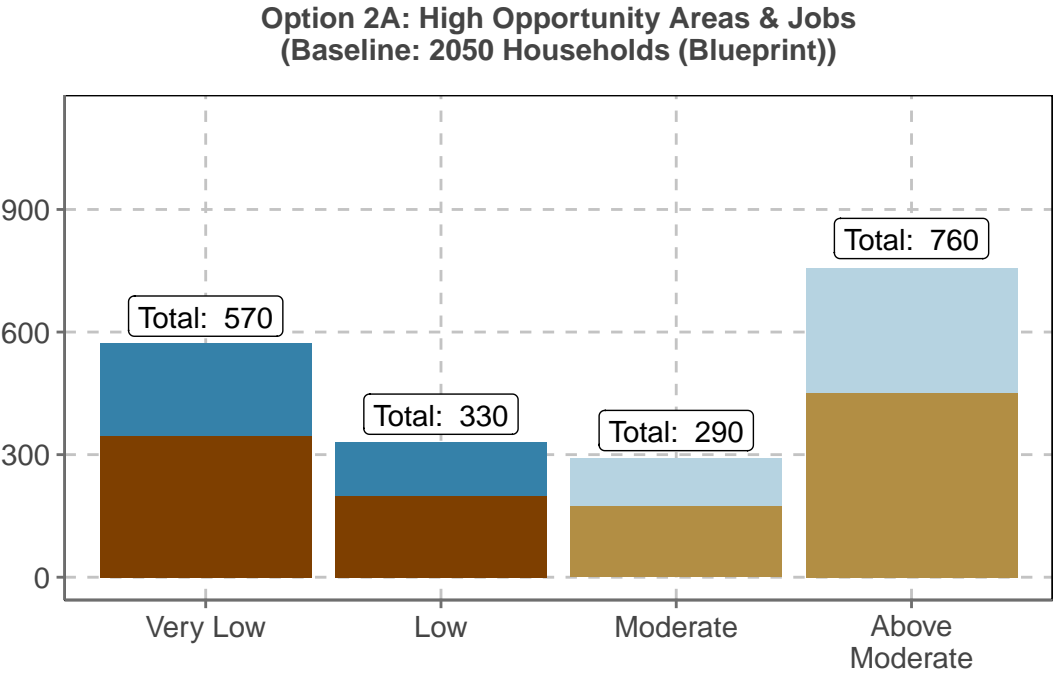**Version A: Original Income Grouping**

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

Total: 2600 (Very Low), Total: 1500 (Low), Total: 1690 (Moderate), Total: 4380 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 2810 (Very Low), Total: 1620 (Low), Total: 1710 (Moderate), Total: 4430 (Above Moderate)

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 2350 (Very Low), Total: 1360 (Low), Total: 1490 (Moderate), Total: 3850 (Above Moderate)

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 2600 (Very Low), Total: 1500 (Low), Total: 1930 (Moderate), Total: 4980 (Above Moderate)

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 2810 (Very Low), Total: 1620 (Low), Total: 1910 (Moderate), Total: 4950 (Above Moderate)

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

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
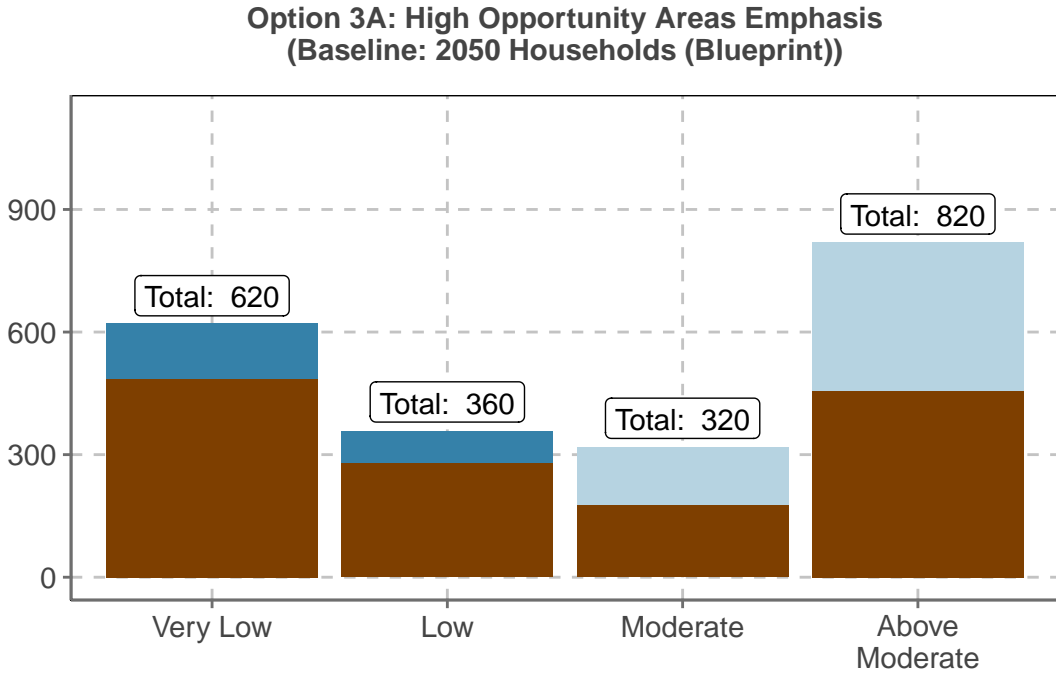Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
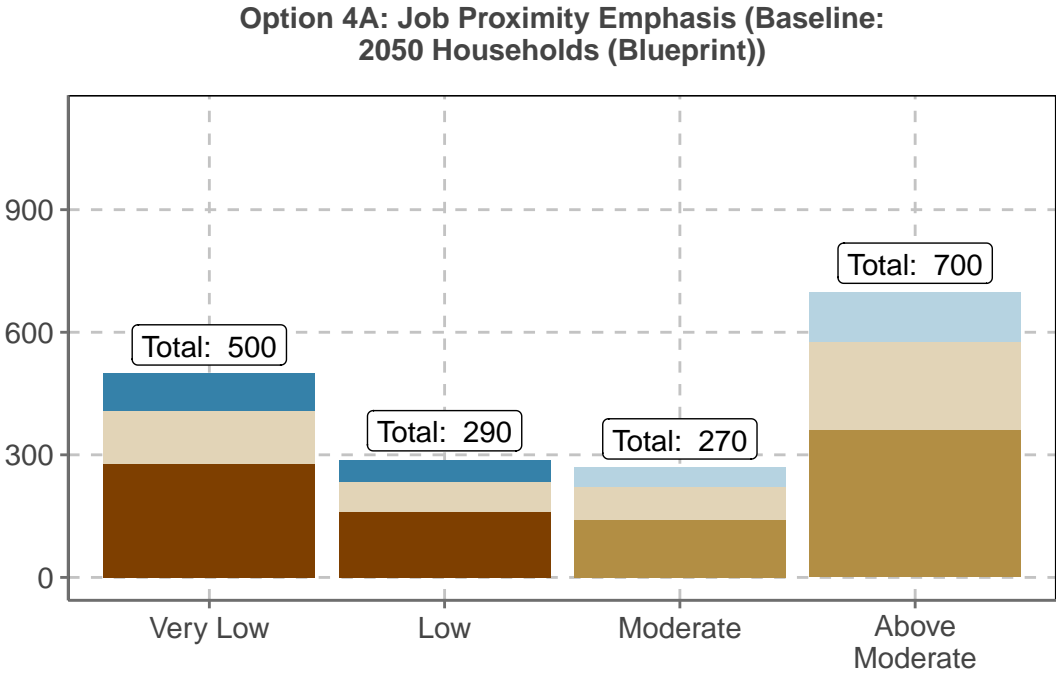
### Version A: Original Income Grouping

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



Total: 700 (Very Low)
Total: 400 (Low)
Total: 410 (Moderate)
Total: 1050 (Above Moderate)

### Version A: Original Income Grouping

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



Total: 700 (Very Low)
Total: 400 (Low)
Total: 450 (Moderate)
Total: 1160 (Above Moderate)

### Version A: Original Income Grouping

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



Total: 640 (Very Low)
Total: 370 (Low)
Total: 470 (Moderate)
Total: 1220 (Above Moderate)

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**



Total: 650 (Very Low)
Total: 380 (Low)
Total: 420 (Moderate)
Total: 1070 (Above Moderate)

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



Total: 700 (Very Low)
Total: 400 (Low)
Total: 340 (Moderate)
Total: 880 (Above Moderate)

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



Total: 640 (Very Low)
Total: 370 (Low)
Total: 340 (Moderate)
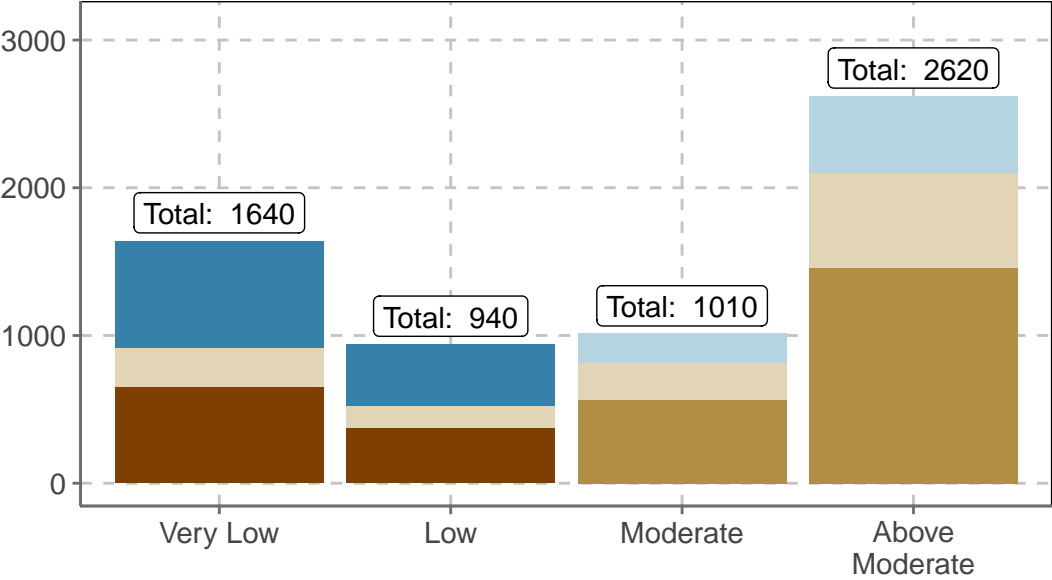Total: 880 (Above Moderate)

**Legend:** 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
## Newark
## (2019 households: 14098)
## (Alameda County)

Chart 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. Income group totals are rounded to nearest 10.
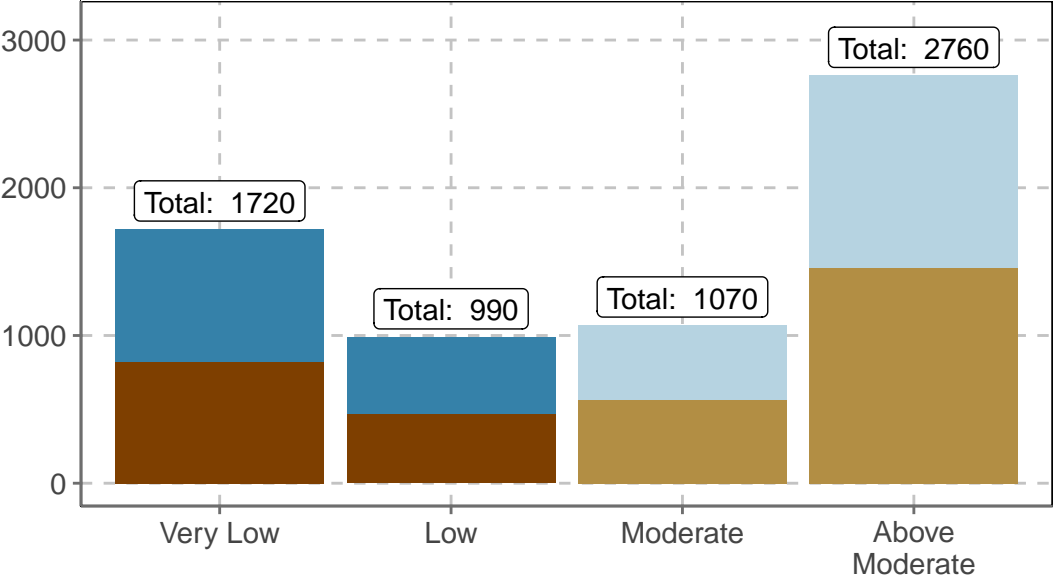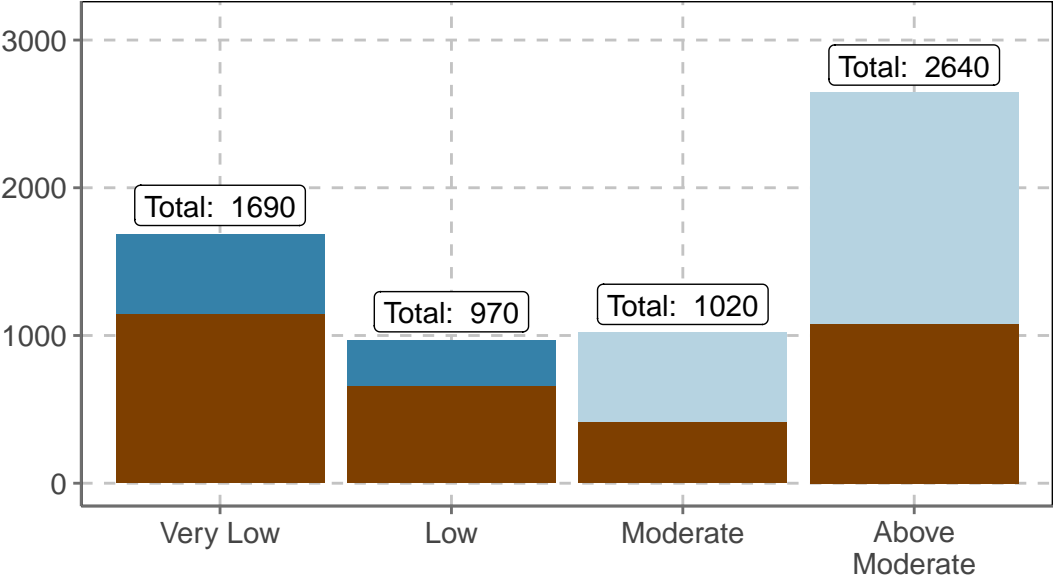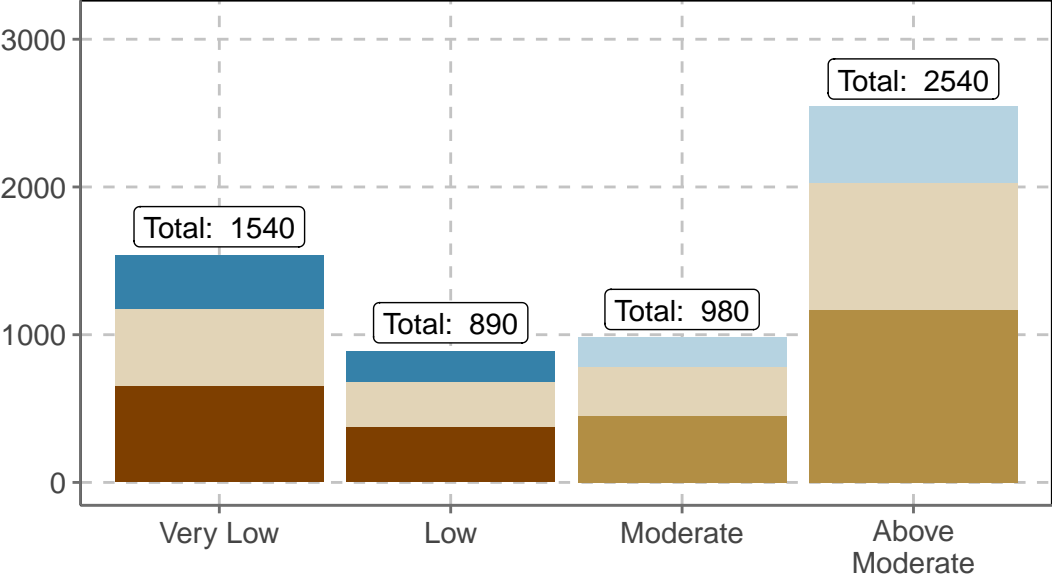
### Version A: Original Income Grouping
**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 580
- Low — Total: 340
- Moderate — Total: 330
- Above Moderate — Total: 860

### Version A: Original Income Grouping
**Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 610
- Low — Total: 350
- Moderate — Total: 360
- Above Moderate — Total: 940

### Version A: Original Income Grouping
**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 540
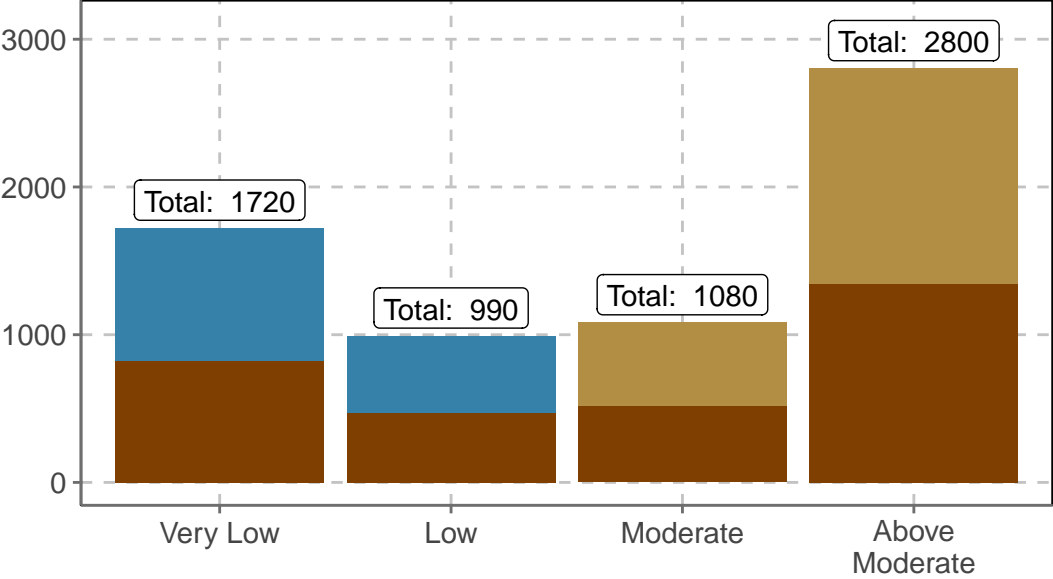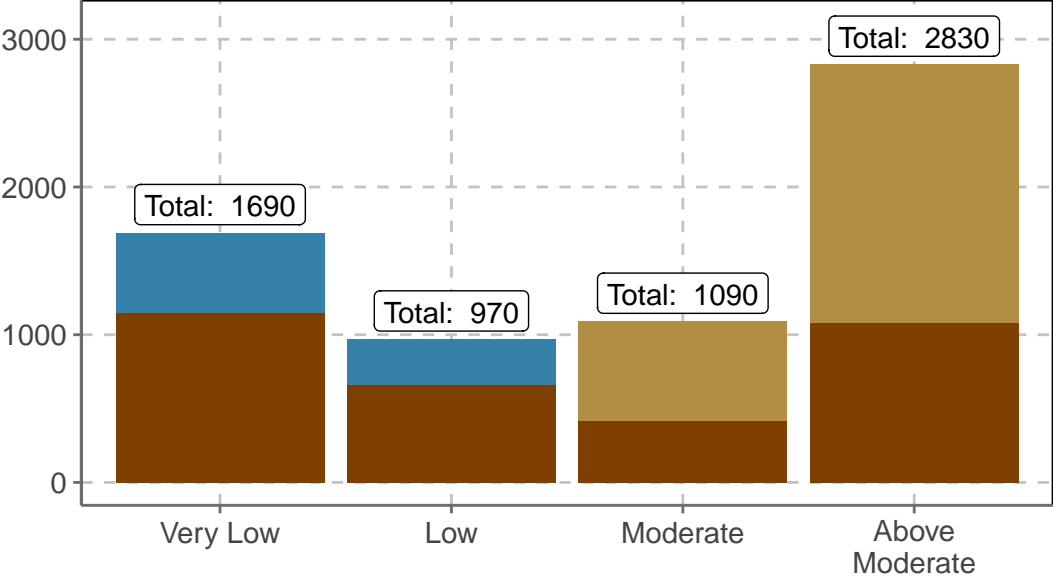- Low — Total: 310
- Moderate — Total: 360
- Above Moderate — Total: 920

### Version A: Original Income Grouping
**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 520
- Low — Total: 300
- Moderate — Total: 330
- Above Moderate — Total: 860

### Version A: Original Income Grouping
**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 610
- Low — Total: 350
- Moderate — Total: 300
- Above Moderate — Total: 780

### Version A: Original Income Grouping
**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 540
- Low — Total: 310
- Moderate — Total: 300
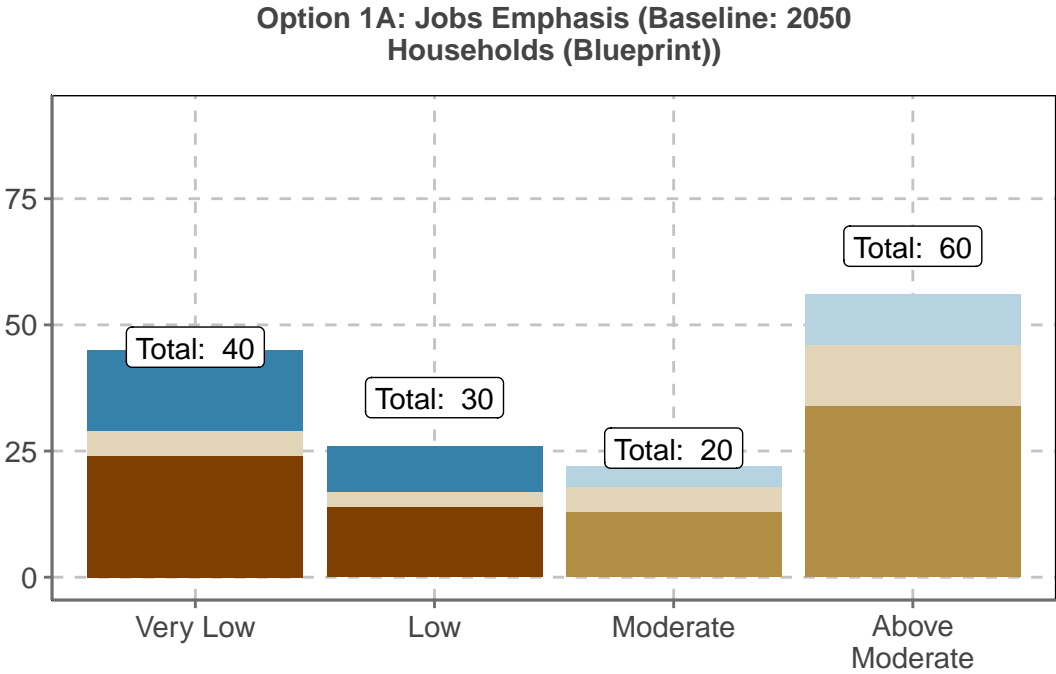- Above Moderate — Total: 790

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

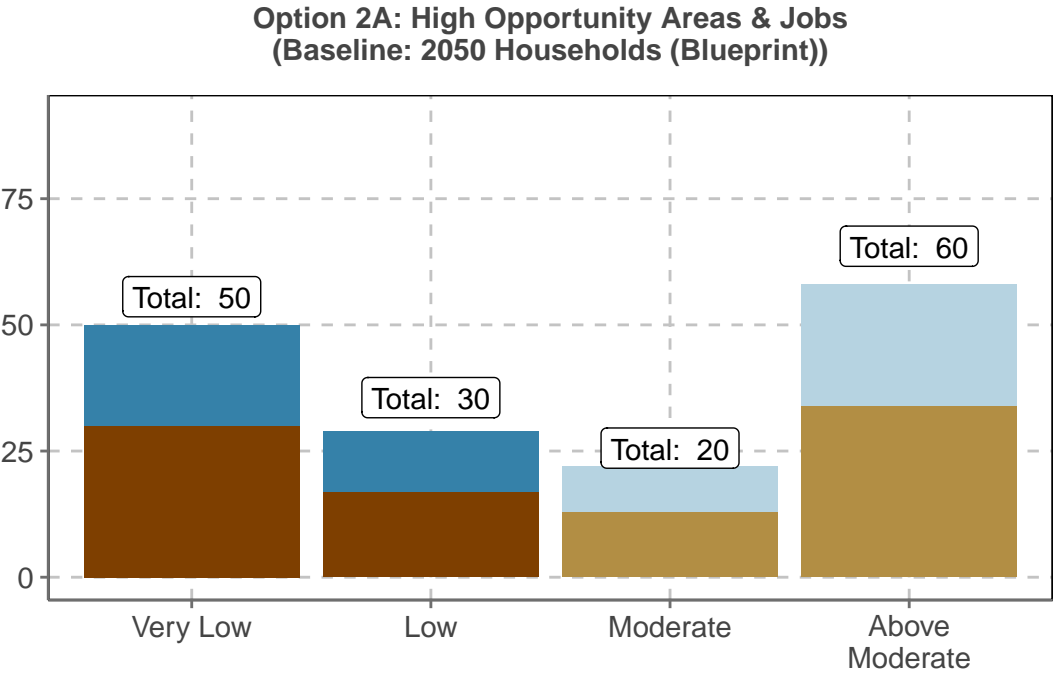**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**
**Novato**
**(2019 households: 20445)**
**(Marin County)**

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
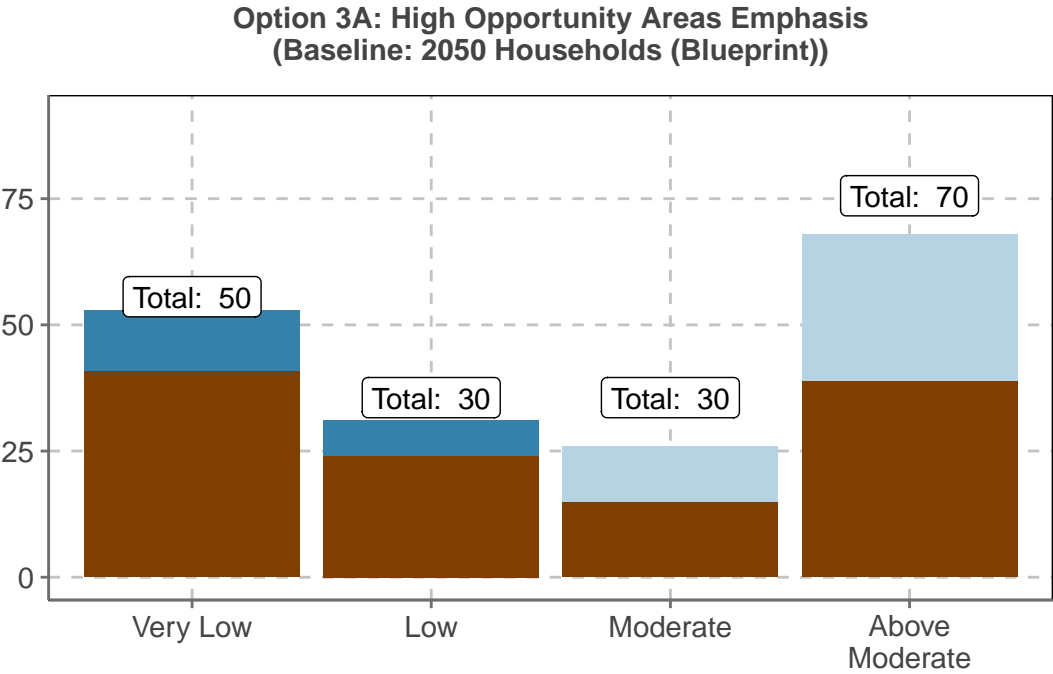Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
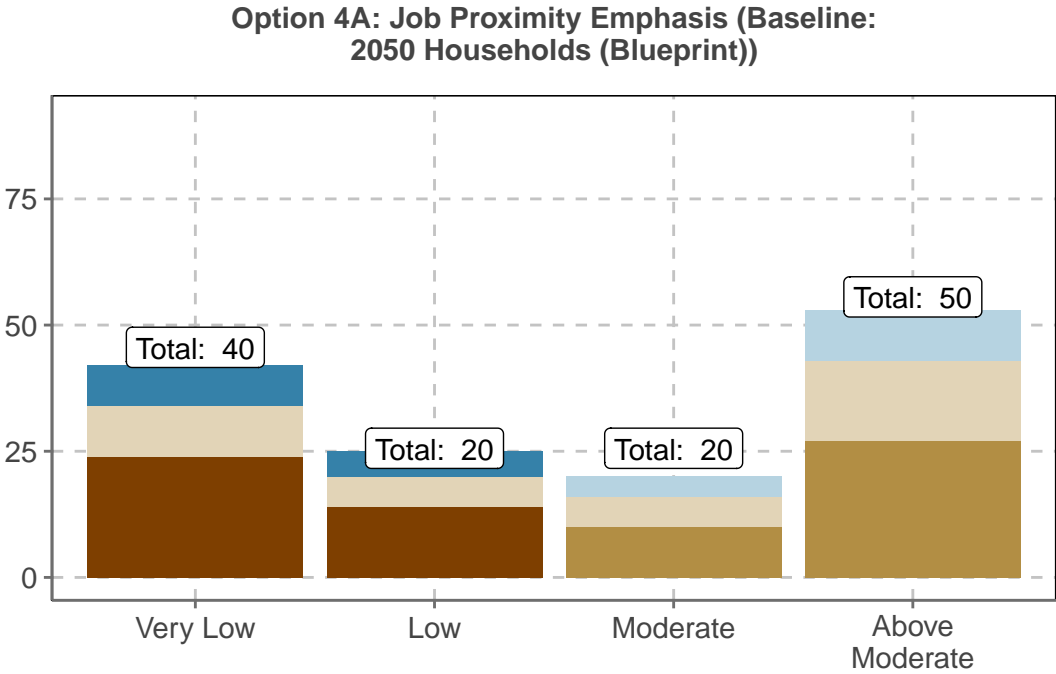


Version A: Original Income Grouping

Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))
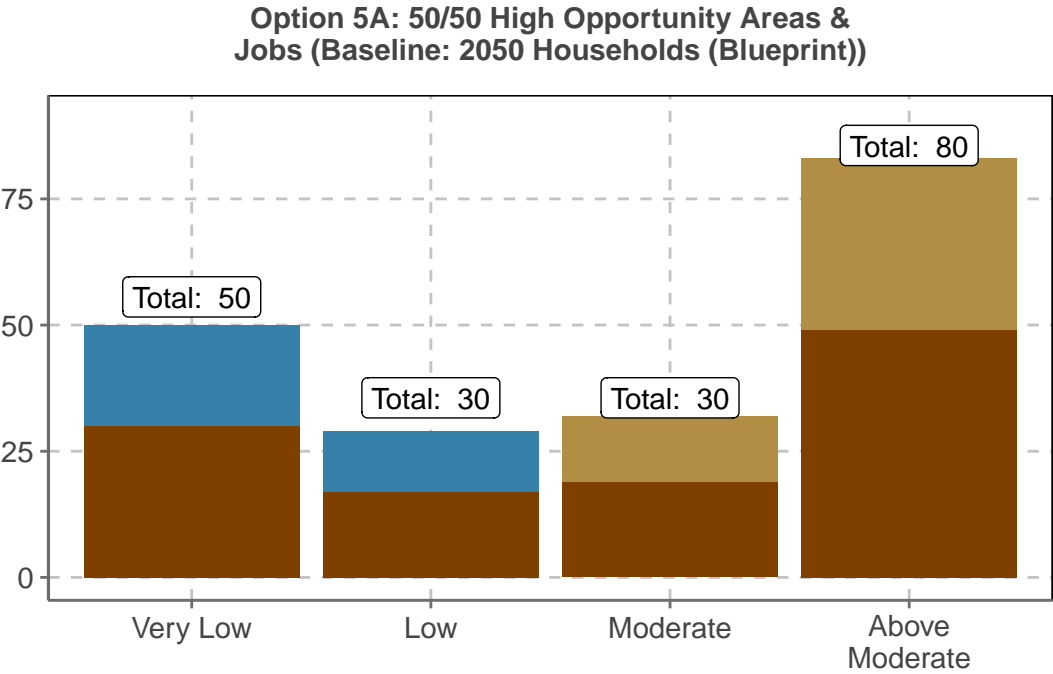
Version A: Original Income Grouping

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 A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
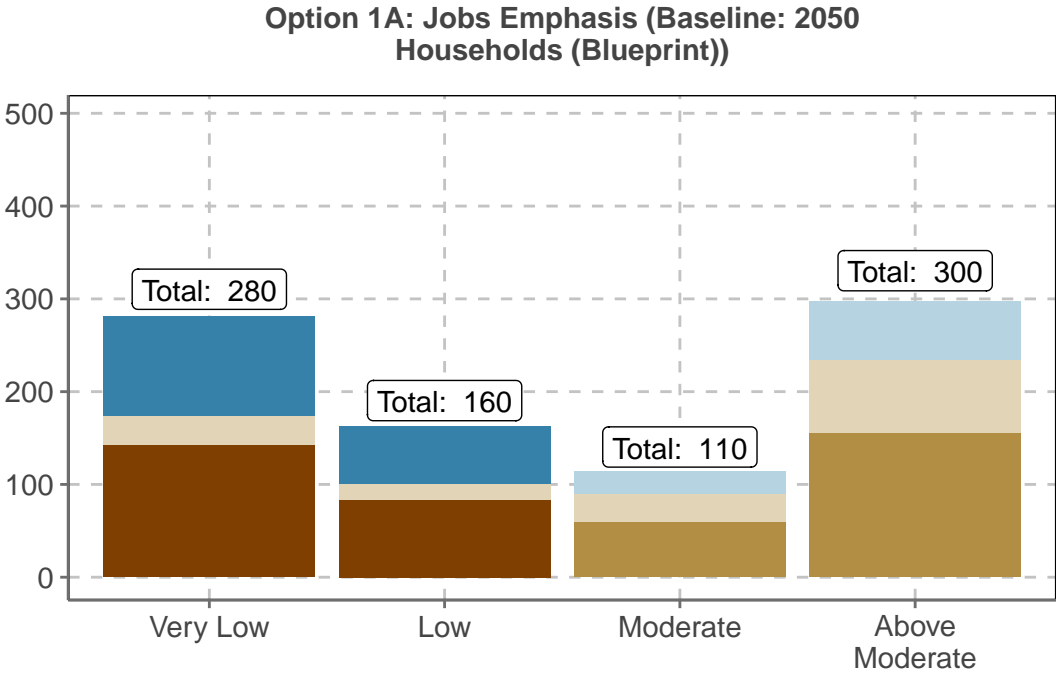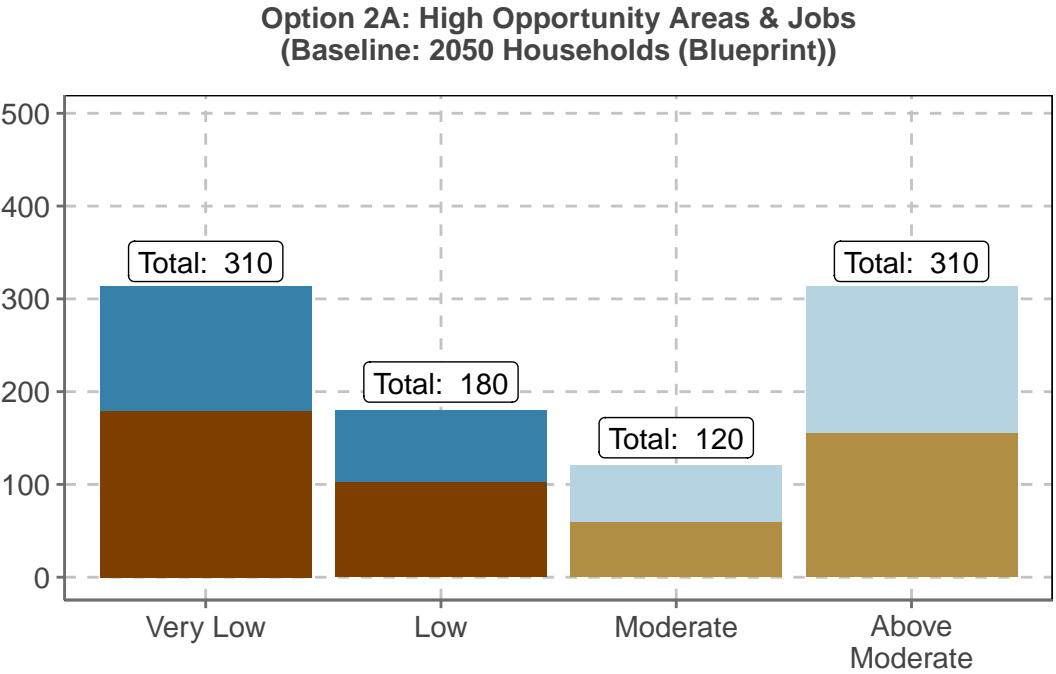
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart 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. Income group totals are rounded to nearest 10.
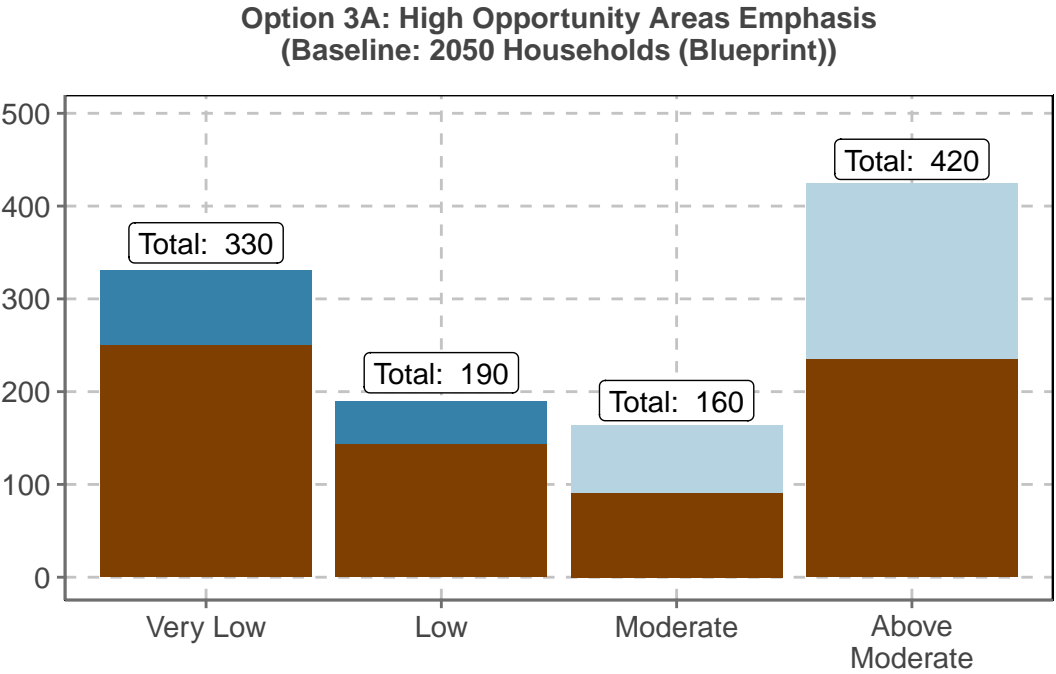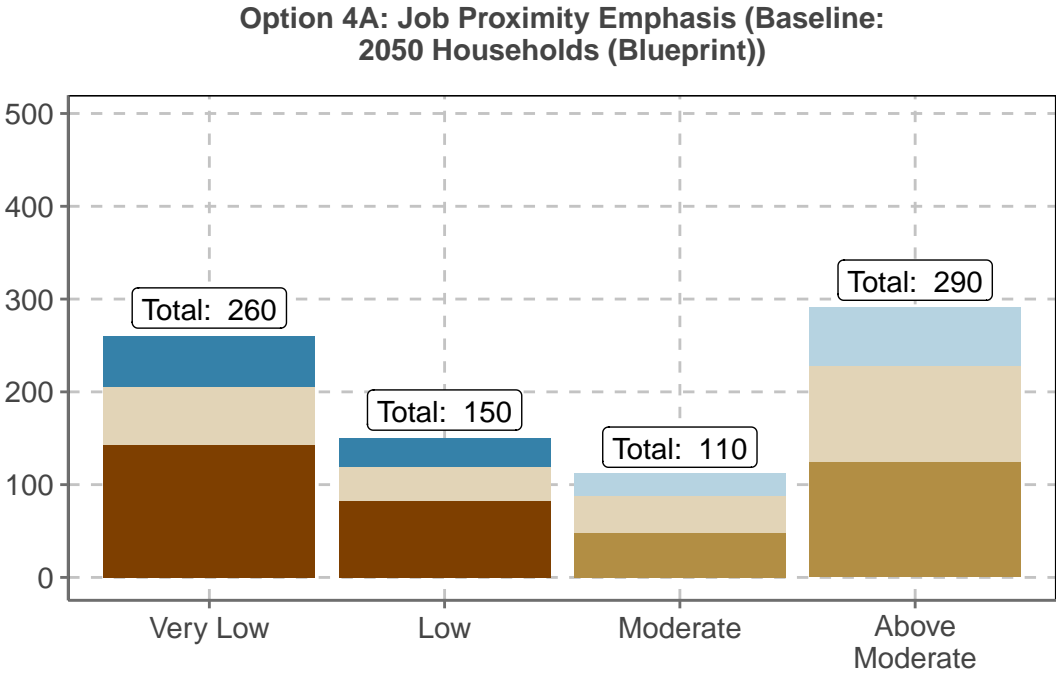
**Version A: Original Income Grouping**

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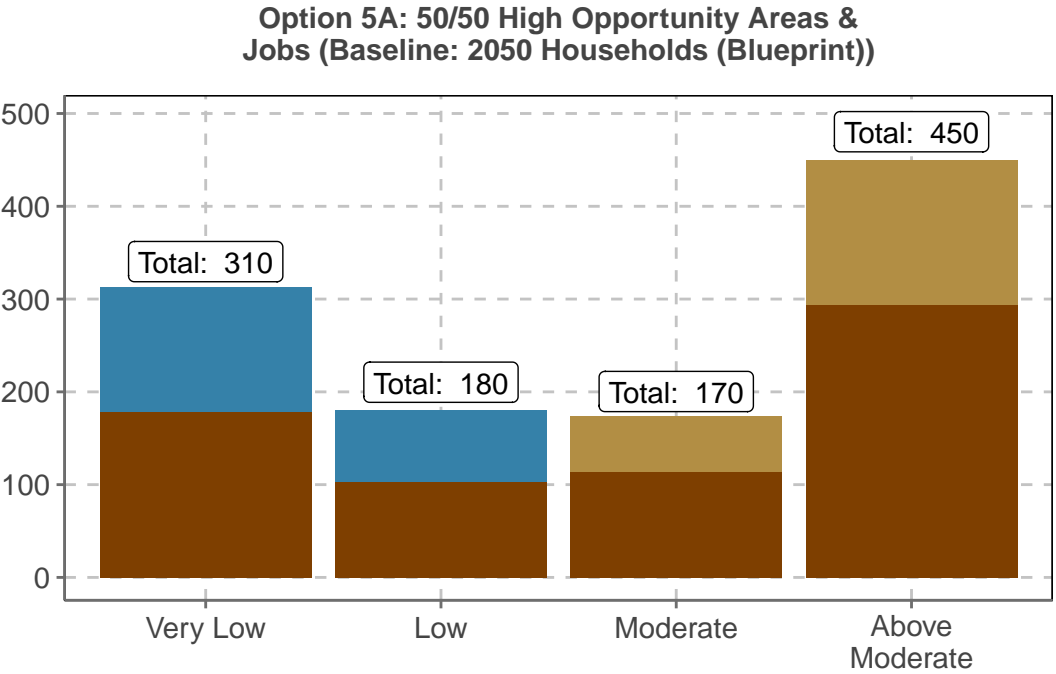


**Version A: Original Income Grouping**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
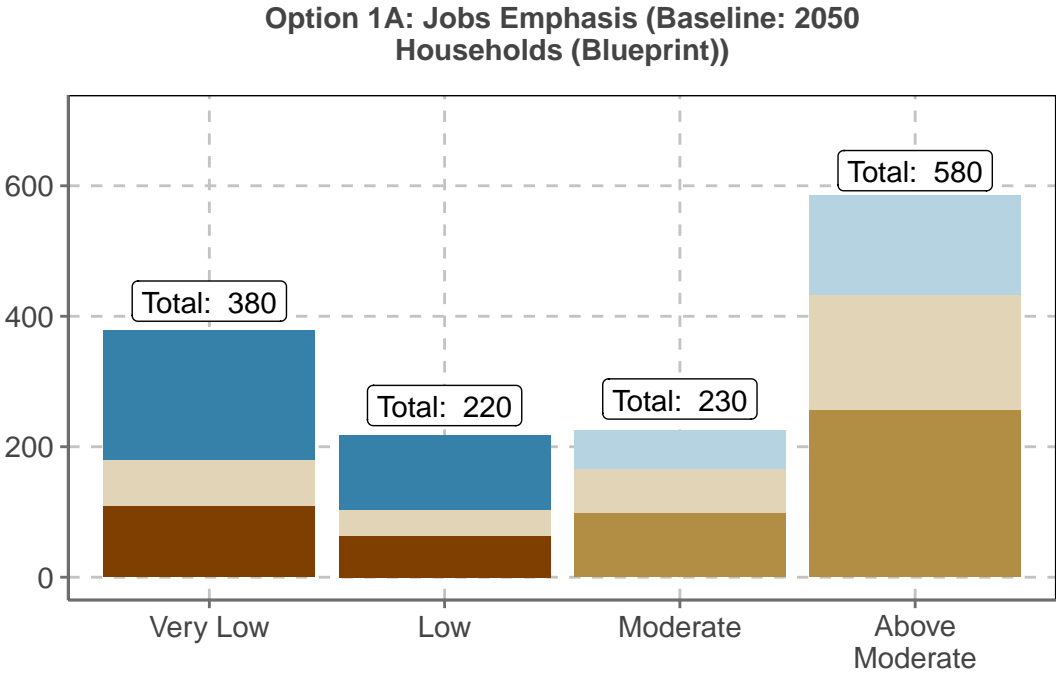


a Access to High Opportunity Areas    a Job Proximity – Auto    a Job Proximity – Transit    a Jobs–Housing Balance    a Jobs–Housing Fit
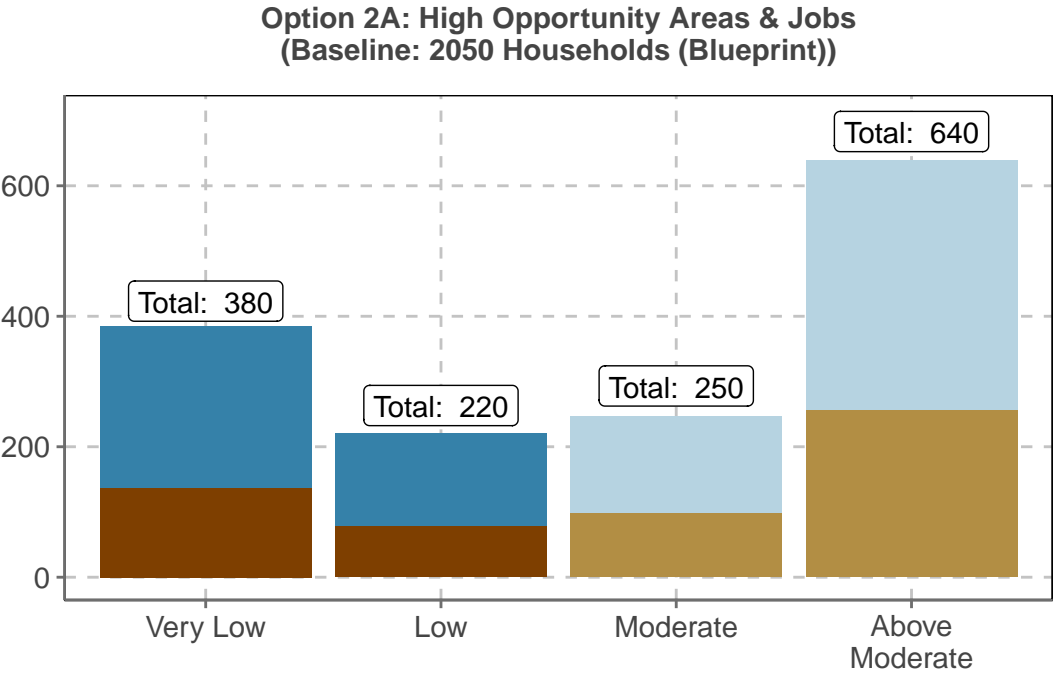
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Oakley
## (2019 households: 11931)
## (Contra Costa County)

Chart 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. Income group totals are rounded to nearest 10.
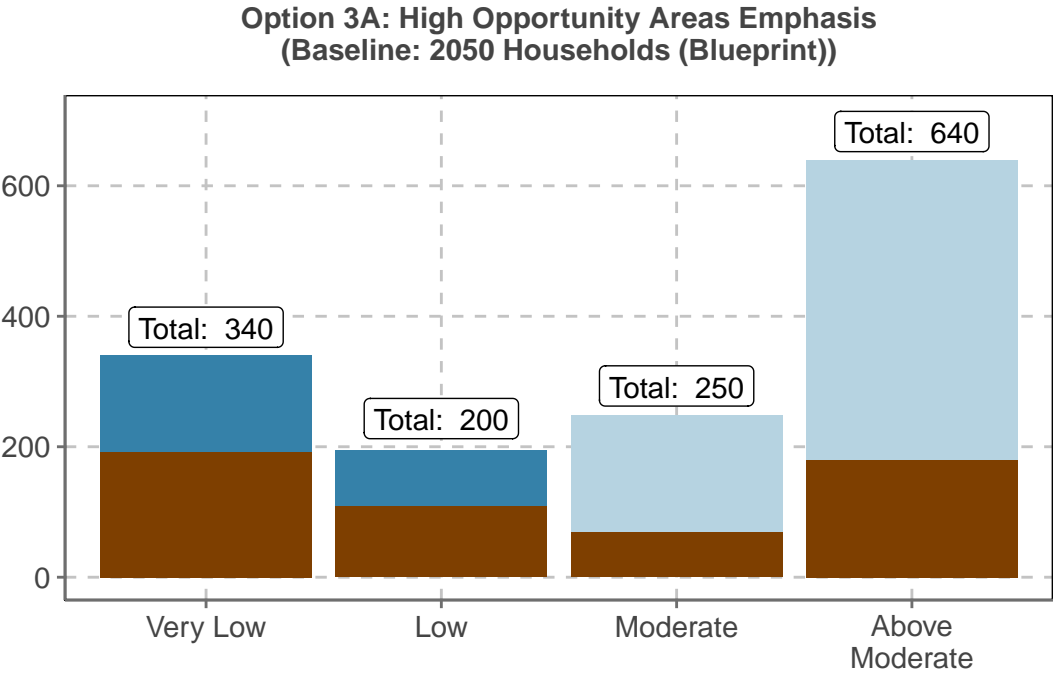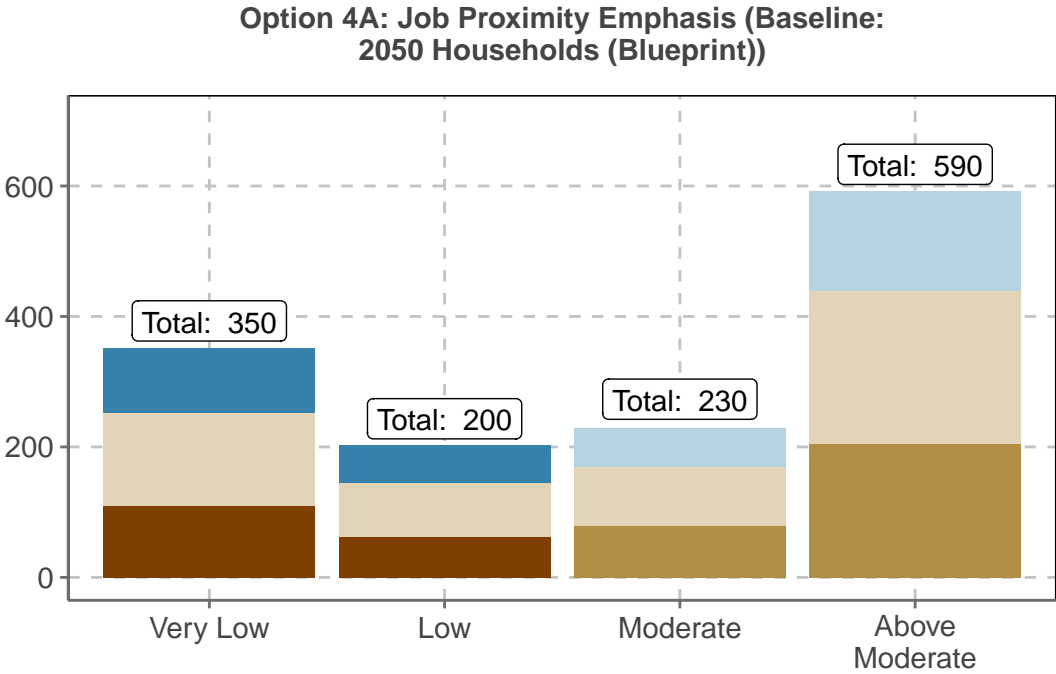


**Version A: Original Income Grouping**

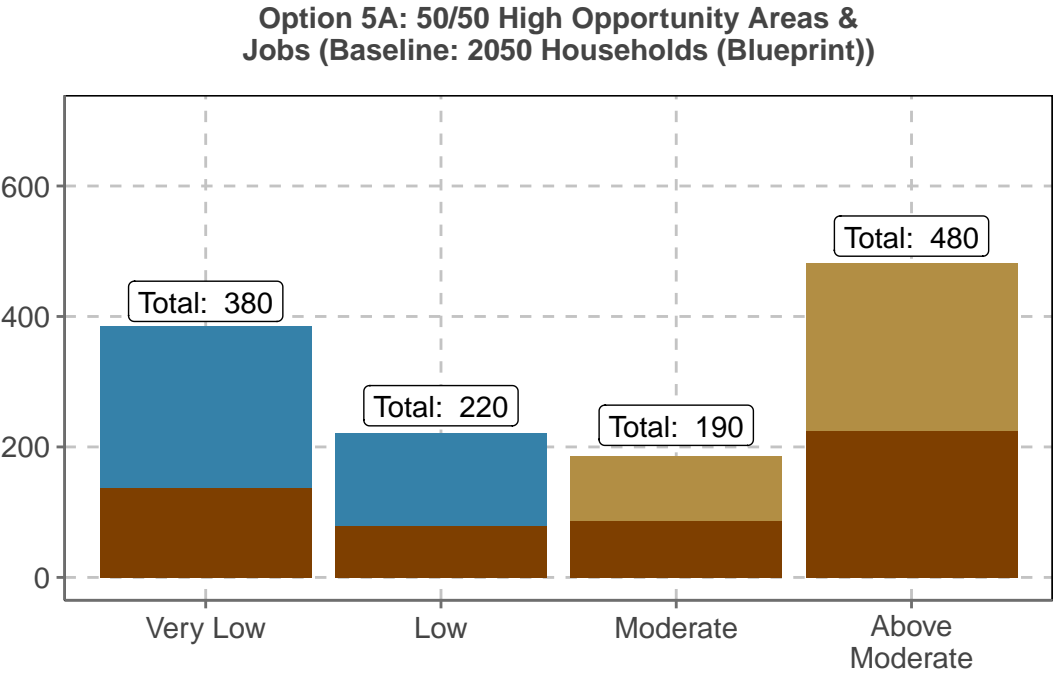**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 320 (Very Low), Total: 180 (Low), Total: 180 (Moderate), Total: 460 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 320 (Very Low), Total: 180 (Low), Total: 190 (Moderate), Total: 490 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 290 (Very Low), Total: 170 (Low), Total: 200 (Moderate), Total: 510 (Above Moderate)

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 300 (Very Low), Total: 170 (Low), Total: 180 (Moderate), Total: 480 (Above Moderate)

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 320 (Very Low), Total: 180 (Low), Total: 150 (Moderate), Total: 400 (Above Moderate)

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 290 (Very Low), Total: 170 (Low), Total: 150 (Moderate), Total: 390 (Above Moderate)

Legend: Access to High Opportunity Areas, Job Proximity – Auto, Job Proximity – Transit, Jobs–Housing Balance, Jobs–Housing Fit
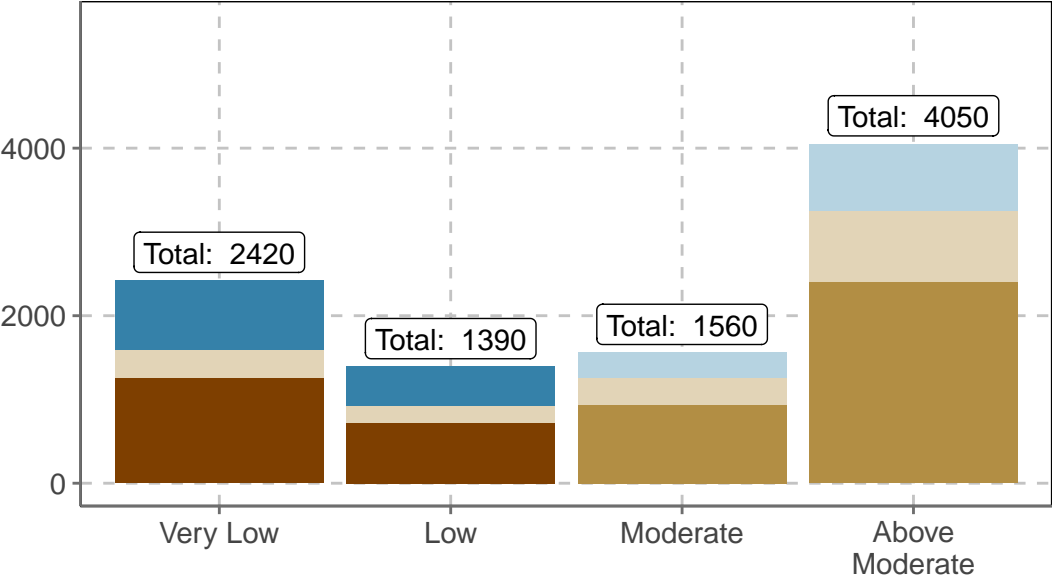
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# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Orinda
## (2019 households: 6827)
## (Contra Costa County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
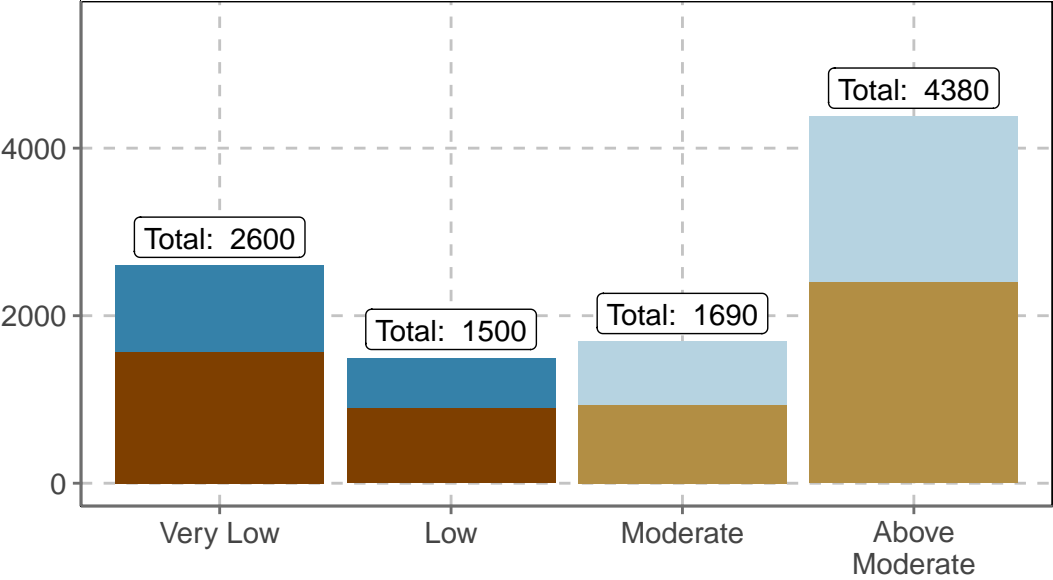Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



Version A: Original Income Grouping

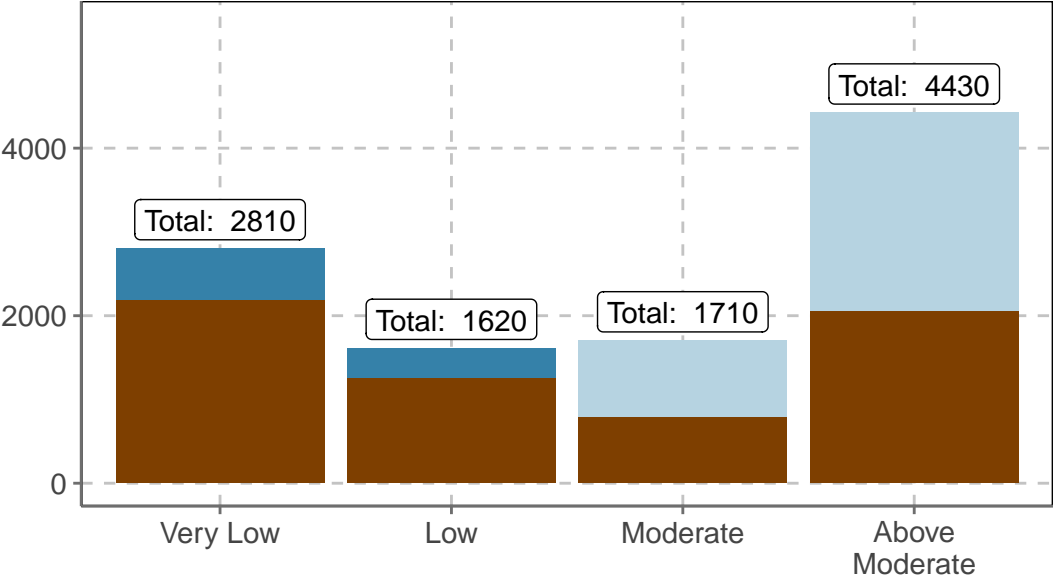**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

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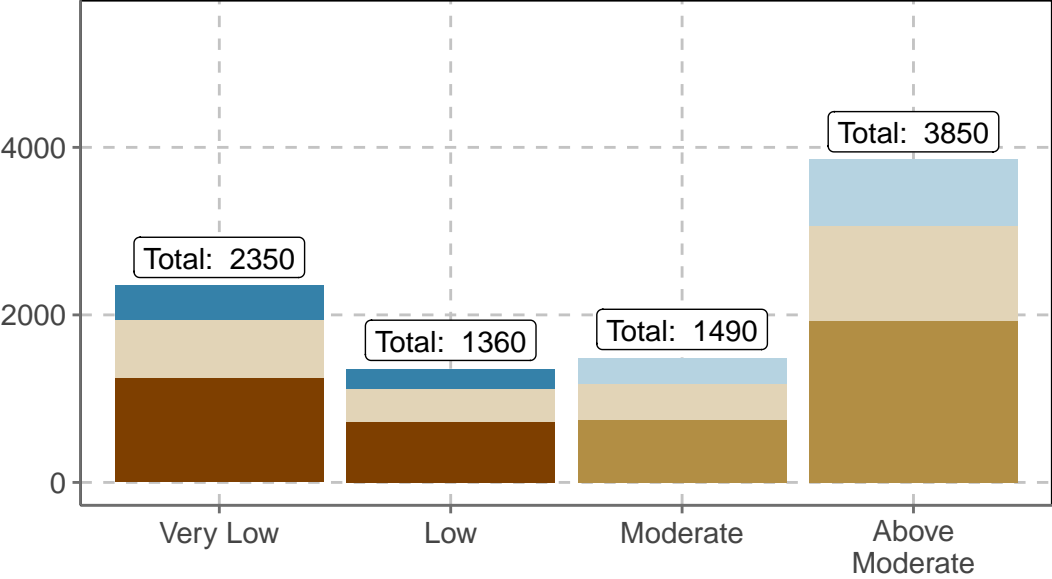
Version A: Original Income Grouping

**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
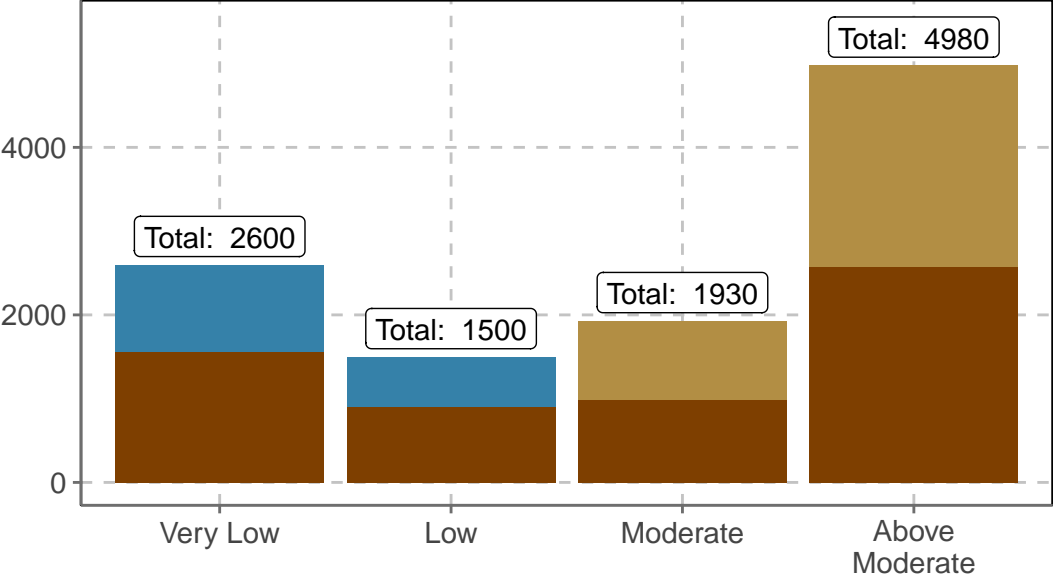
Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**
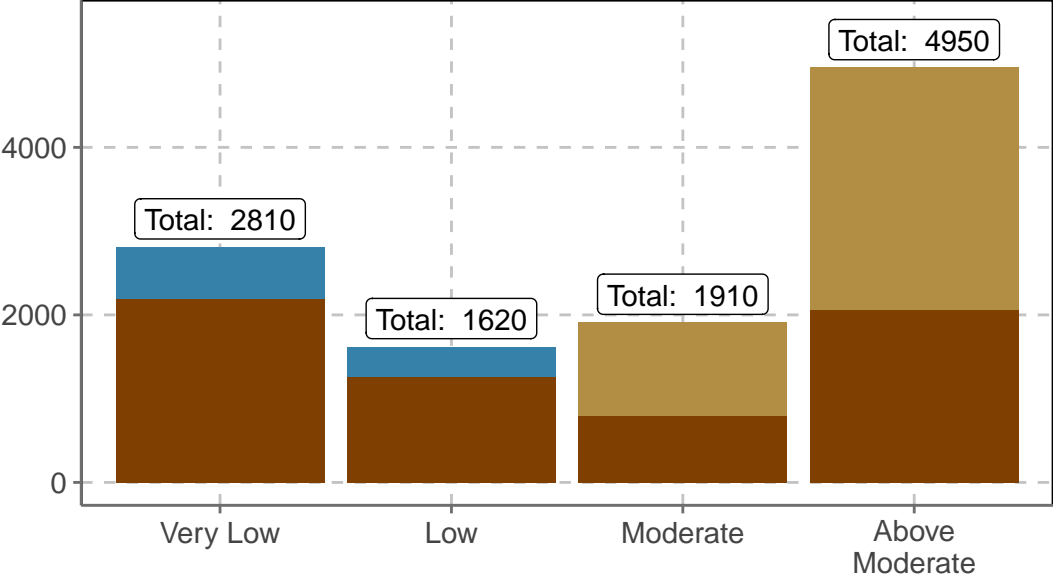
Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: 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)

Chart 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.Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit
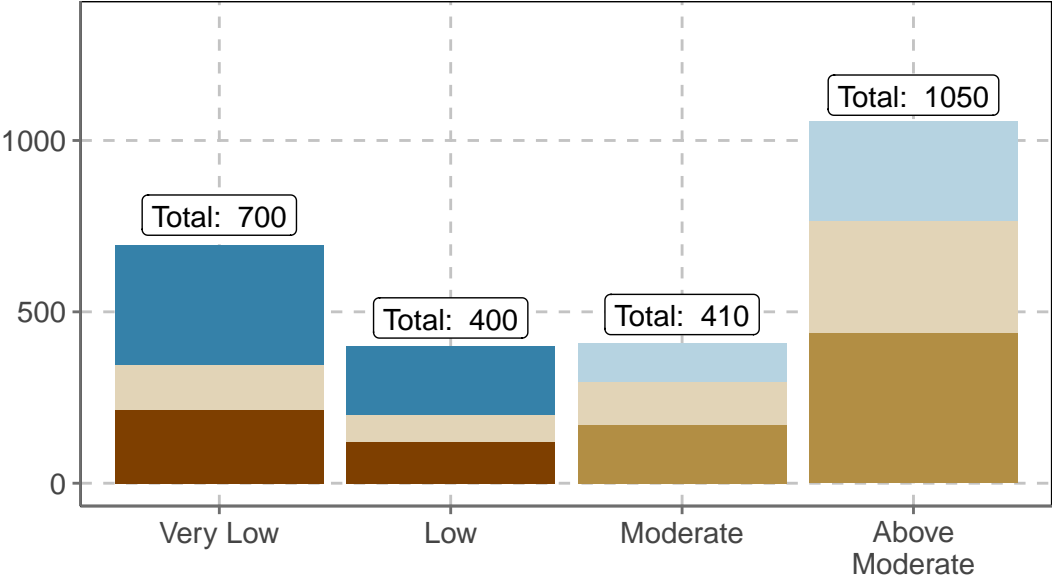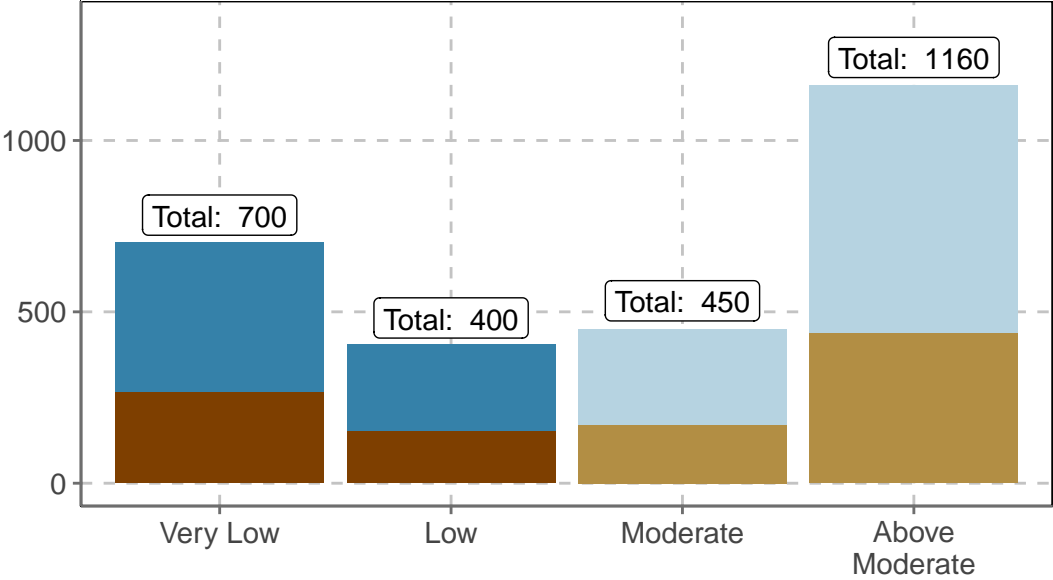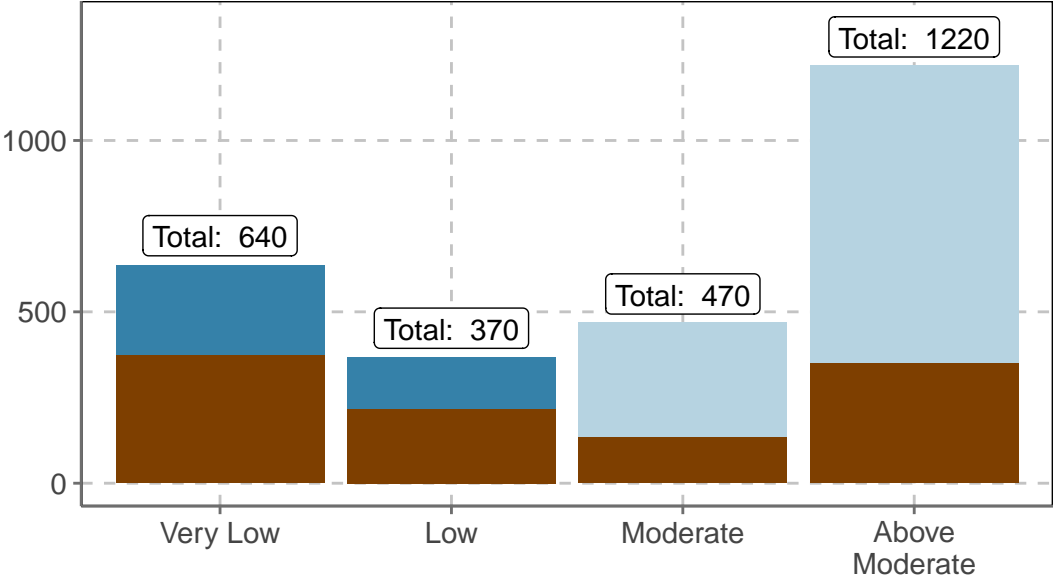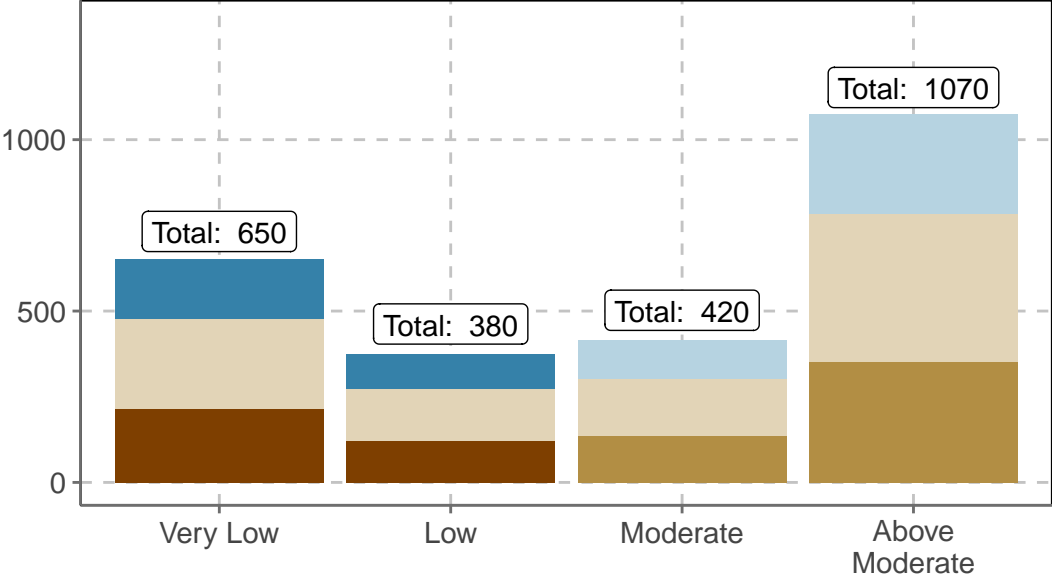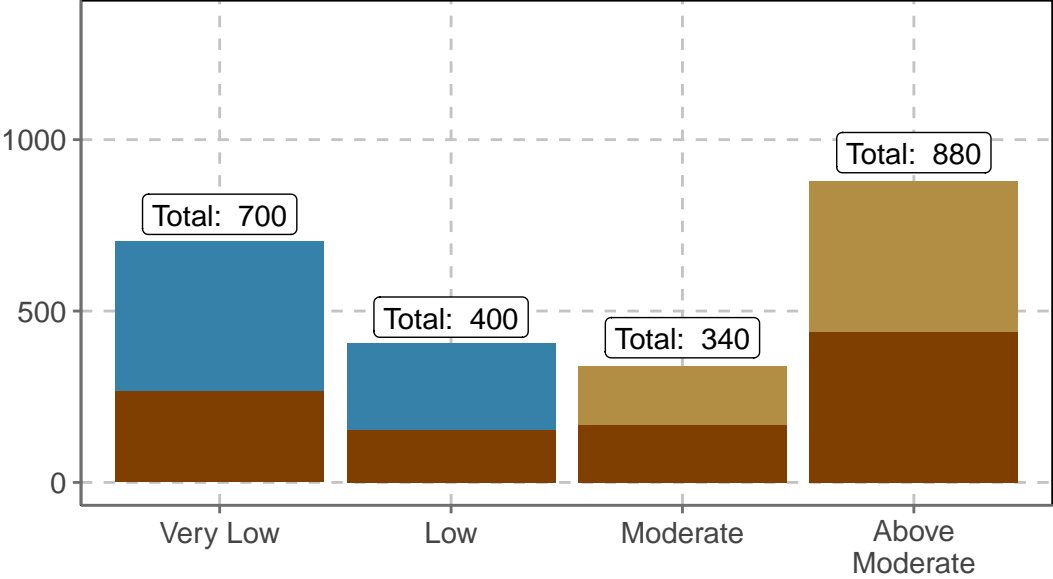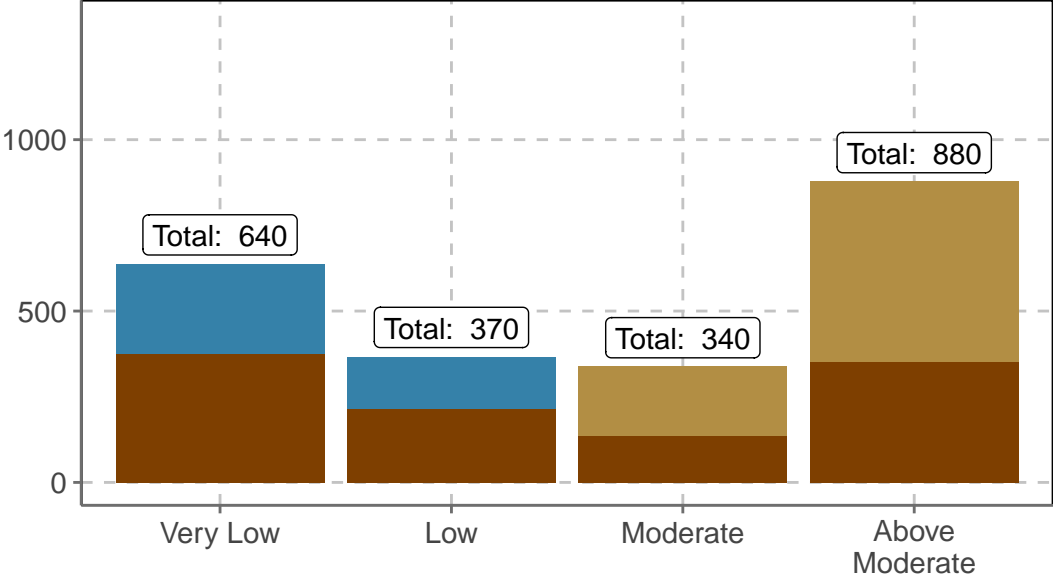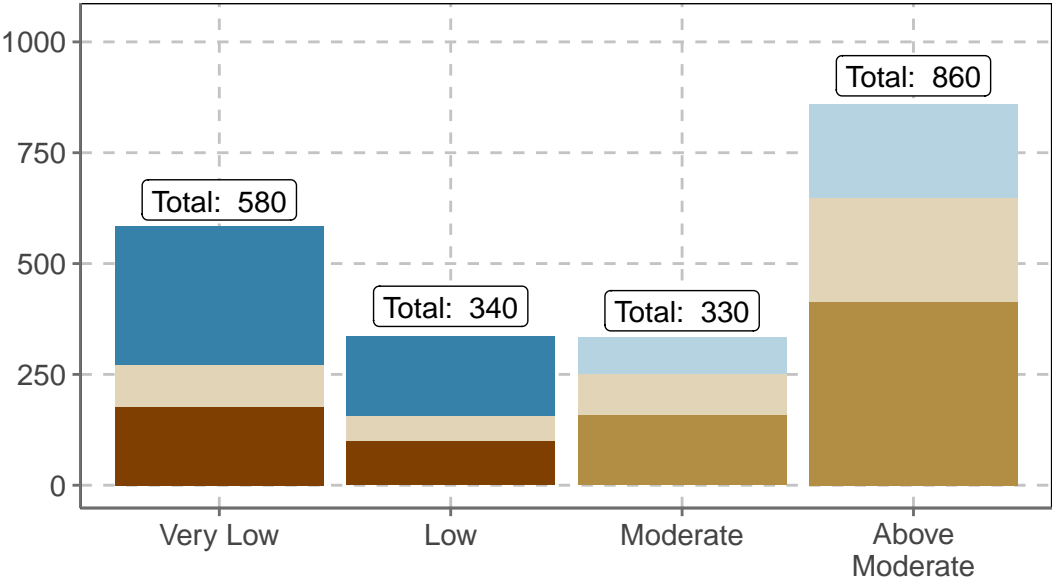
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Palo Alto
## (2019 households: 27629)
## (Santa Clara County)

Chart 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.Income group totals are rounded to nearest 10.

### Version A: Original Income Grouping

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

Total: 2220 (Very Low), Total: 1280 (Low), Total: 1380 (Moderate), Total: 3570 (Above Moderate)

### Version A: Original Income Grouping

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

Total: 2430 (Very Low), Total: 1400 (Low), Total: 1620 (Moderate), Total: 4180 (Above Moderate)

### Version A: Original Income Grouping

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

Total: 2590 (Very Low), Total: 1490 (Low), Total: 1710 (Moderate), Total: 4430 (Above Moderate)

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 2090 (Very Low), Total: 1200 (Low), Total: 1310 (Moderate), Total: 3390 (Above Moderate)

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 2430 (Very Low), Total: 1400 (Low), Total: 1690 (Moderate), Total: 4380 (Above Moderate)

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 2590 (Very Low), Total: 1490 (Low), Total: 1670 (Moderate), Total: 4320 (Above Moderate)

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

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

Chart 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. Income group totals are rounded to nearest 10.
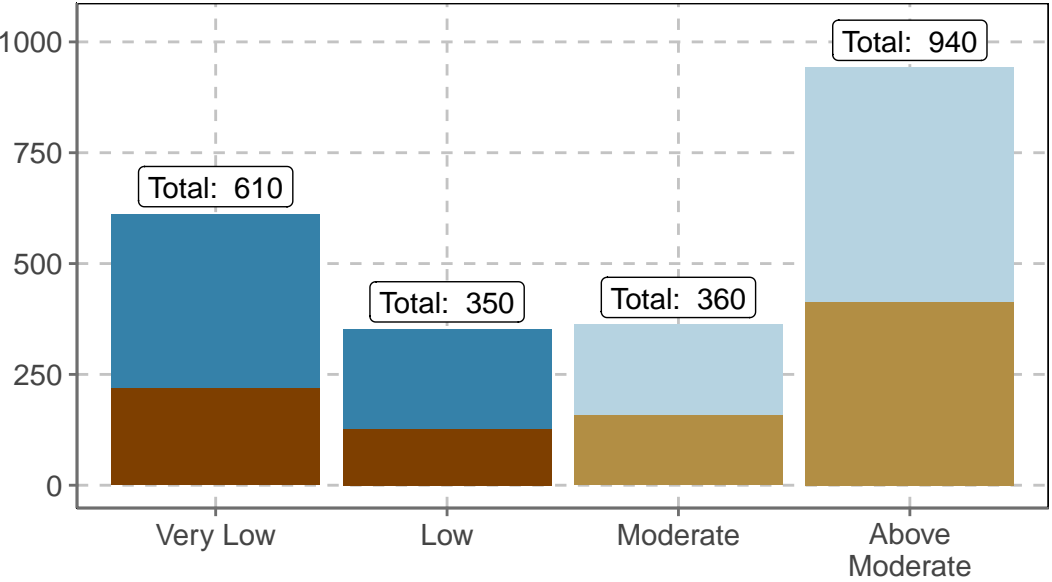


**Version A: Original Income Grouping**

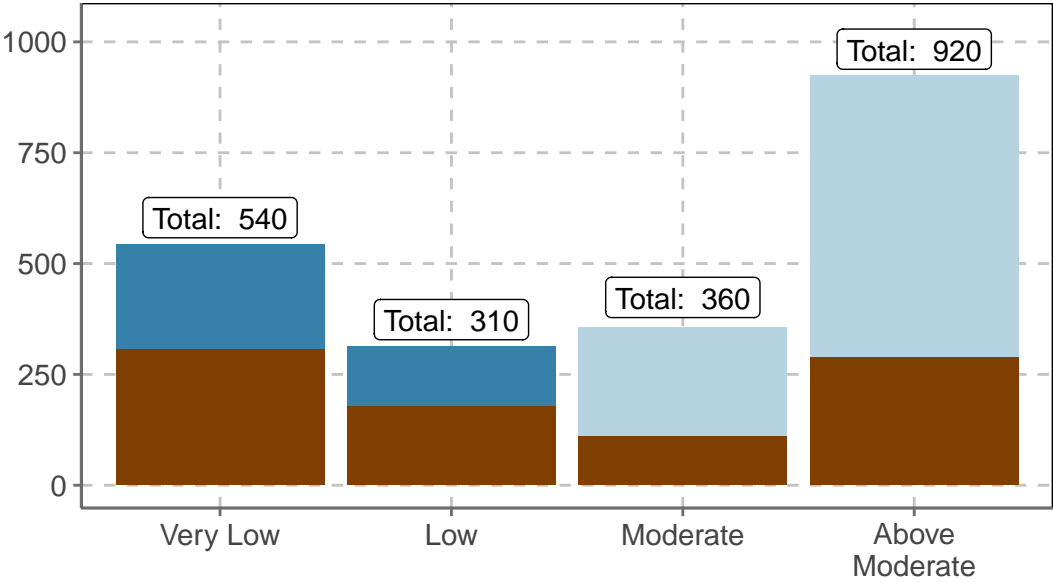**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

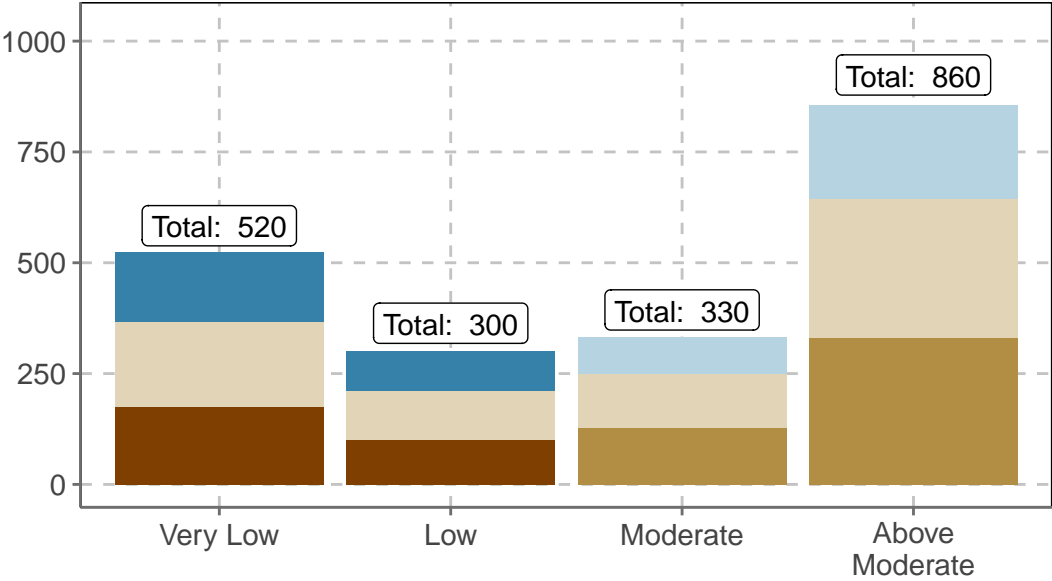**Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

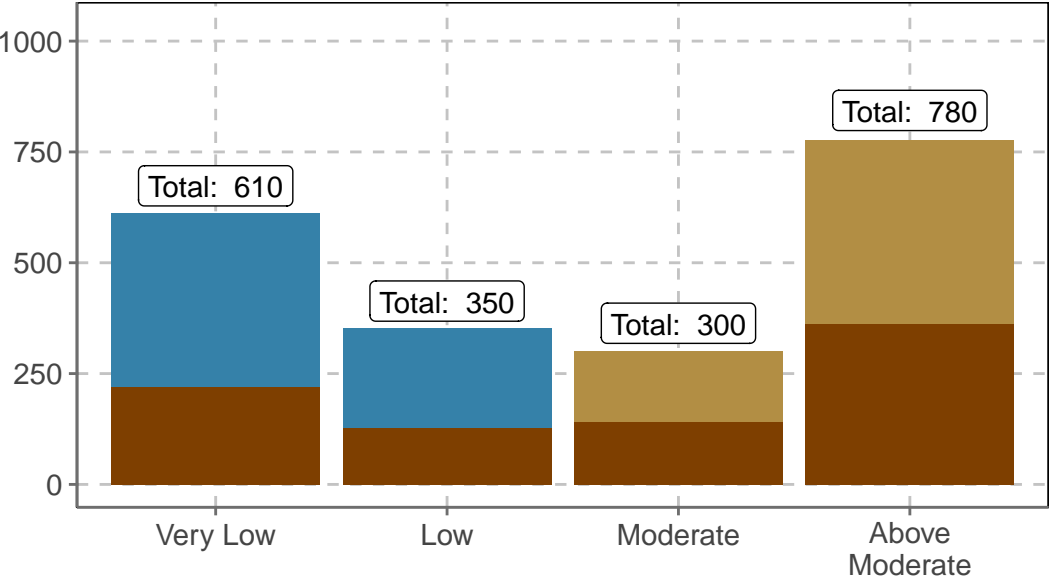**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

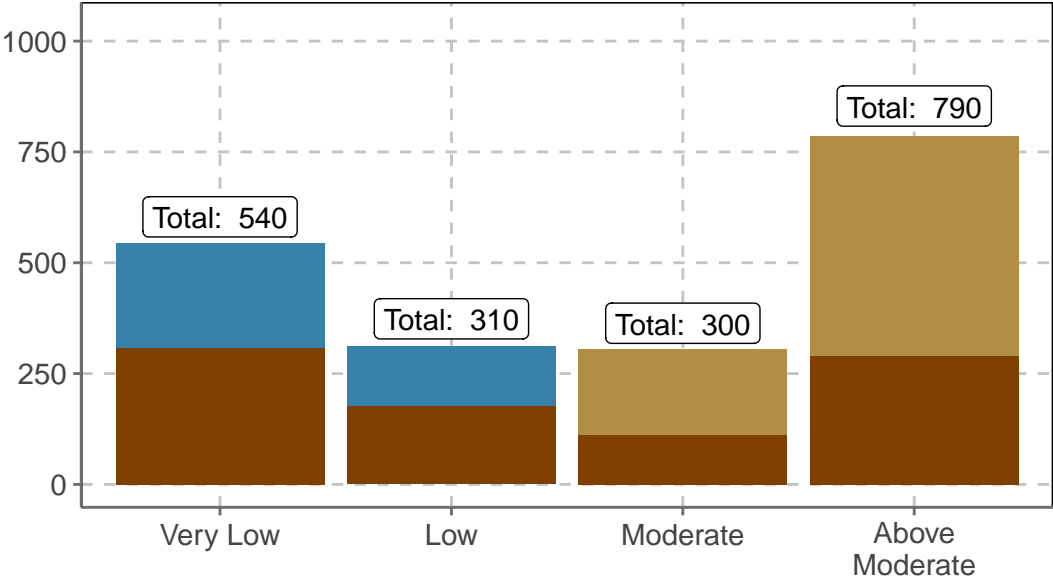**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

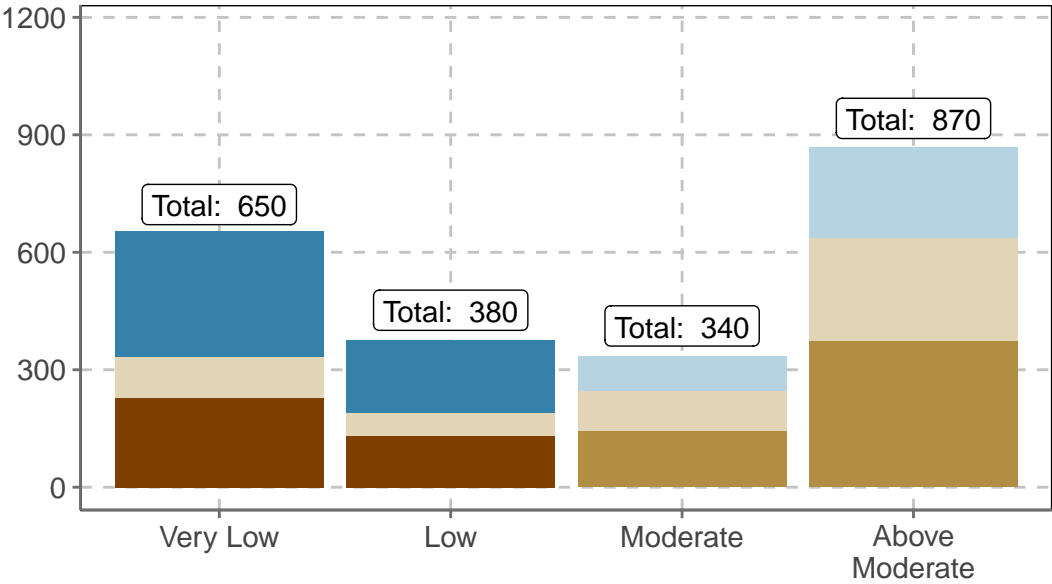**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

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

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
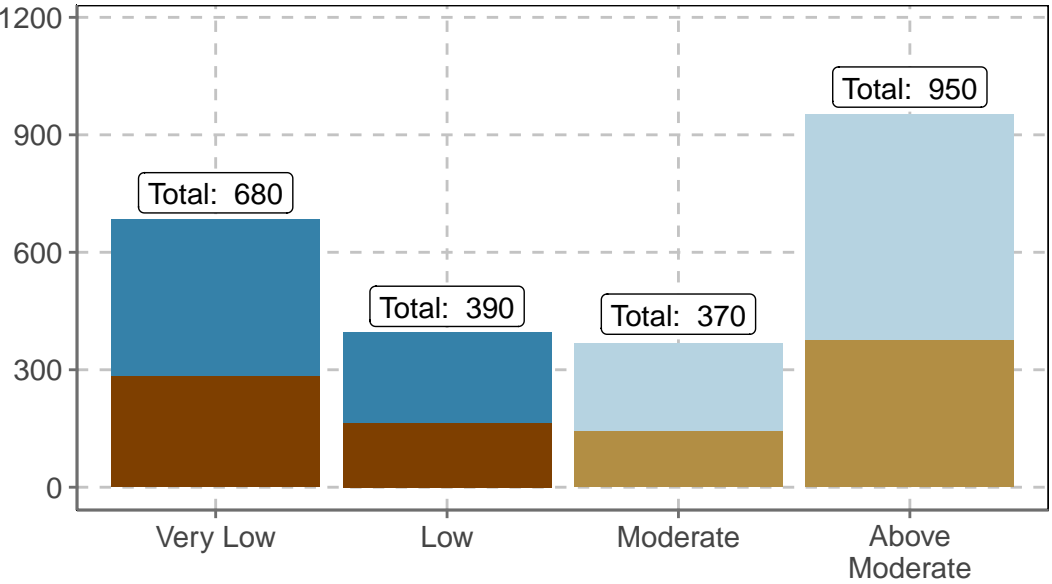Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



Version A: Original Income Grouping

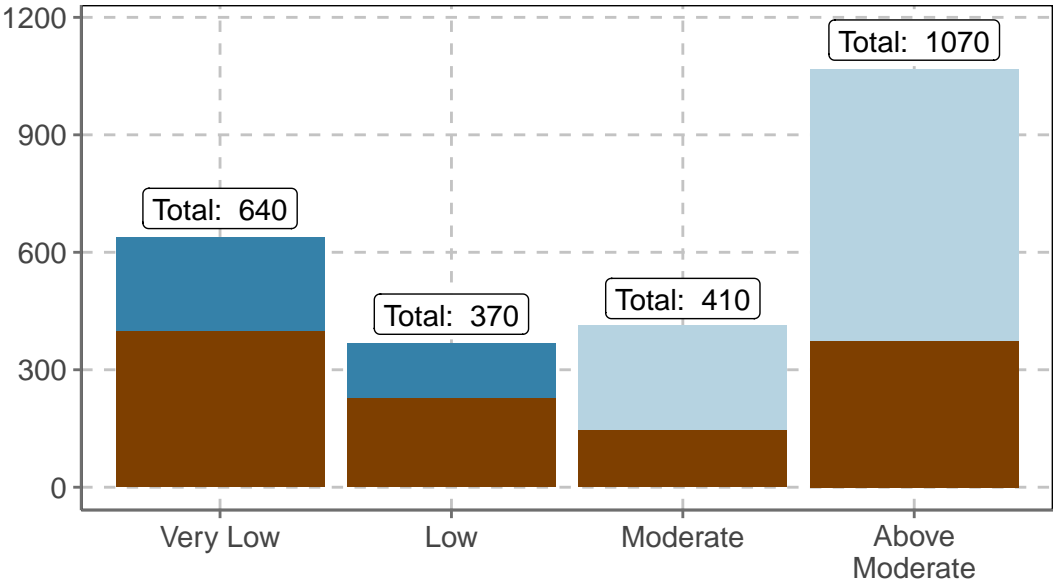Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Total: 160 — Very Low
Total: 90 — Low
Total: 80 — Moderate
Total: 200 — Above Moderate

Version A: Original Income Grouping

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

Total: 170 — Very Low
Total: 100 — Low
Total: 70 — Moderate
Total: 180 — Above Moderate

Version A: Original Income Grouping

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

Total: 180 — Very Low
Total: 100 — Low
Total: 80 — Moderate
Total: 210 — Above Moderate

Version A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Total: 160 — Very Low
Total: 90 — Low
Total: 80 — Moderate
Total: 200 — Above Moderate

Version A: Original Income Grouping

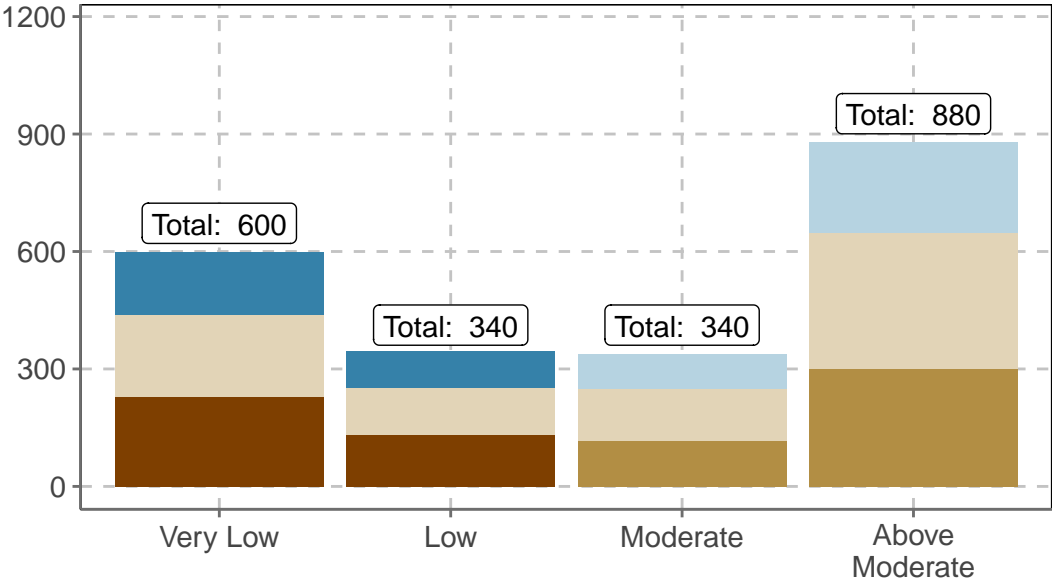Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Total: 170 — Very Low
Total: 100 — Low
Total: 100 — Moderate
Total: 250 — Above Moderate

Version A: Original Income Grouping

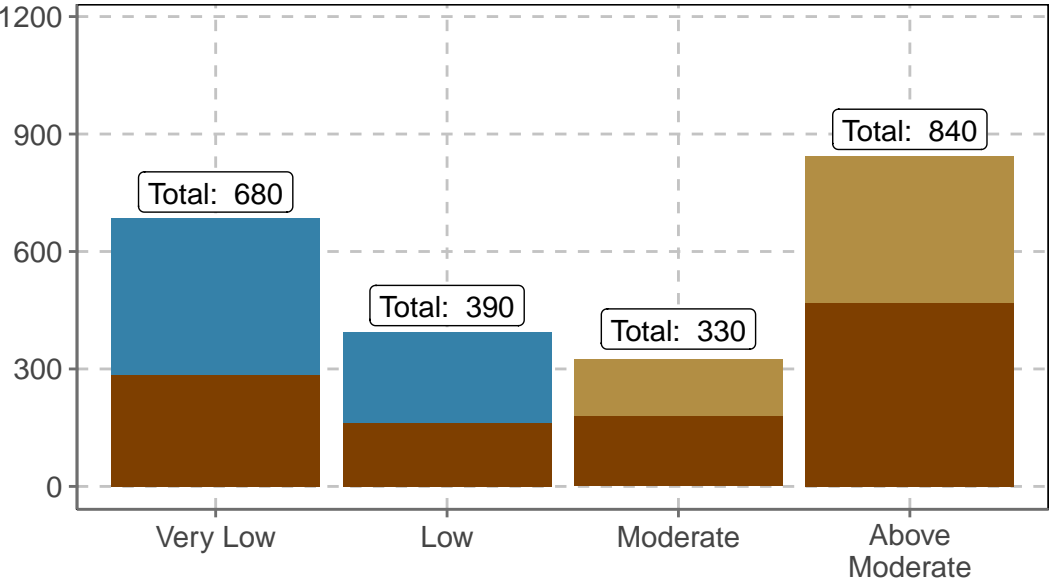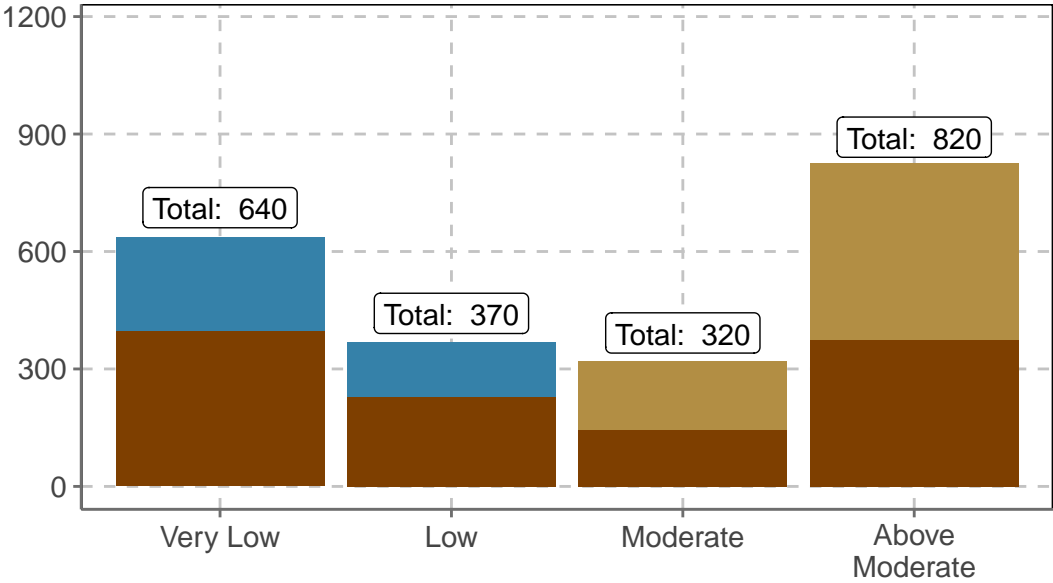Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

Total: 180 — Very Low
Total: 100 — Low
Total: 90 — Moderate
Total: 240 — Above Moderate

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

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

Chart 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.Income group totals are rounded to nearest 10.



Version A: Original Income Grouping

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

Total: 180, Total: 100, Total: 120, Total: 300

Version A: Original Income Grouping

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

Total: 180, Total: 100, Total: 120, Total: 320

Version A: Original Income Grouping

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

Total: 160, Total: 90, Total: 110, Total: 290

Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 170, Total: 100, Total: 120, Total: 300

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 180, Total: 100, Total: 100, Total: 250

Version A: Original Income Grouping

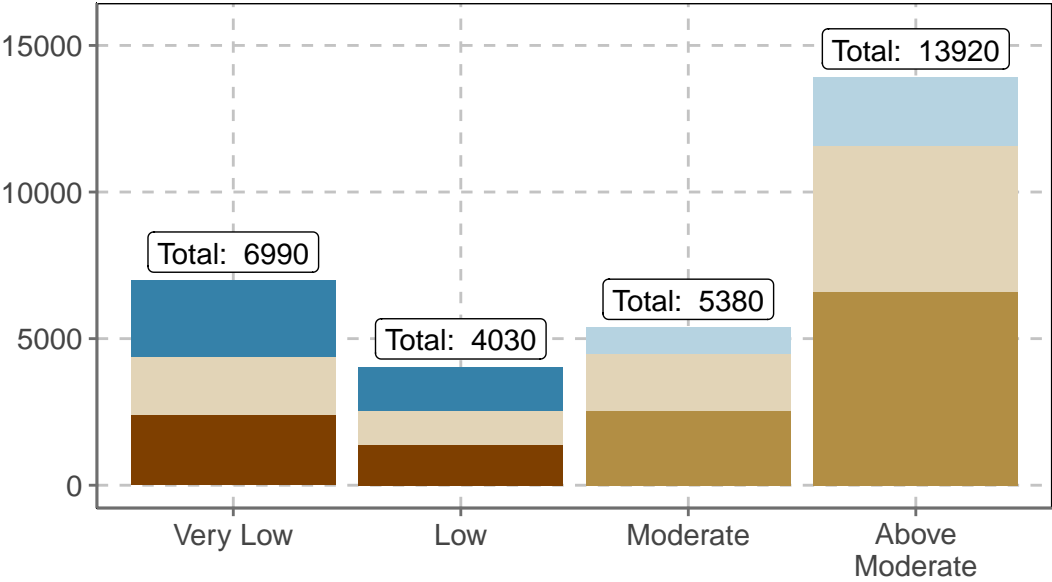**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 160, Total: 90, Total: 100, Total: 260

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

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Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
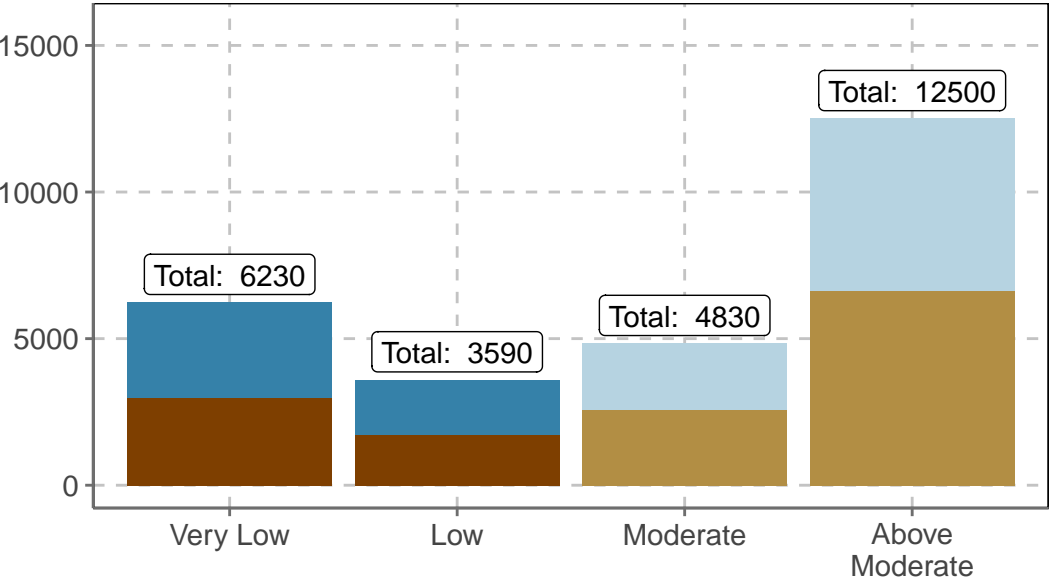Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.



**Version A: Original Income Grouping**

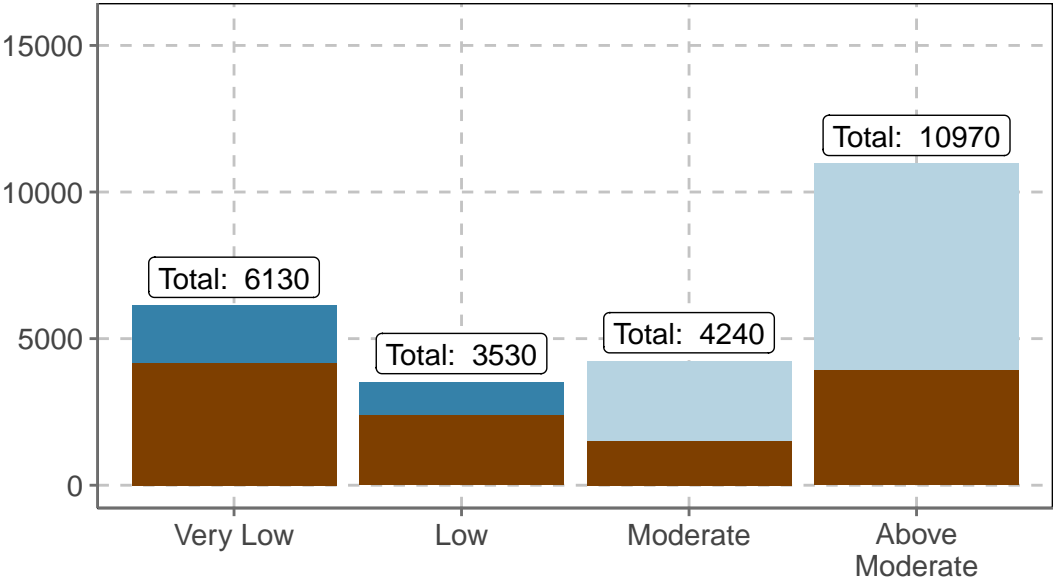**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

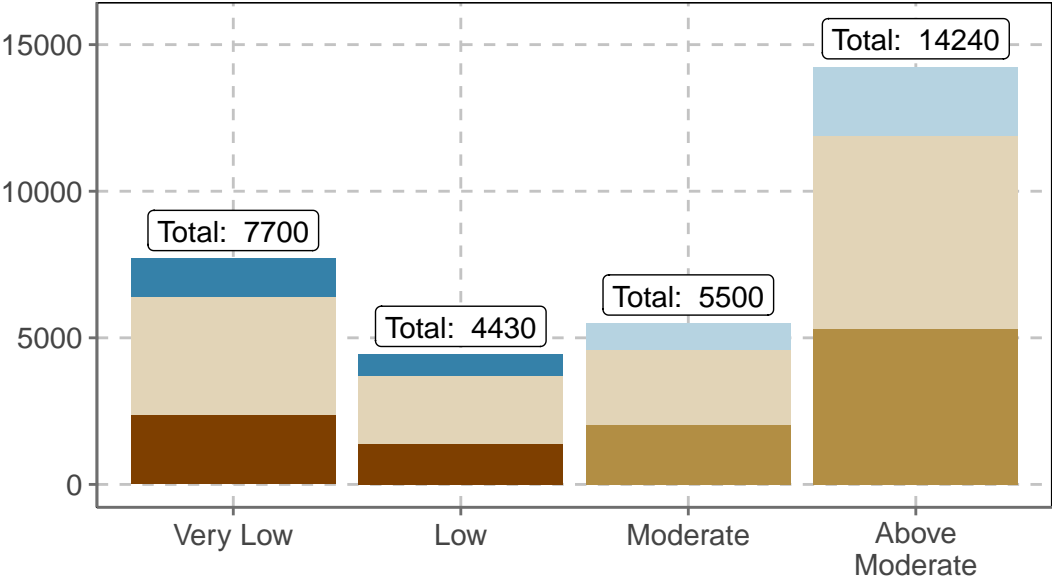**Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
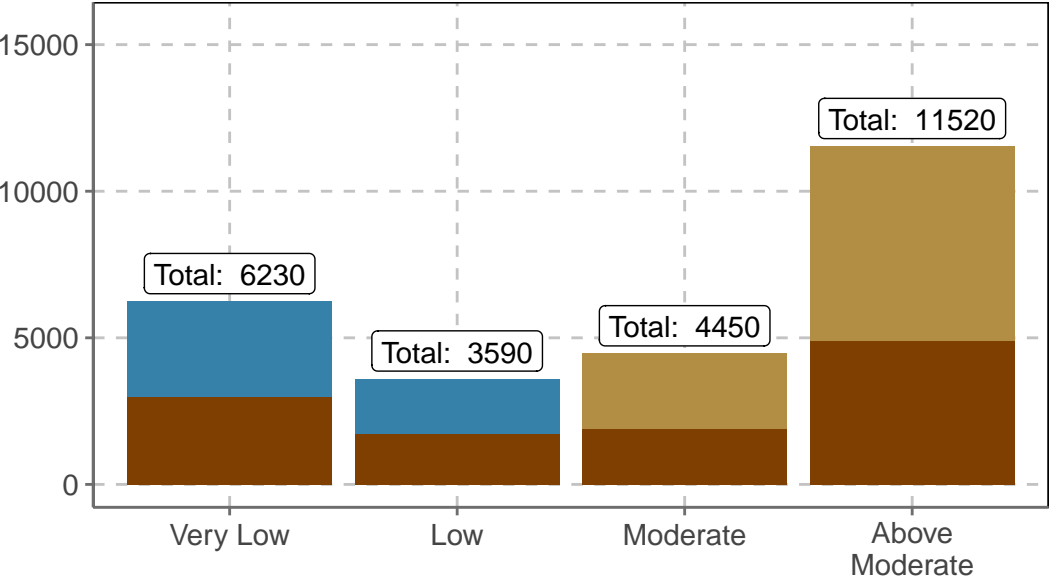
**Version A: Original Income Grouping**

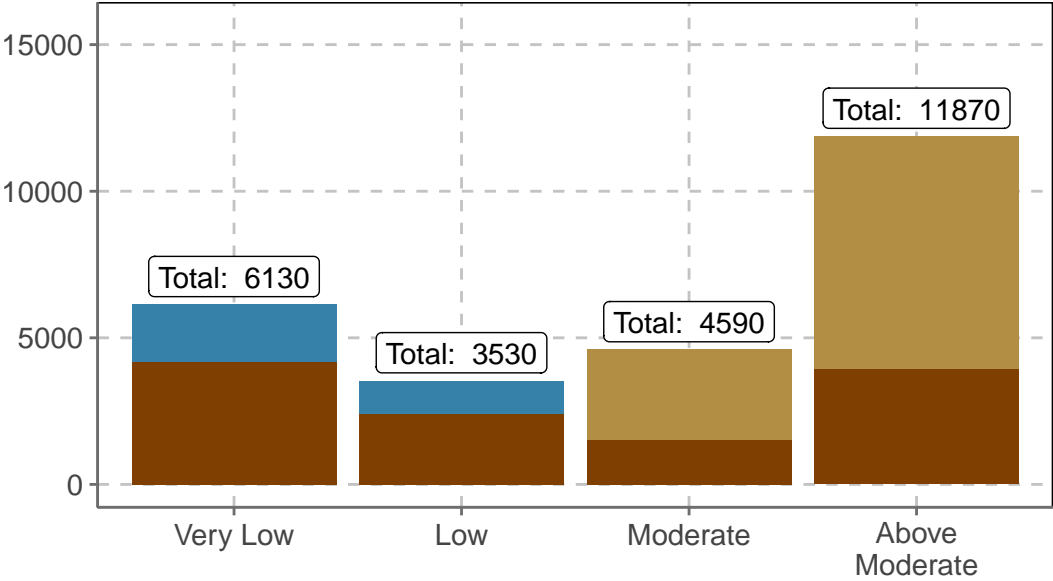**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
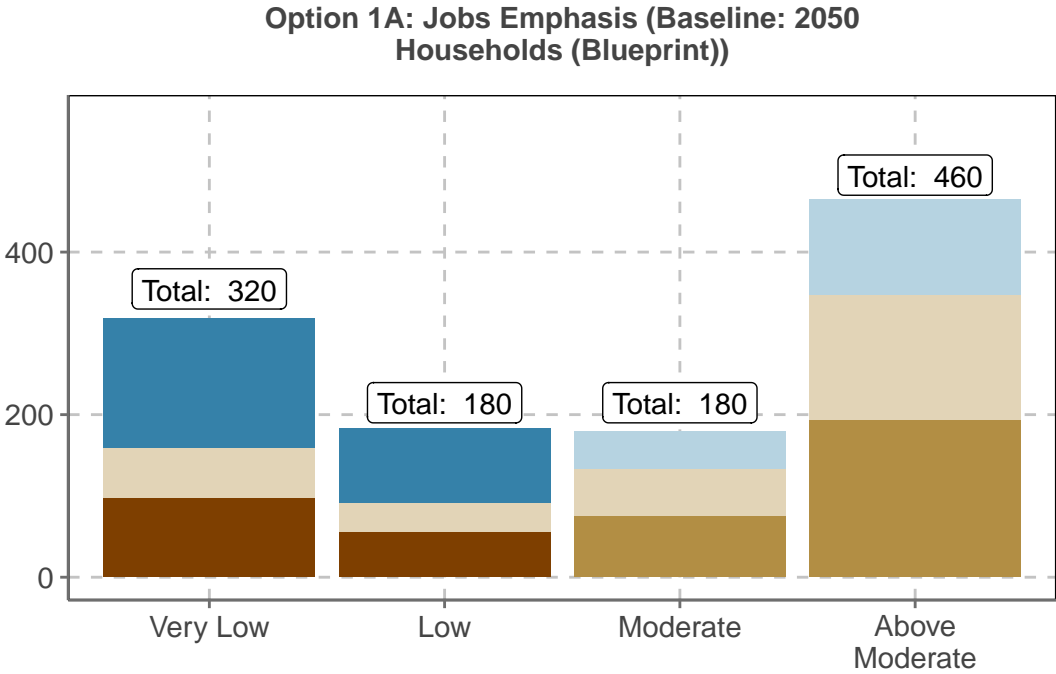
Legend: a Access to High Opportunity Areas | a Job Proximity – Auto | a Job Proximity – Transit | a Jobs–Housing Balance | a Jobs–Housing Fit
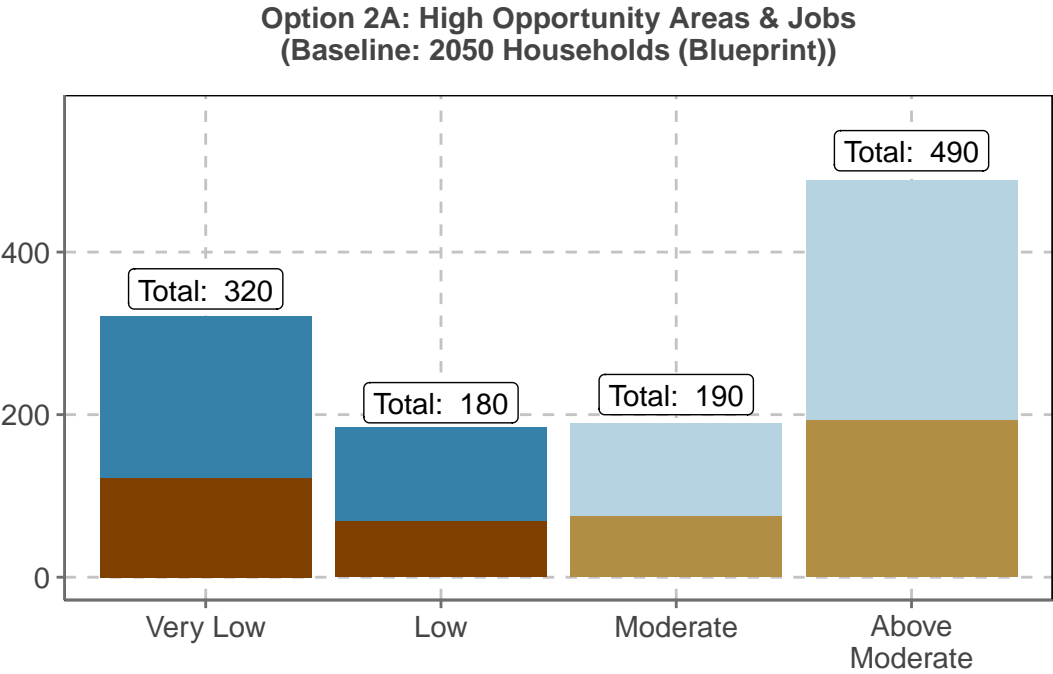
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Pleasant Hill
## (2019 households: 13685)
## (Contra Costa County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
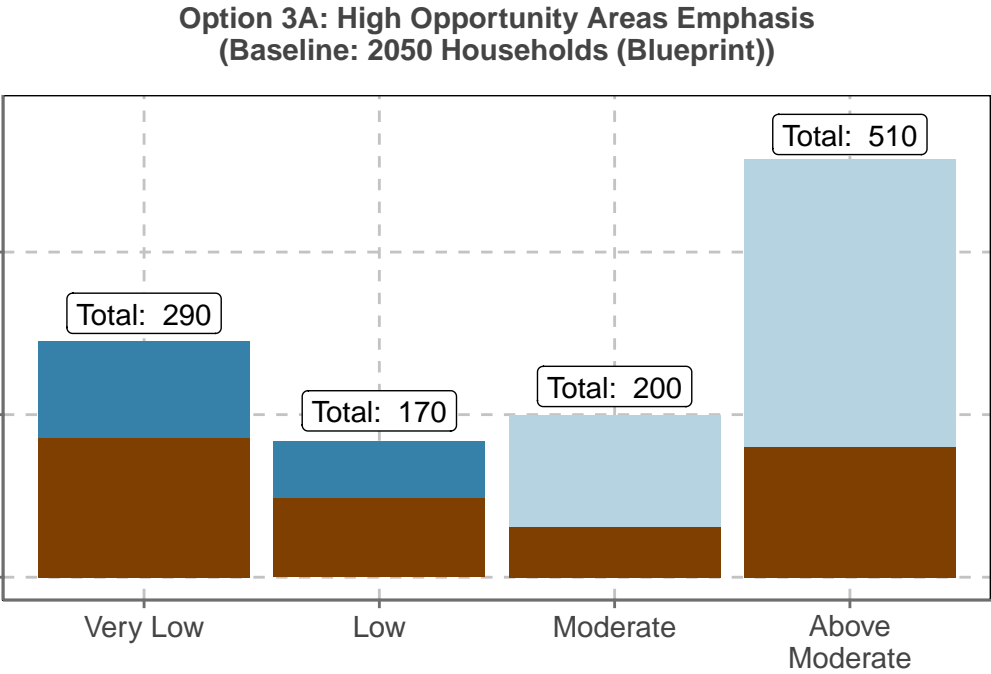Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.



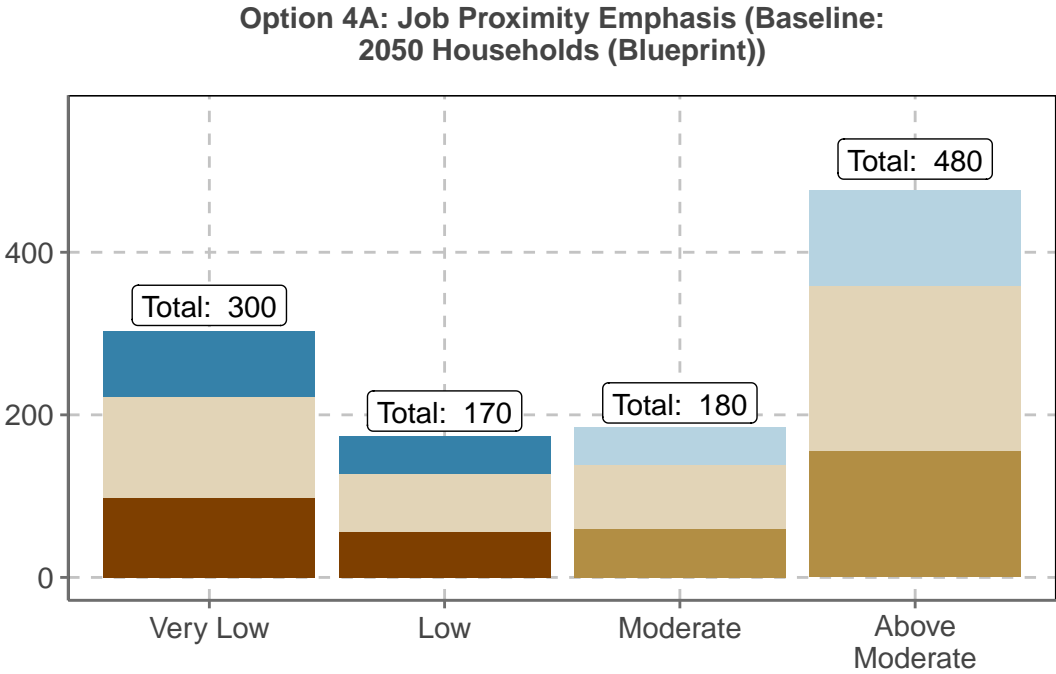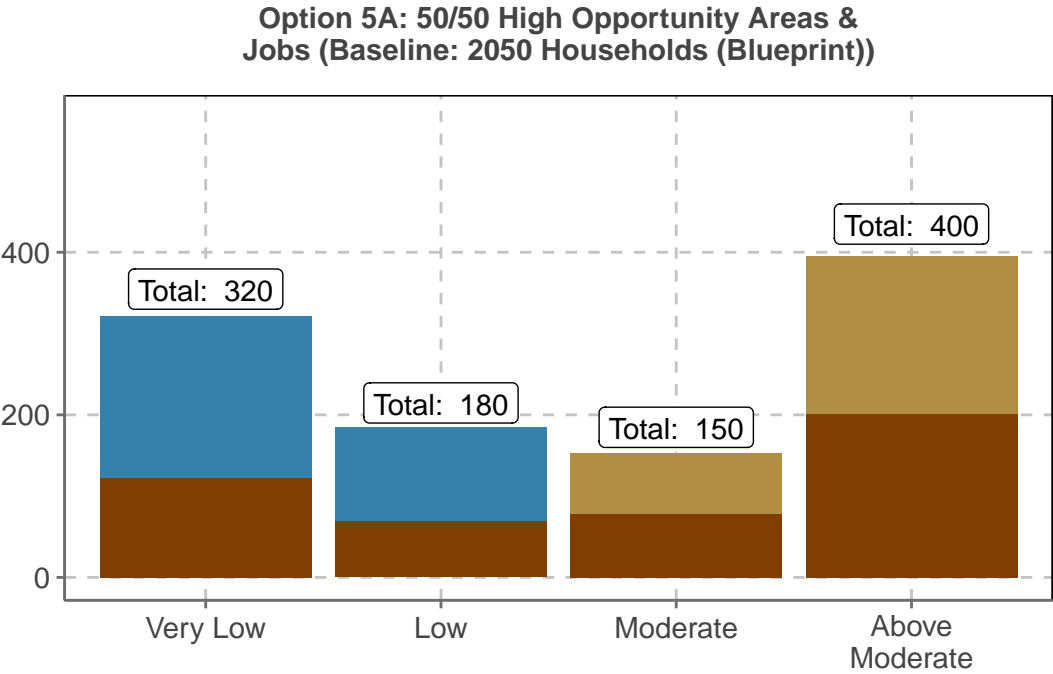**Version A: Original Income Grouping**

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

- Very Low — Total: 510
- Low — Total: 290
- Moderate — Total: 240
- Above Moderate — Total: 630

**Version A: Original Income Grouping**

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

- Very Low — Total: 550
- Low — Total: 320
- Moderate — Total: 260
- Above Moderate — Total: 690

**Version A: Original Income Grouping**

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

- Very Low — Total: 560
- Low — Total: 320
- Moderate — Total: 320
- Above Moderate — Total: 840

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 470
- Low — Total: 270
- Moderate — Total: 240
- Above Moderate — Total: 620

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 550
- Low — Total: 320
- Moderate — Total: 300
- Above Moderate — Total: 780

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

- Very Low — Total: 560
- Low — Total: 320
- Moderate — Total: 290
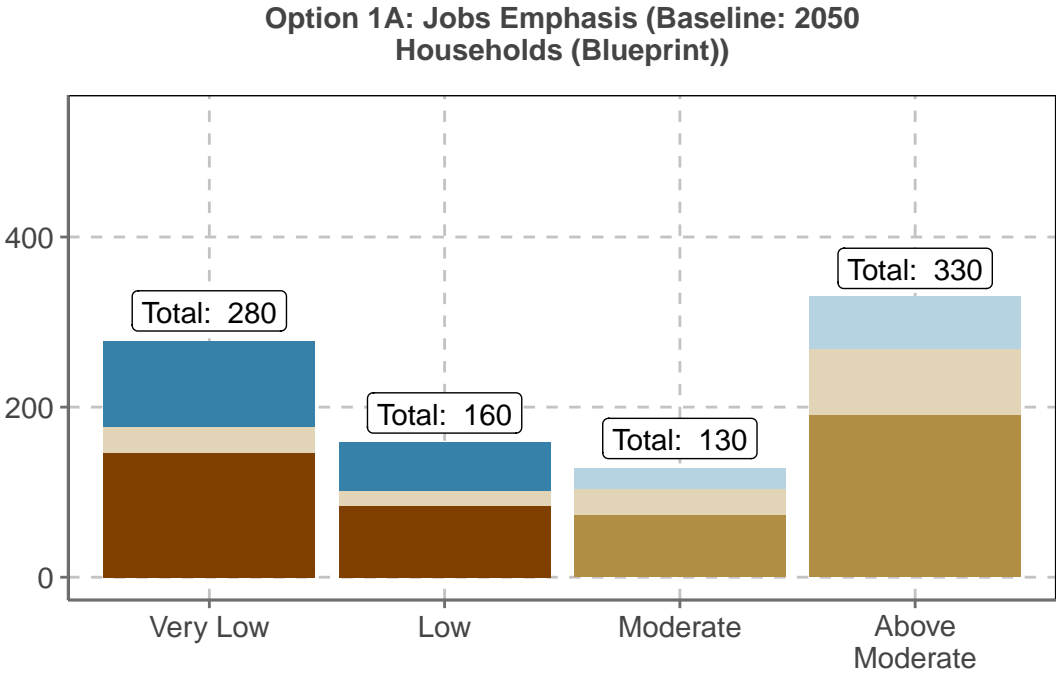- Above Moderate — Total: 750

Legend:
- Access to High Opportunity Areas
- Job Proximity – Auto
- Job Proximity – Transit
- Jobs–Housing Balance
- Jobs–Housing Fit
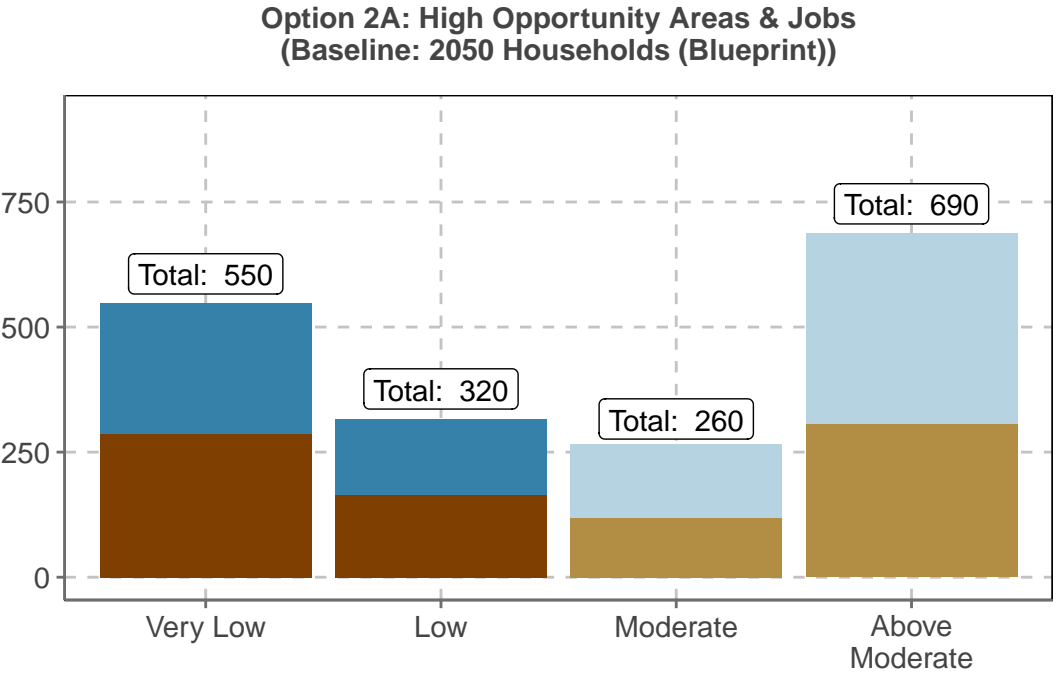
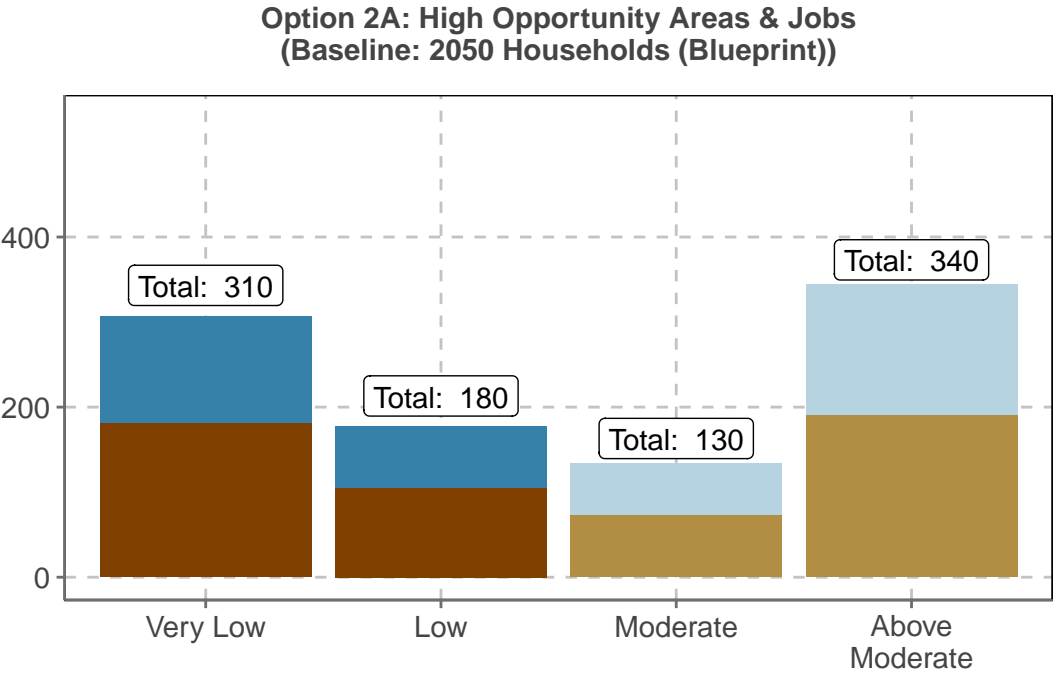**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**
**Pleasanton**
**(2019 households: 27433)**
**(Alameda County)**

Chart 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.Income group totals are rounded to nearest 10.
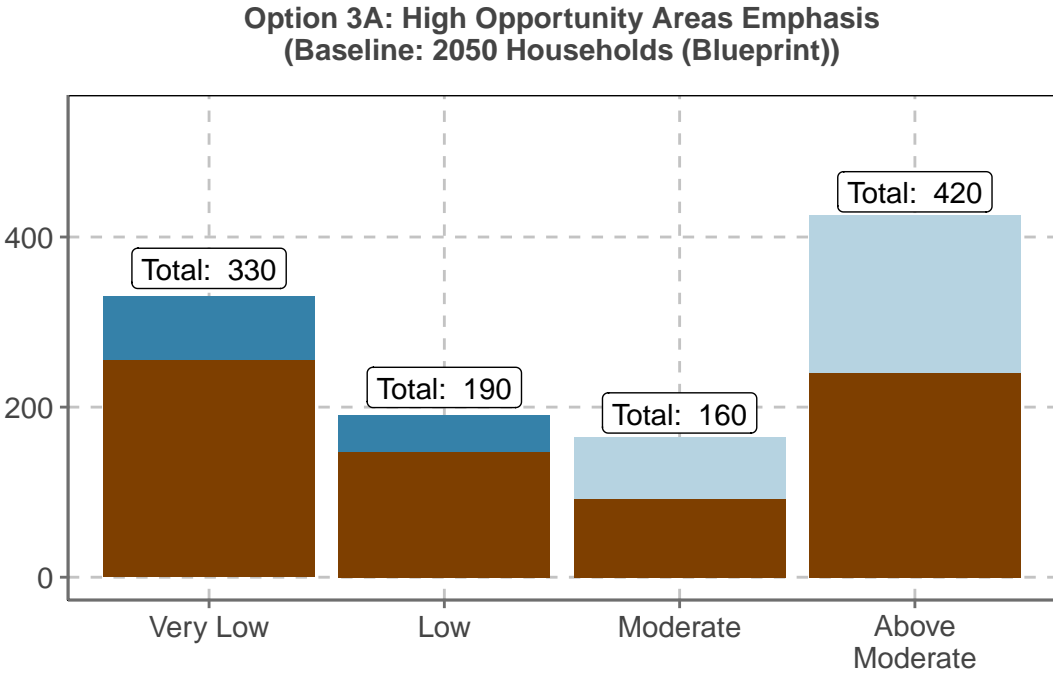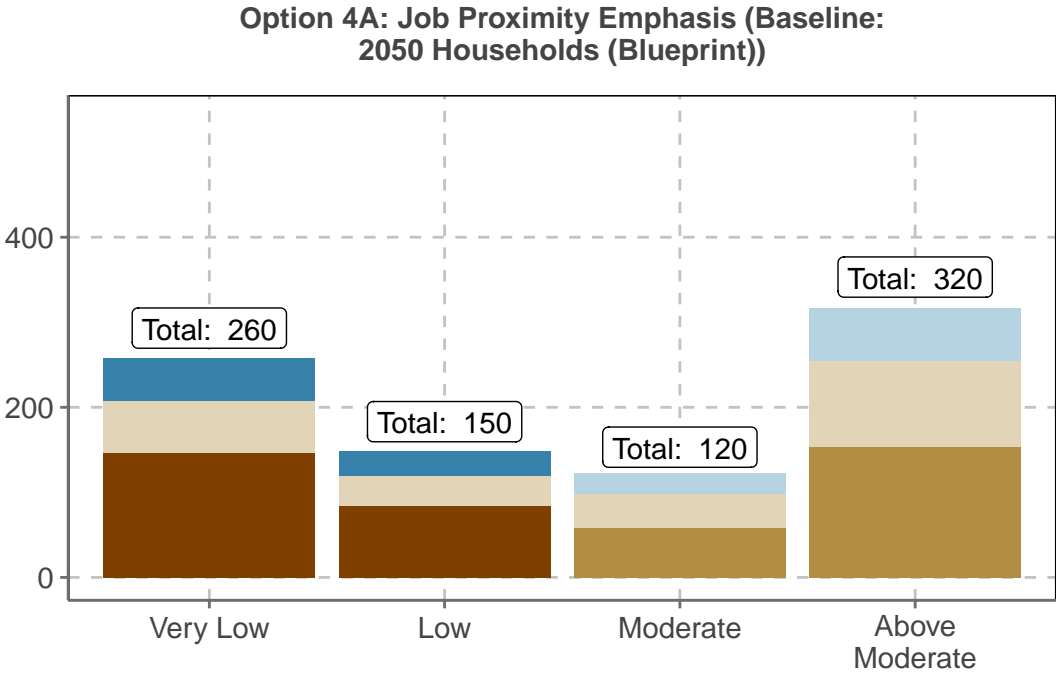


Version A: Original Income Grouping

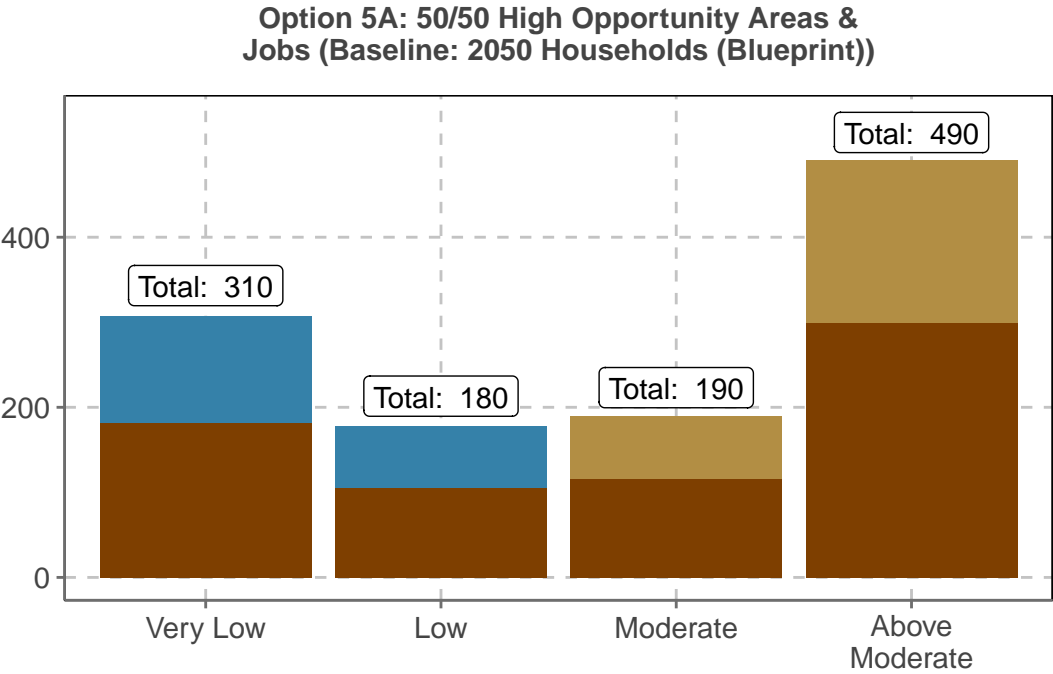**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1380
Total: 790
Total: 540
Total: 1390

Version A: Original Income Grouping

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

Total: 1530
Total: 880
Total: 620
Total: 1610

Version A: Original Income Grouping

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

Total: 1590
Total: 920
Total: 880
Total: 2280

Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1260
Total: 720
Total: 540
Total: 1390

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1530
Total: 880
Total: 780
Total: 2010

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
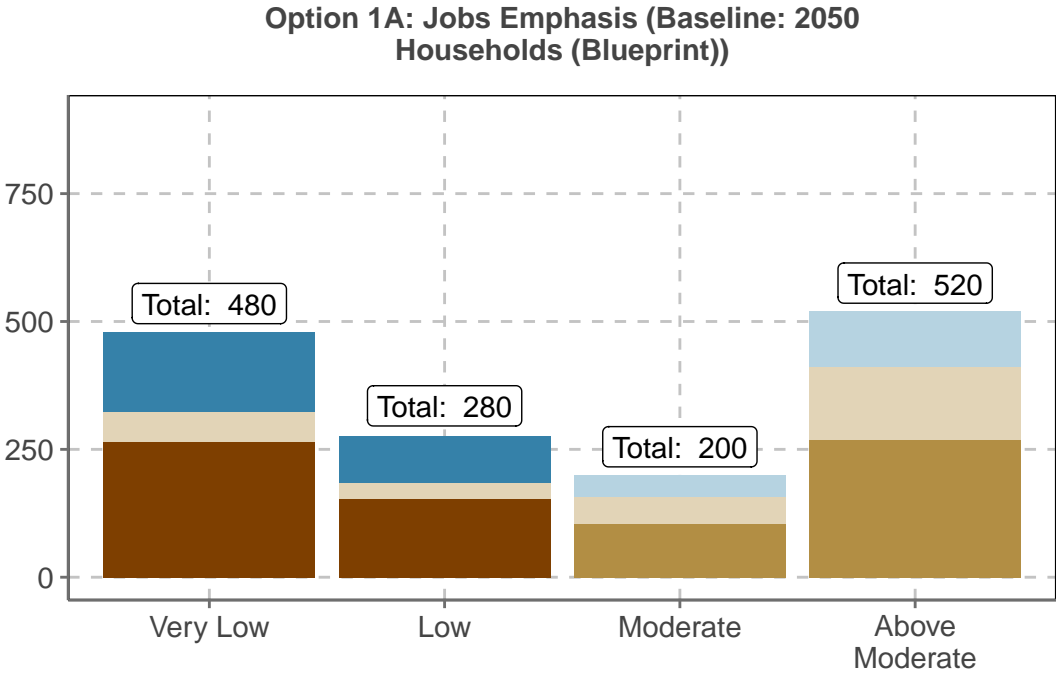
Total: 1590
Total: 920
Total: 720
Total: 1860

Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit
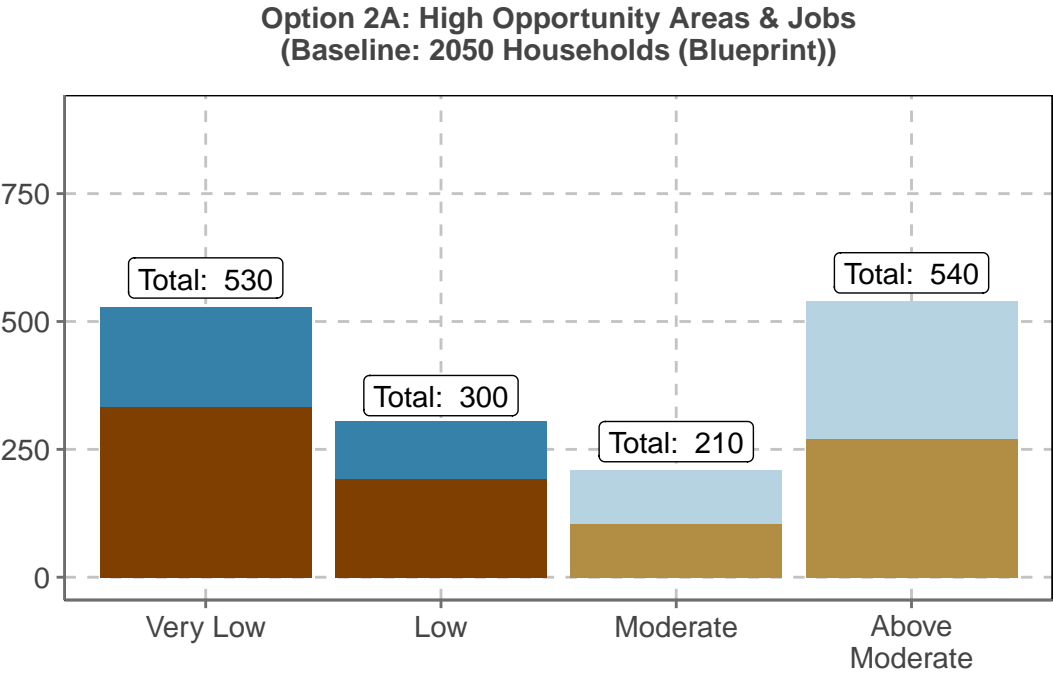
**Appendix 1: Potential RHNA Allocation, Income Distribution and Factors**
**Portola Valley**
**(2019 households: 1789)**
**(San Mateo County)**

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
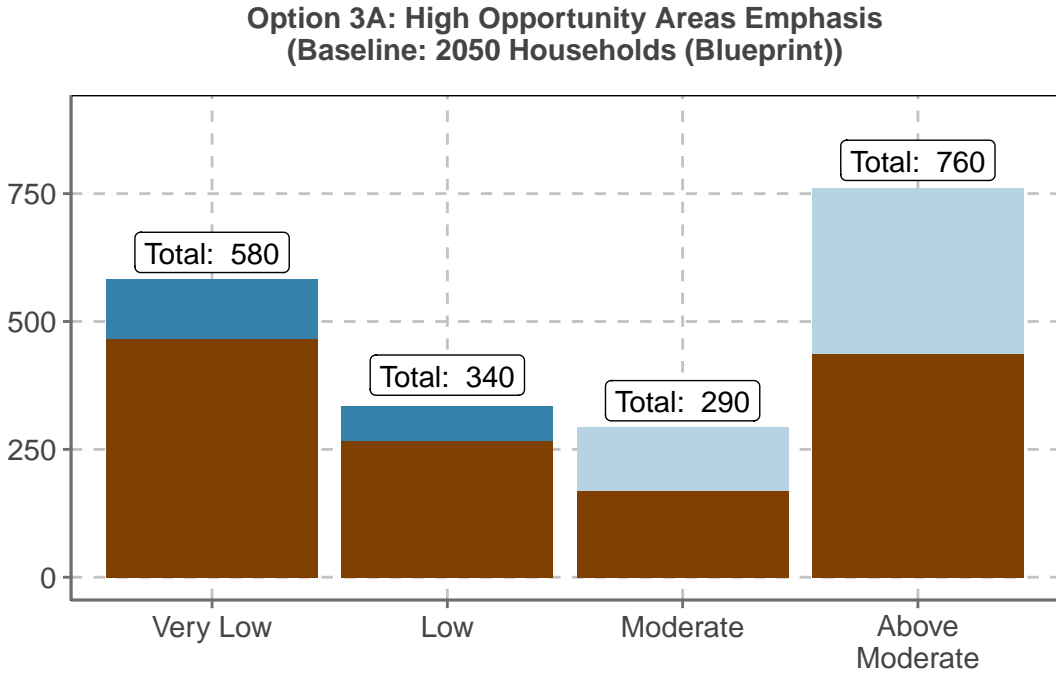Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
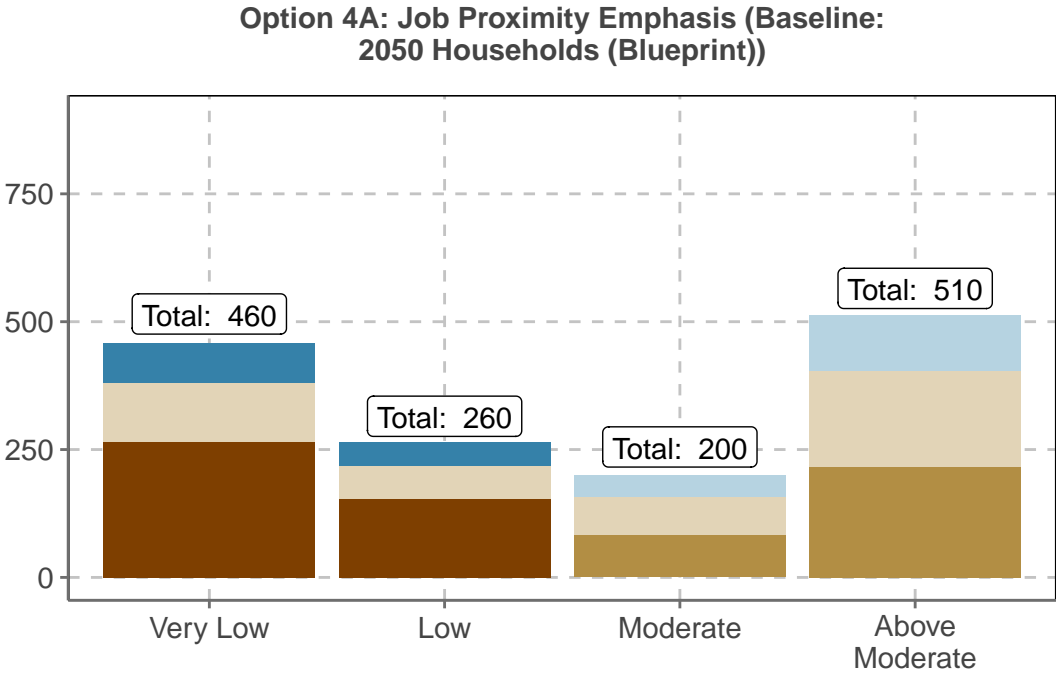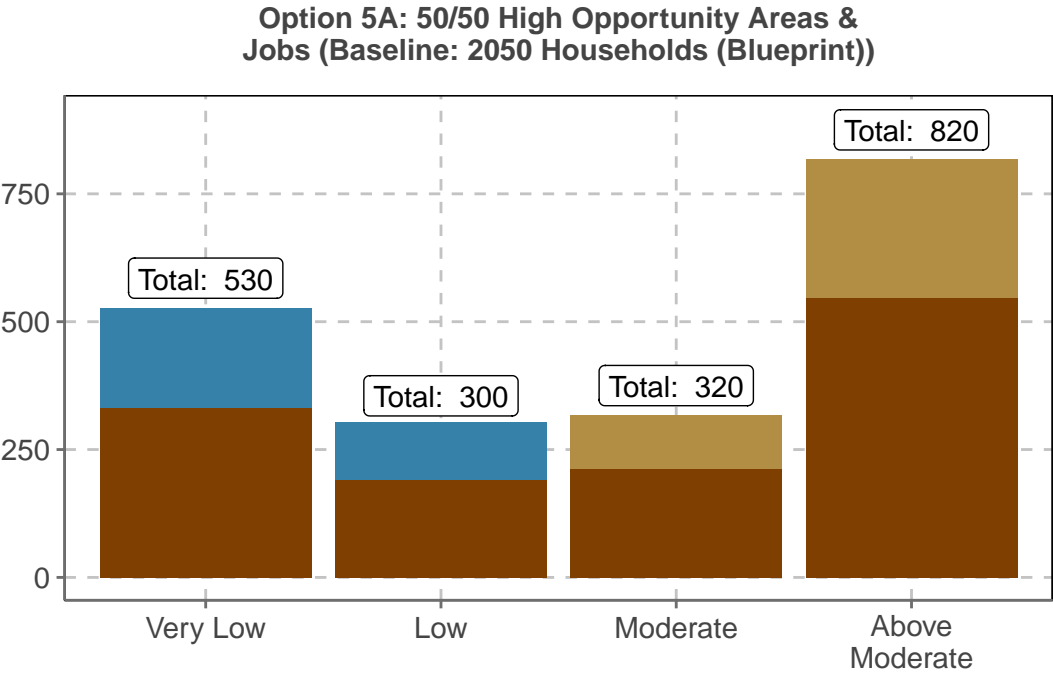
Version A: Original Income Grouping

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 A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

Legend: Access to High Opportunity Areas · Job Proximity – Auto · Job Proximity – Transit · Jobs–Housing Balance · Jobs–Housing Fit
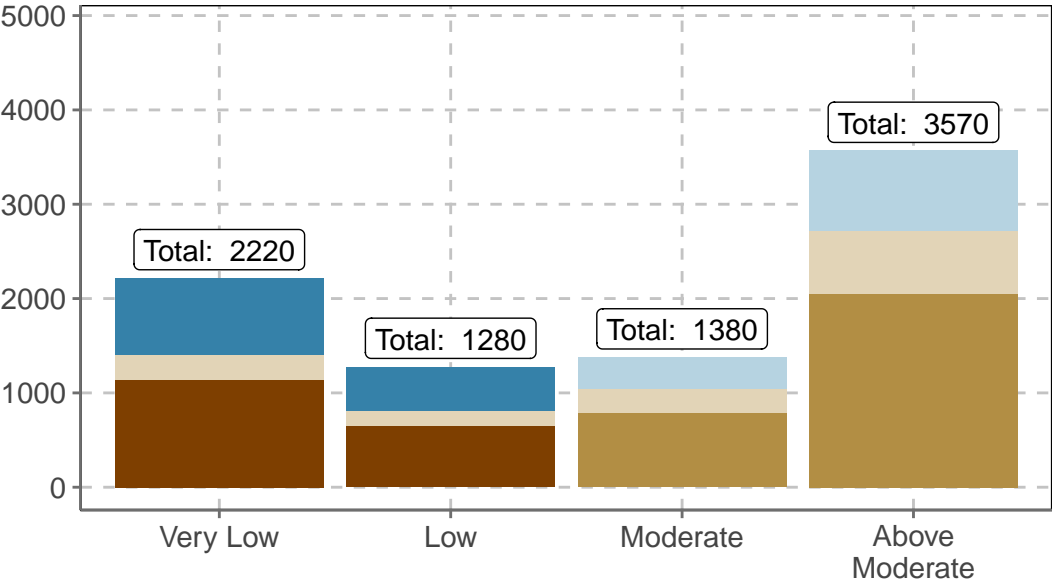
ABAG HMC Meeting #11 | Item 5a 2 Appendix 1 | September 4, 2020

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

Chart 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.Income group totals are rounded to nearest 10.
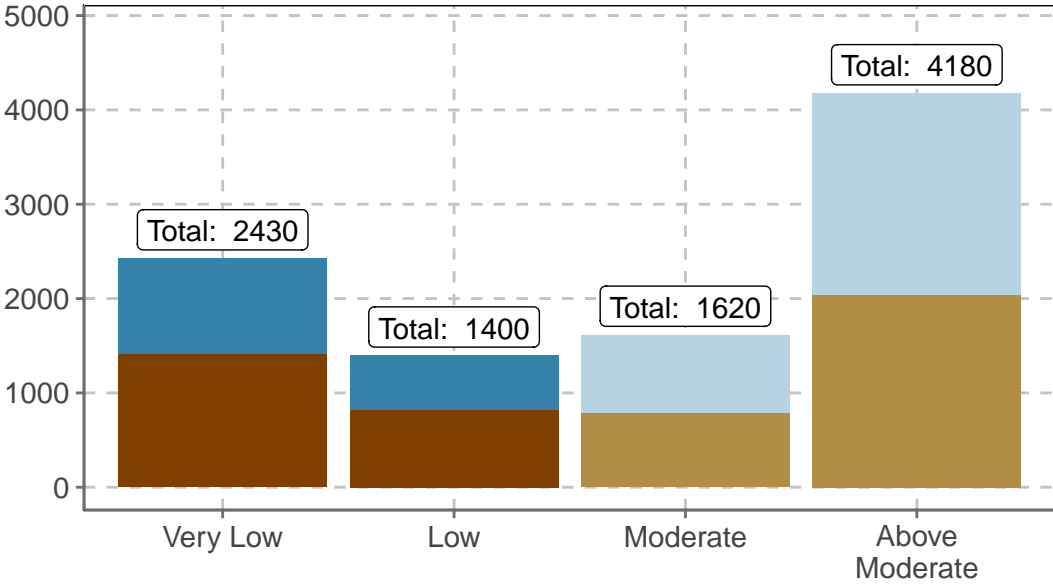


Version A: Original Income Grouping

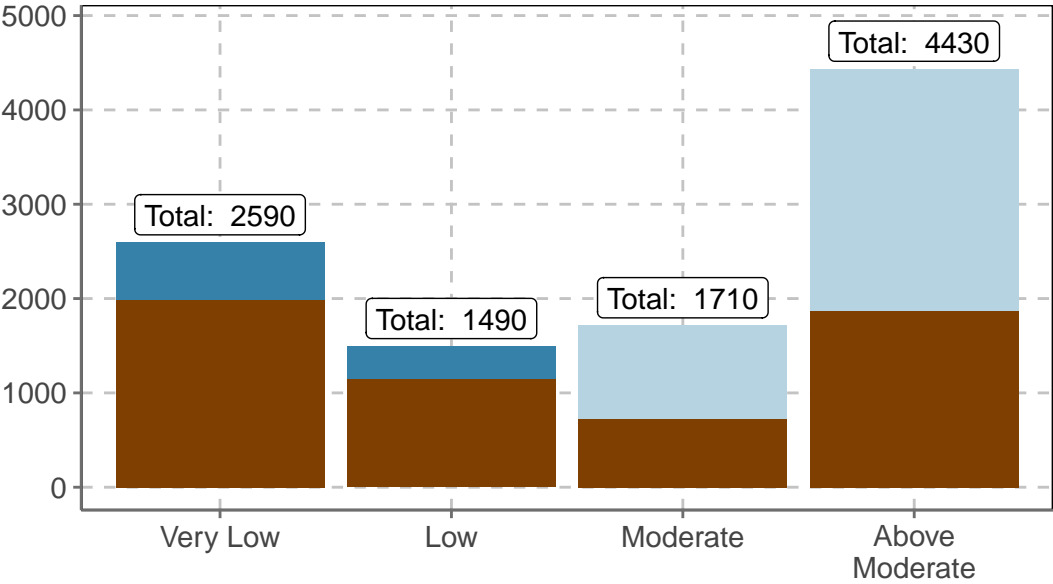Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))
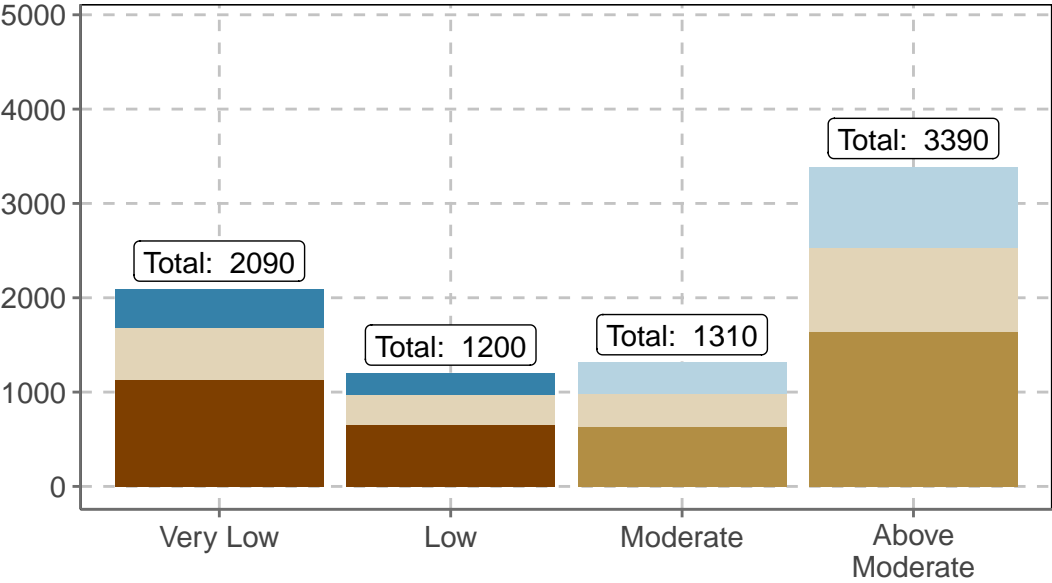
Version A: Original Income Grouping

Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
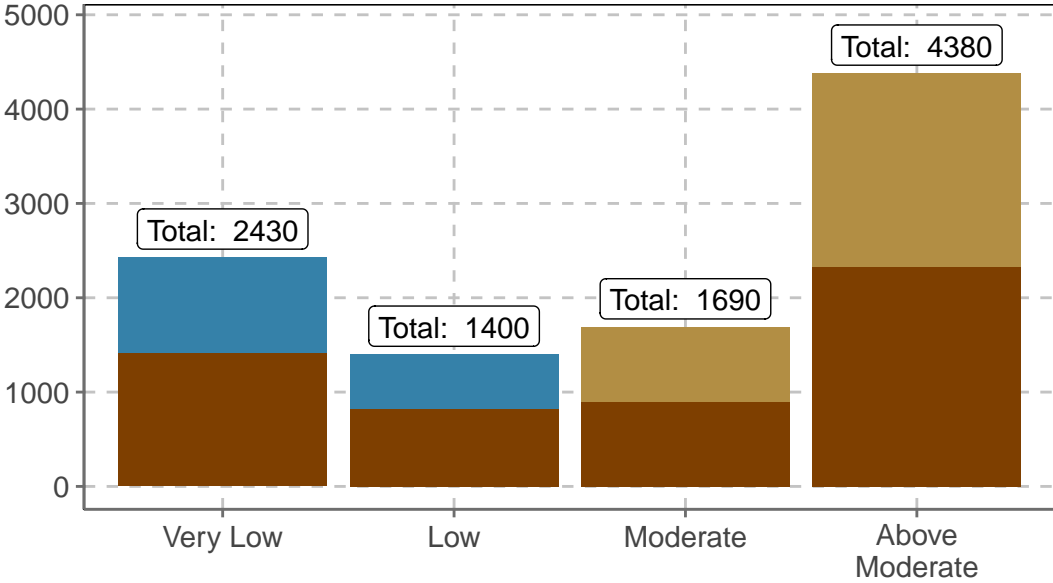
Version A: Original Income Grouping

Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))
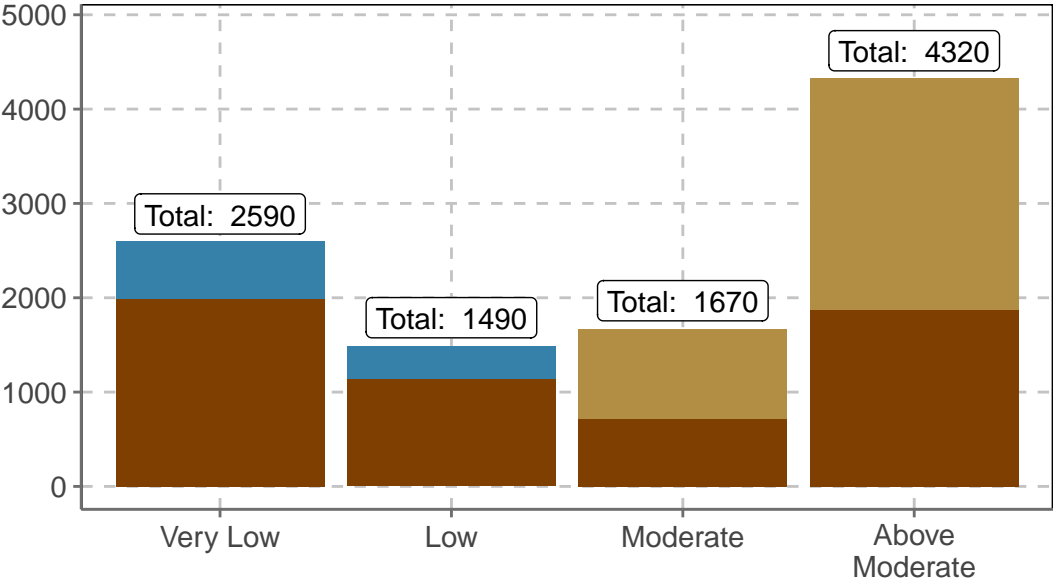
Version A: Original Income Grouping

Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping

Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

Legend: 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)

Chart 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. Income group totals are rounded to nearest 10.



**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

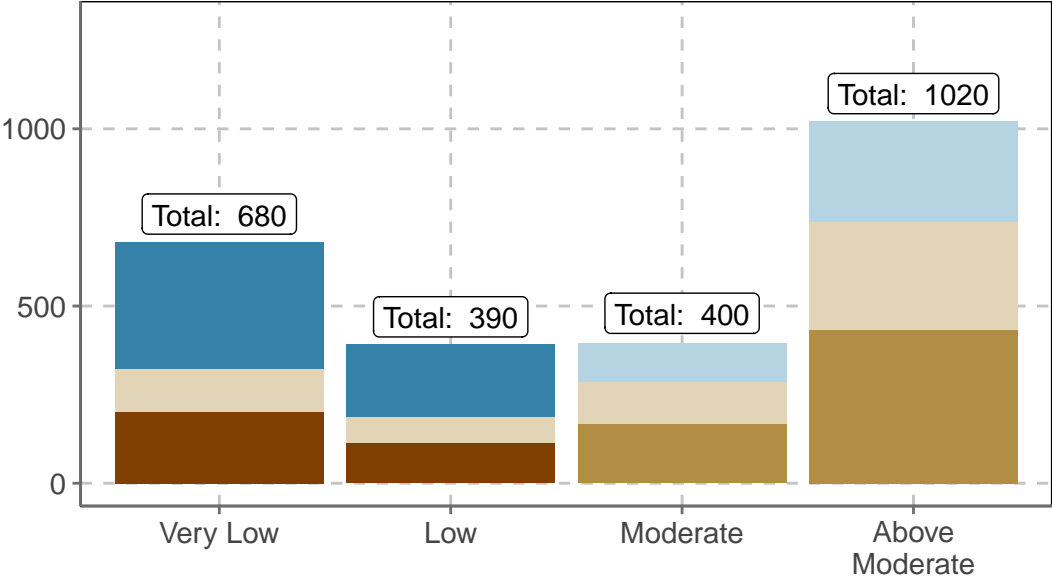Legend: Access to High Opportunity Areas · Job Proximity – Auto · Job Proximity – Transit · Jobs–Housing Balance · Jobs–Housing Fit

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
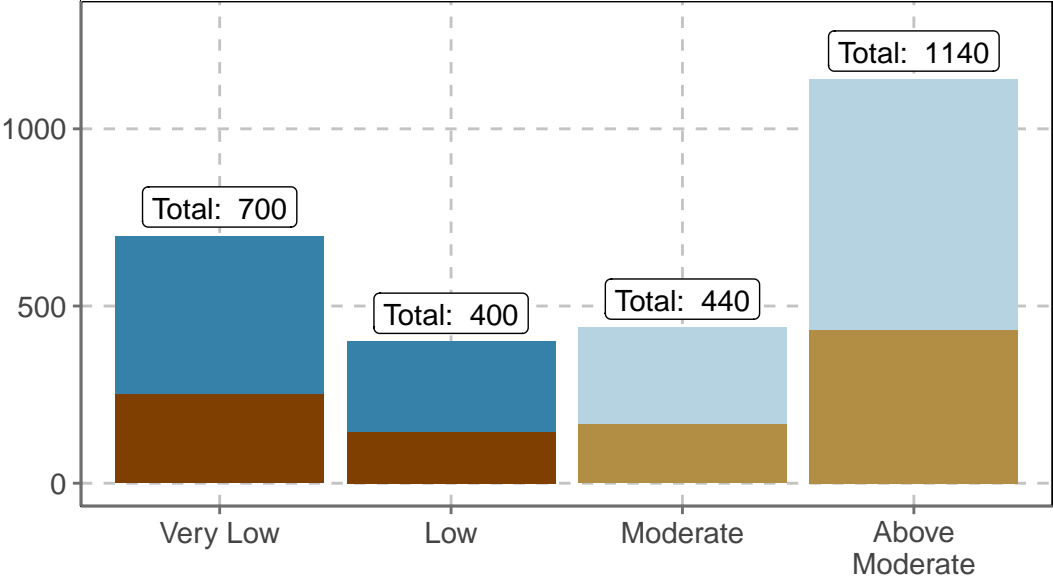Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



Version A: Original Income Grouping

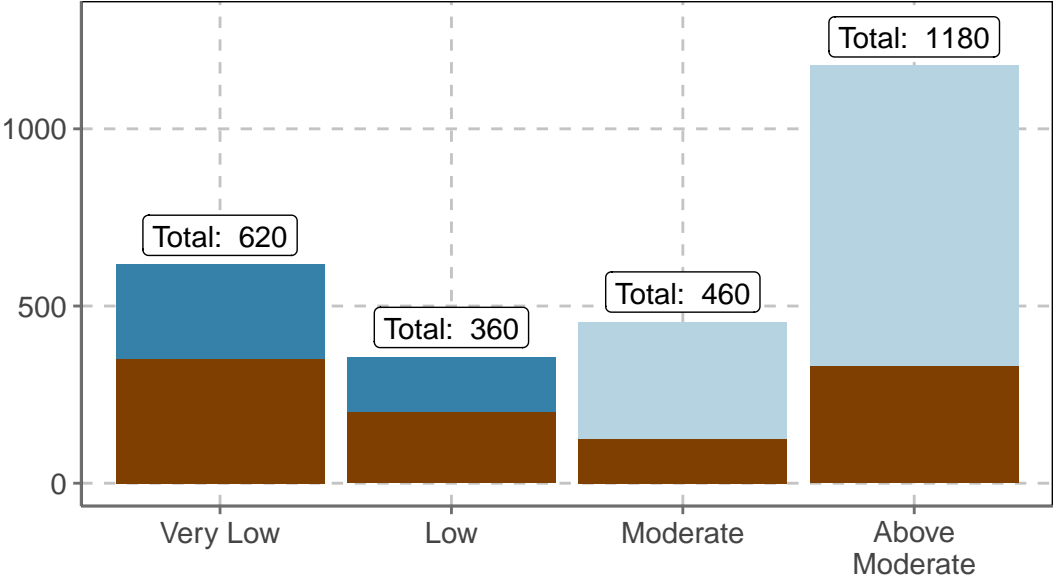**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

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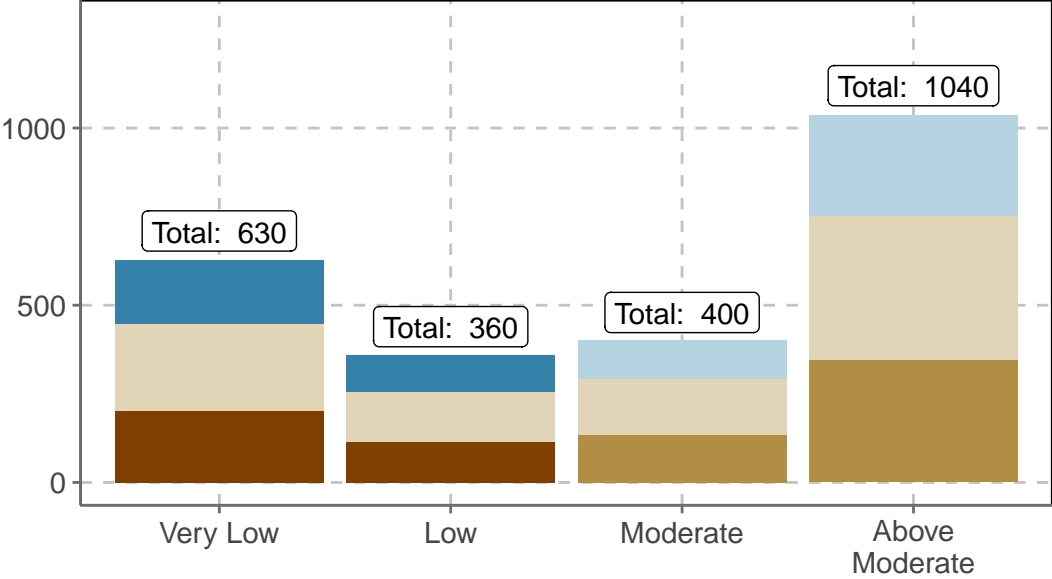
Version A: Original Income Grouping

**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
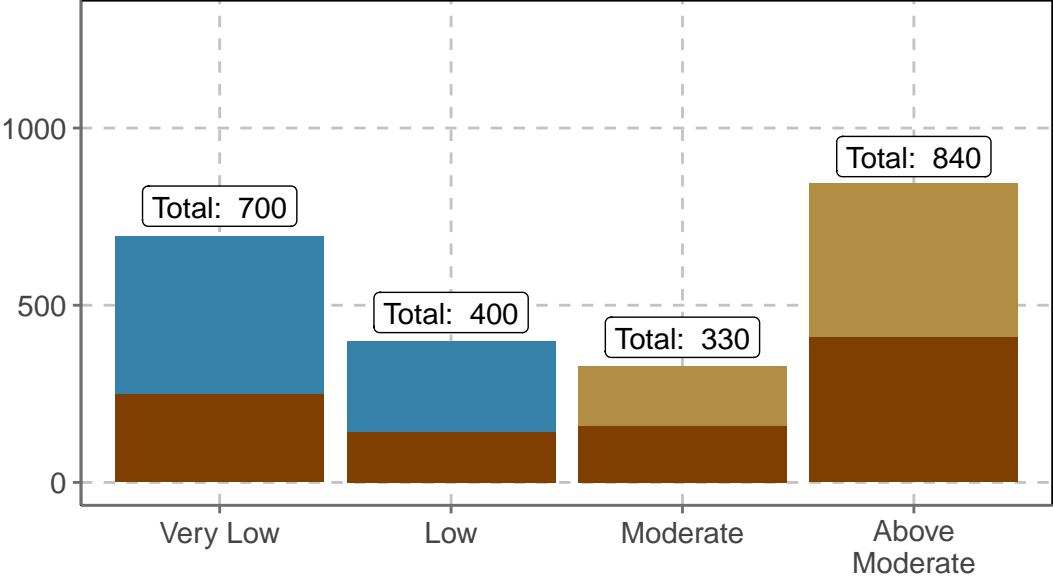
Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**
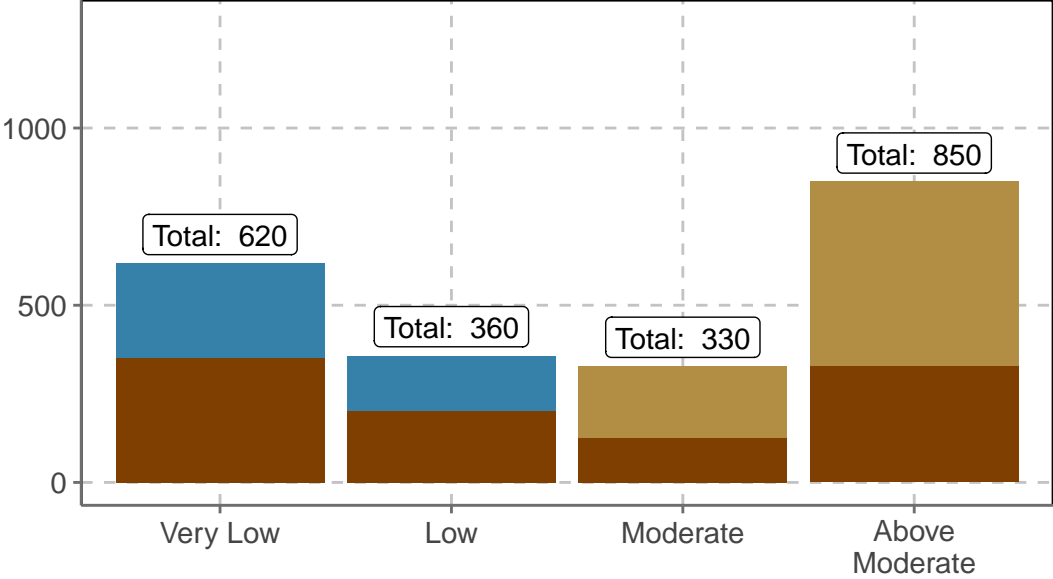
Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

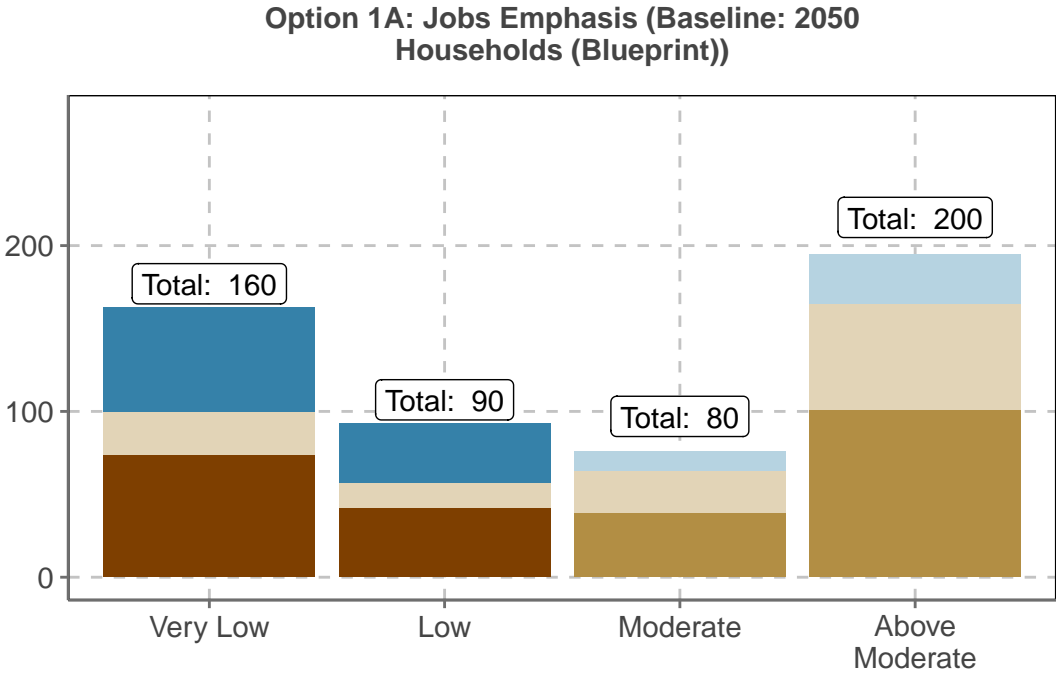**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
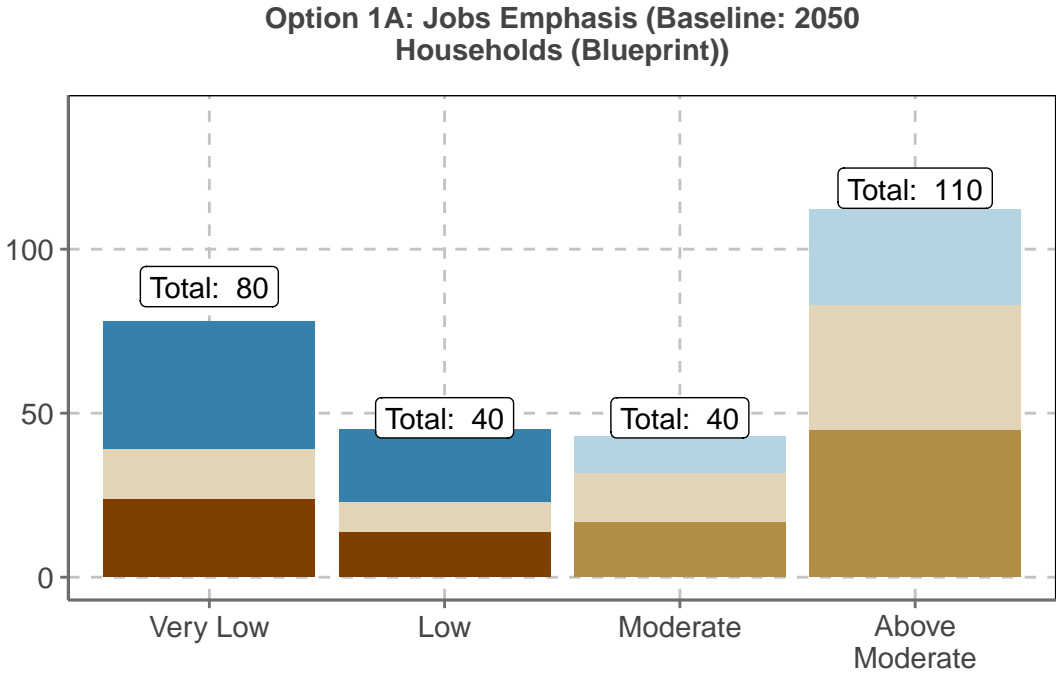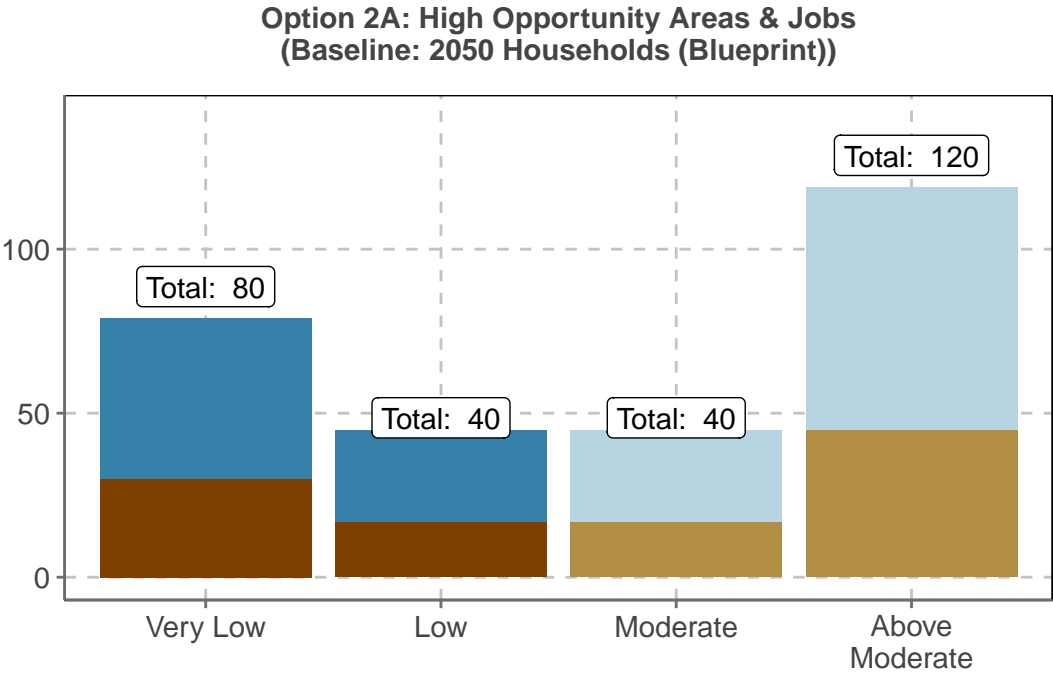
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart 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.Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: ■ Access to High Opportunity Areas ■ Job Proximity – Auto ■ Job Proximity – Transit ■ Jobs–Housing Balance ■ Jobs–Housing Fit
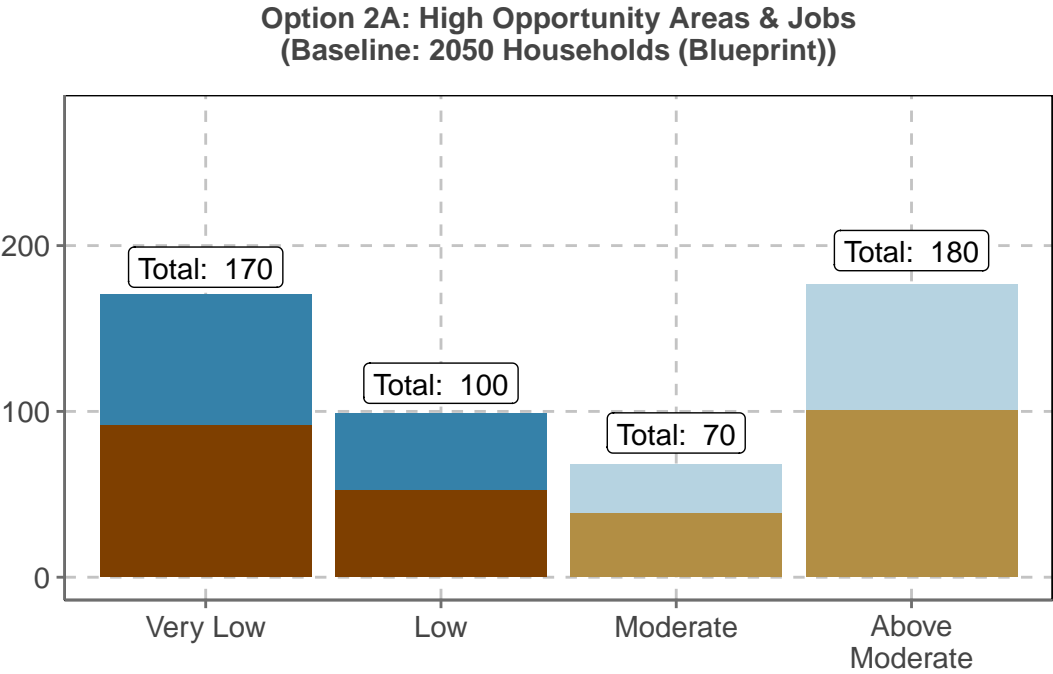
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Ross
## (2019 households: 807)
## (Marin County)

Chart 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.Income group totals are rounded to nearest 10.
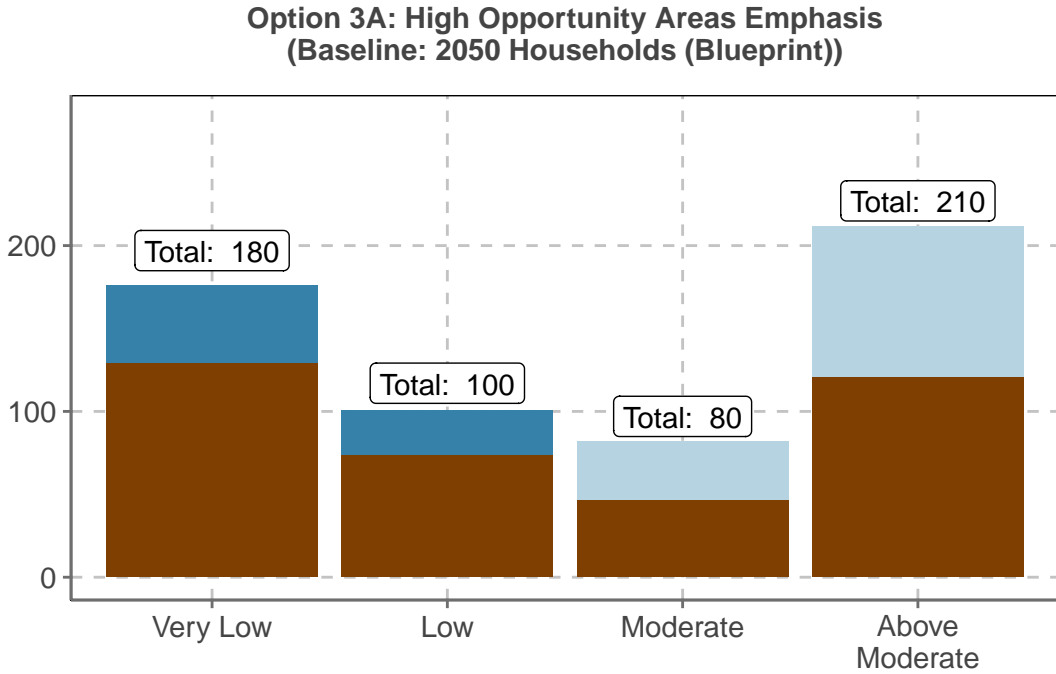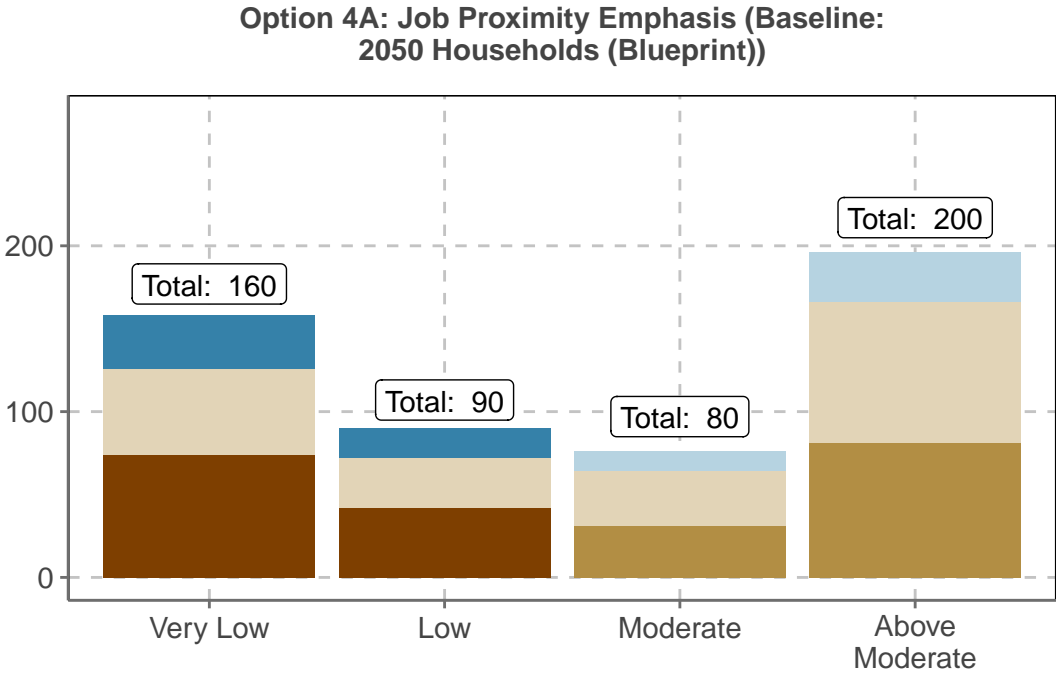
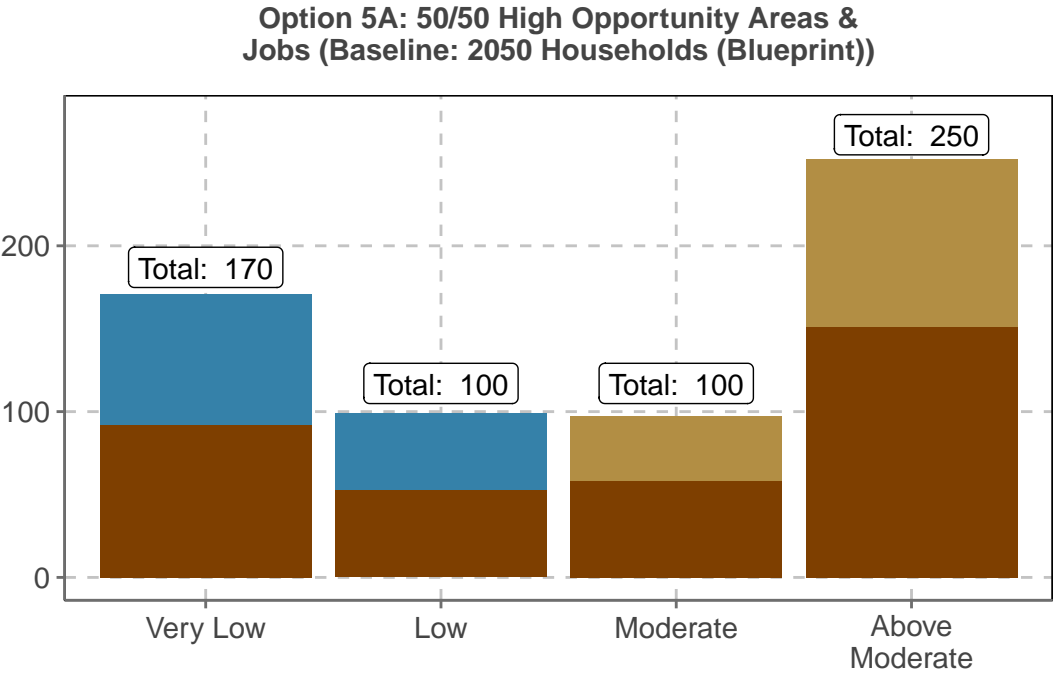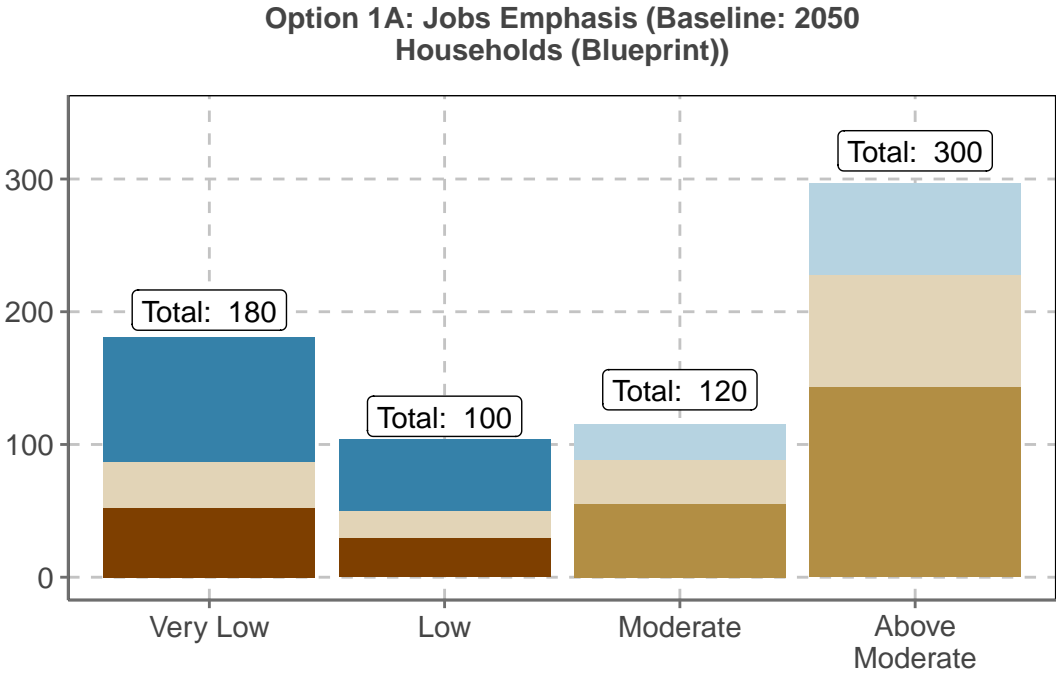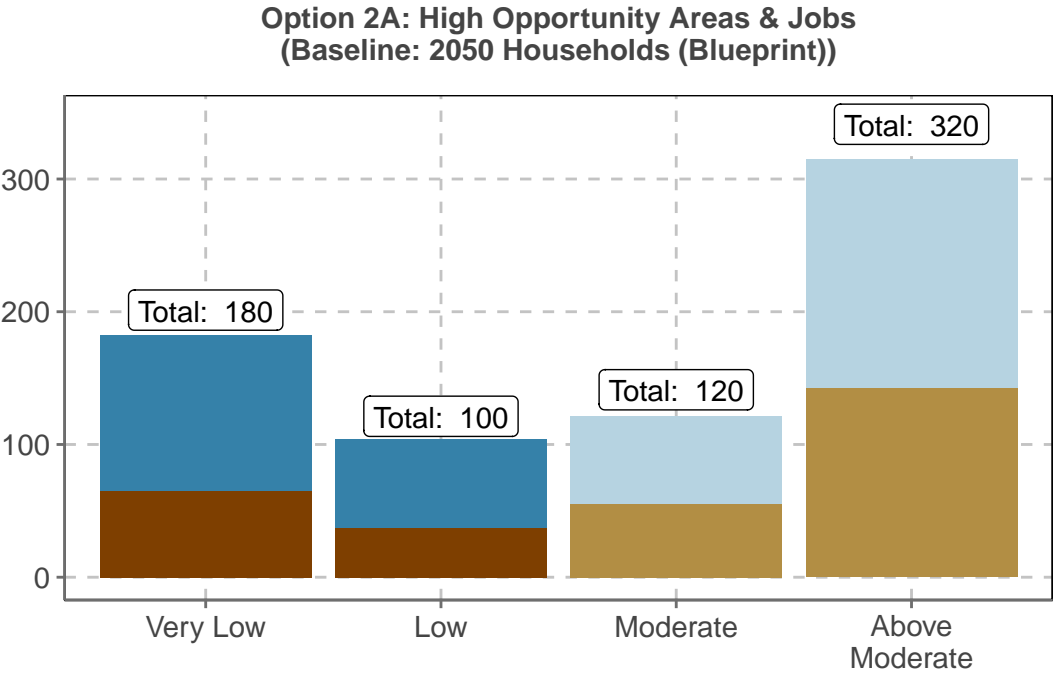**Version A: Original Income Grouping**

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



Total: 30
Total: 20
Total: 10
Total: 30

**Version A: Original Income Grouping**

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



Total: 40
Total: 20
Total: 10
Total: 30

**Version A: Original Income Grouping**

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



Total: 40
Total: 20
Total: 20
Total: 50

**Version A: Original Income Grouping**

### Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))



Total: 30
Total: 20
Total: 10
Total: 30

**Version A: Original Income Grouping**

### Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



Total: 40
Total: 20
Total: 20
Total: 50

**Version A: Original Income Grouping**

### Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))



Total: 40
Total: 20
Total: 20
Total: 40
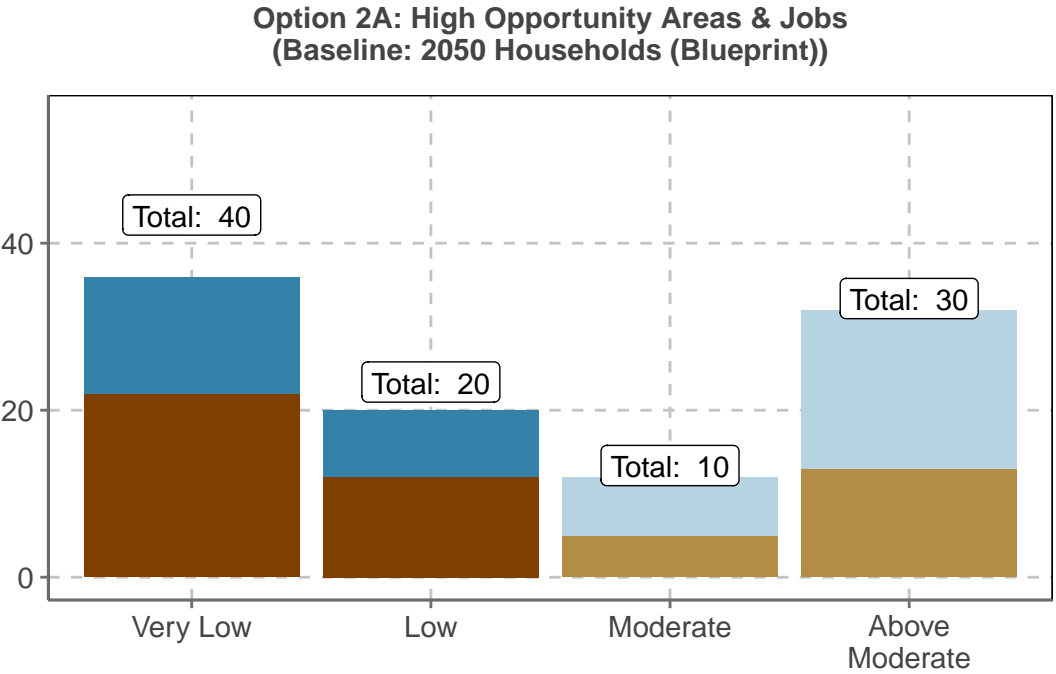
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
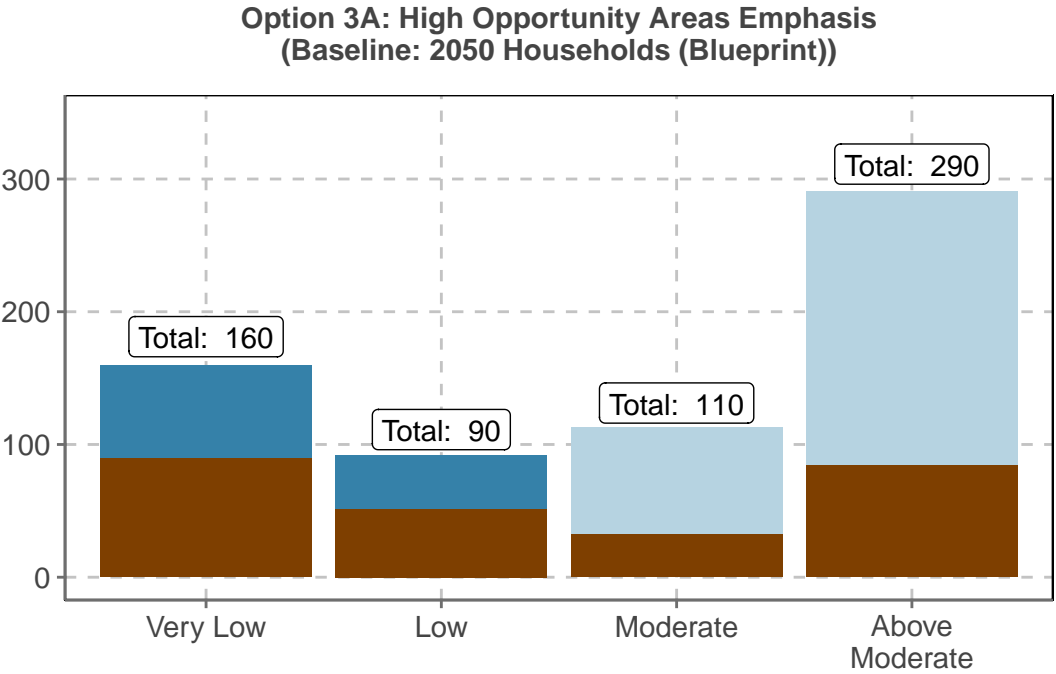Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
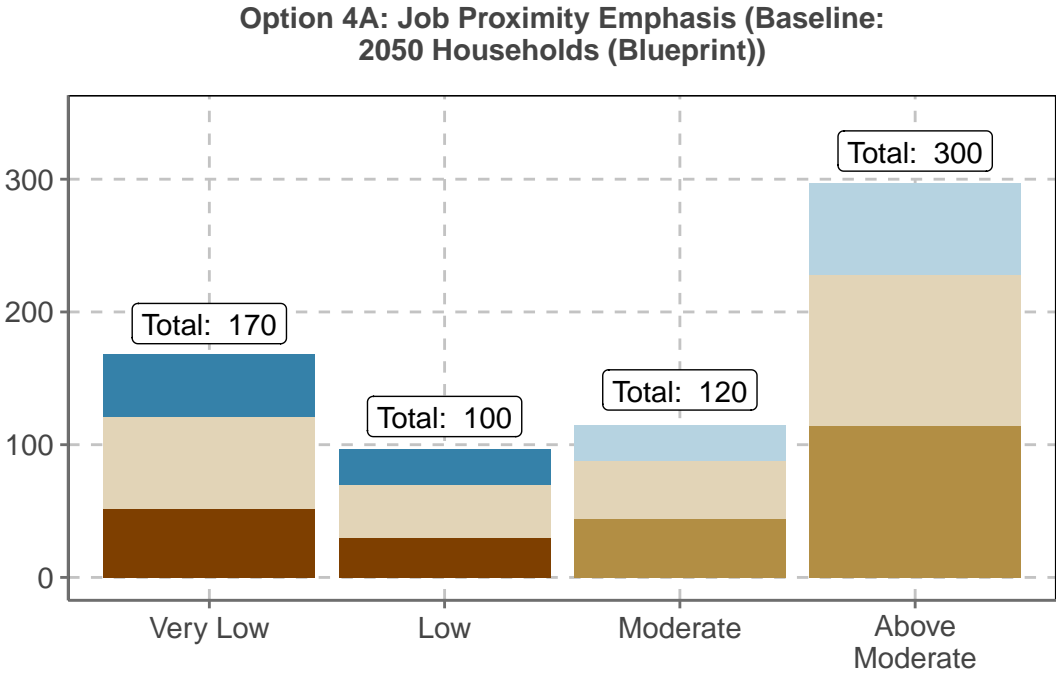


Version A: Original Income Grouping

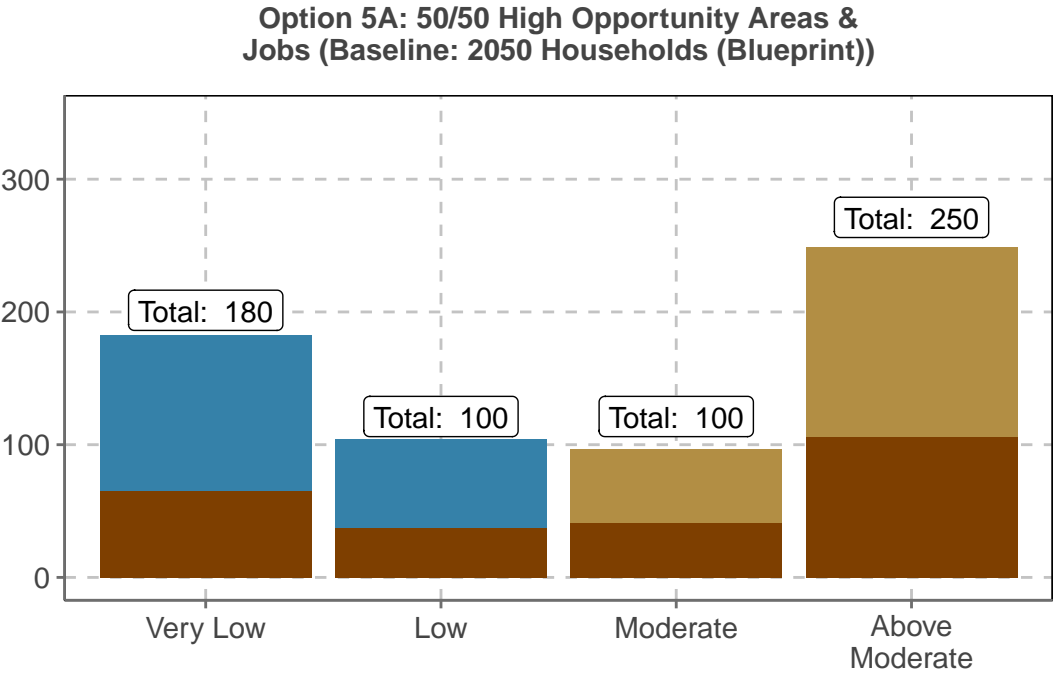**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

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 A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
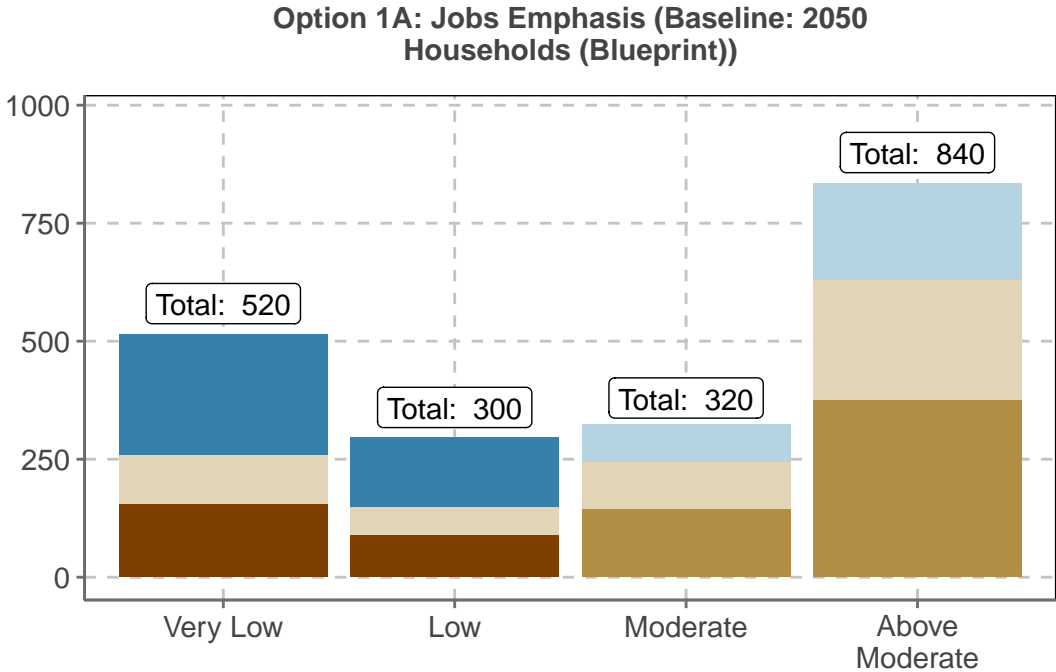
a Access to High Opportunity Areas  a Job Proximity – Auto  a Job Proximity – Transit  a Jobs–Housing Balance  a Jobs–Housing Fit

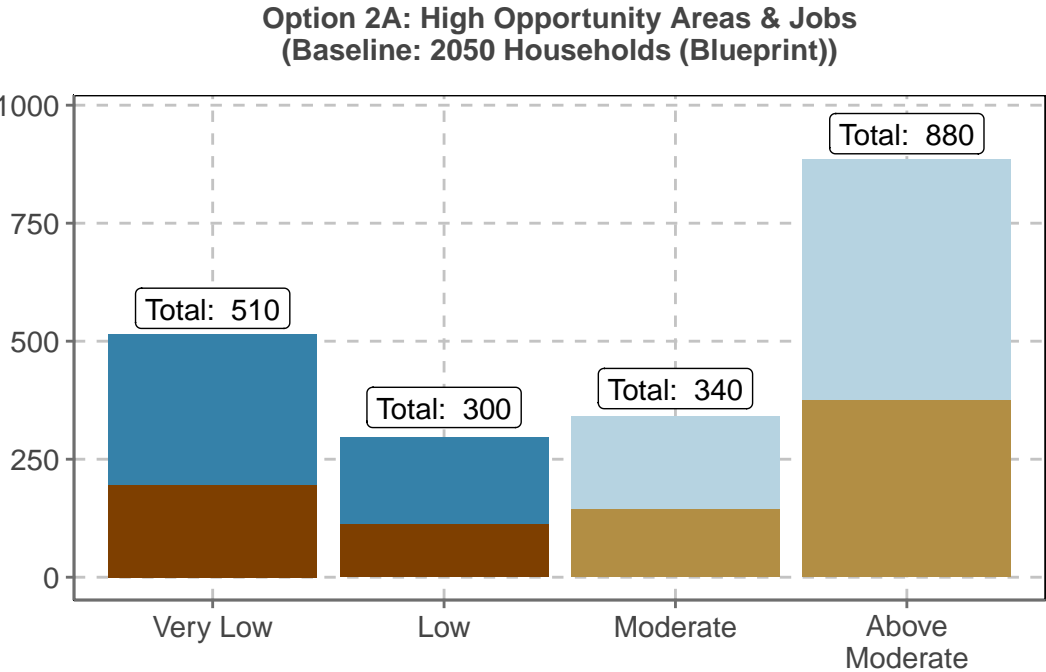# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## San Bruno
## (2019 households: 15502)
## (San Mateo County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
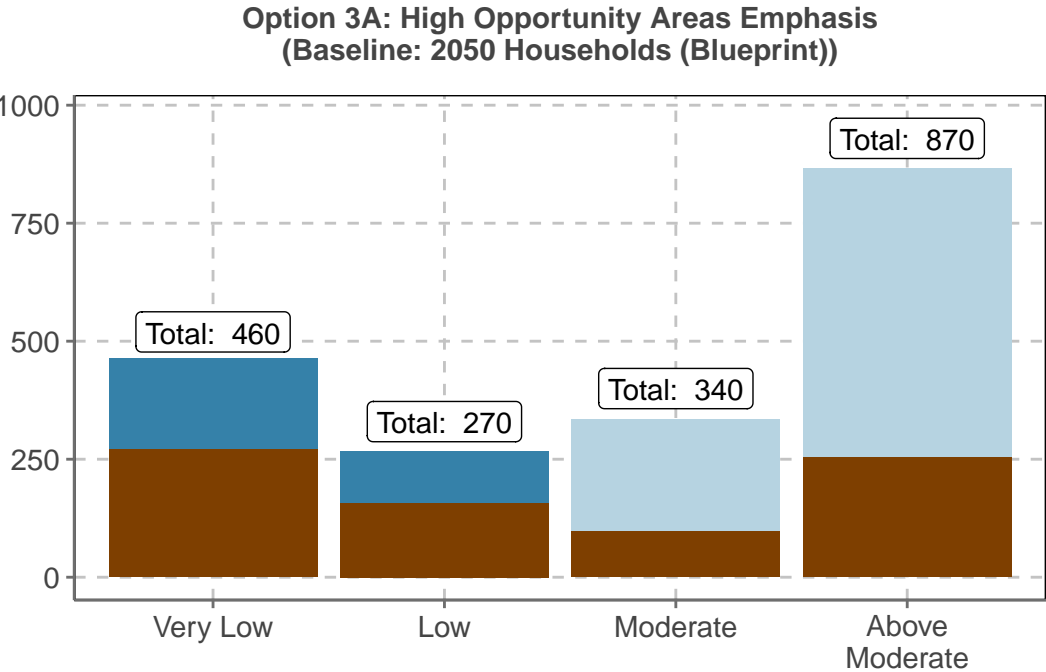Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
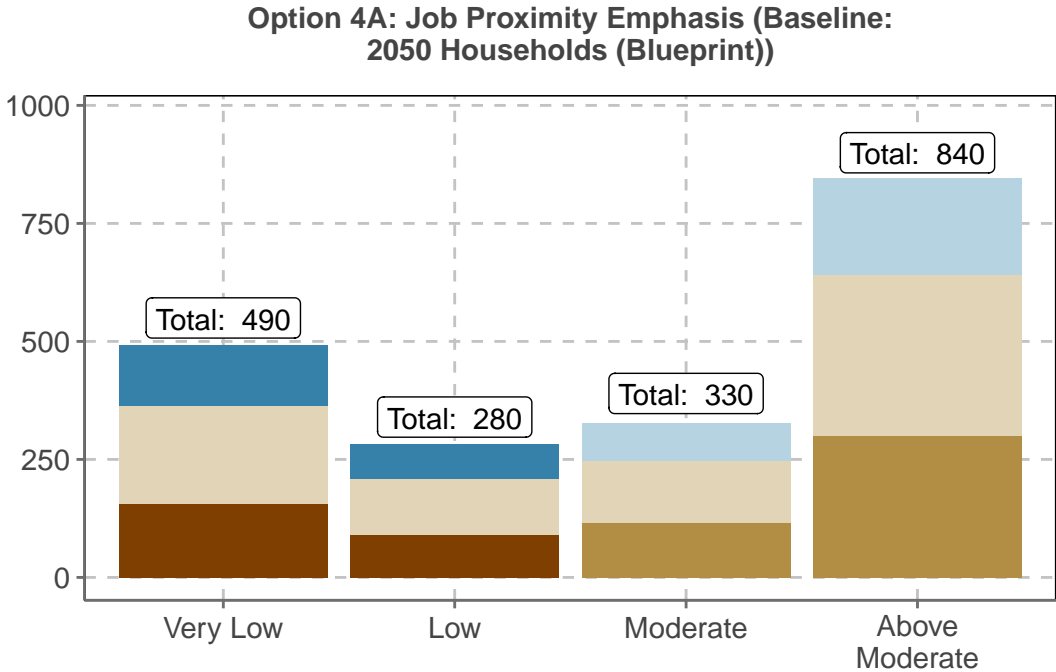


Version A: Original Income Grouping

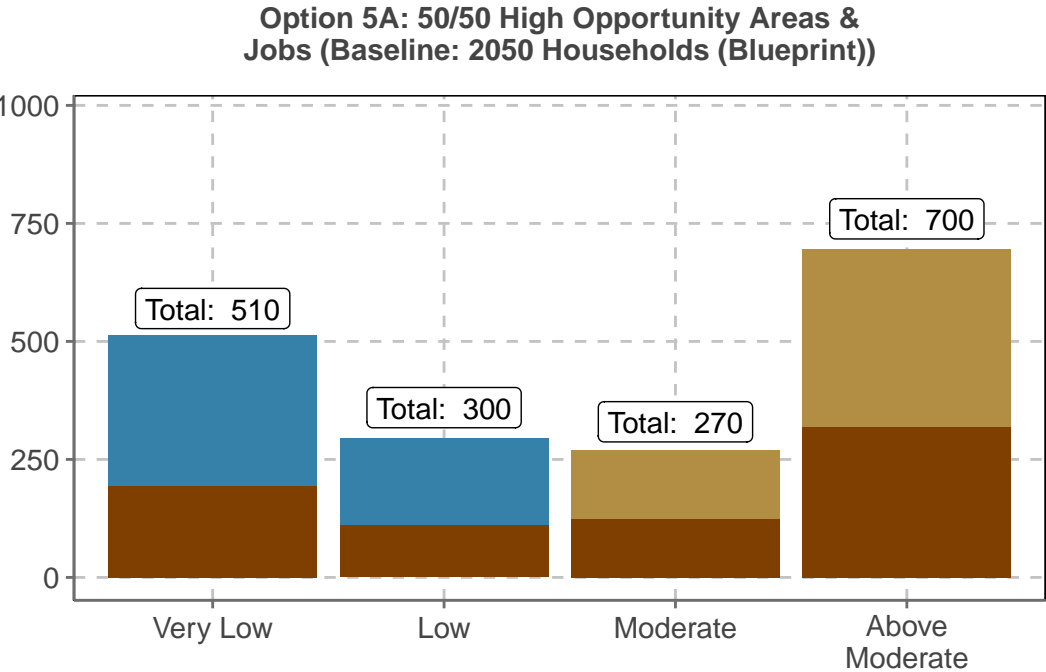**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

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 A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**
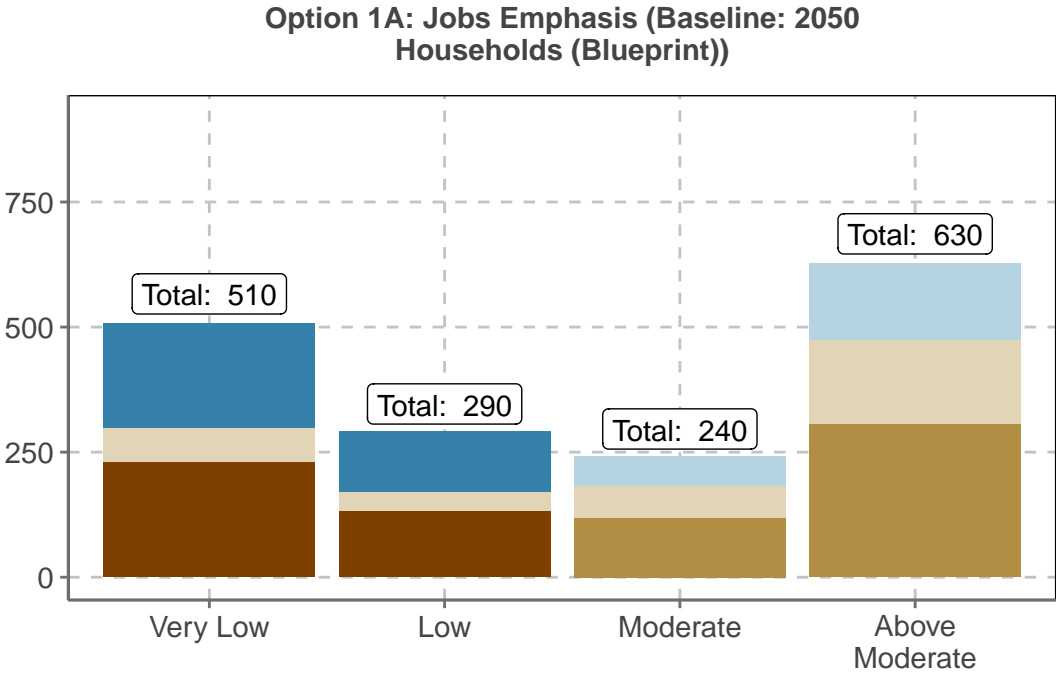
Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: 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
## San Carlos
## (2019 households: 11590)
## (San Mateo County)

Chart 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. Income group totals are rounded to nearest 10.
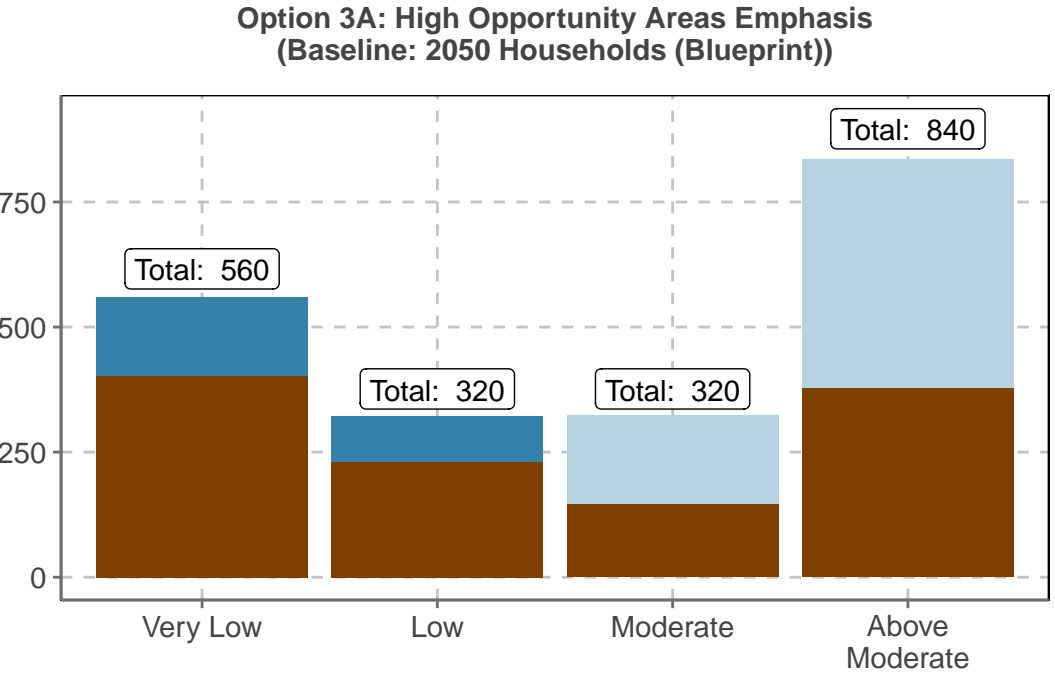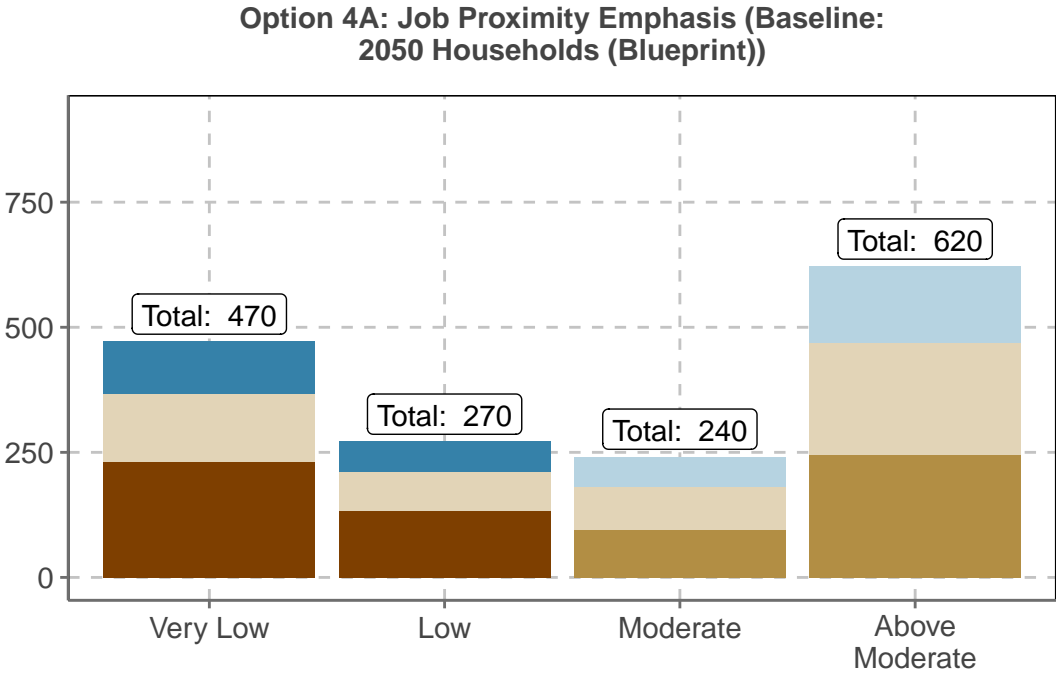

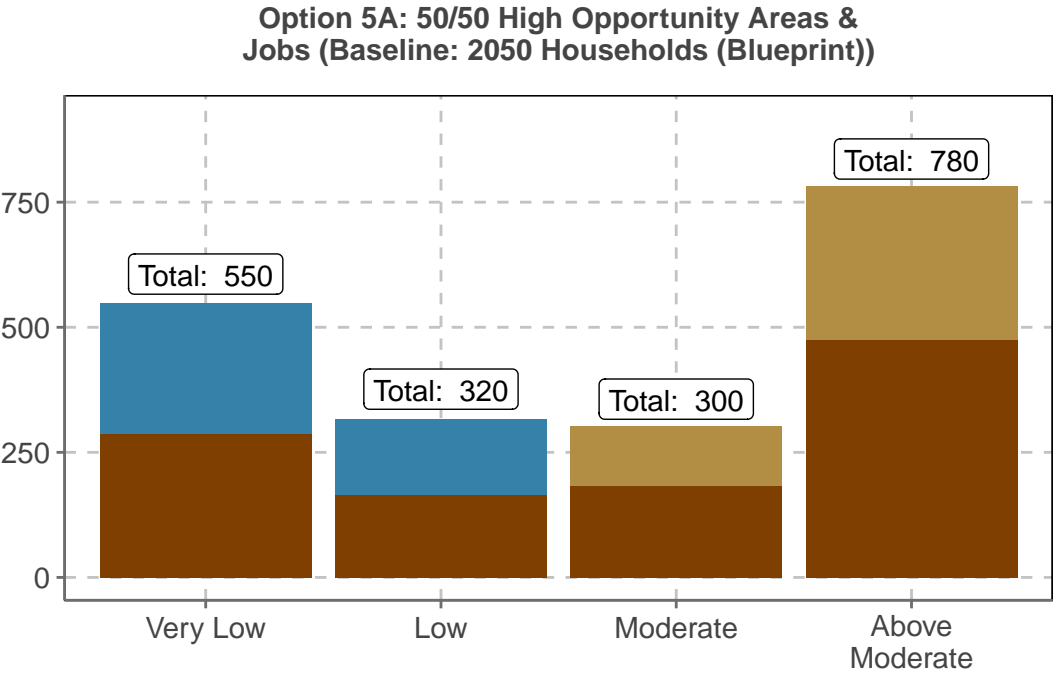
Version A: Original Income Grouping

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

Very Low — Total: 580
Low — Total: 340
Moderate — Total: 290
Above Moderate — Total: 750

Version A: Original Income Grouping

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

Very Low — Total: 640
Low — Total: 370
Moderate — Total: 310
Above Moderate — Total: 790

Version A: Original Income Grouping

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

Very Low — Total: 680
Low — Total: 390
Moderate — Total: 360
Above Moderate — Total: 930

Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 550
Low — Total: 320
Moderate — Total: 280
Above Moderate — Total: 730

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 640
Low — Total: 370
Moderate — Total: 400
Above Moderate — Total: 1030

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 680
Low — Total: 390
Moderate — Total: 380
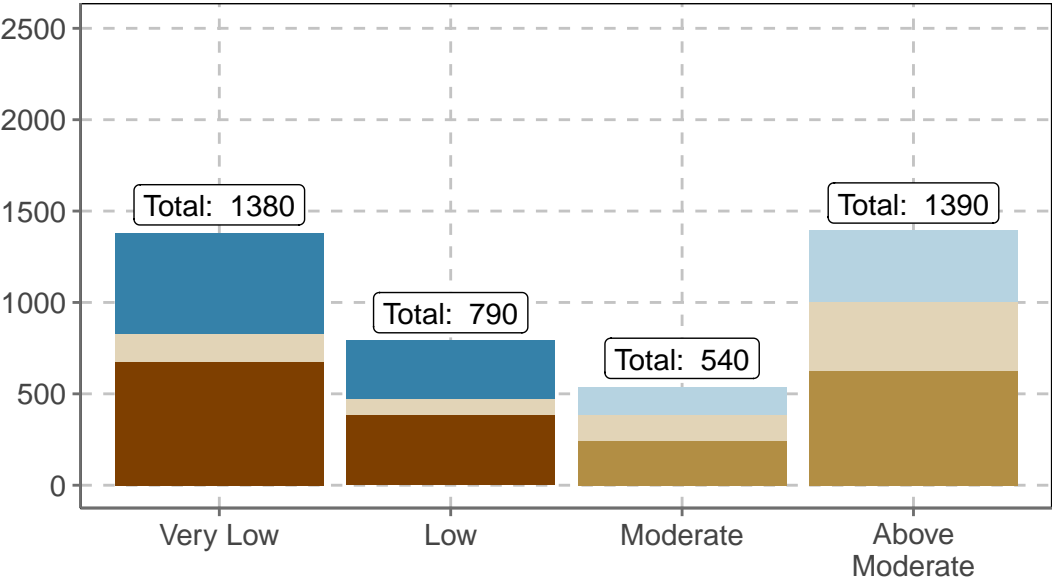Above Moderate — Total: 990

Legend: 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)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
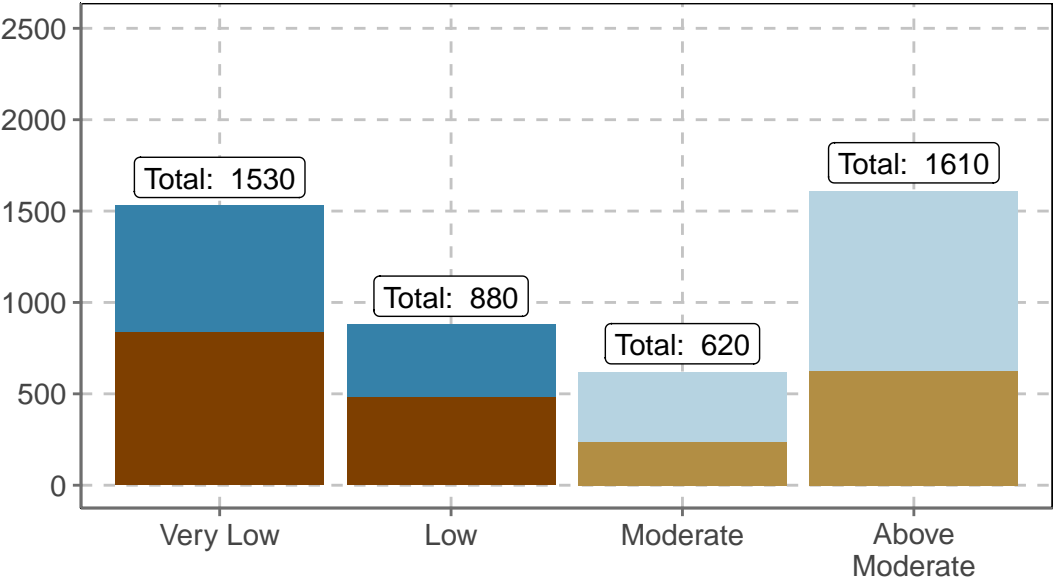Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



**Version A: Original Income Grouping**

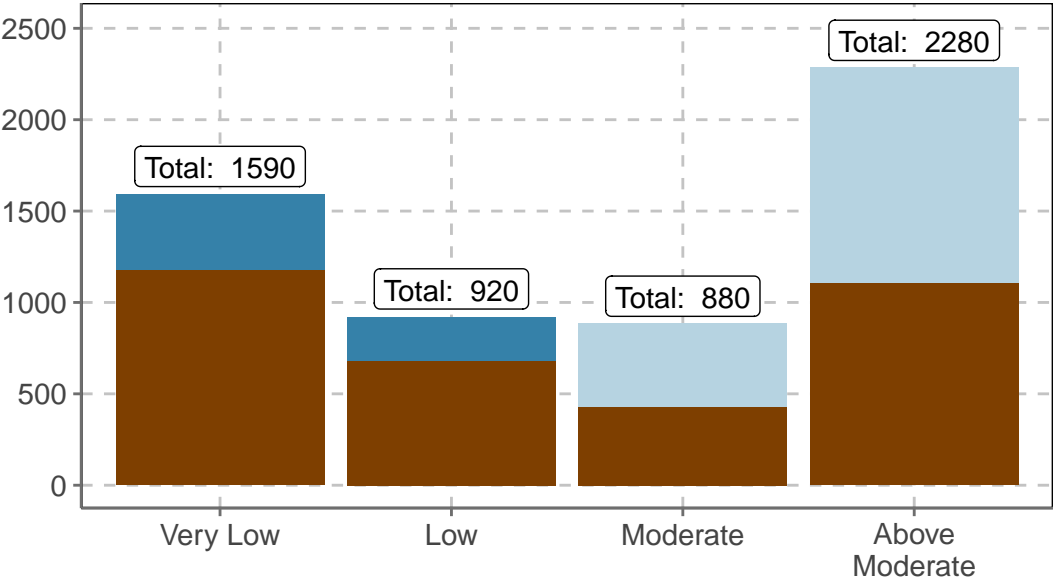**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low: Total: 17440
Low: Total: 10040
Moderate: Total: 14060
Above Moderate: Total: 36390

**Version A: Original Income Grouping**

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

Very Low: Total: 14510
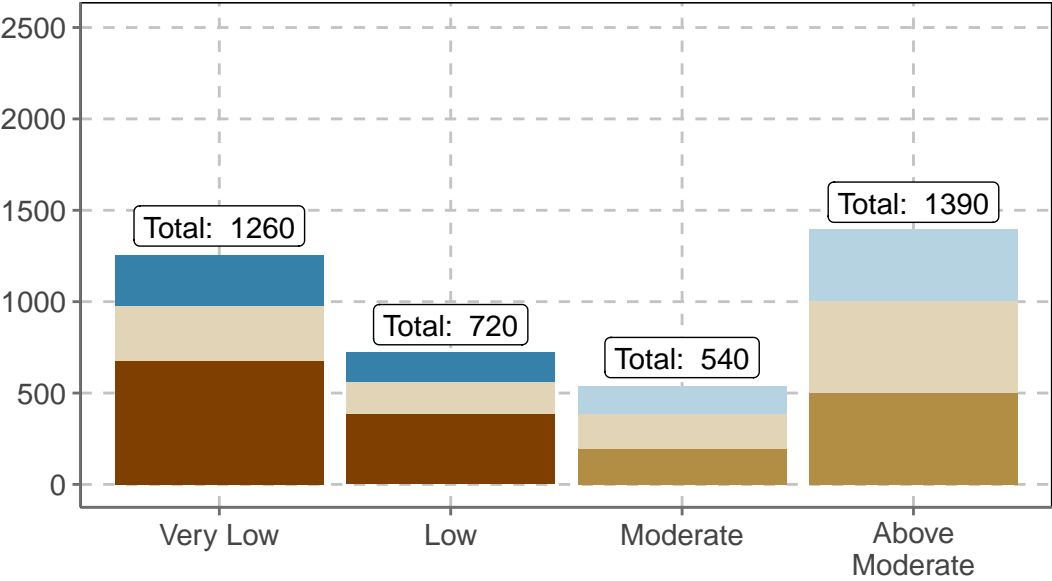Low: Total: 8350
Moderate: Total: 11440
Above Moderate: Total: 29610

**Version A: Original Income Grouping**

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

Very Low: Total: 15100
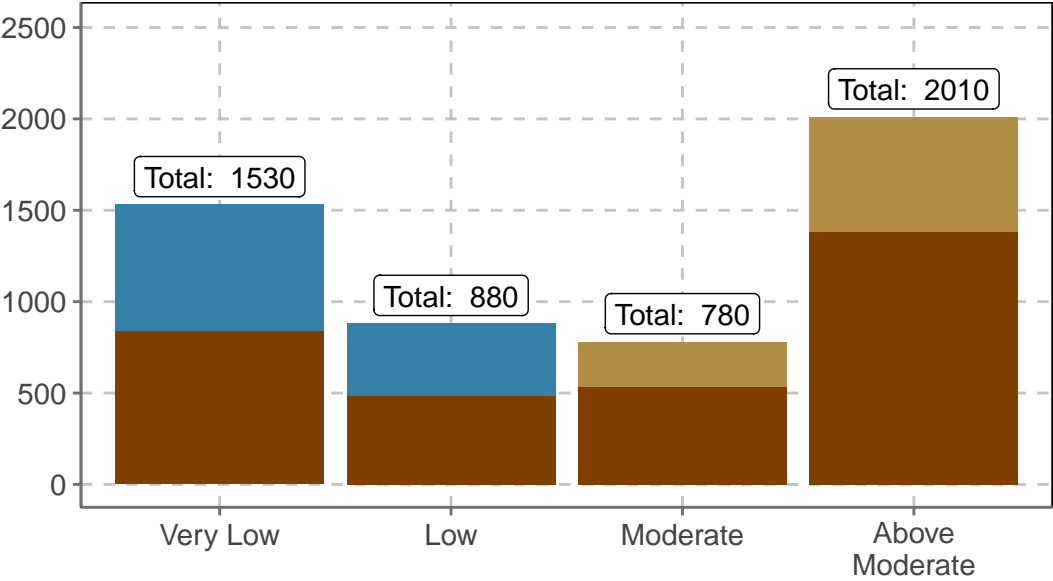Low: Total: 8700
Moderate: Total: 9940
Above Moderate: Total: 25730

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low: Total: 20670
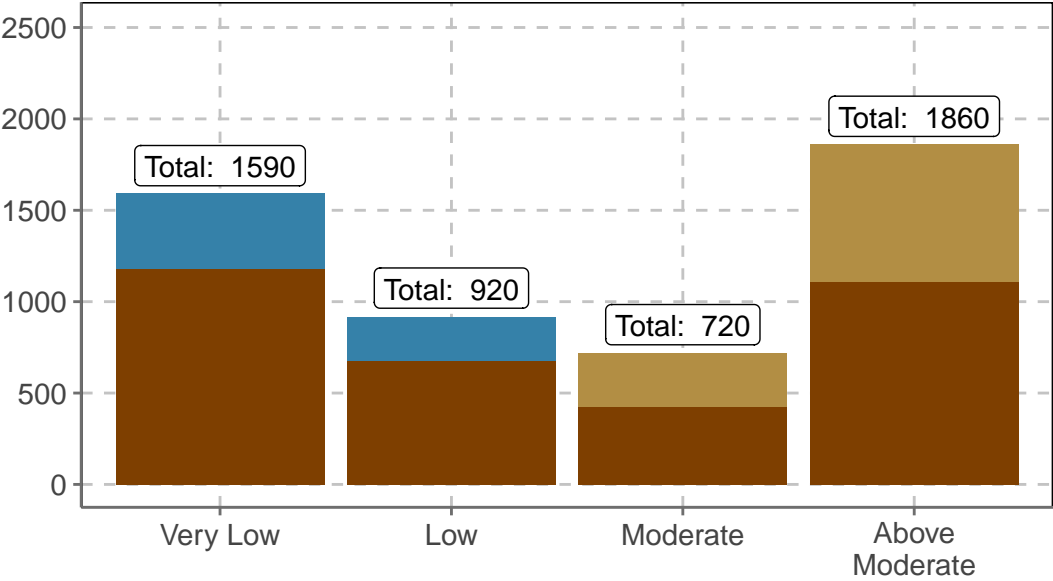Low: Total: 11900
Moderate: Total: 14610
Above Moderate: Total: 37790

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Very Low: Total: 14510
Low: Total: 8350
Moderate: Total: 11620
Above Moderate: Total: 30080

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low: Total: 15100
Low: Total: 8700
Moderate: Total: 11920
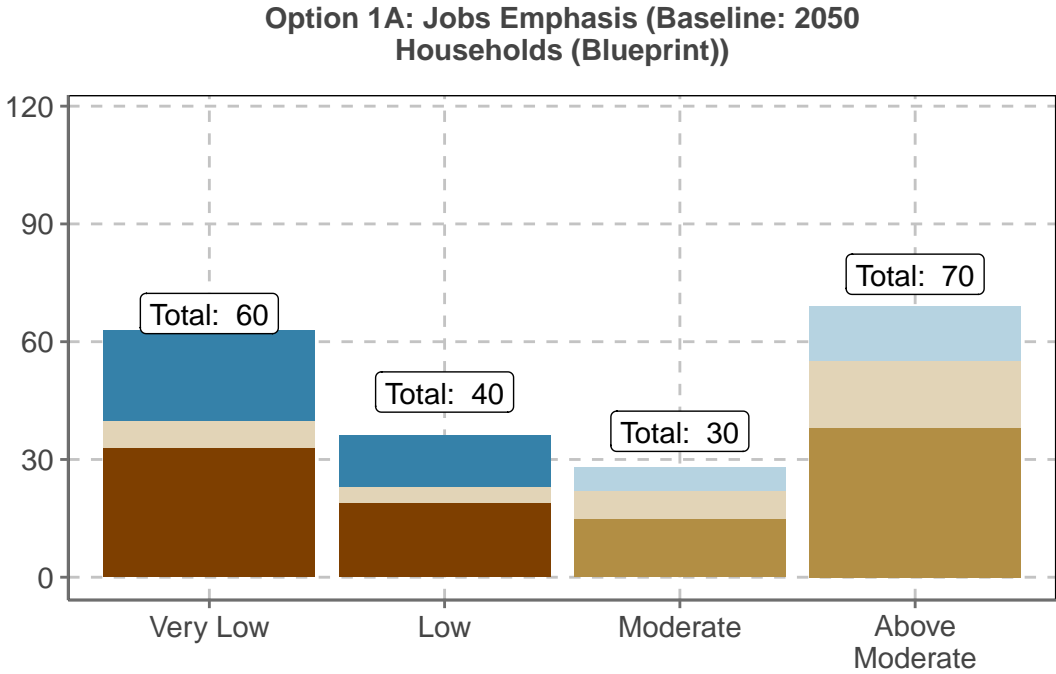Above Moderate: Total: 30840

Legend:
- 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)

Chart 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. Income group totals are rounded to nearest 10.



**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

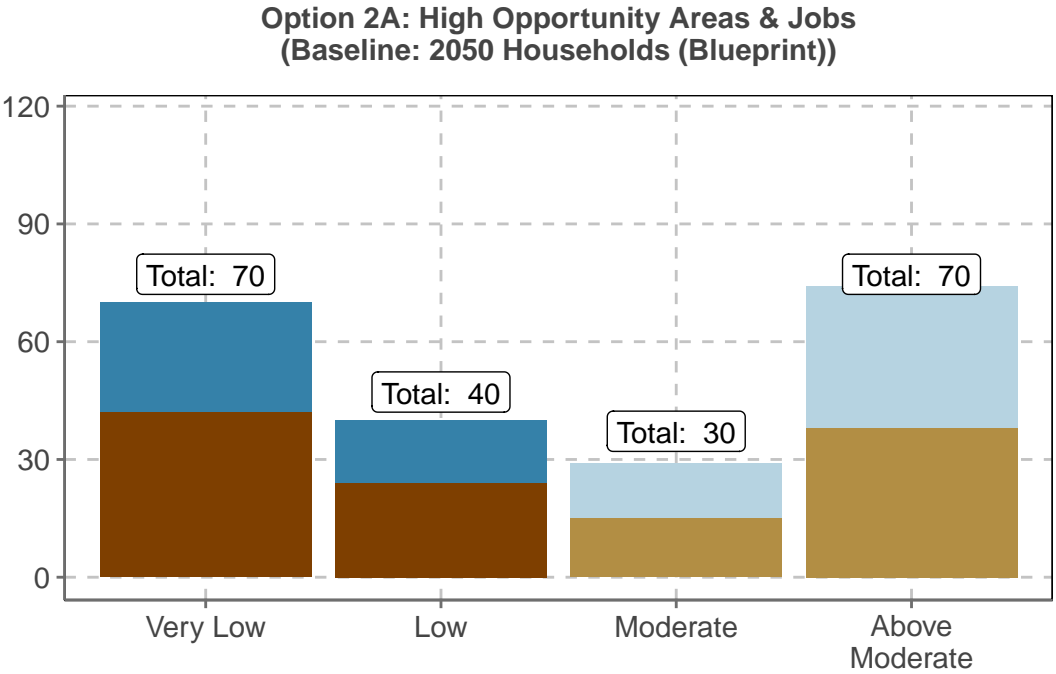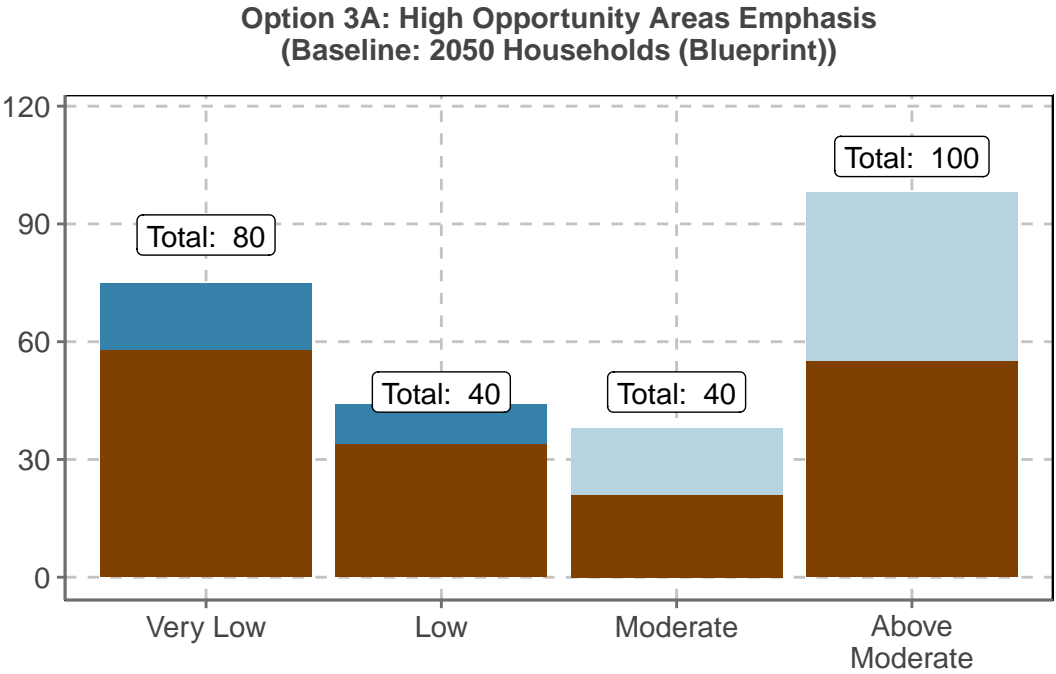Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart 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.Income group totals are rounded to nearest 10.



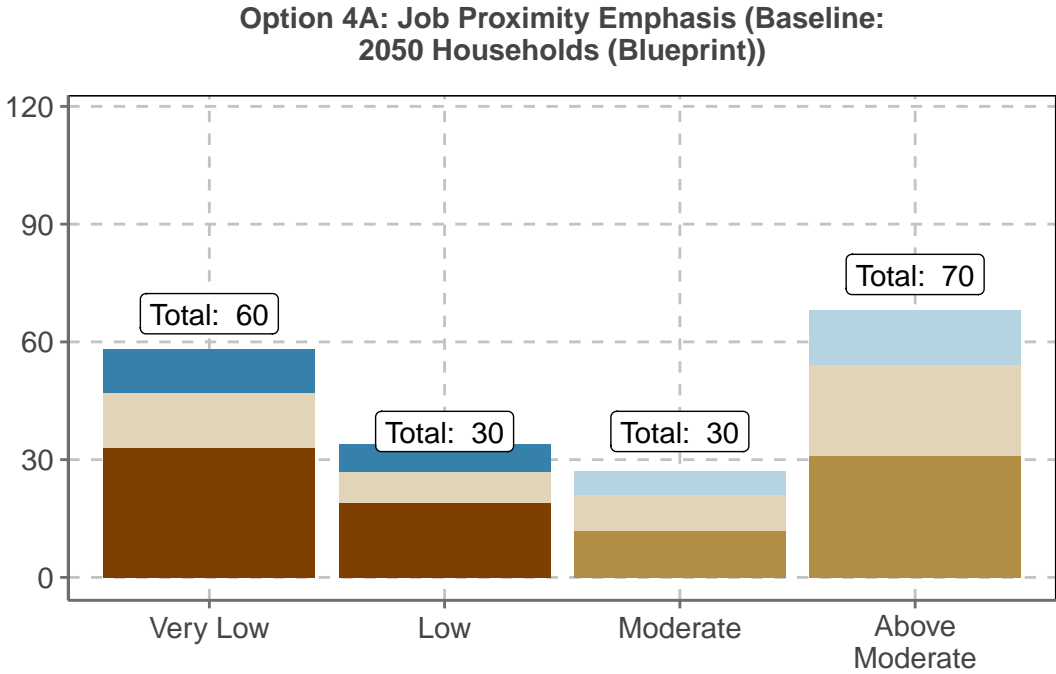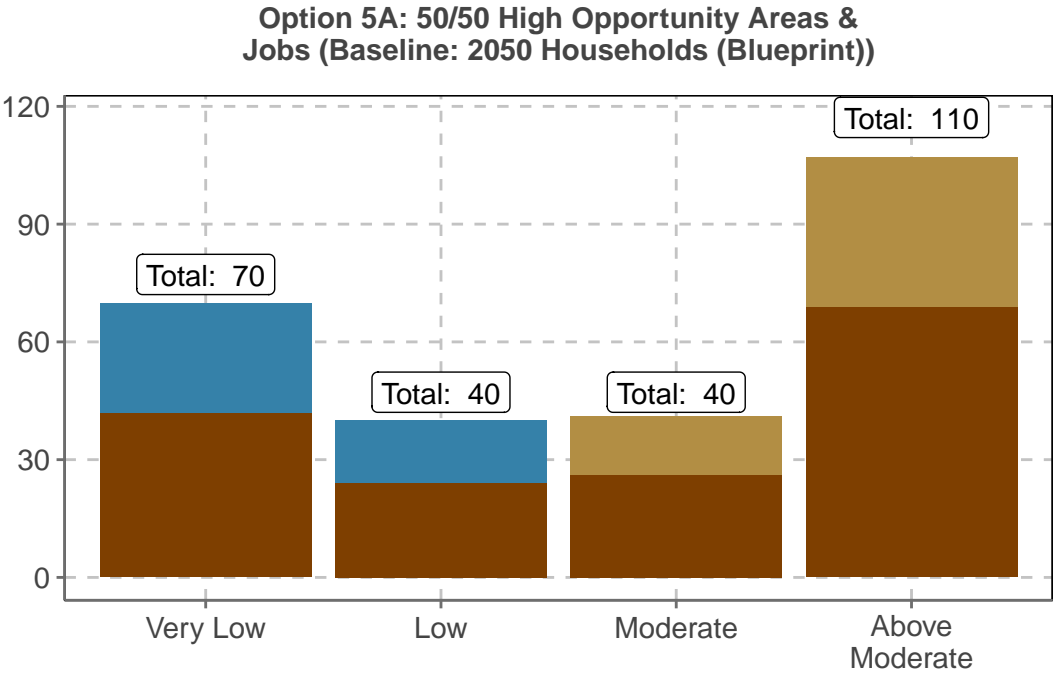**Version A: Original Income Grouping**

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

Total: 820
Total: 470
Total: 680
Total: 1760

**Version A: Original Income Grouping**

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

Total: 760
Total: 440
Total: 680
Total: 1770

**Version A: Original Income Grouping**

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

Total: 680
Total: 390
Total: 540
Total: 1410

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 830
Total: 480
Total: 680
Total: 1750

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 760
Total: 440
Total: 530
Total: 1360

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 680
Total: 390
Total: 560
Total: 1450

Income groups (x-axis): Very Low, Low, Moderate, Above Moderate

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

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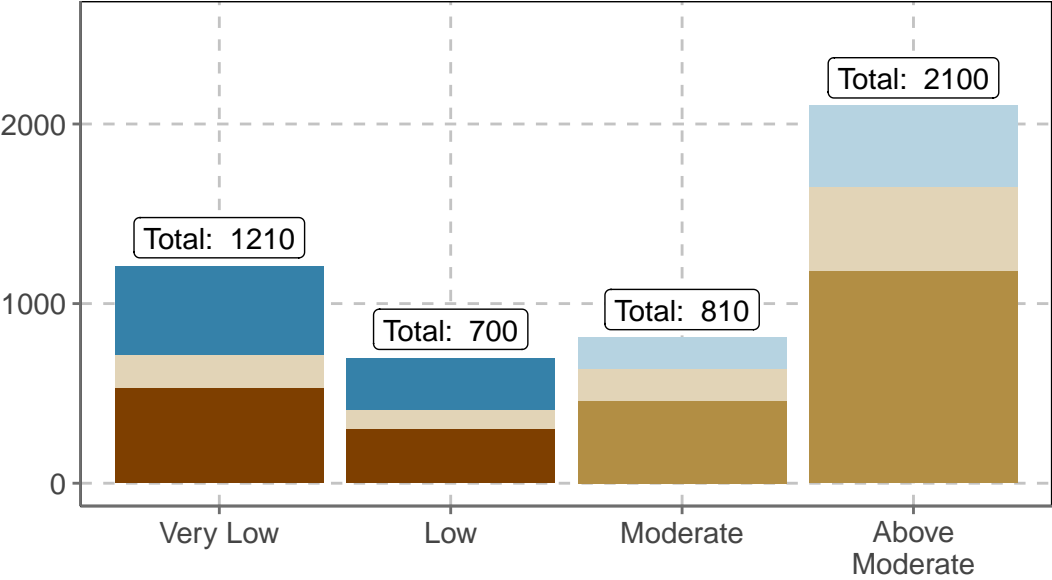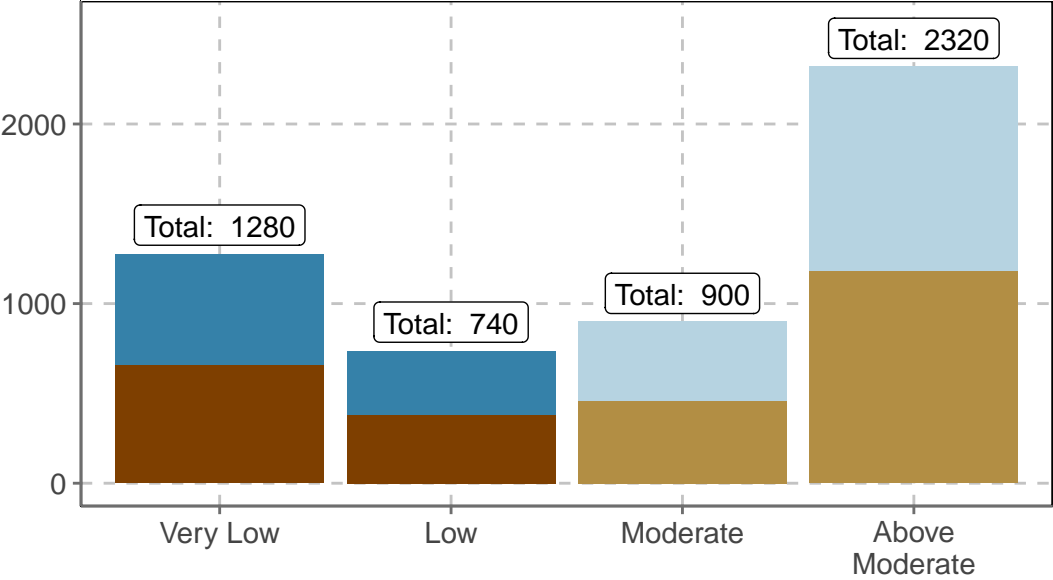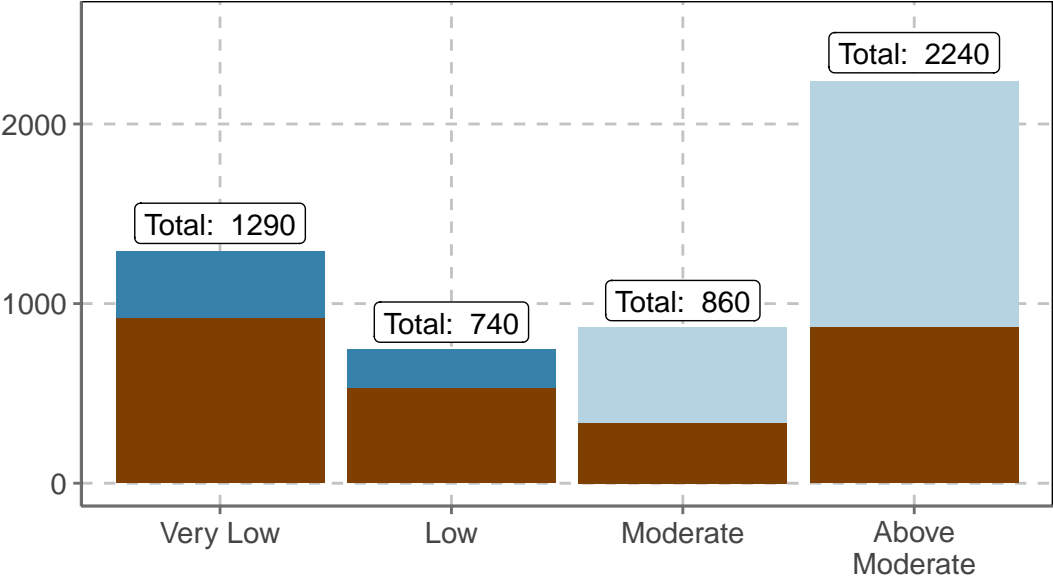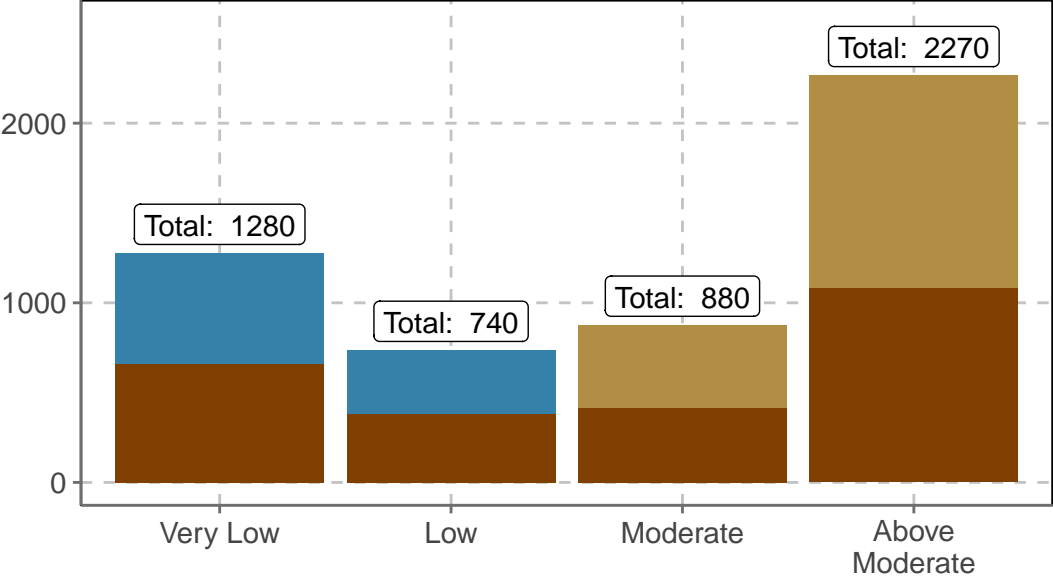
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## San Mateo
## (2019 households: 39428)
## (San Mateo County)

Chart 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. Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

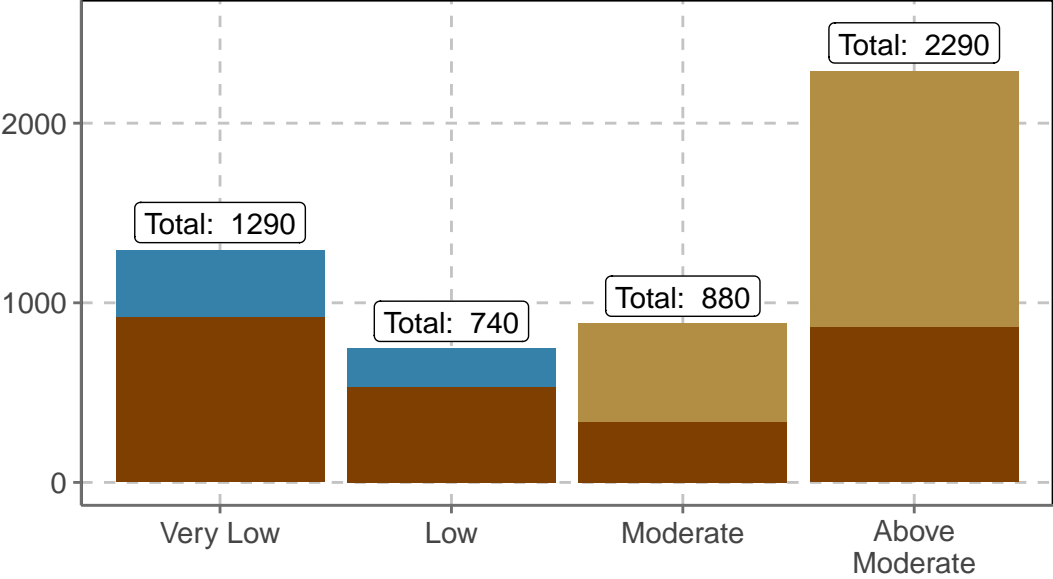**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

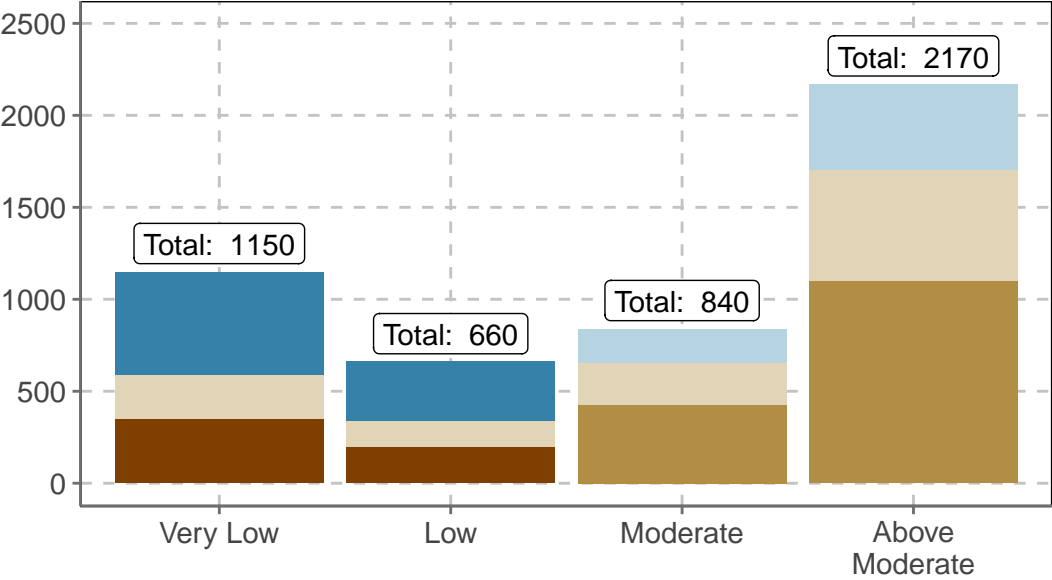Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
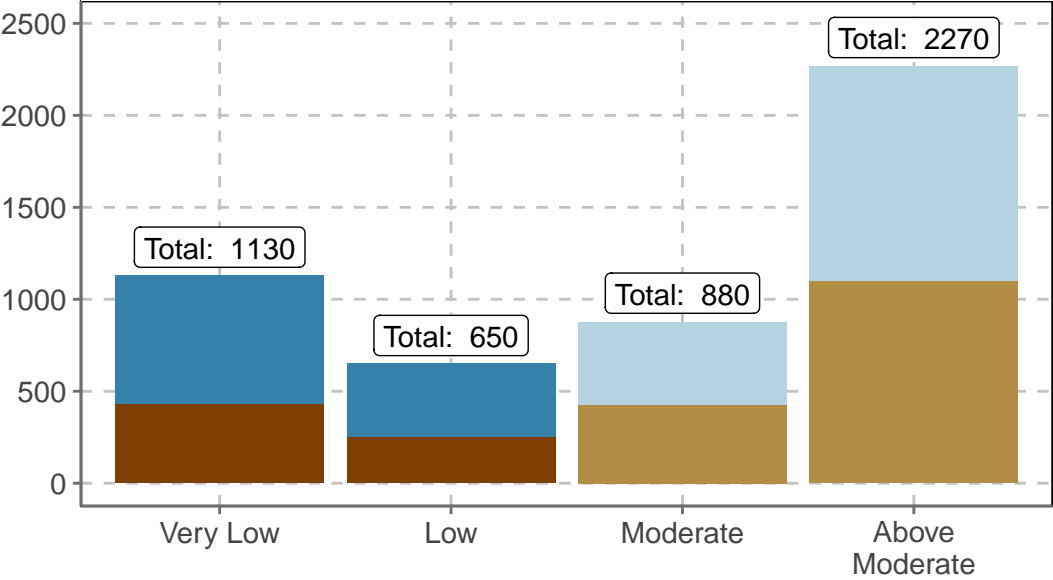Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.

**Version A: Original Income Grouping**

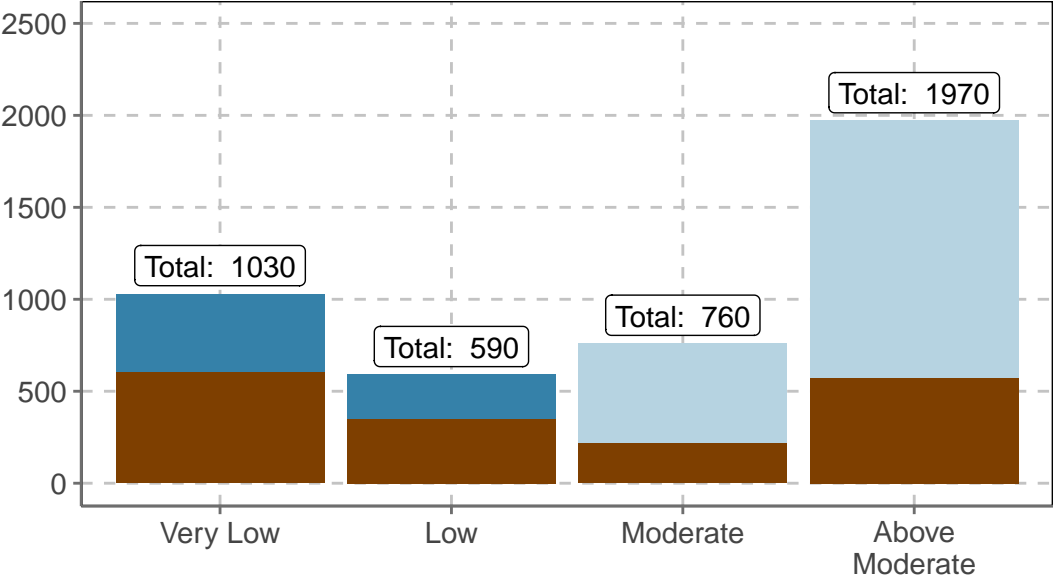**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 220 (Very Low), Total: 120 (Low), Total: 160 (Moderate), Total: 410 (Above Moderate)

**Version A: Original Income Grouping**

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

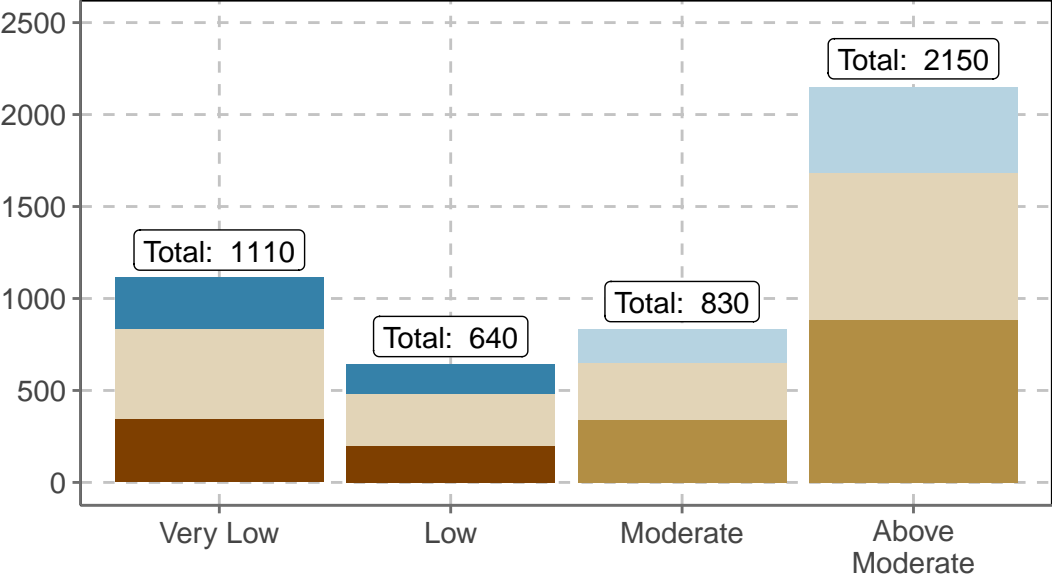Total: 210 (Very Low), Total: 120 (Low), Total: 160 (Moderate), Total: 420 (Above Moderate)

**Version A: Original Income Grouping**

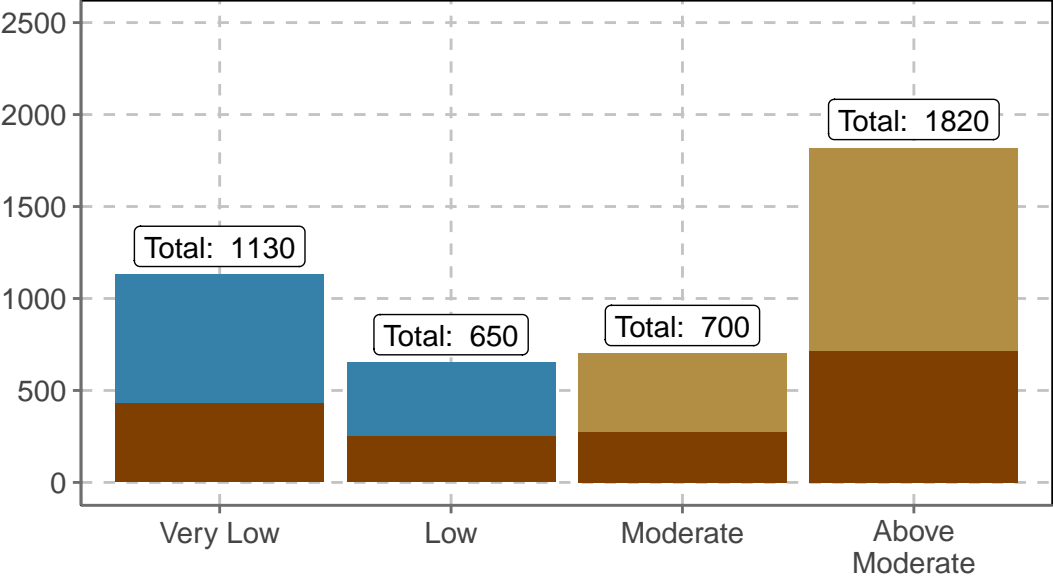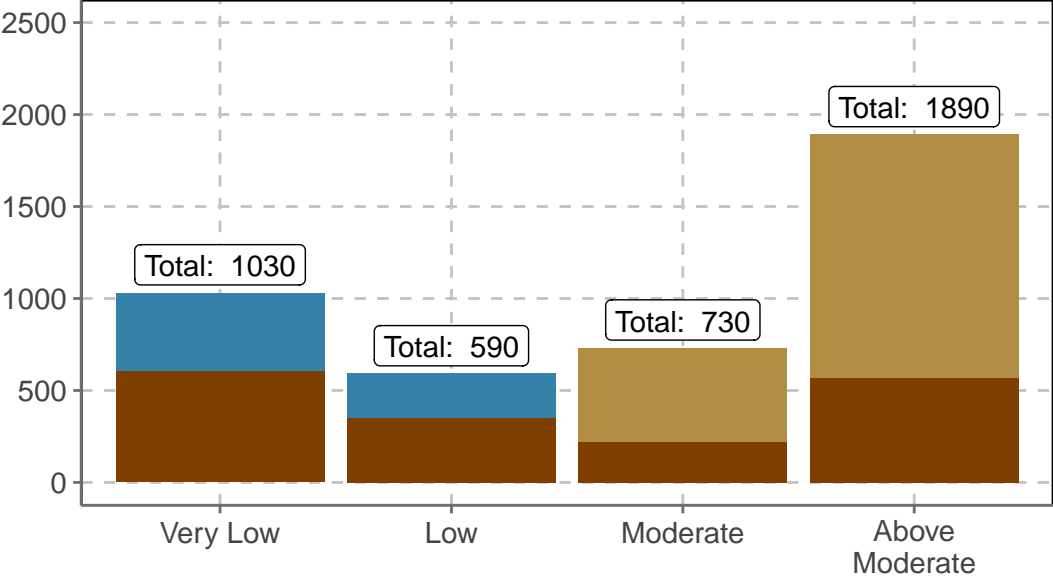**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 190 (Very Low), Total: 110 (Low), Total: 140 (Moderate), Total: 360 (Above Moderate)

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 210 (Very Low), Total: 120 (Low), Total: 160 (Moderate), Total: 410 (Above Moderate)

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 210 (Very Low), Total: 120 (Low), Total: 130 (Moderate), Total: 340 (Above Moderate)

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 190 (Very Low), Total: 110 (Low), Total: 140 (Moderate), Total: 360 (Above Moderate)

Legend:
- 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
## San Rafael
## (2019 households: 22876)
## (Marin County)

Chart 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.Income group totals are rounded to nearest 10.
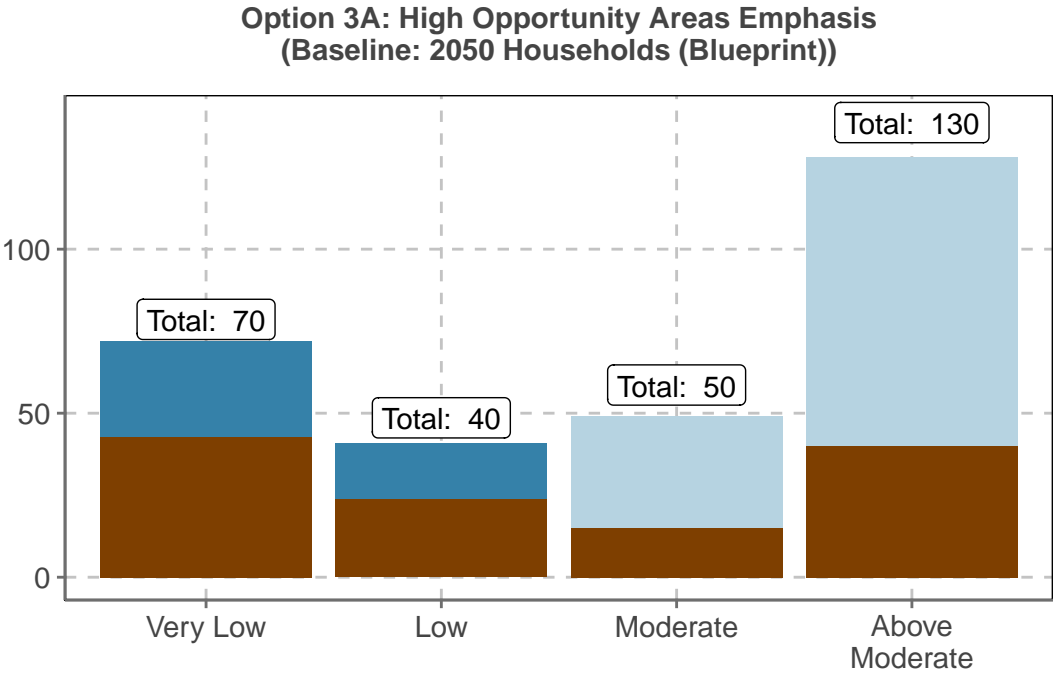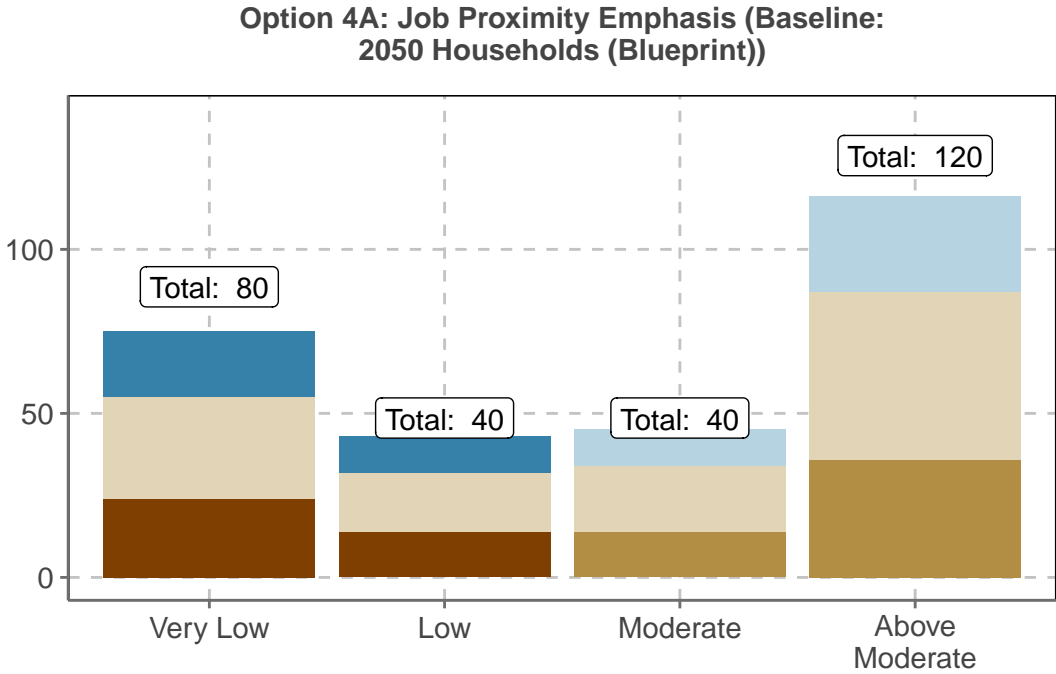
**Version A: Original Income Grouping**

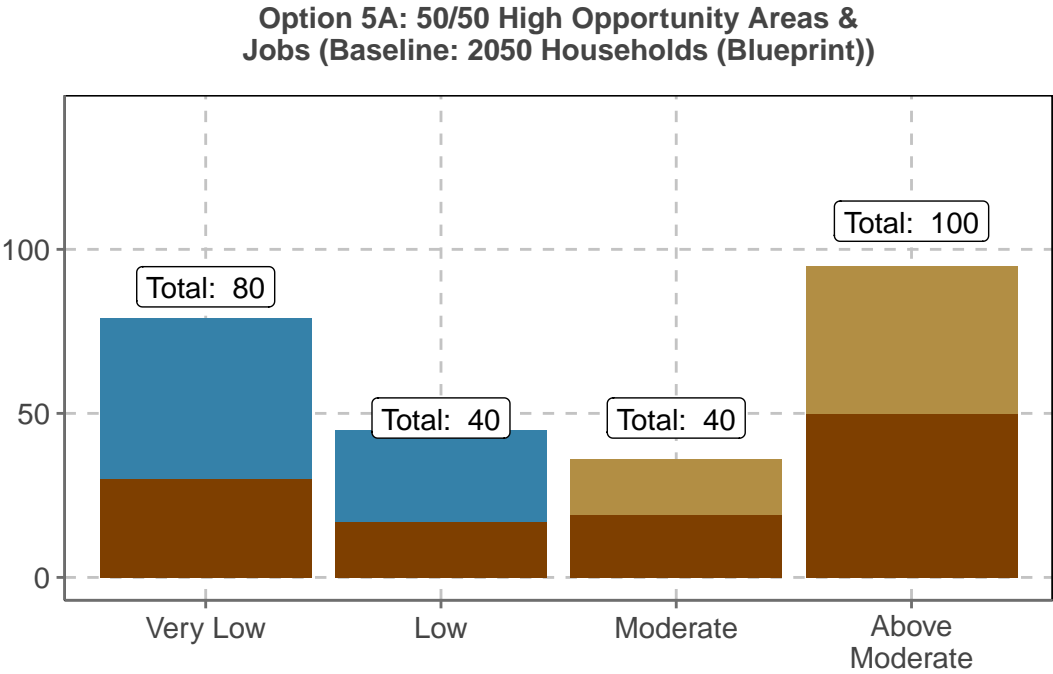**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**



**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
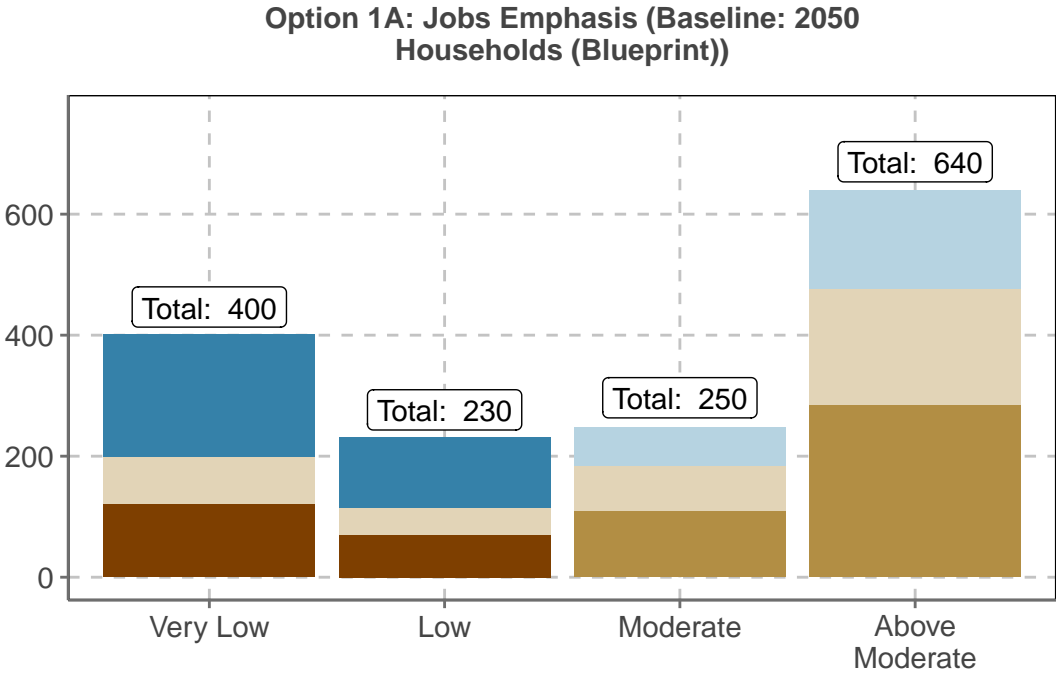


a Access to High Opportunity Areas   a Job Proximity – Auto   a Job Proximity – Transit   a Jobs–Housing Balance   a Jobs–Housing Fit

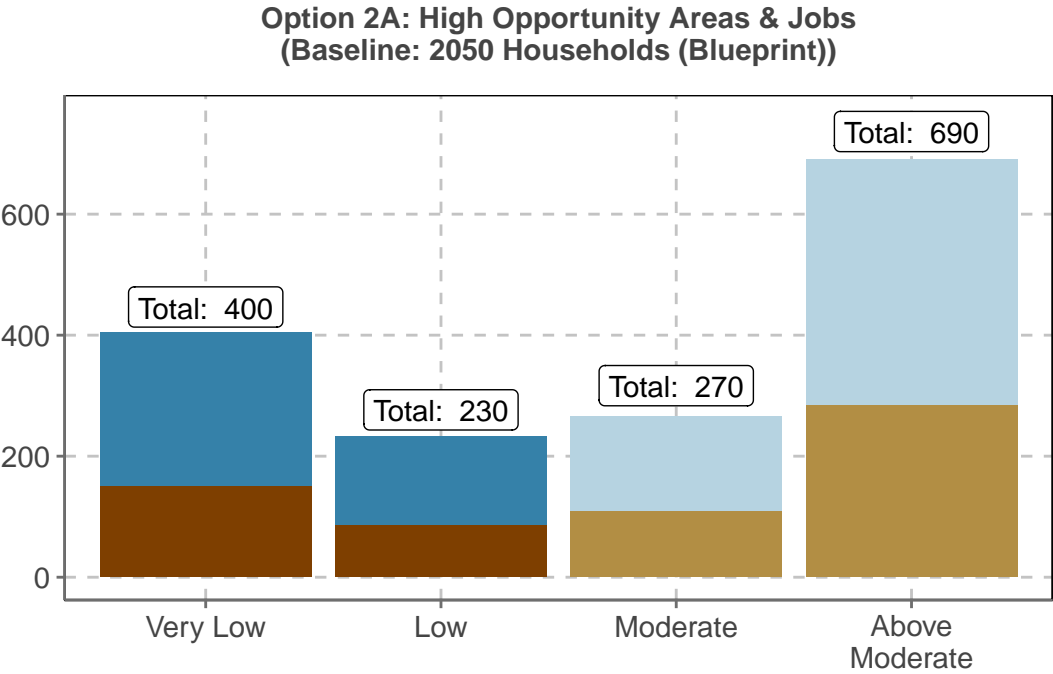# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## San Ramon
## (2019 households: 27761)
## (Contra Costa County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
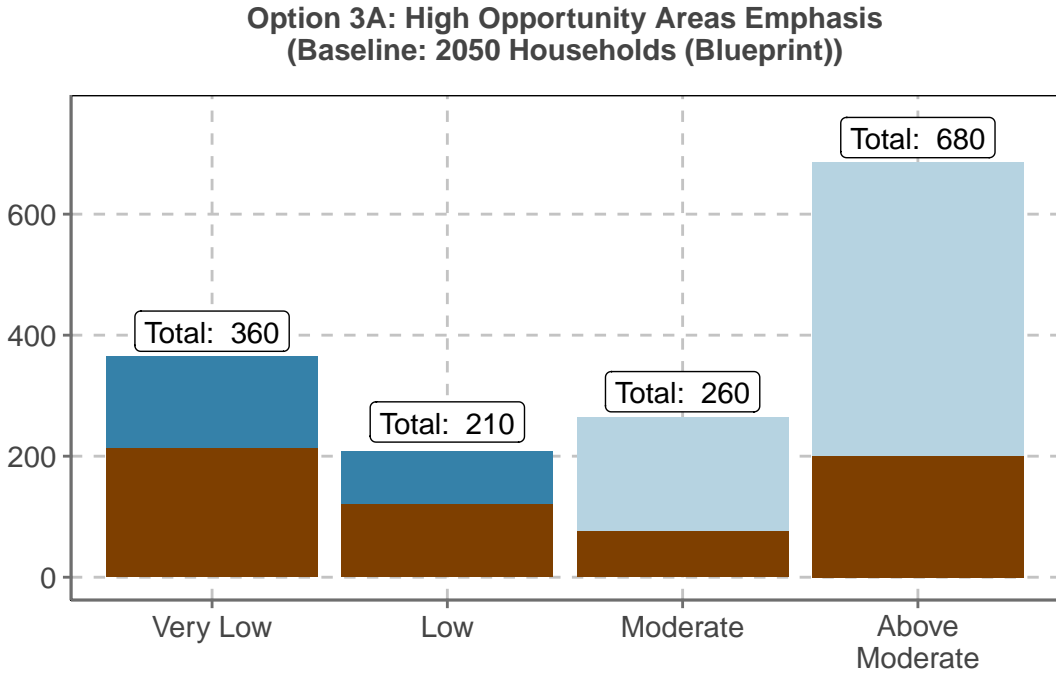Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
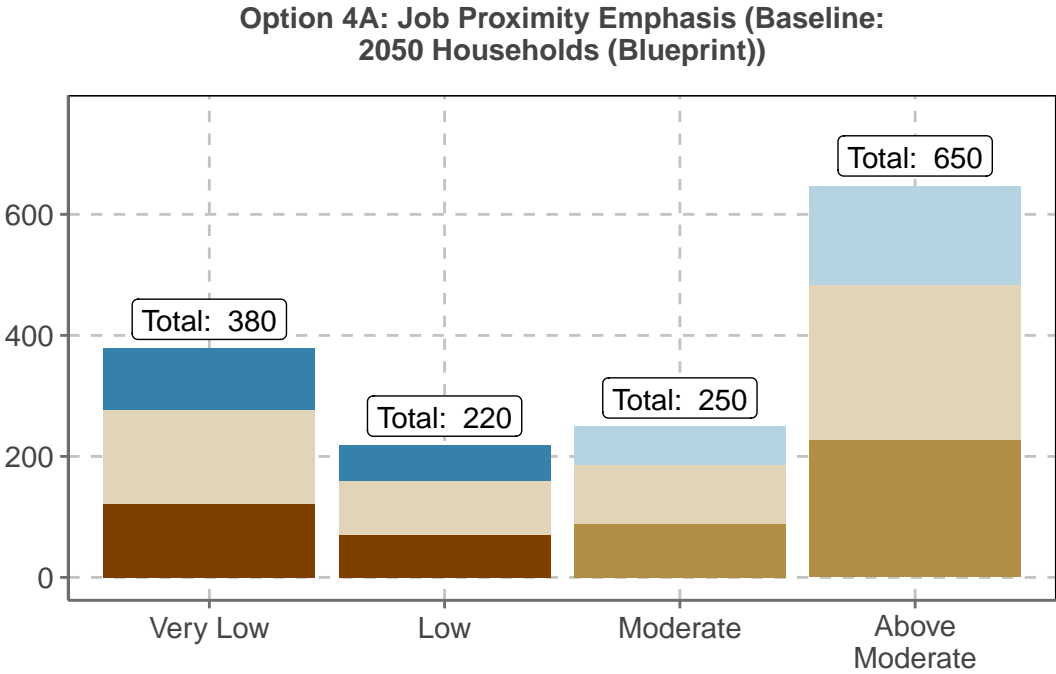
**Version A: Original Income Grouping**

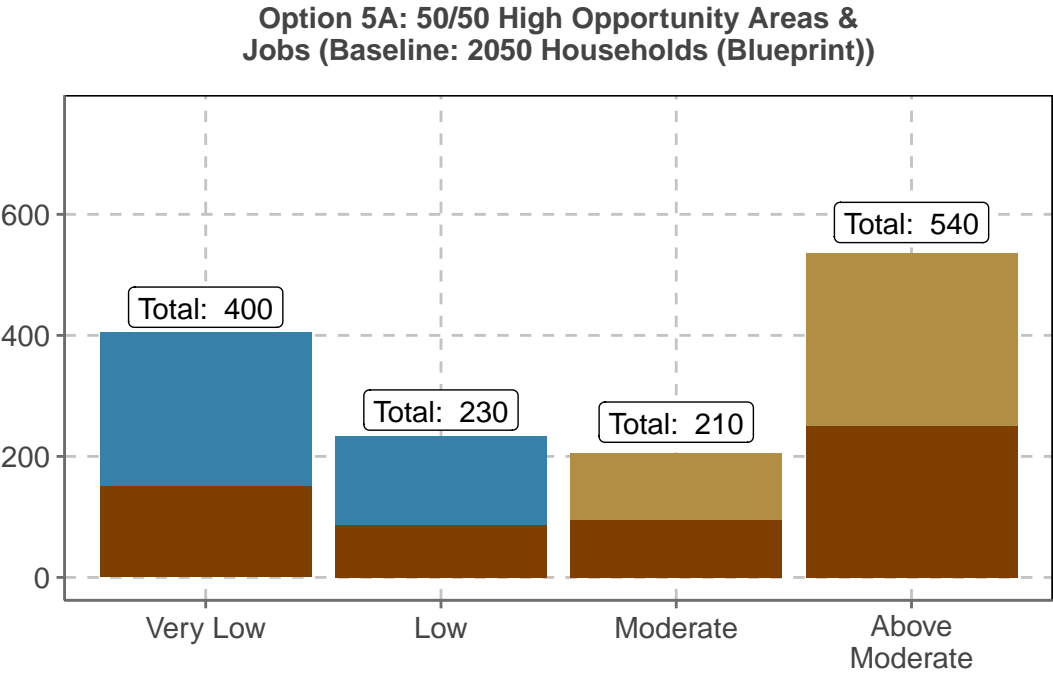**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1340
Total: 770
Total: 510
Total: 1320

Very Low · Low · Moderate · Above Moderate

**Version A: Original Income Grouping**

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

Total: 1500
Total: 860
Total: 580
Total: 1490

Very Low · Low · Moderate · Above Moderate

**Version A: Original Income Grouping**

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

Total: 2140
Total: 1560
Total: 900
Total: 830

Very Low · Low · Moderate · Above Moderate

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1220
Total: 700
Total: 510
Total: 1320

Very Low · Low · Moderate · Above Moderate

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1500
Total: 860
Total: 770
Total: 1980

Very Low · Low · Moderate · Above Moderate

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1560
Total: 900
Total: 710
Total: 1830

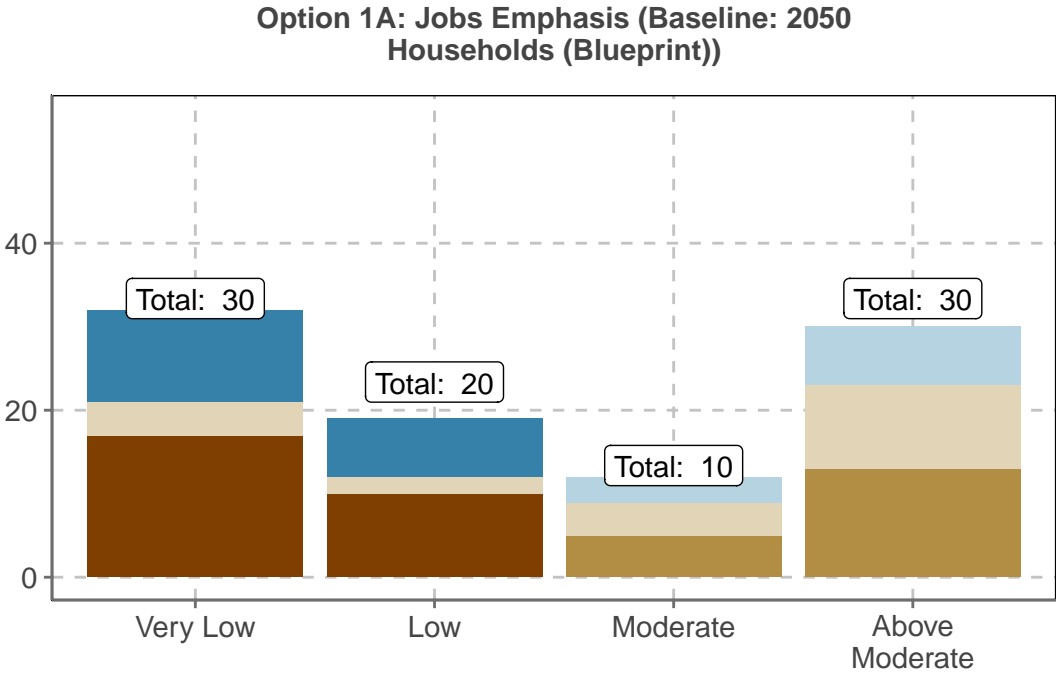Very Low · Low · Moderate · Above Moderate

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**
**Santa Clara**
**(2019 households: 46070)**
**(Santa Clara County)**

Chart 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.Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Legend: a Access to High Opportunity Areas | a Job Proximity – Auto | a Job Proximity – Transit | a Jobs–Housing Balance | a Jobs–Housing Fit
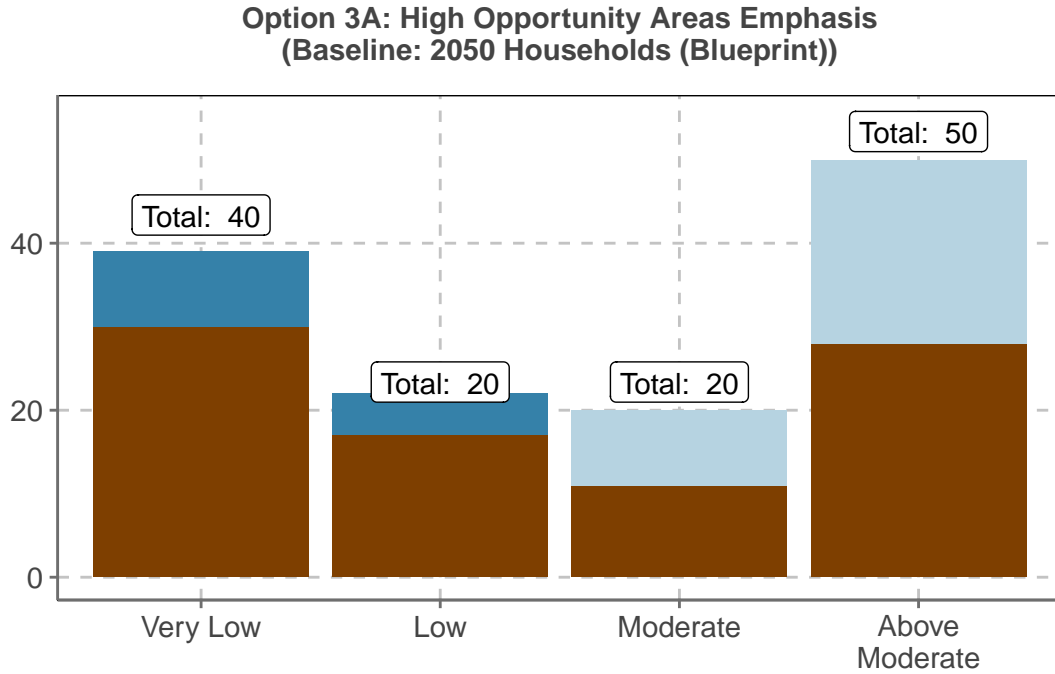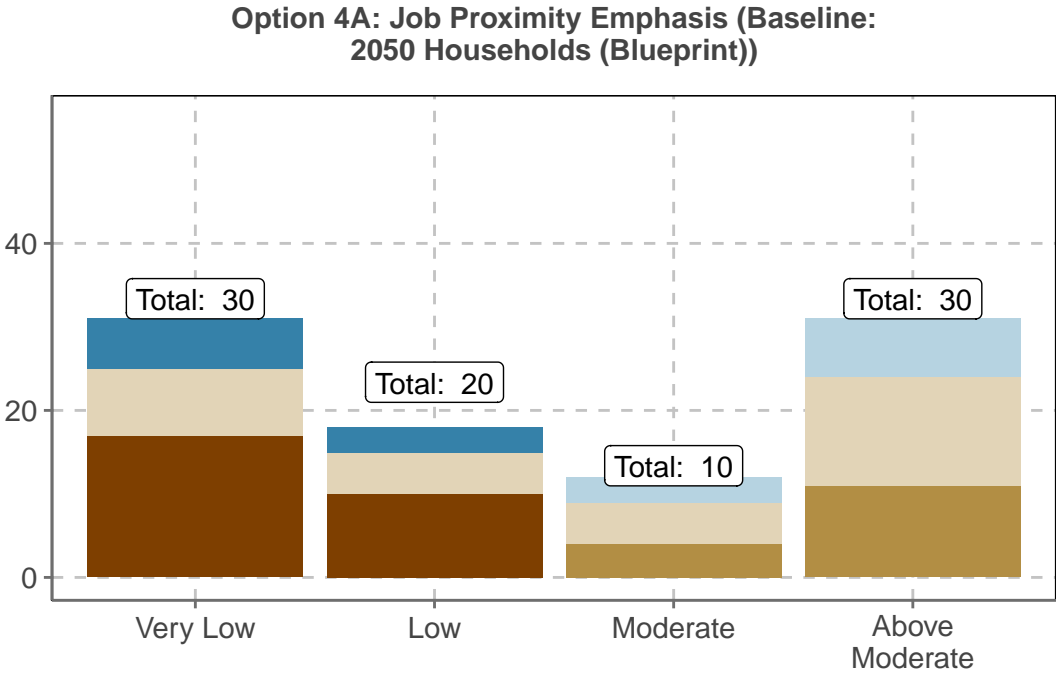
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Santa Rosa
## (2019 households: 64977)
## (Sonoma County)

Chart 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. Income group totals are rounded to nearest 10.



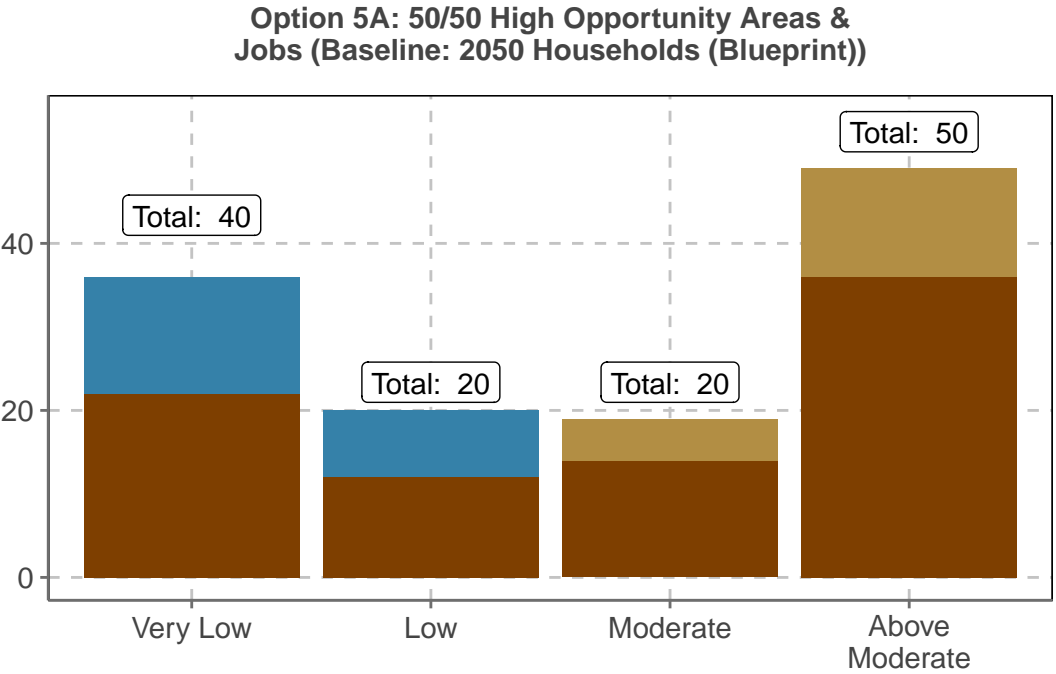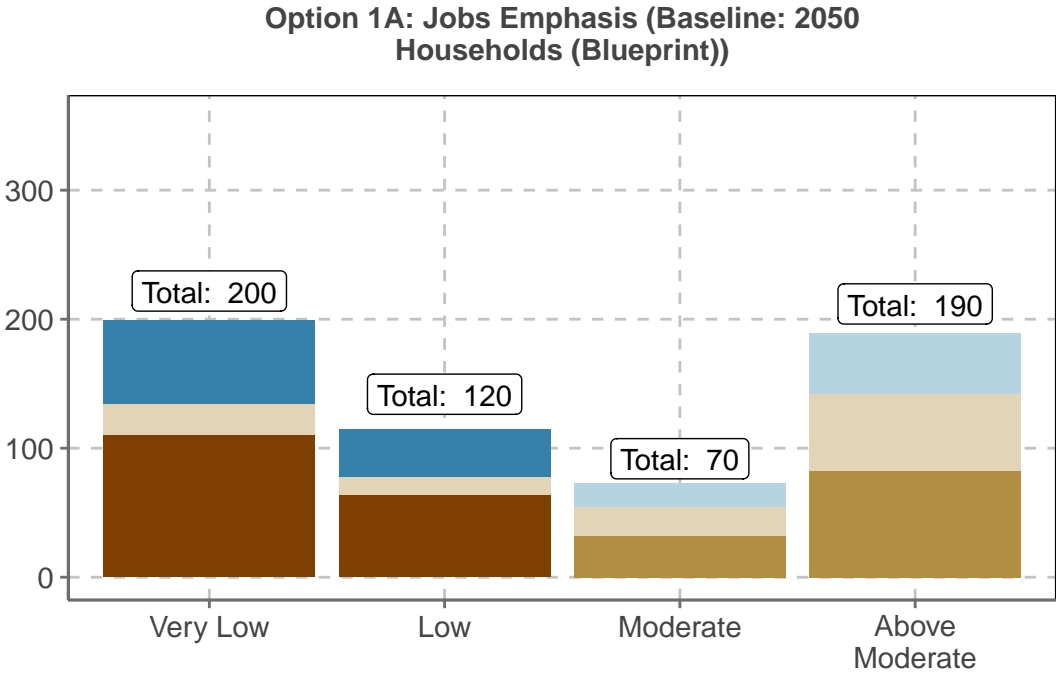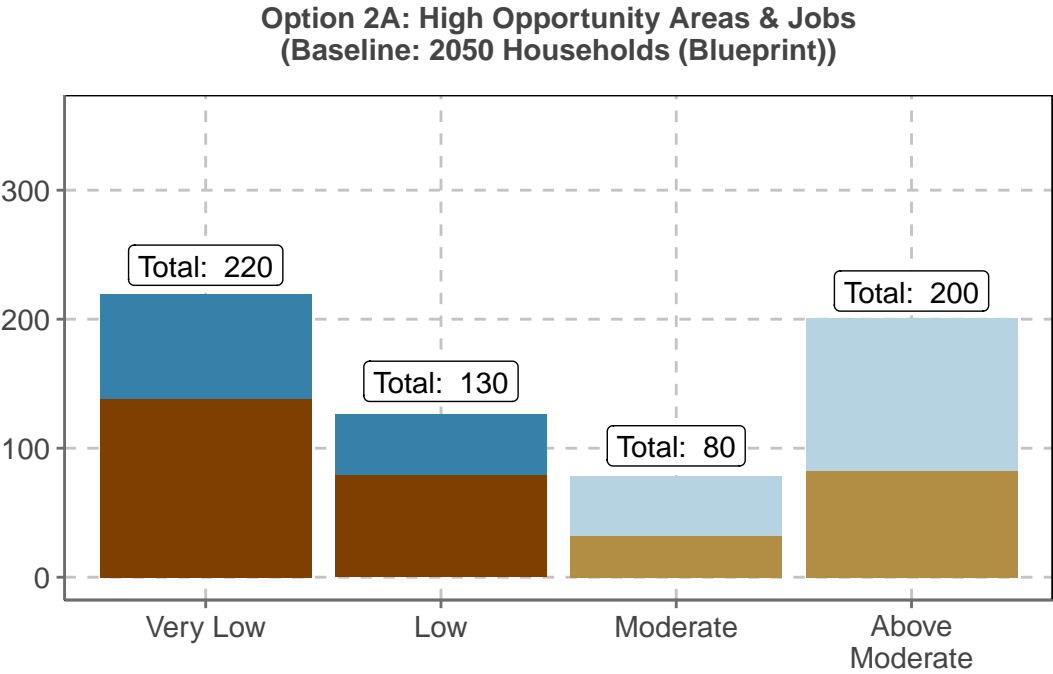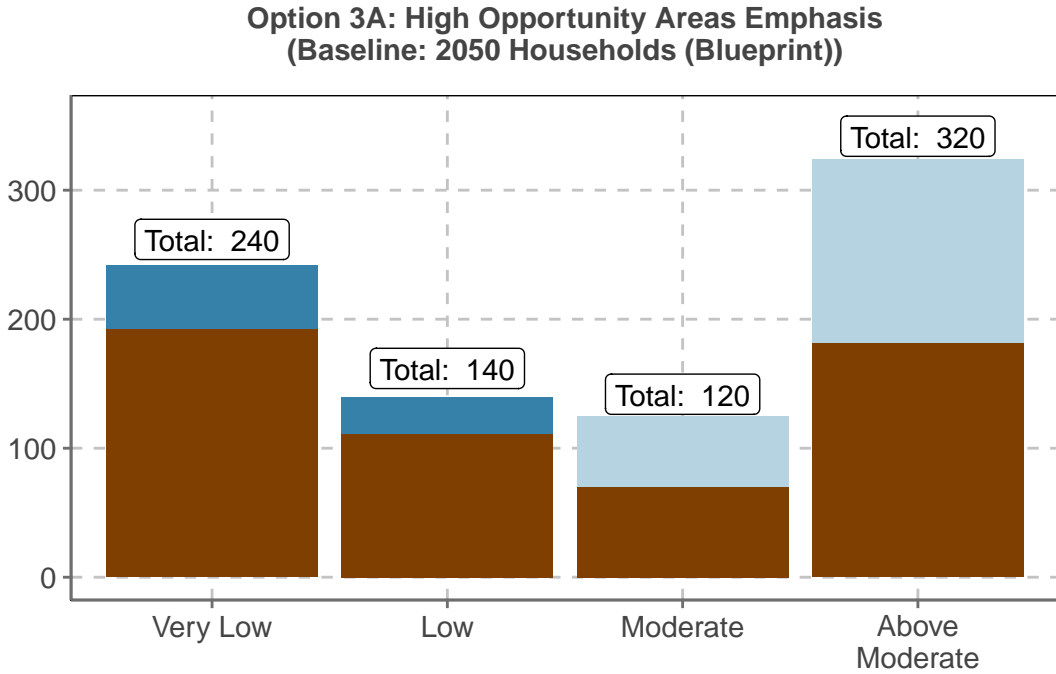**Version A: Original Income Grouping**

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

Total: 2030, Total: 1170, Total: 1240, Total: 3200

**Version A: Original Income Grouping**

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

Total: 2030, Total: 1170, Total: 1340, Total: 3480

**Version A: Original Income Grouping**

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

Total: 1860, Total: 1070, Total: 1380, Total: 3570

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1930, Total: 1110, Total: 1260, Total: 3250

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 2030, Total: 1170, Total: 1040, Total: 2680

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1860, Total: 1070, Total: 1040, Total: 2690

Legend: 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
## Saratoga
## (2019 households: 10887)
## (Santa Clara County)

Chart 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.Income group totals are rounded to nearest 10.
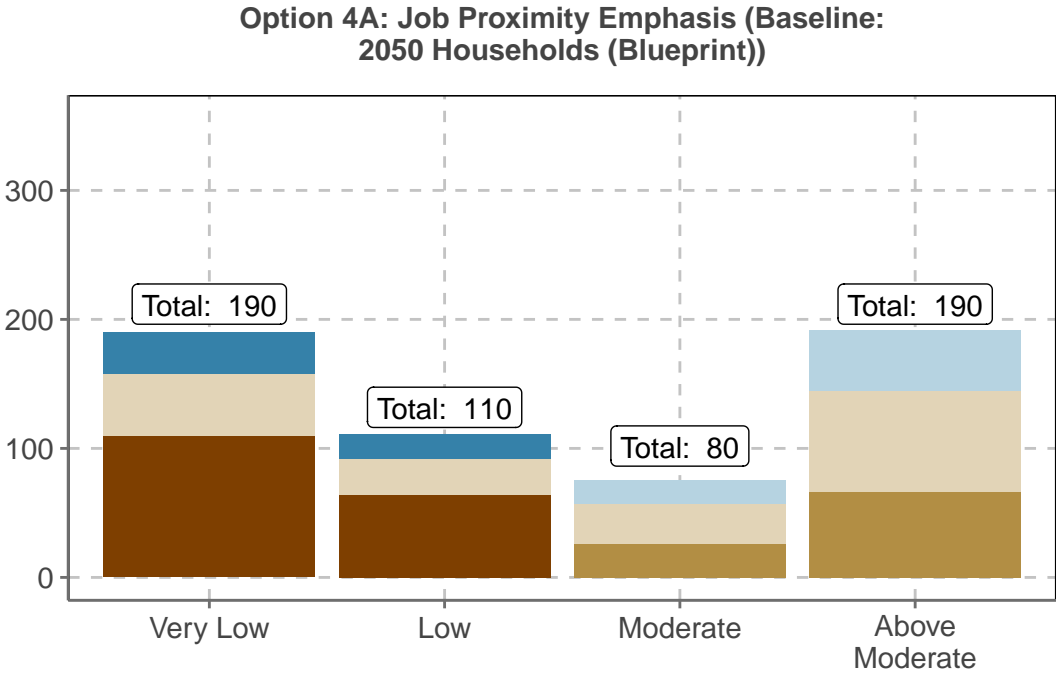


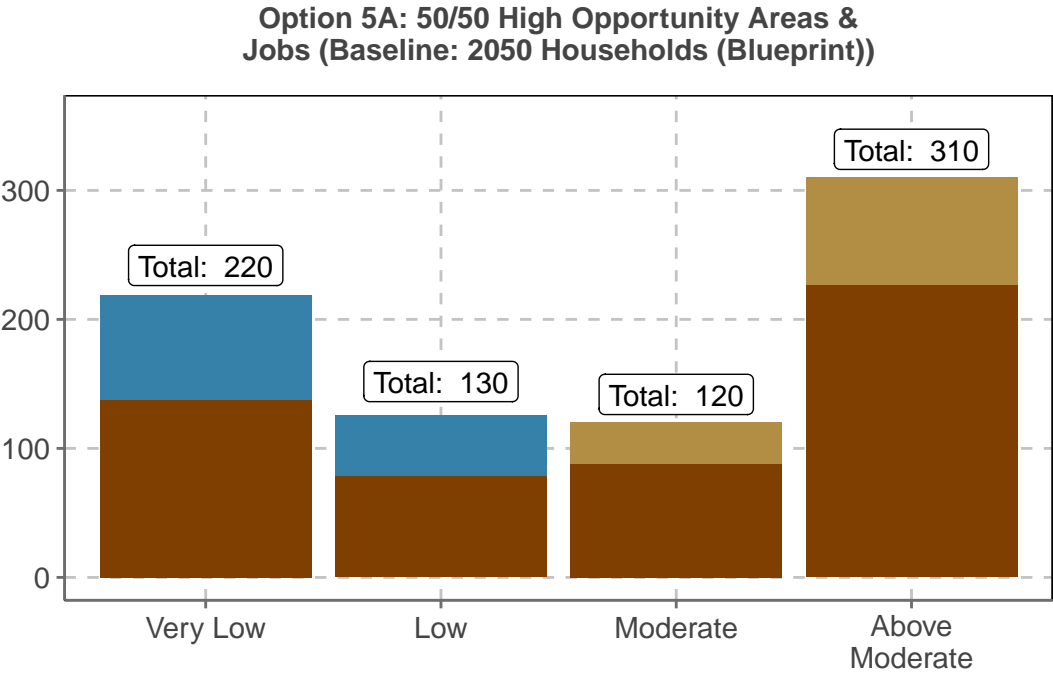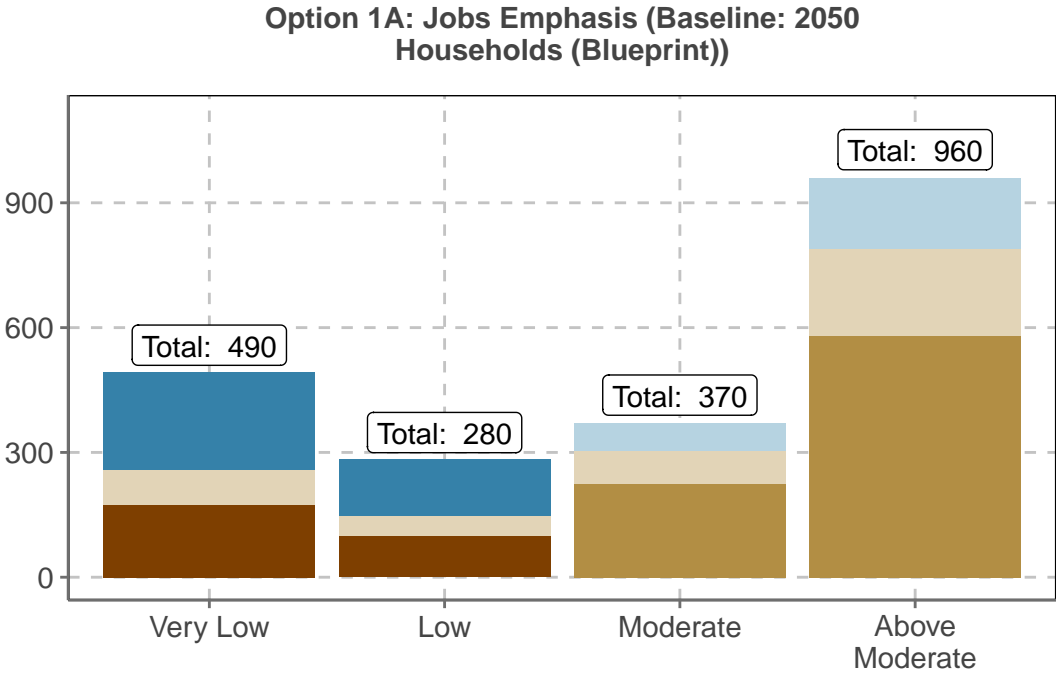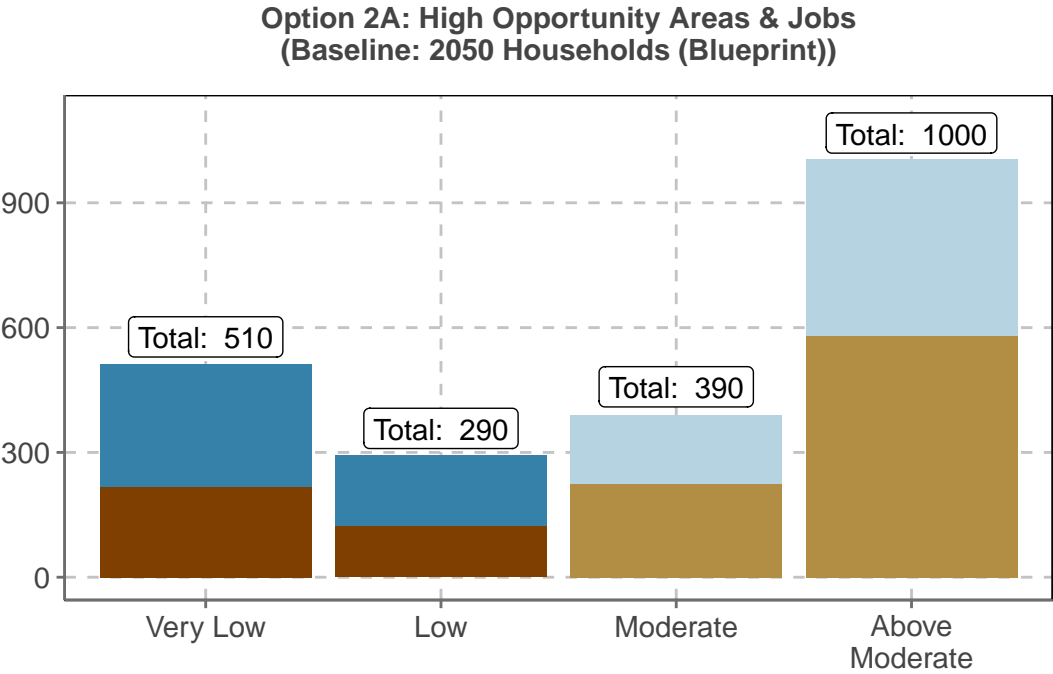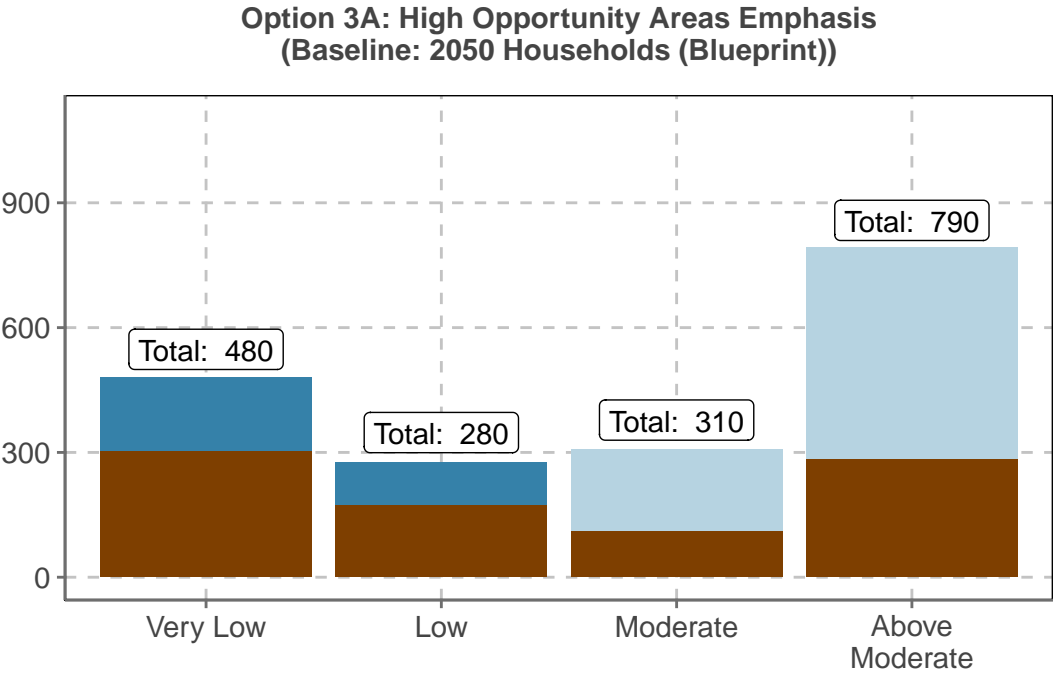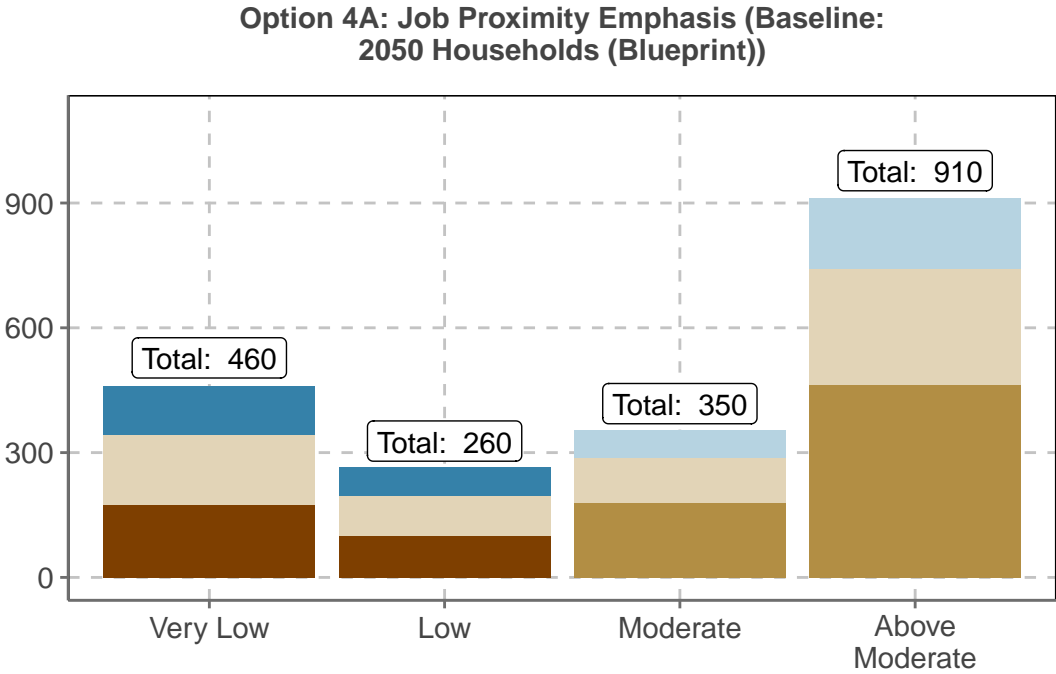**Version A: Original Income Grouping**

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

Total: 480 (Very Low), Total: 270 (Low), Total: 240 (Moderate), Total: 630 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 530 (Very Low), Total: 300 (Low), Total: 260 (Moderate), Total: 660 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 570 (Very Low), Total: 330 (Low), Total: 290 (Moderate), Total: 750 (Above Moderate)

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 450 (Very Low), Total: 260 (Low), Total: 230 (Moderate), Total: 600 (Above Moderate)

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 530 (Very Low), Total: 300 (Low), Total: 350 (Moderate), Total: 910 (Above Moderate)

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 570 (Very Low), Total: 330 (Low), Total: 340 (Moderate), Total: 880 (Above Moderate)

Legend: a Access to High Opportunity Areas | a Job Proximity – Auto | a Job Proximity – Transit | a Jobs–Housing Balance | a Jobs–Housing Fit

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

Chart 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.Income group totals are rounded to nearest 10.

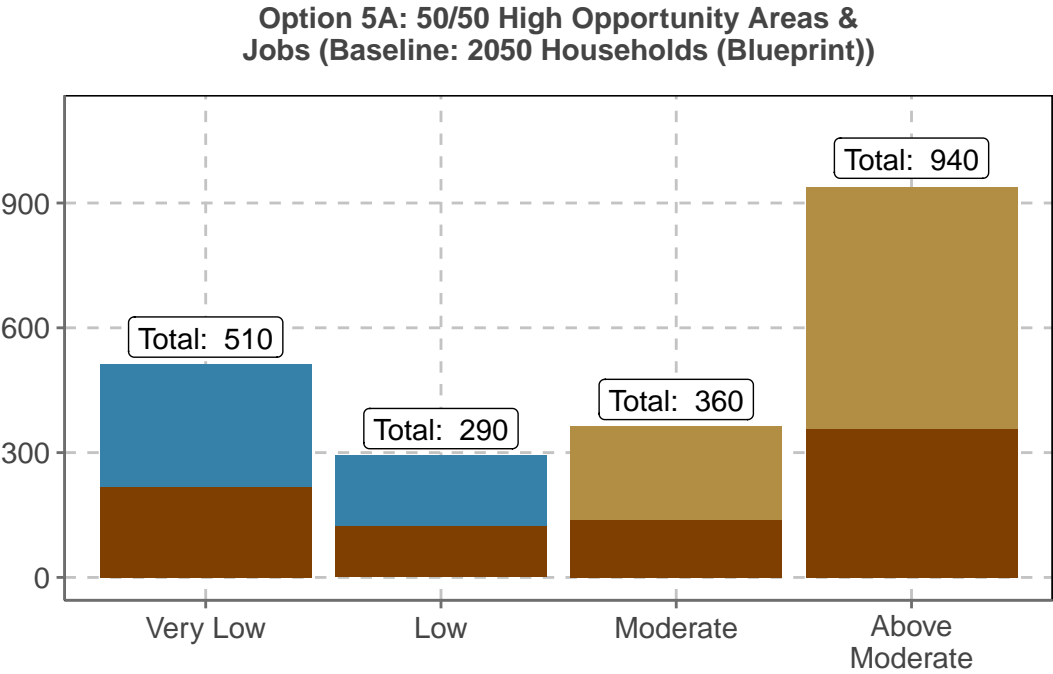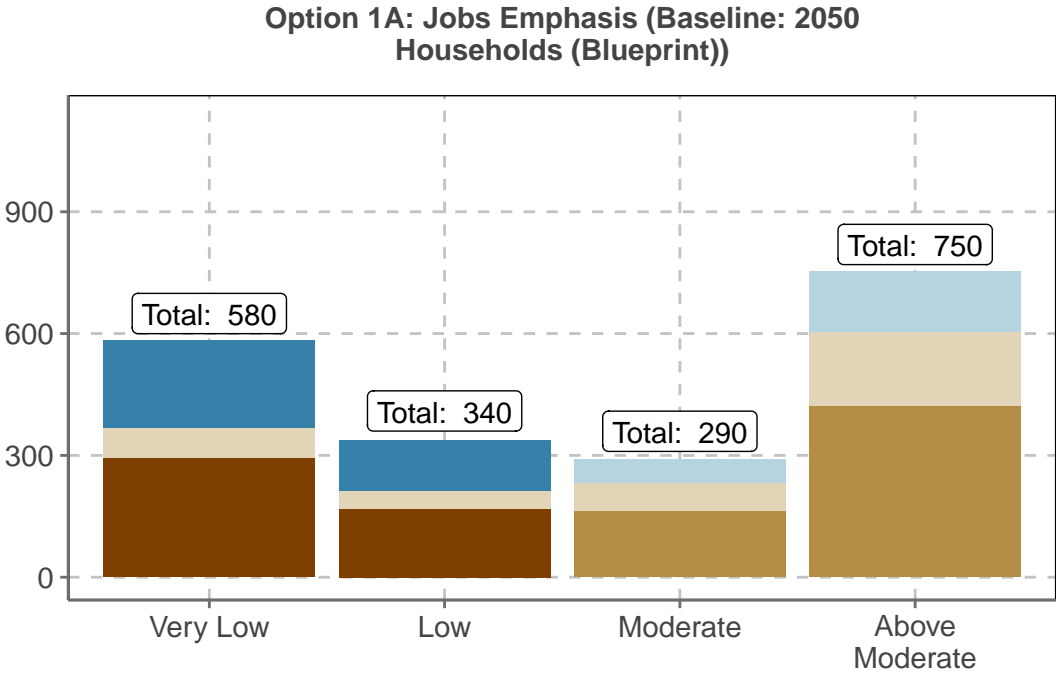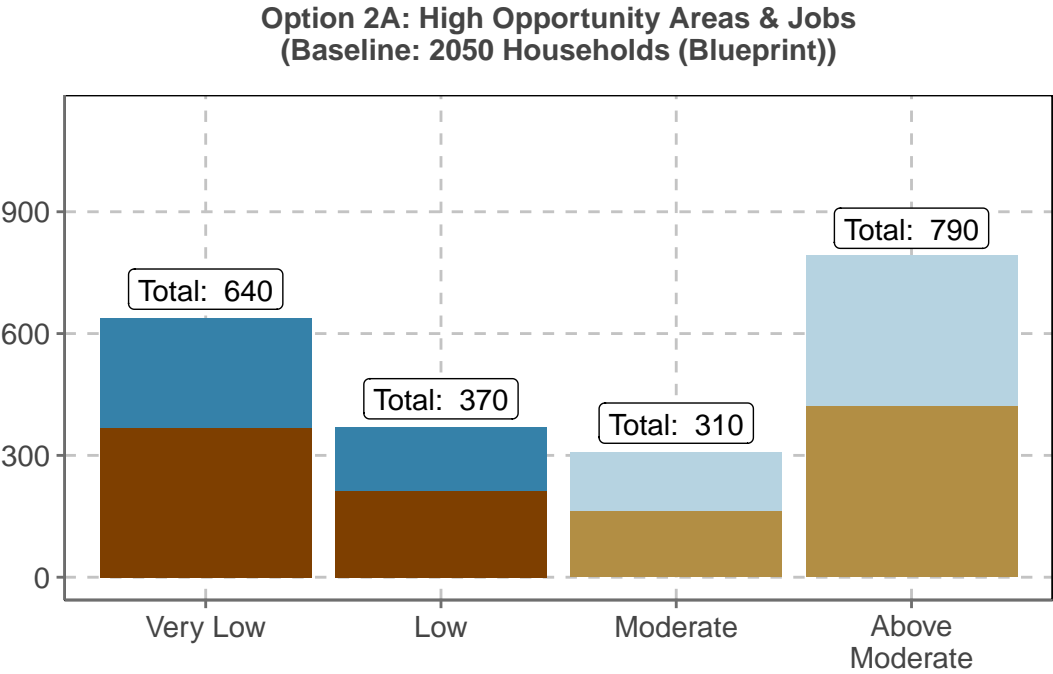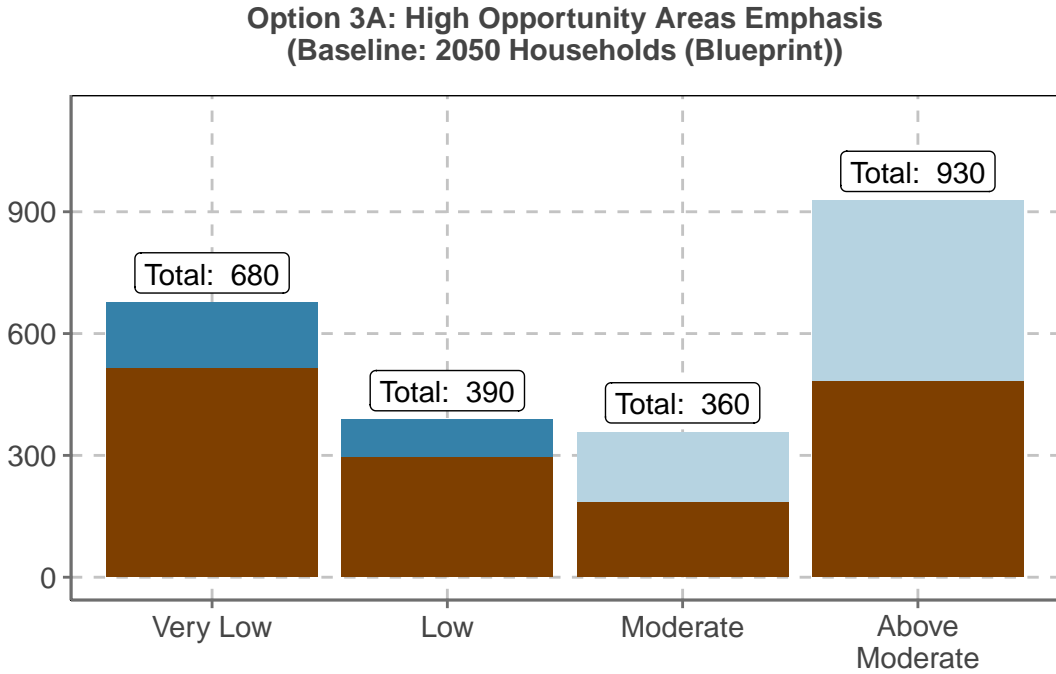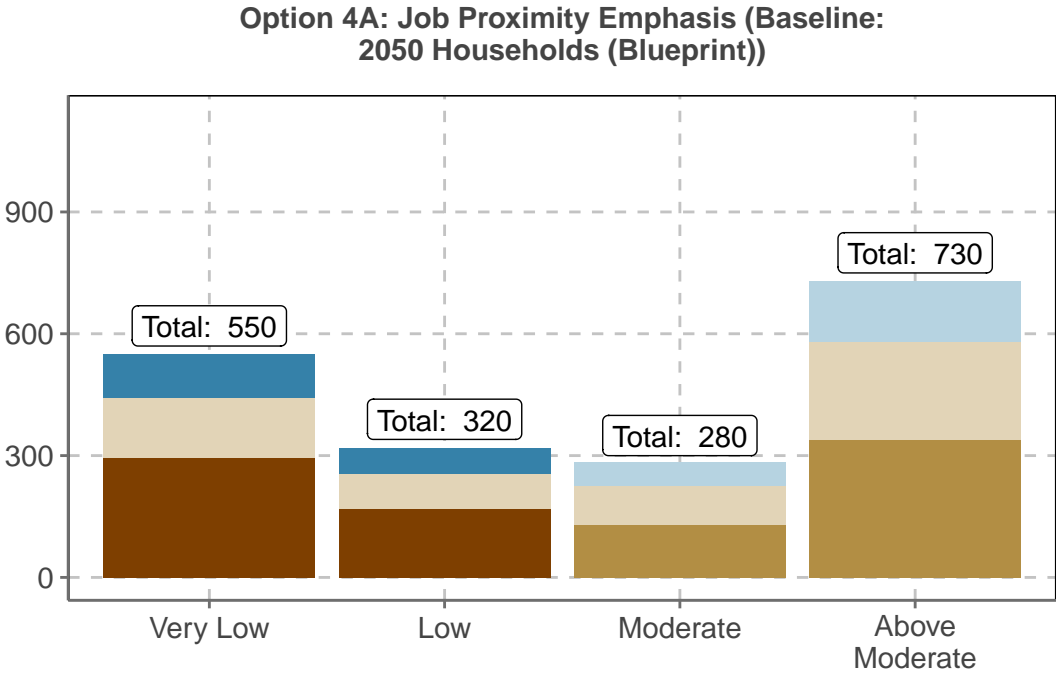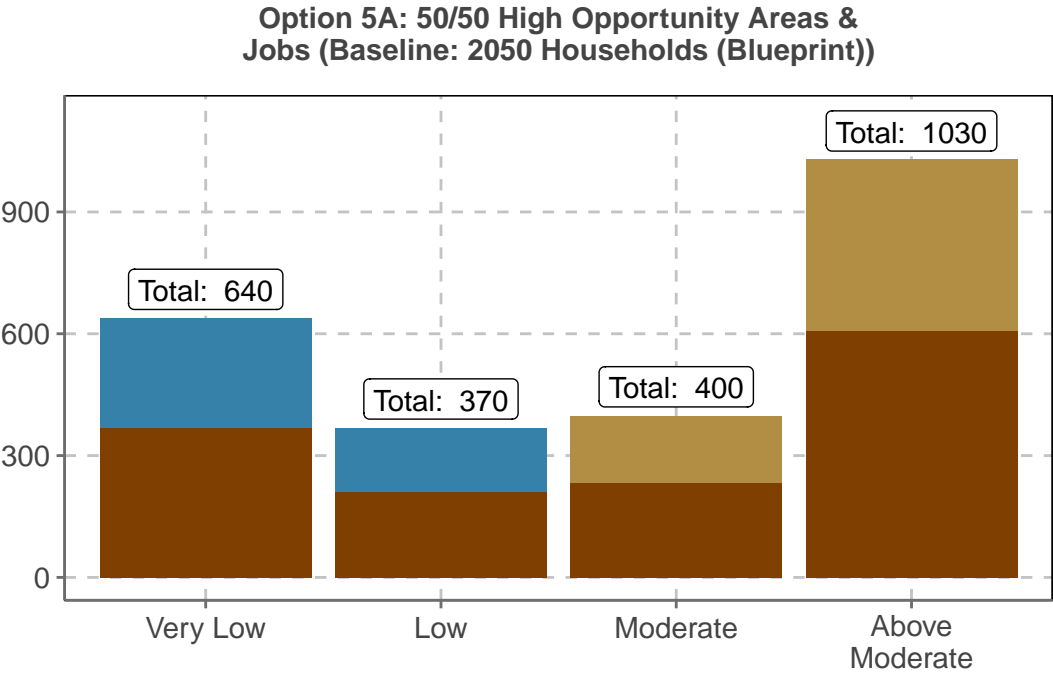### Version A: Original Income Grouping

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

Total: 180 — Very Low
Total: 100 — Low
Total: 80 — Moderate
Total: 220 — Above Moderate

### Version A: Original Income Grouping

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

Total: 200 — Very Low
Total: 120 — Low
Total: 90 — Moderate
Total: 240 — Above Moderate

### Version A: Original Income Grouping

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

Total: 210 — Very Low
Total: 120 — Low
Total: 110 — Moderate
Total: 290 — Above Moderate

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 170 — Very Low
Total: 100 — Low
Total: 80 — Moderate
Total: 210 — Above Moderate

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 200 — Very Low
Total: 120 — Low
Total: 120 — Moderate
Total: 310 — Above Moderate

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 210 — Very Low
Total: 120 — Low
Total: 120 — Moderate
Total: 300 — Above Moderate

Legend:
- a  Access to High Opportunity Areas
- a  Job Proximity – Auto
- a  Job Proximity – Transit
- a  Jobs–Housing Balance
- a  Jobs–Housing Fit
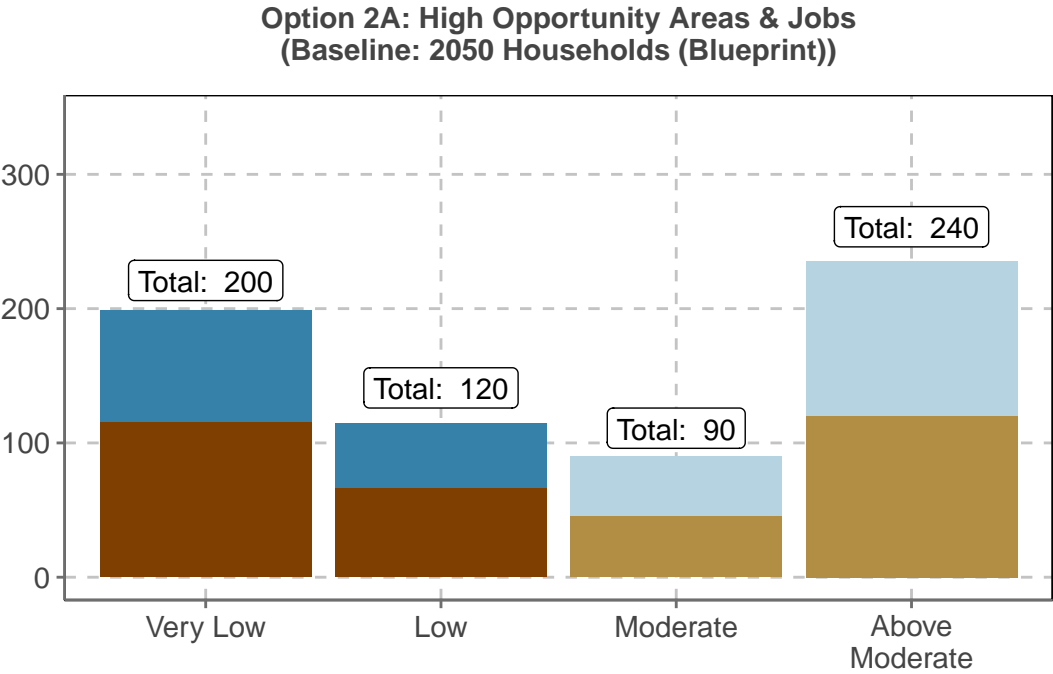
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Sebastopol
## (2019 households: 3334)
## (Sonoma County)

Chart 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. Income group totals are rounded to nearest 10.
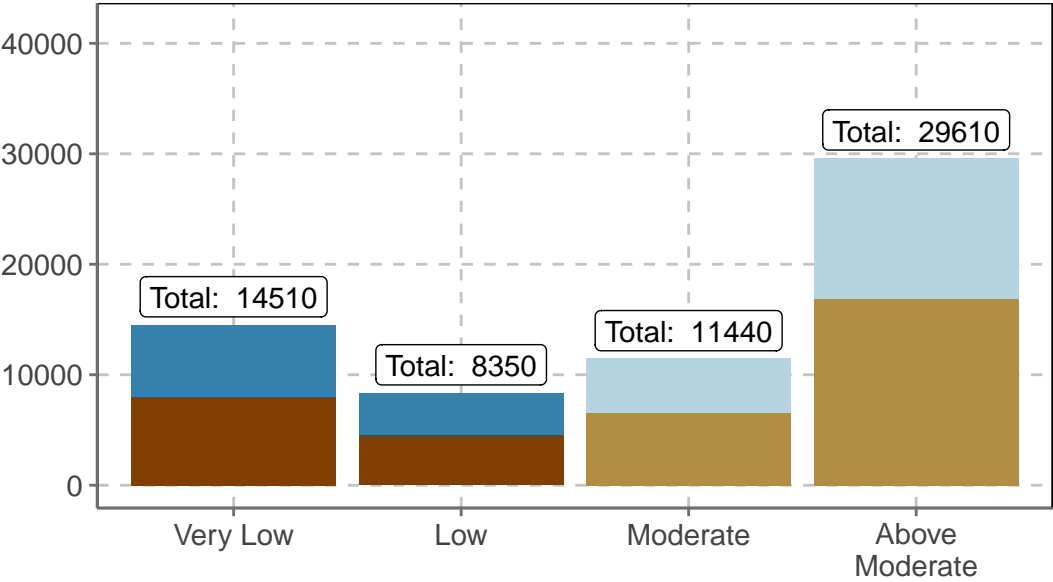


Version A: Original Income Grouping

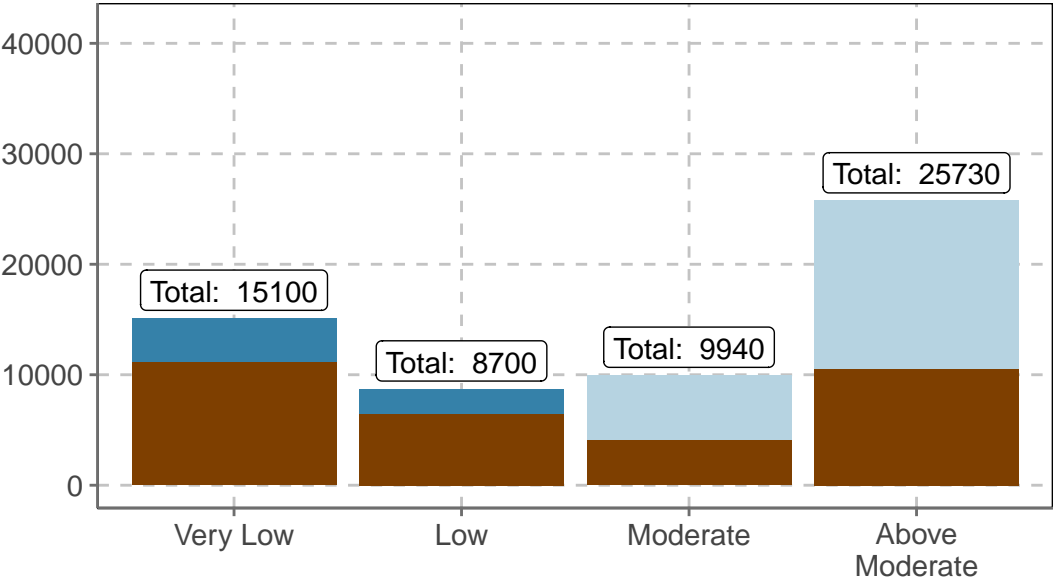**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

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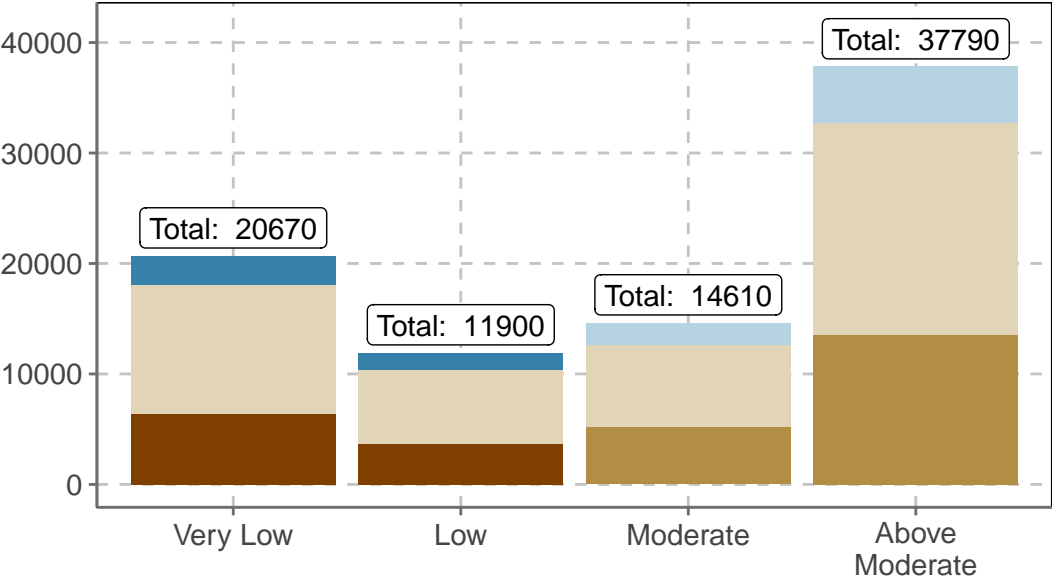
Version A: Original Income Grouping

**Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
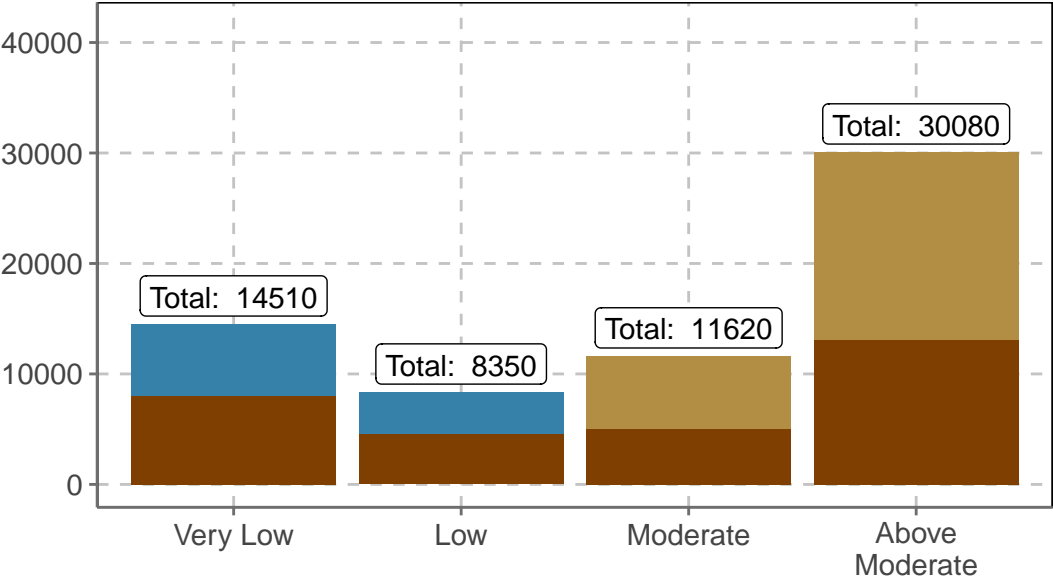
Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
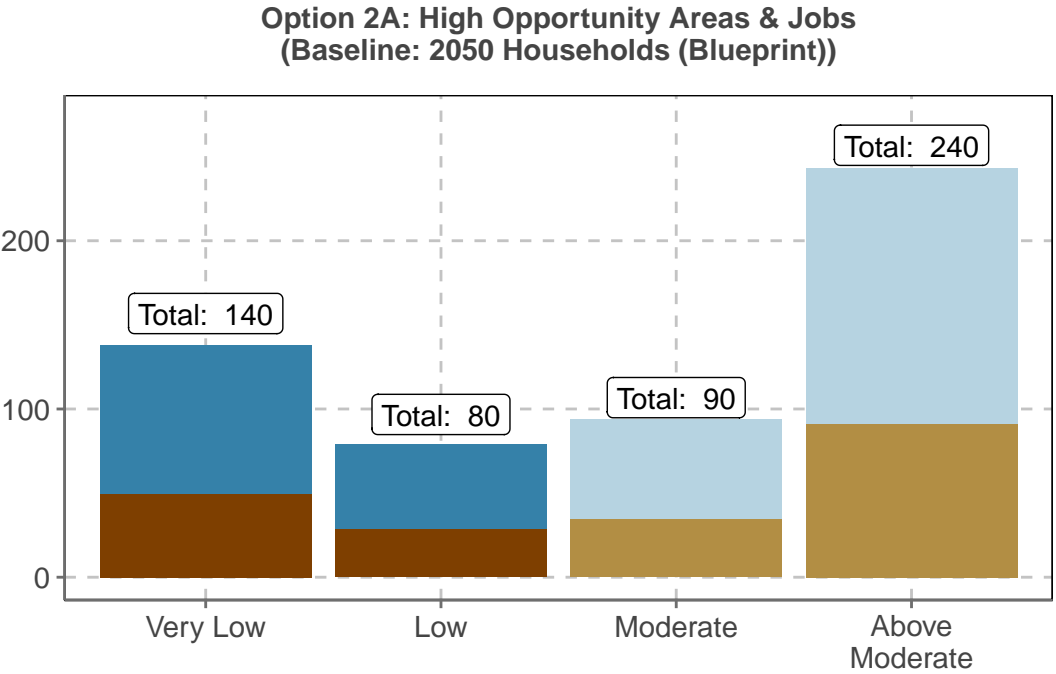
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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

Chart 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.Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

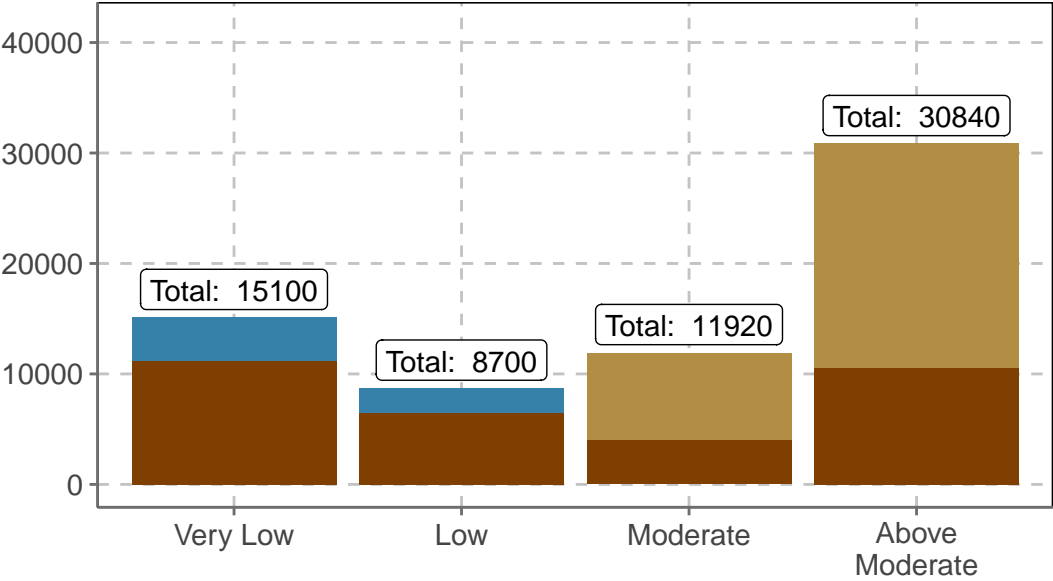**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

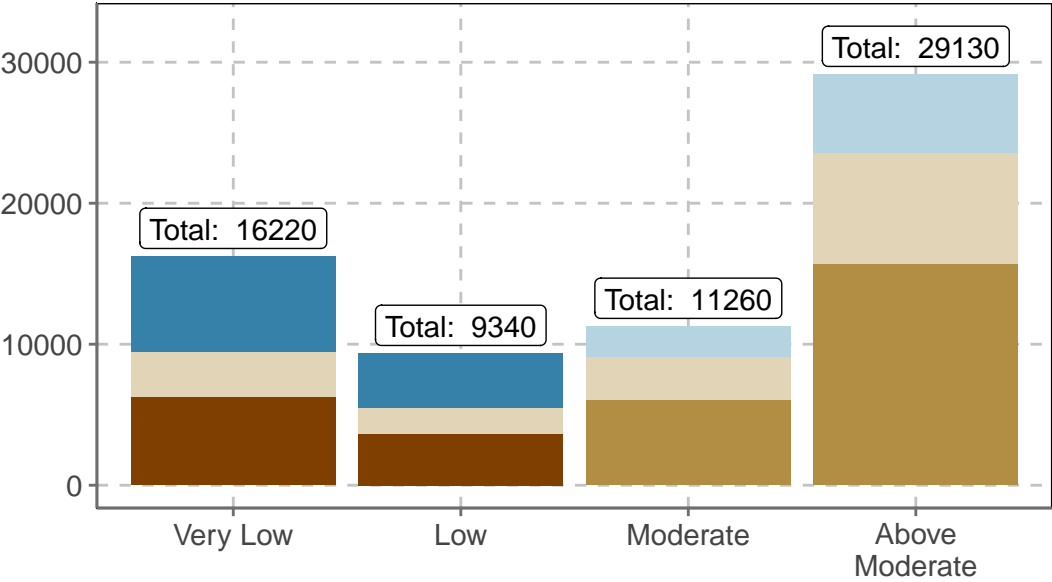Legend: Access to High Opportunity Areas, Job Proximity – Auto, Job Proximity – Transit, Jobs–Housing Balance, Jobs–Housing Fit

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

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
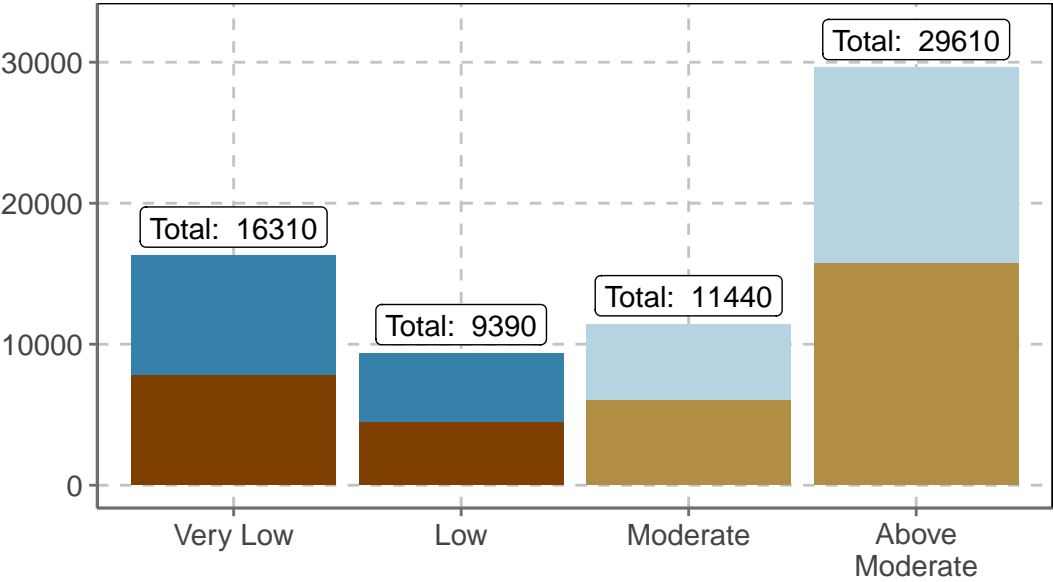Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.

Version A: Original Income Grouping

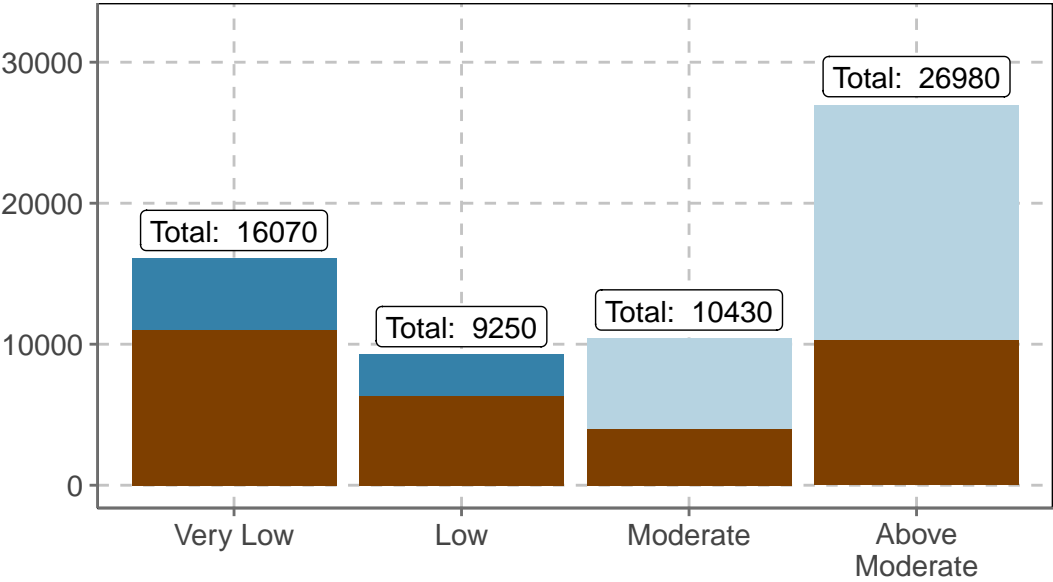**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**



Version A: Original Income Grouping

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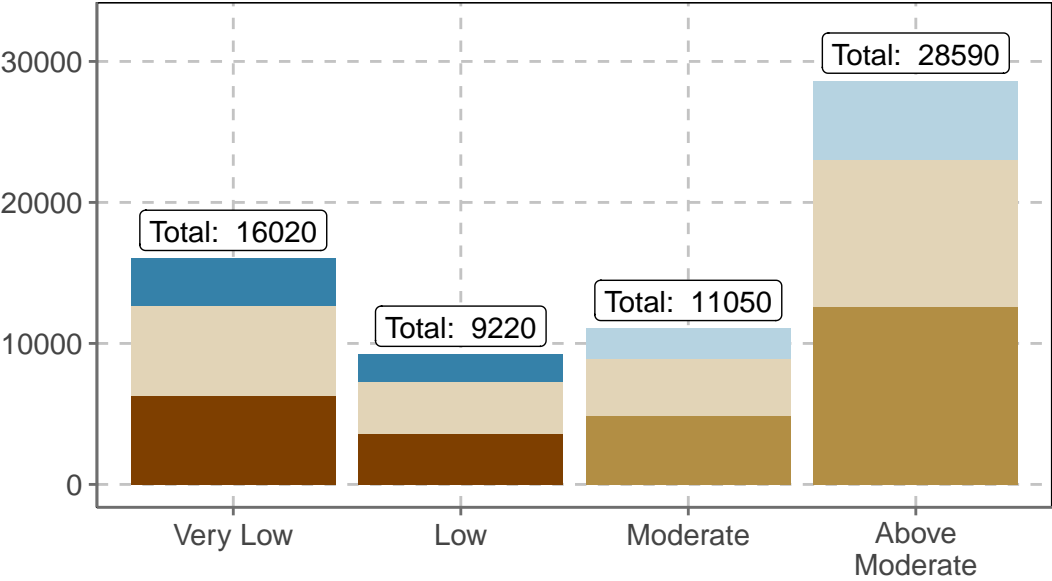


Version A: Original Income Grouping

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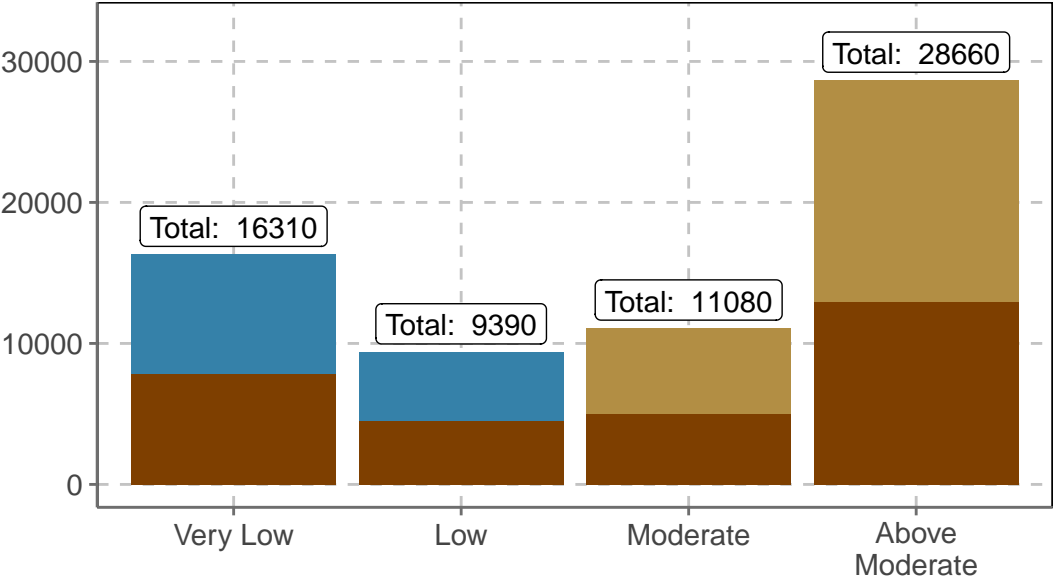


Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**
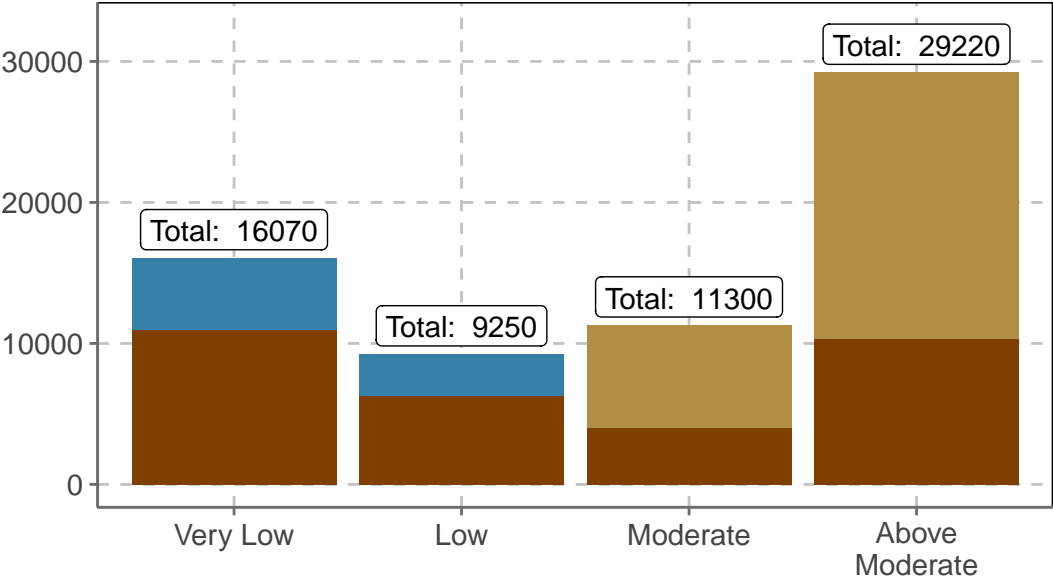


Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



Version A: Original Income Grouping

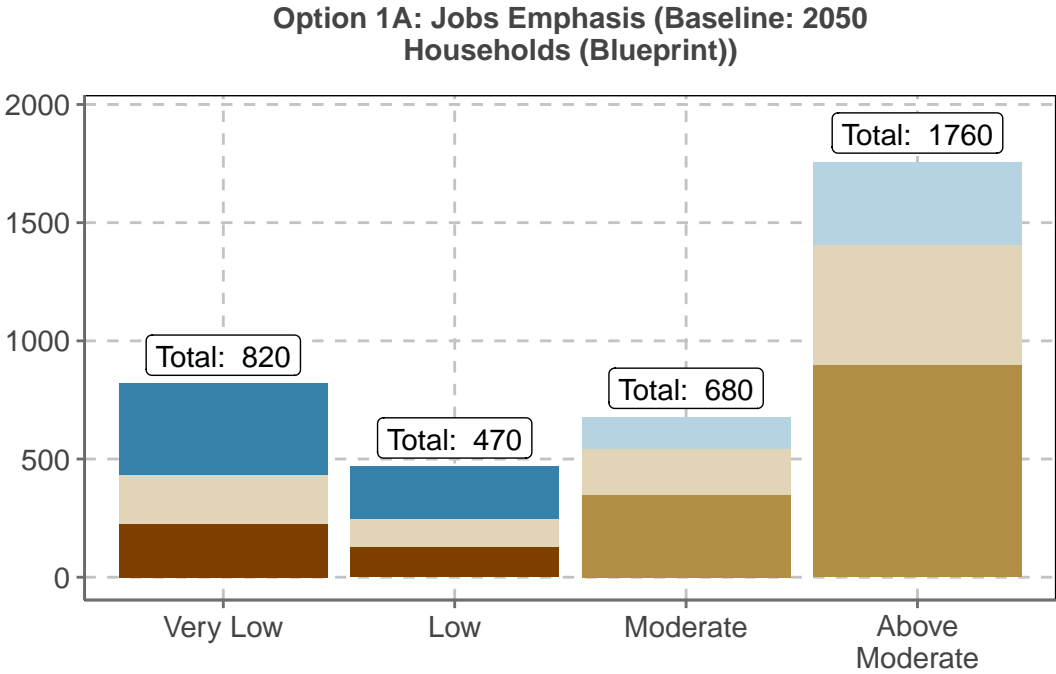**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**



a Access to High Opportunity Areas    a Job Proximity – Auto    a Job Proximity – Transit    a Jobs–Housing Balance    a Jobs–Housing Fit
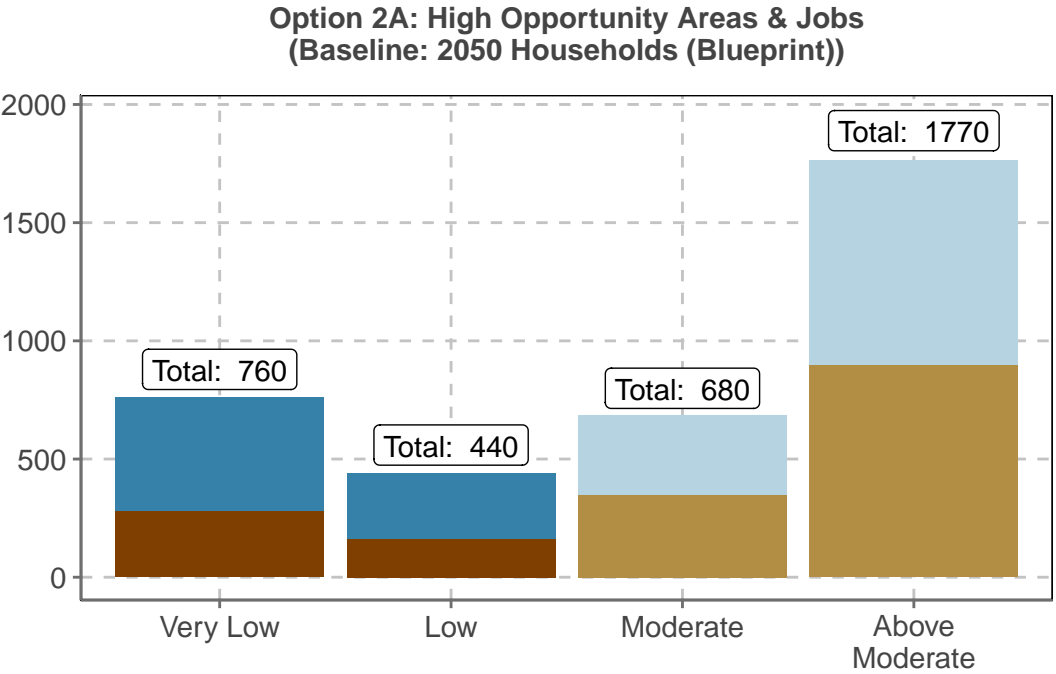
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## St. Helena
## (2019 households: 2492)
## (Napa County)

Chart 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. Income group totals are rounded to nearest 10.
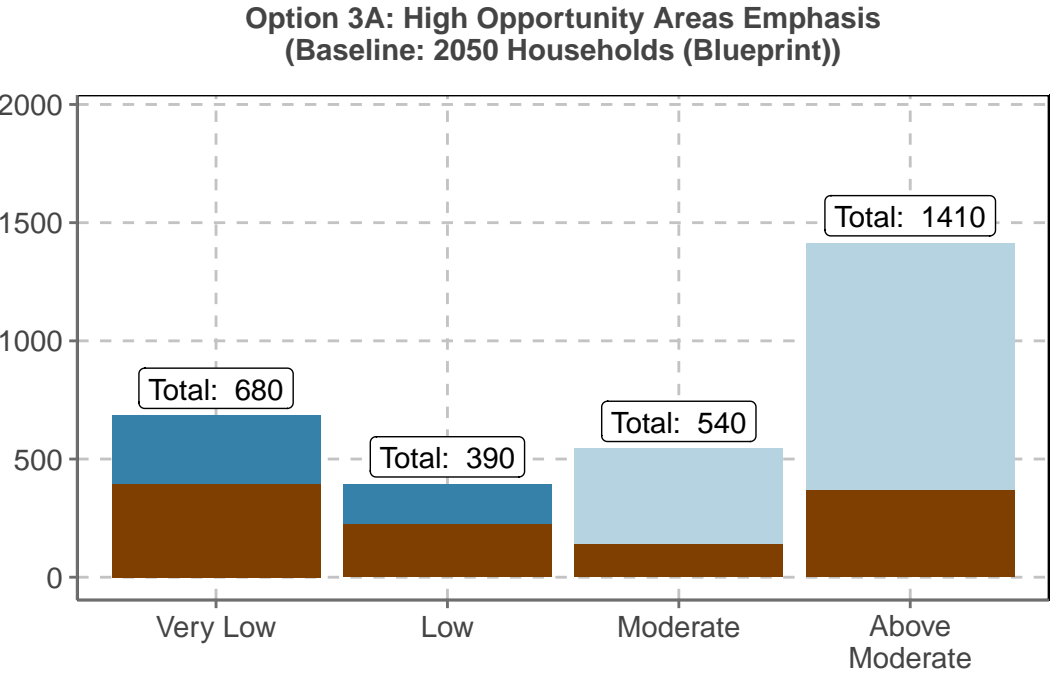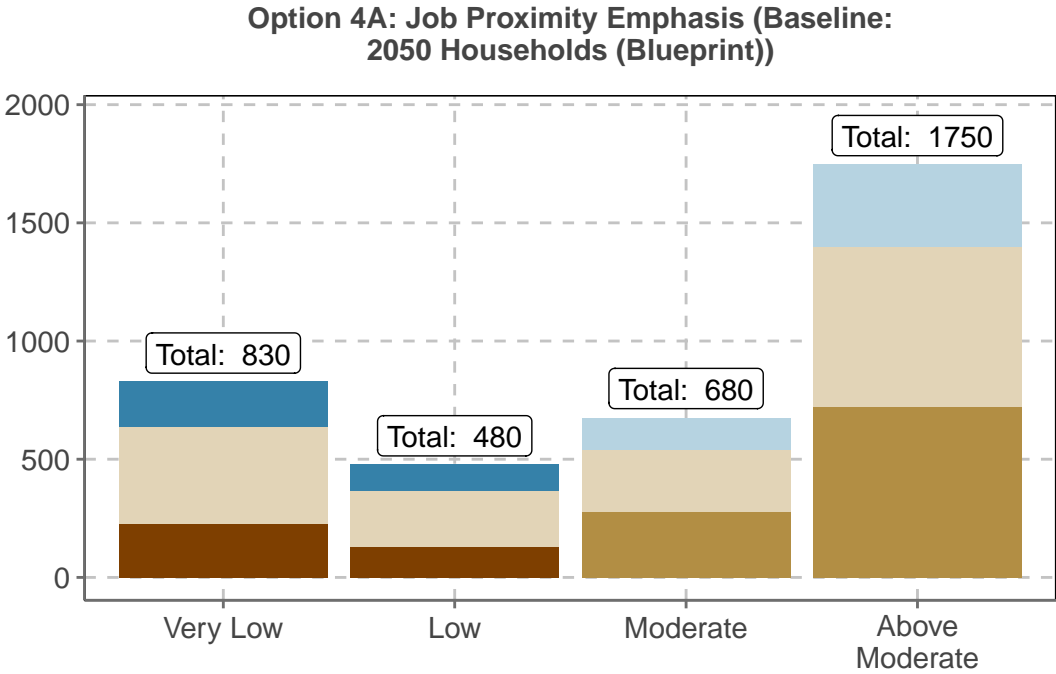
### Version A: Original Income Grouping

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

Very Low — Total: 60
Low — Total: 40
Moderate — Total: 40
Above Moderate — Total: 90

### Version A: Original Income Grouping

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

Very Low — Total: 60
Low — Total: 40
Moderate — Total: 40
Above Moderate — Total: 110

### Version A: Original Income Grouping

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

Very Low — Total: 60
Low — Total: 30
Moderate — Total: 50
Above Moderate — Total: 120

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 60
Low — Total: 30
Moderate — Total: 40
Above Moderate — Total: 100

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 60
Low — Total: 40
Moderate — Total: 30
Above Moderate — Total: 70

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 60
Low — Total: 30
Moderate — Total: 30
Above Moderate — Total: 70

Legend:
- 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
## Suisun City
## (2019 households: 9114)
## (Solano County)

Chart 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. Income group totals are rounded to nearest 10.



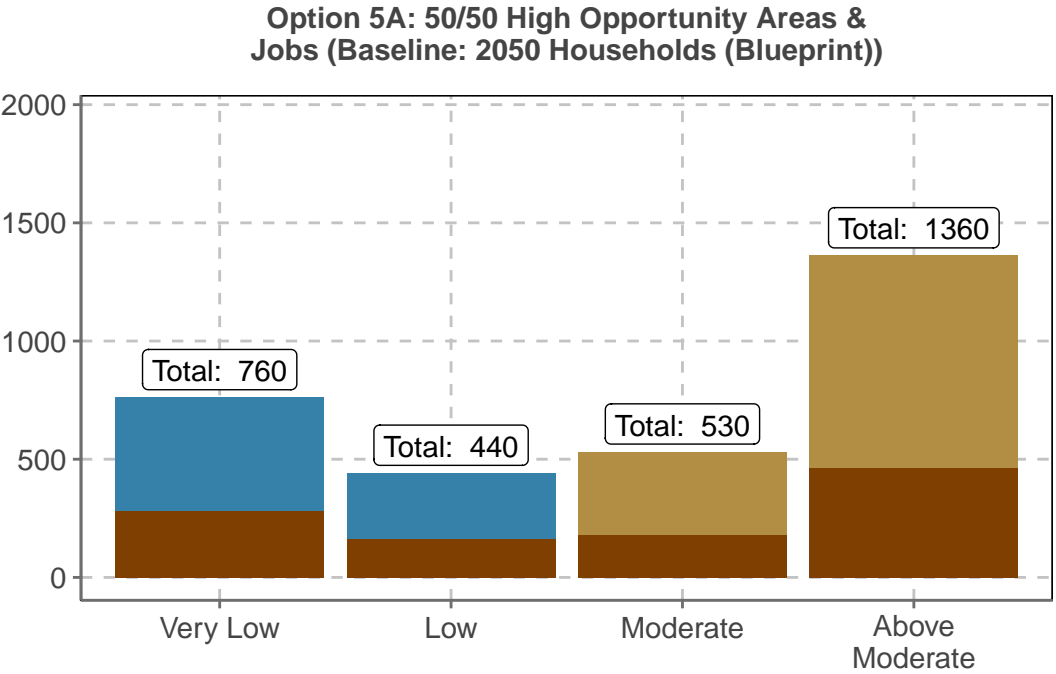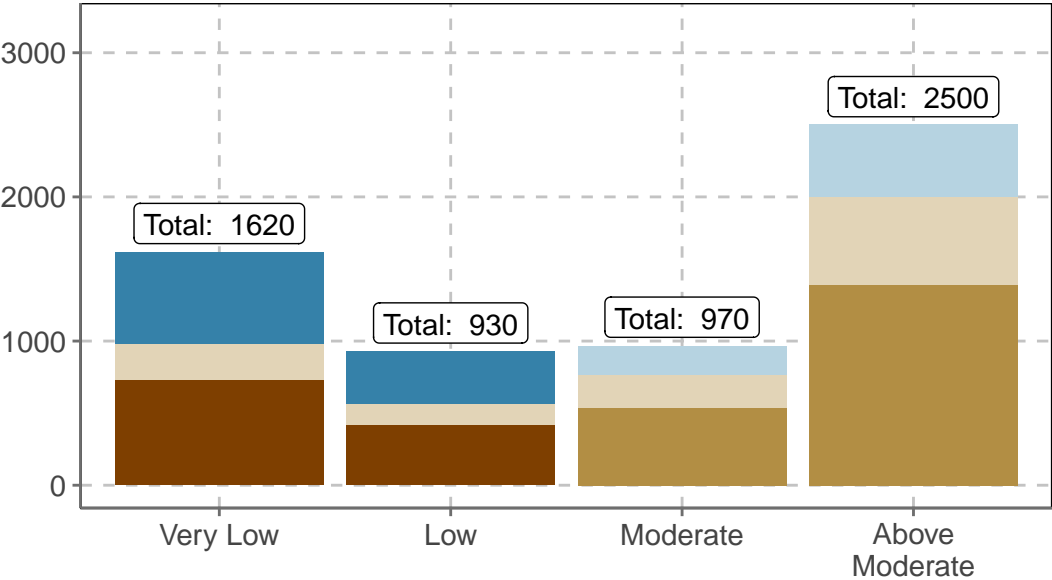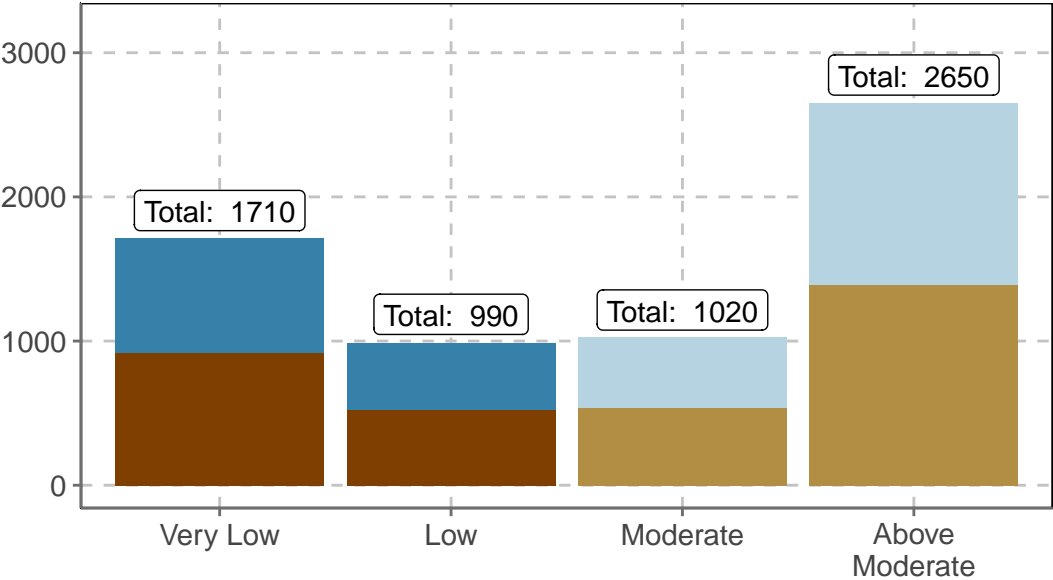**Version A: Original Income Grouping**

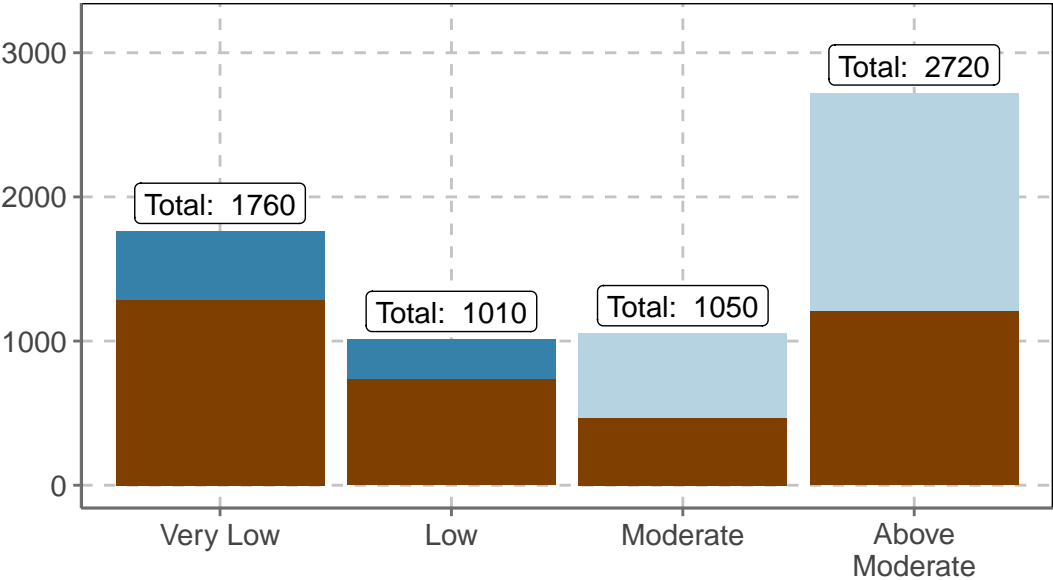**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 200
Low — Total: 110
Moderate — Total: 120
Above Moderate — Total: 300

**Version A: Original Income Grouping**

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

Very Low — Total: 200
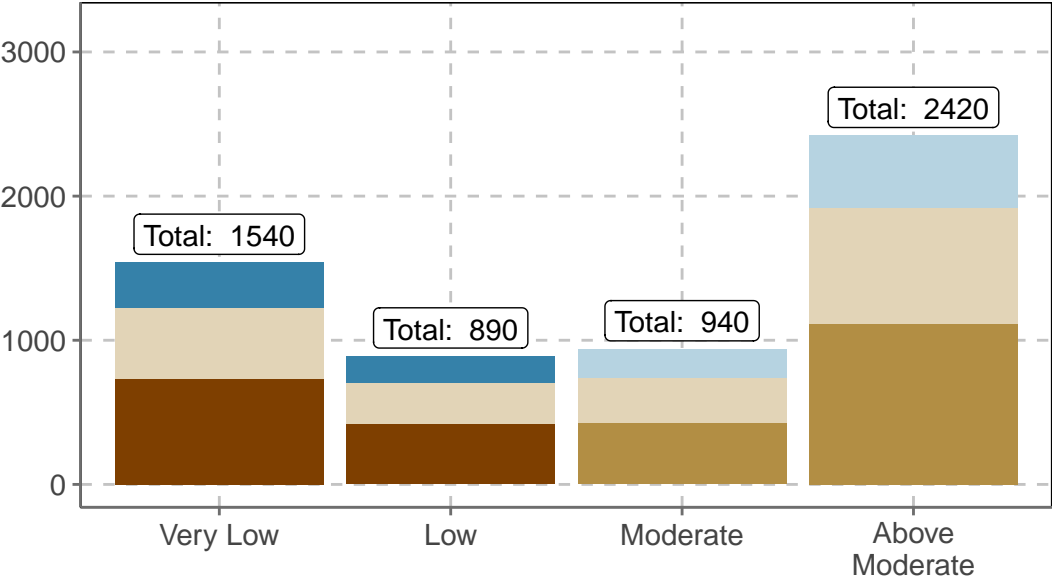Low — Total: 110
Moderate — Total: 120
Above Moderate — Total: 320

**Version A: Original Income Grouping**

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

Very Low — Total: 180
Low — Total: 100
Moderate — Total: 120
Above Moderate — Total: 310

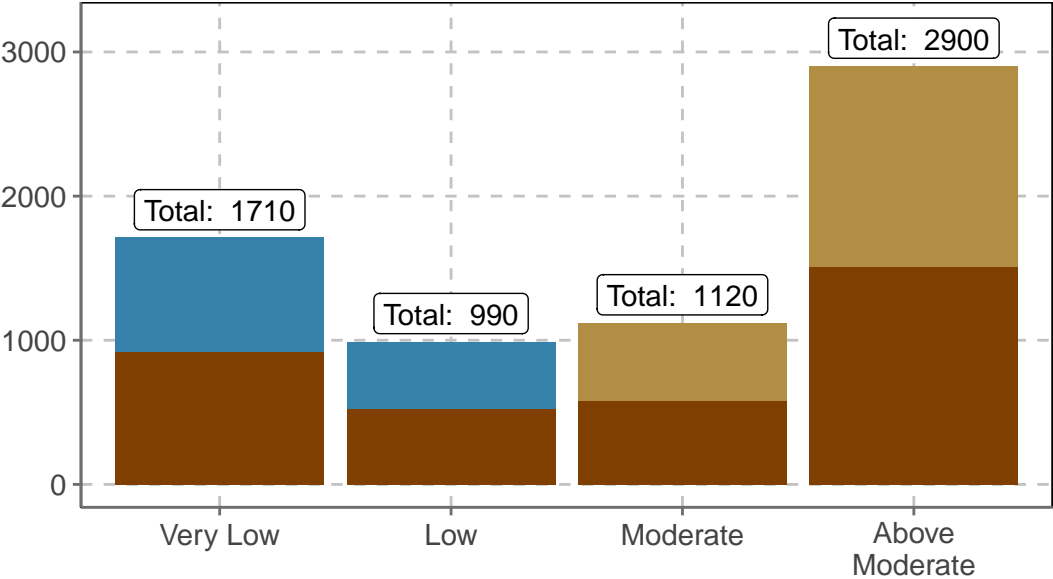**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 190
Low — Total: 110
Moderate — Total: 120
Above Moderate — Total: 310

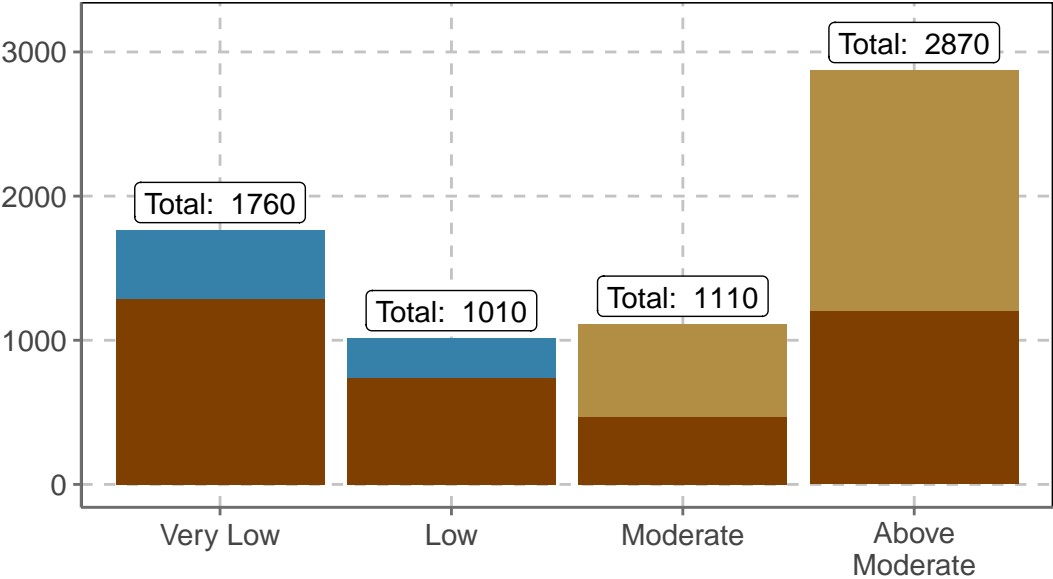**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 200
Low — Total: 110
Moderate — Total: 100
Above Moderate — Total: 260

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 180
Low — Total: 100
Moderate — Total: 100
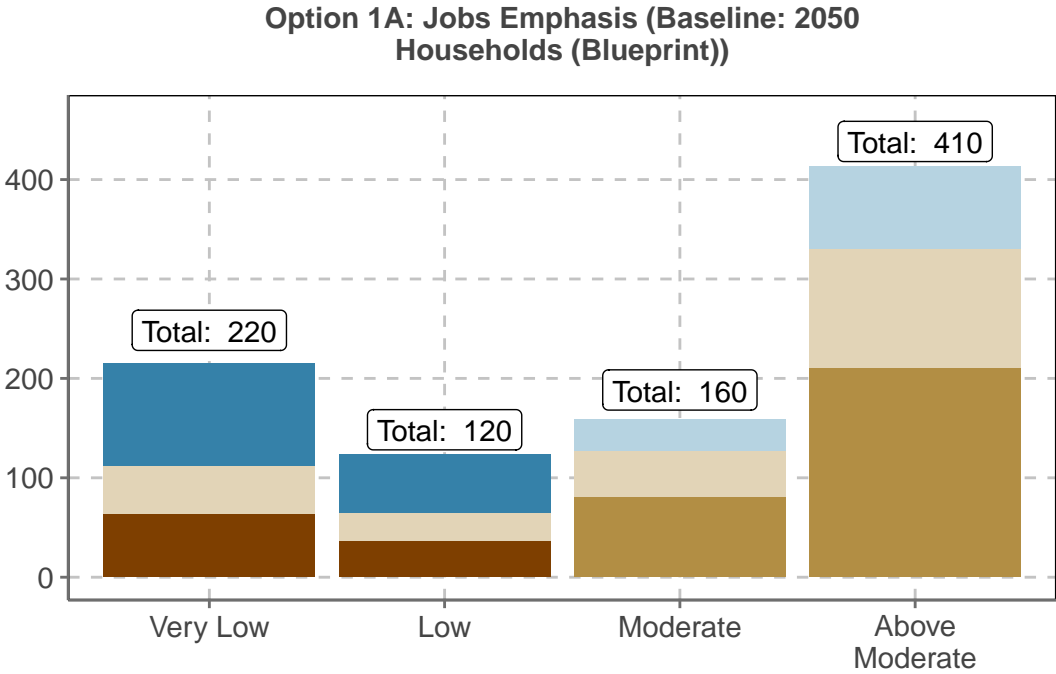Above Moderate — Total: 260

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

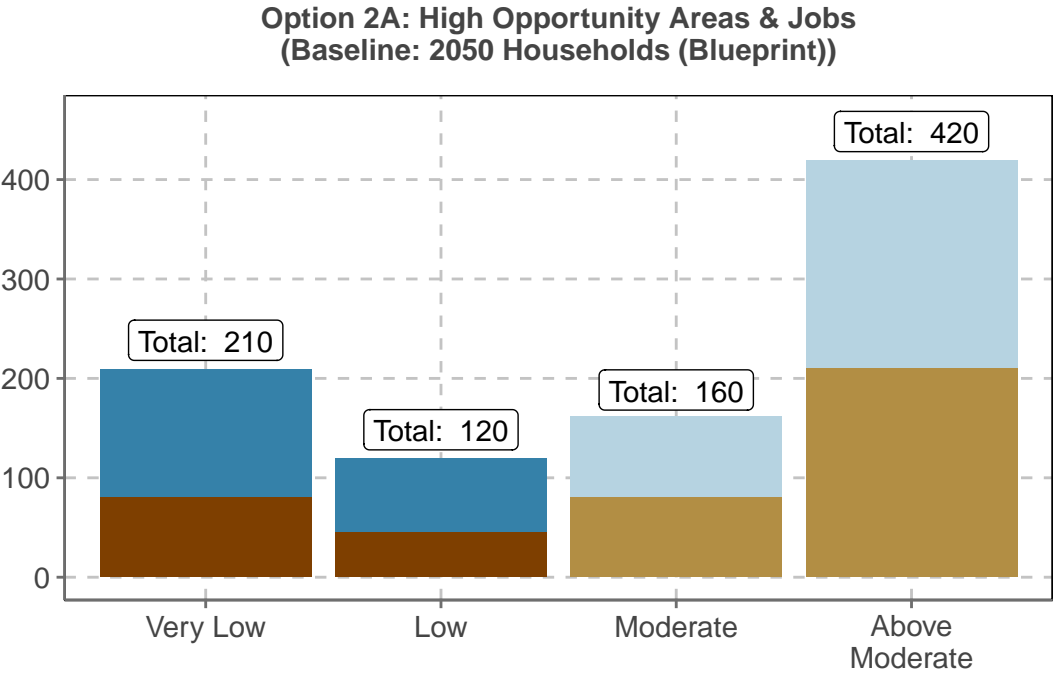# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Sunnyvale
## (2019 households: 57327)
## (Santa Clara County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
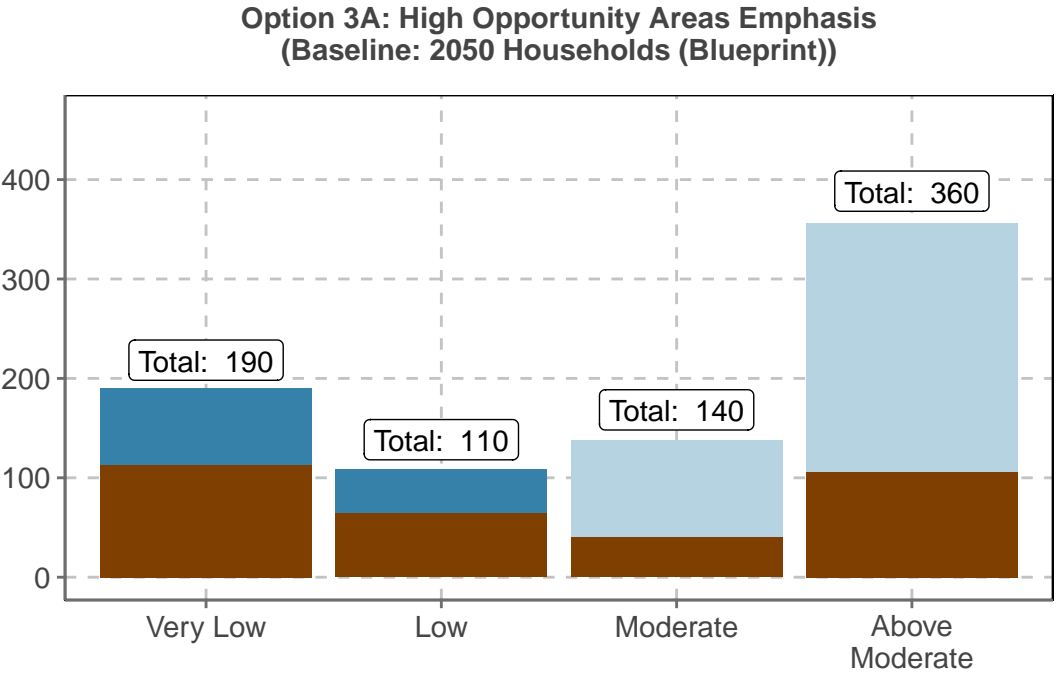Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



**Version A: Original Income Grouping**
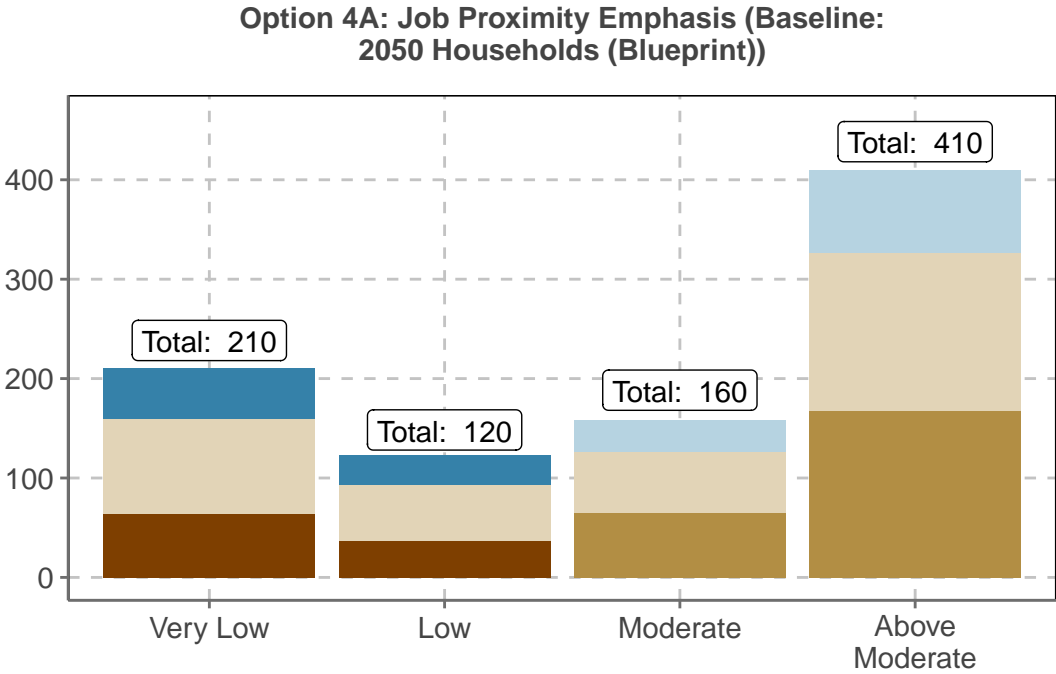
**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 2860 (Very Low)
Total: 1640 (Low)
Total: 1910 (Moderate)
Total: 4940 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 2990 (Very Low)
Total: 1720 (Low)
Total: 1970 (Moderate)
Total: 5110 (Above Moderate)

**Version A: Original Income Grouping**

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

Total: 3140 (Very Low)
Total: 1810 (Low)
Total: 1870 (Moderate)
Total: 4840 (Above Moderate)

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 2800 (Very Low)
Total: 1610 (Low)
Total: 1830 (Moderate)
Total: 4730 (Above Moderate)

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 2990 (Very Low)
Total: 1720 (Low)
Total: 2200 (Moderate)
Total: 5680 (Above Moderate)

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 3140 (Very Low)
Total: 1810 (Low)
Total: 2210 (Moderate)
Total: 5720 (Above Moderate)

Legend: 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
## Tiburon
## (2019 households: 3761)
## (Marin County)

Chart 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.Income group totals are rounded to nearest 10.

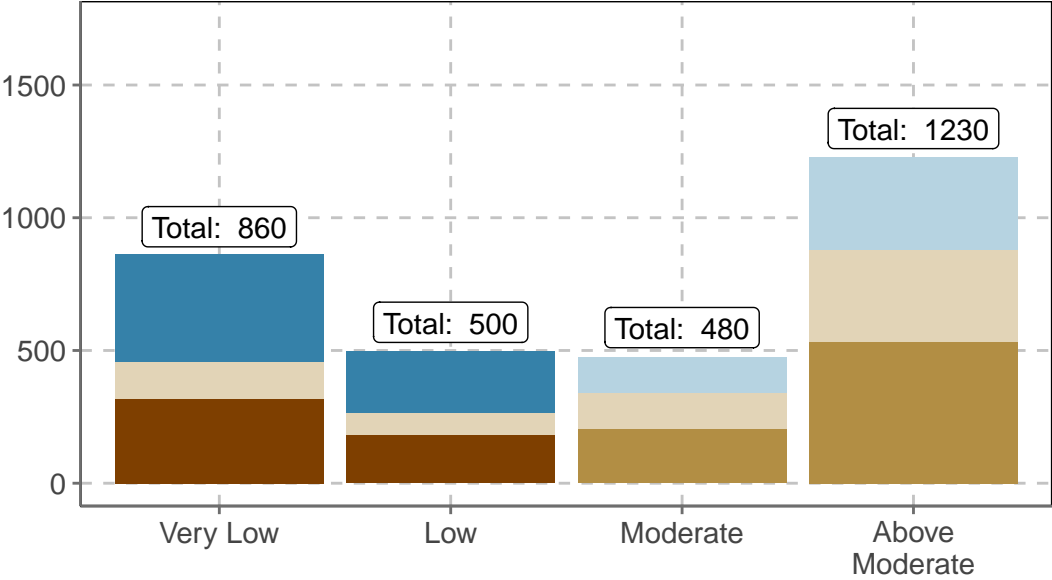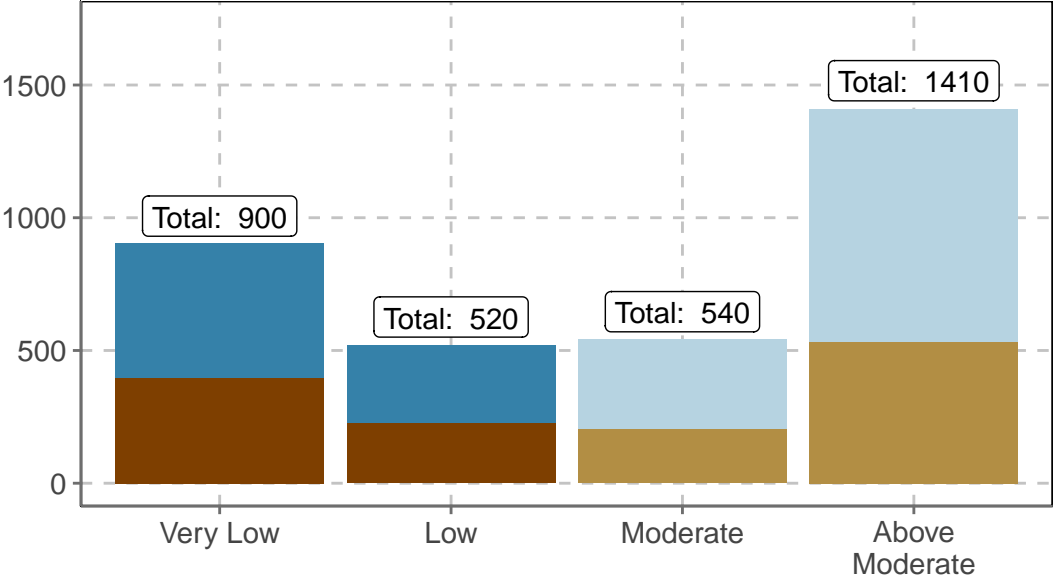### Version A: Original Income Grouping

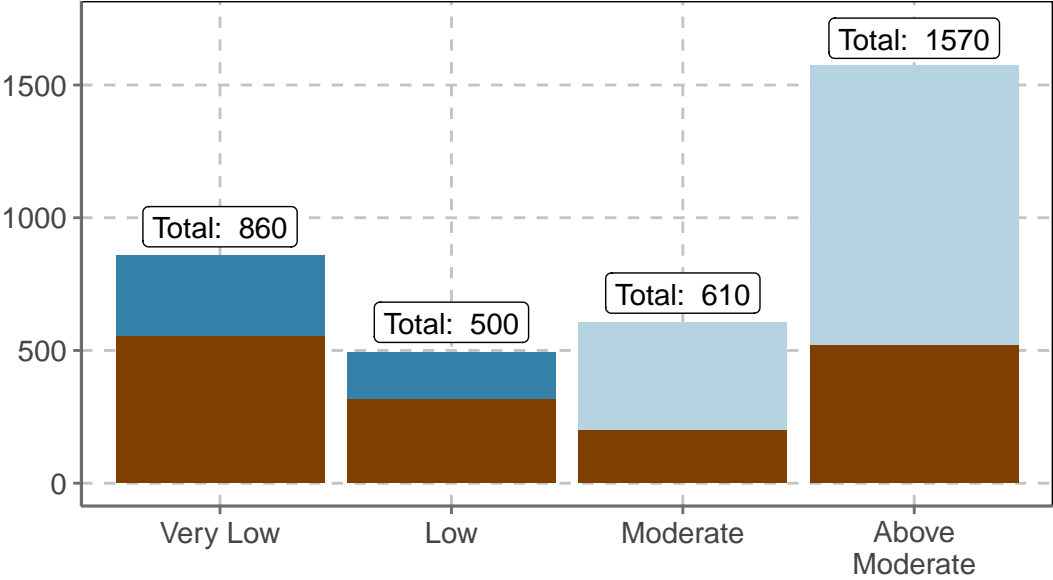**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

| Income Group | Total |
|---|---|
| Very Low | Total: 160 |
| Low | Total: 100 |
| Moderate | Total: 60 |
| Above Moderate | Total: 160 |

### Version A: Original Income Grouping

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

| Income Group | Total |
|---|---|
| Very Low | Total: 180 |
| Low | Total: 100 |
| Moderate | Total: 60 |
| Above Moderate | Total: 170 |

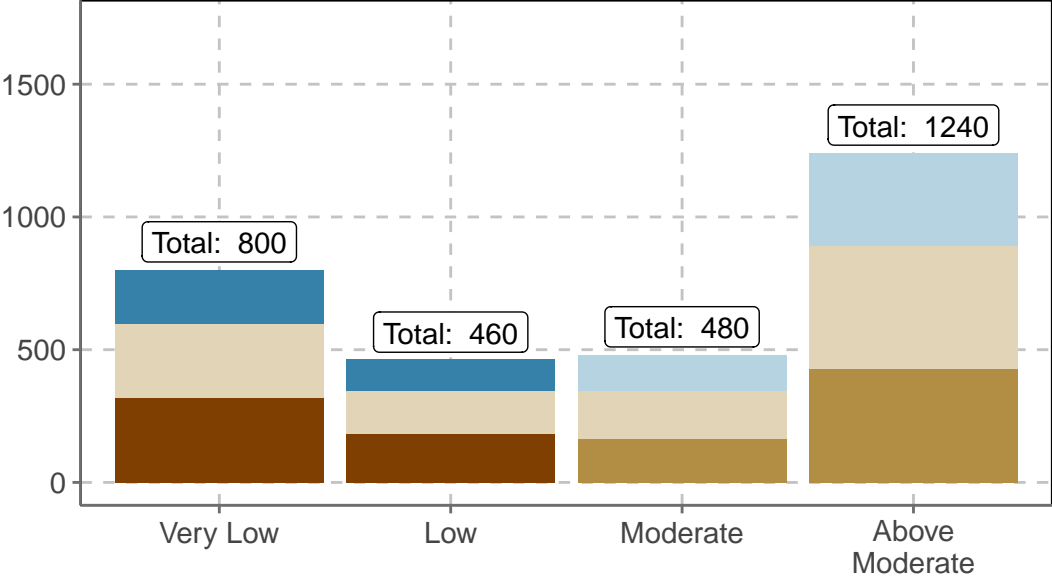### Version A: Original Income Grouping

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

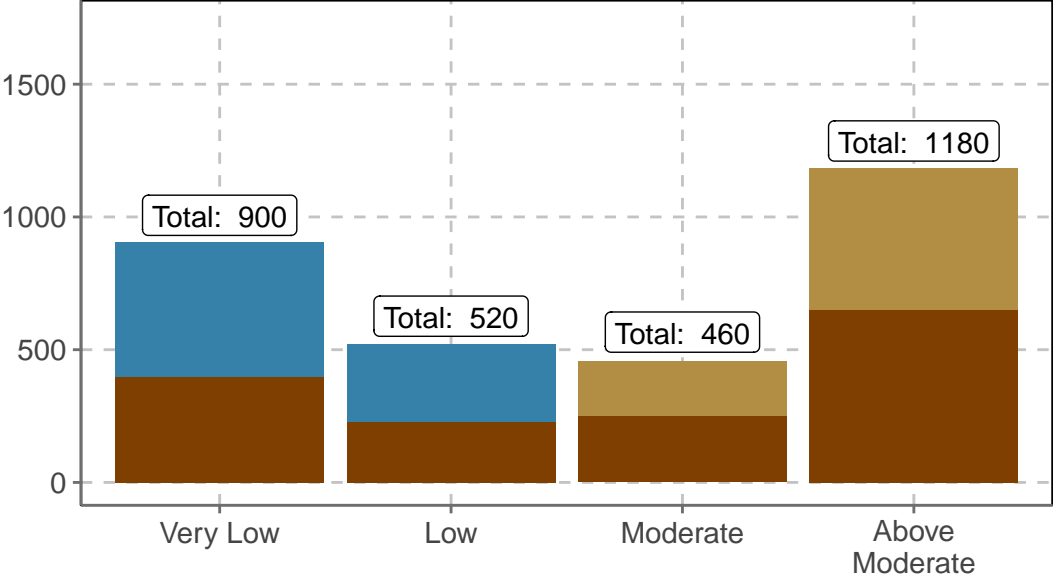| Income Group | Total |
|---|---|
| Very Low | Total: 200 |
| Low | Total: 120 |
| Moderate | Total: 100 |
| Above Moderate | Total: 260 |

### Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

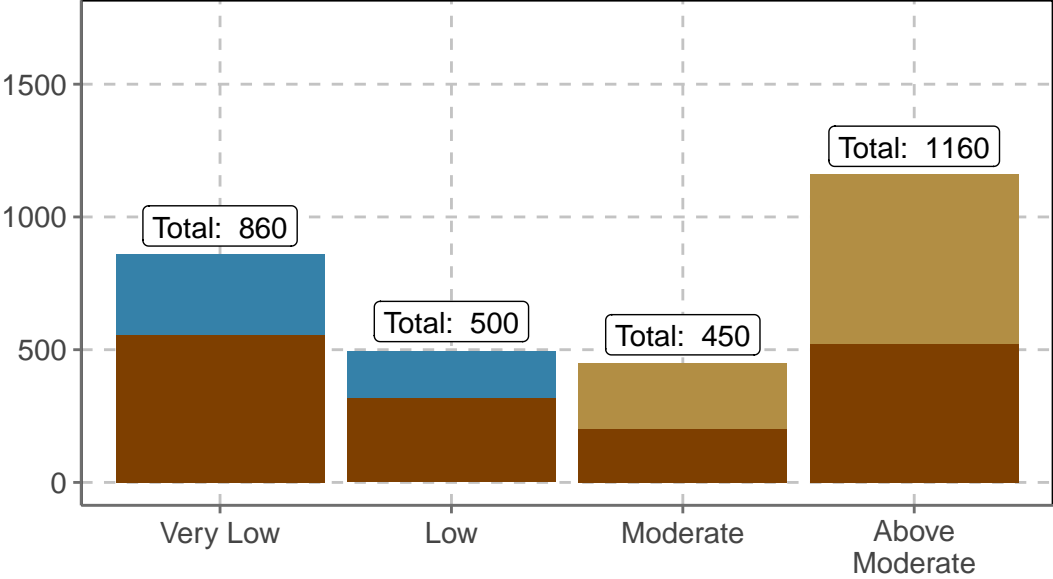| Income Group | Total |
|---|---|
| Very Low | Total: 160 |
| Low | Total: 90 |
| Moderate | Total: 60 |
| Above Moderate | Total: 160 |

### Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

| Income Group | Total |
|---|---|
| Very Low | Total: 180 |
| Low | Total: 100 |
| Moderate | Total: 100 |
| Above Moderate | Total: 260 |

### Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

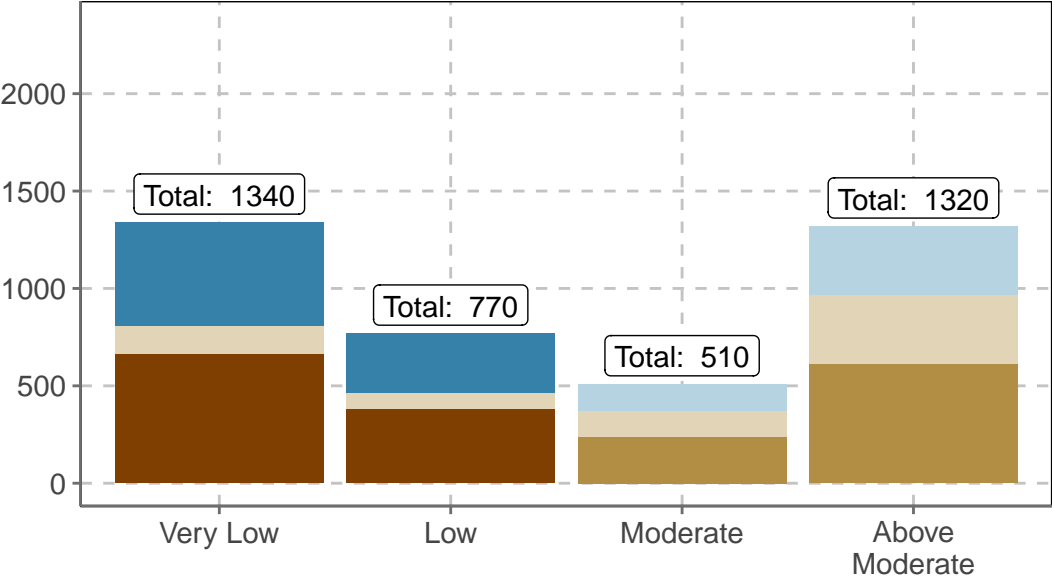| Income Group | Total |
|---|---|
| Very Low | Total: 200 |
| Low | Total: 120 |
| Moderate | Total: 90 |
| Above Moderate | Total: 240 |

**Legend:** 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)

Chart 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. Income group totals are rounded to nearest 10.
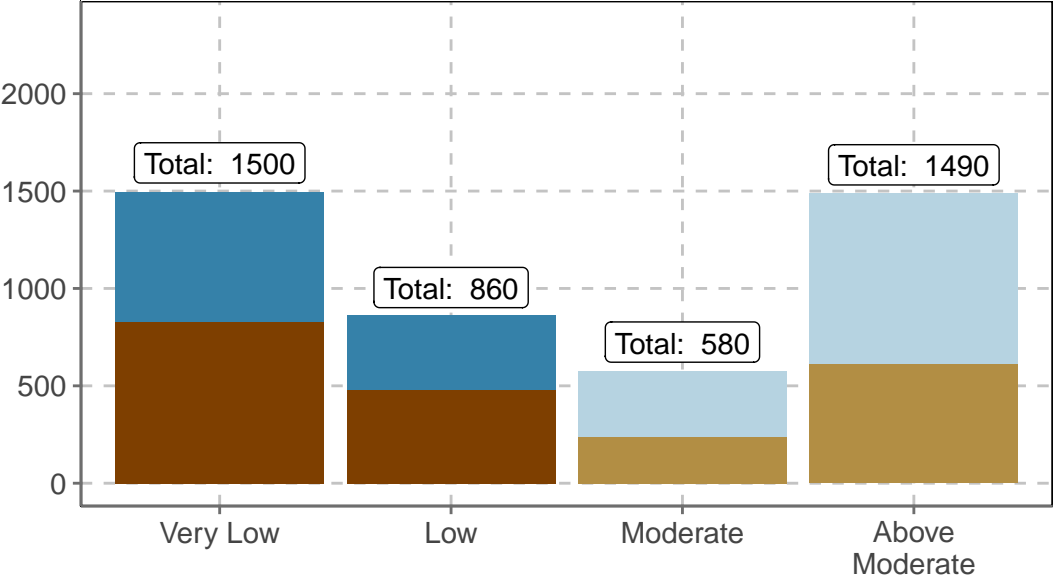


**Version A: Original Income Grouping**

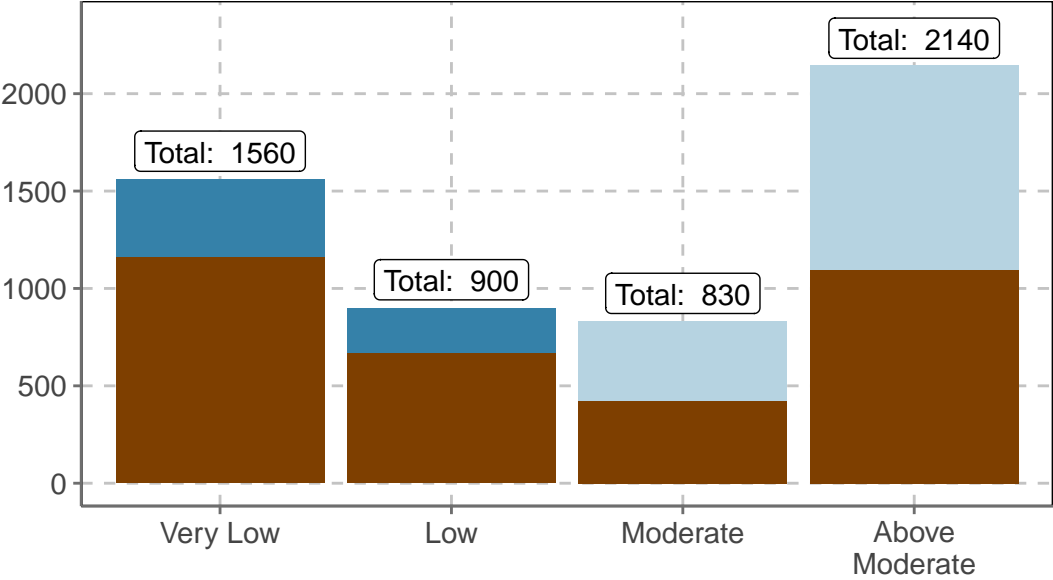**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 1320
Low — Total: 760
Moderate — Total: 700
Above Moderate — Total: 1800

**Version A: Original Income Grouping**

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

Very Low — Total: 1390
Low — Total: 800
Moderate — Total: 740
Above Moderate — Total: 1900

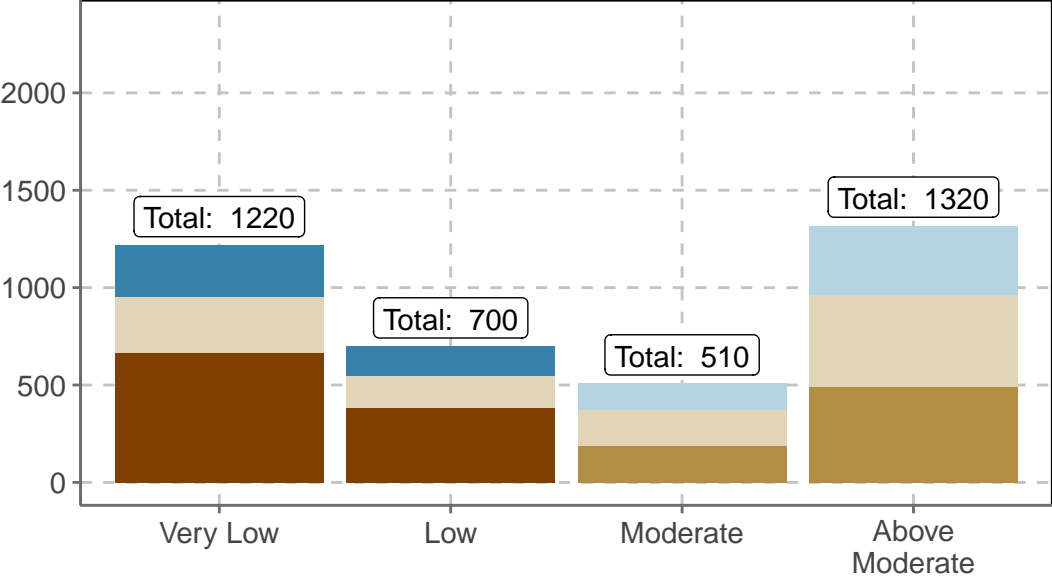**Version A: Original Income Grouping**

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

Very Low — Total: 1400
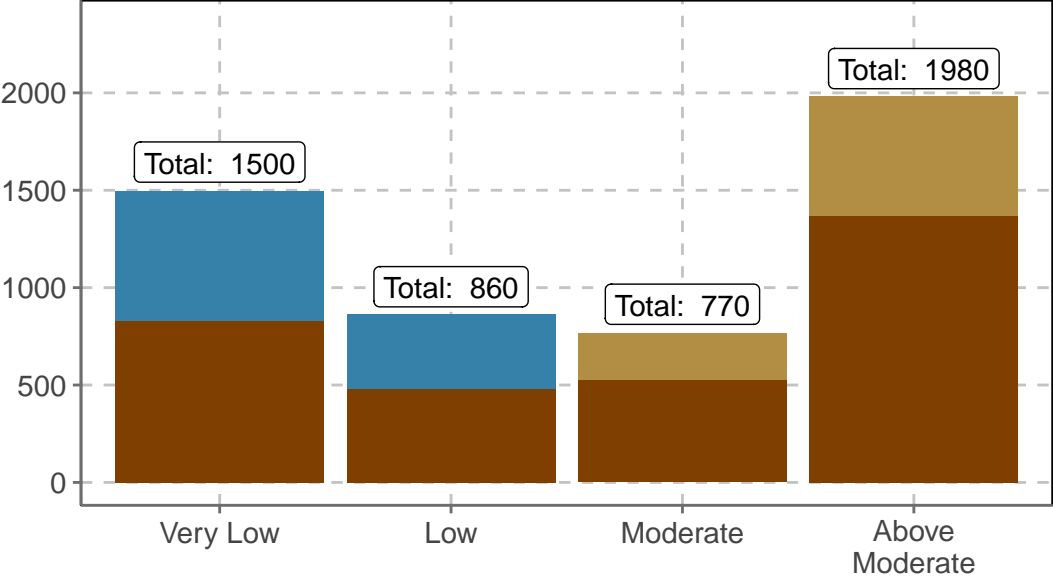Low — Total: 810
Moderate — Total: 850
Above Moderate — Total: 2190

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 1260
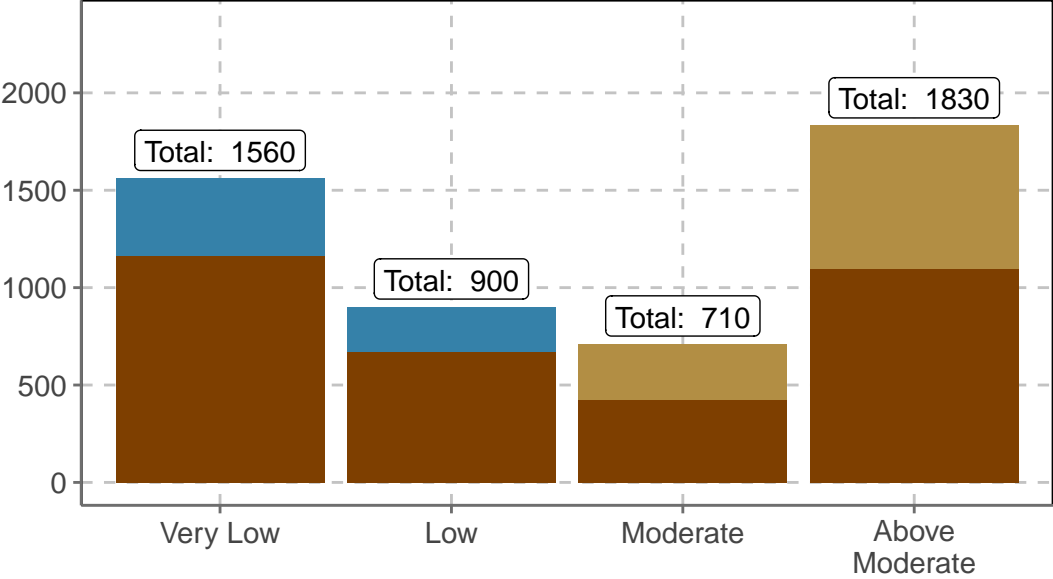Low — Total: 730
Moderate — Total: 700
Above Moderate — Total: 1800

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 1390
Low — Total: 800
Moderate — Total: 780
Above Moderate — Total: 2020

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 1400
Low — Total: 810
Moderate — Total: 760
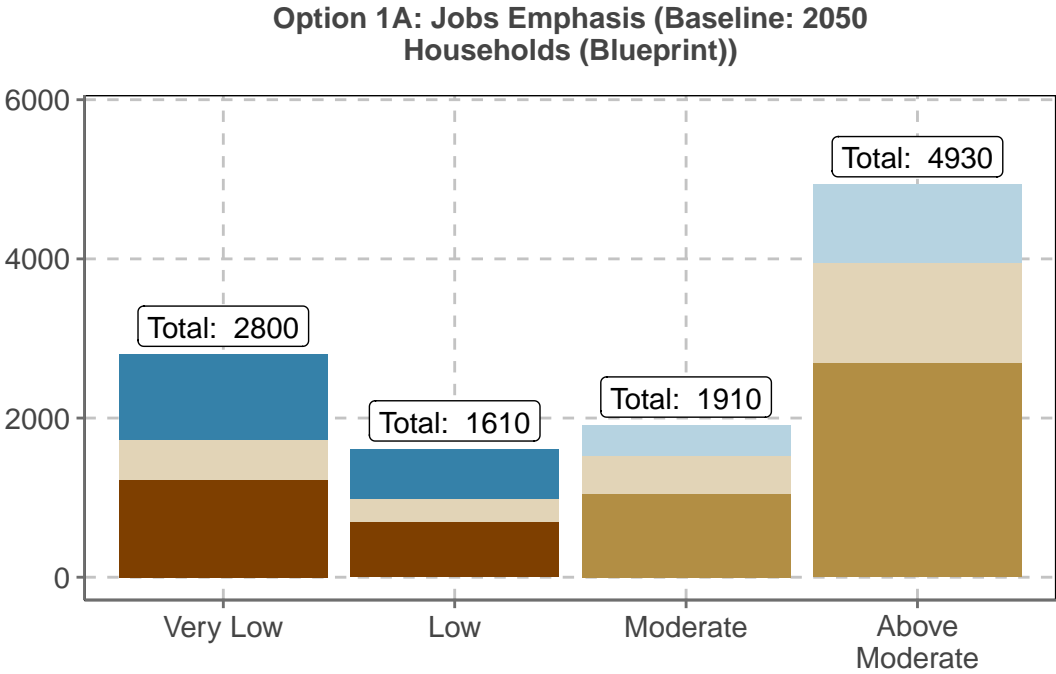Above Moderate — Total: 1960

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

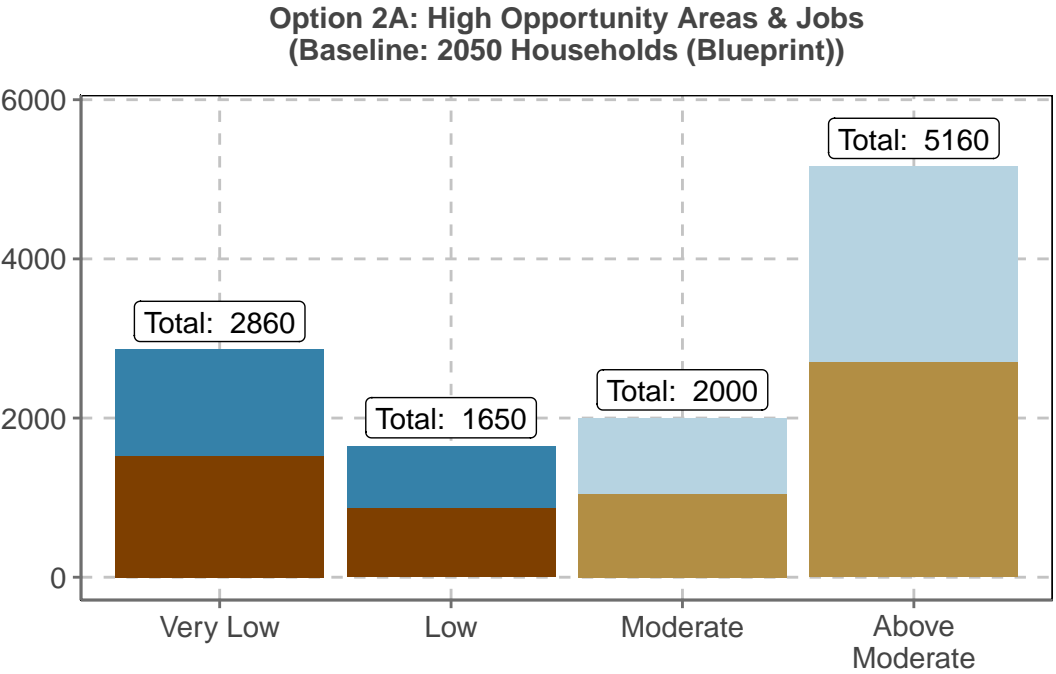# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Uninc. Contra Costa
## (2019 households: 59109)
## (Contra Costa County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
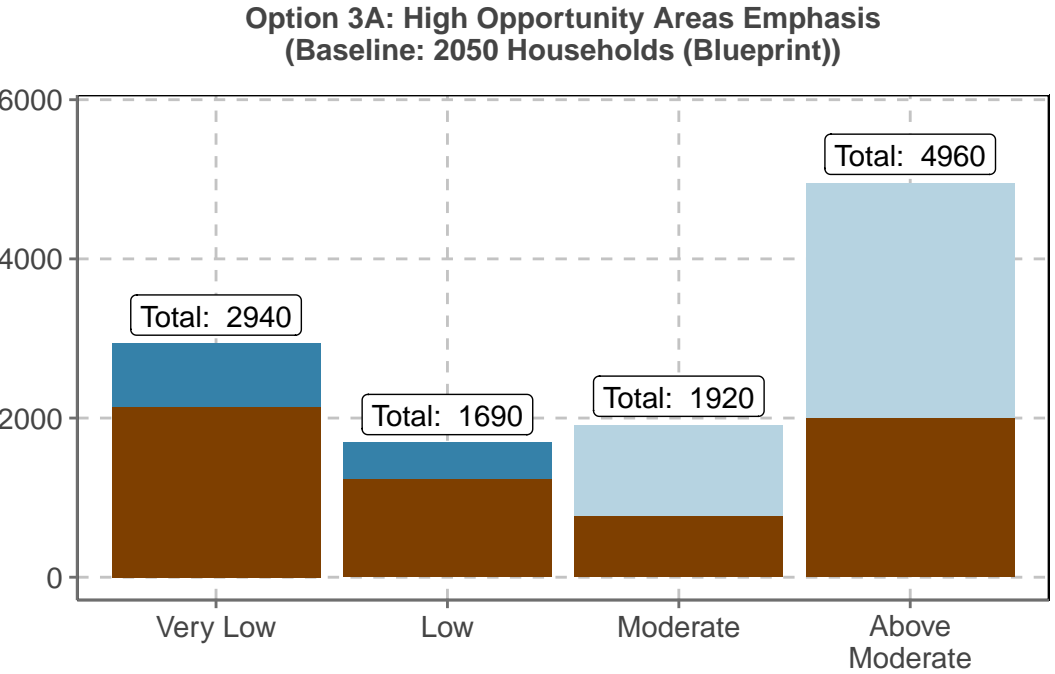Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
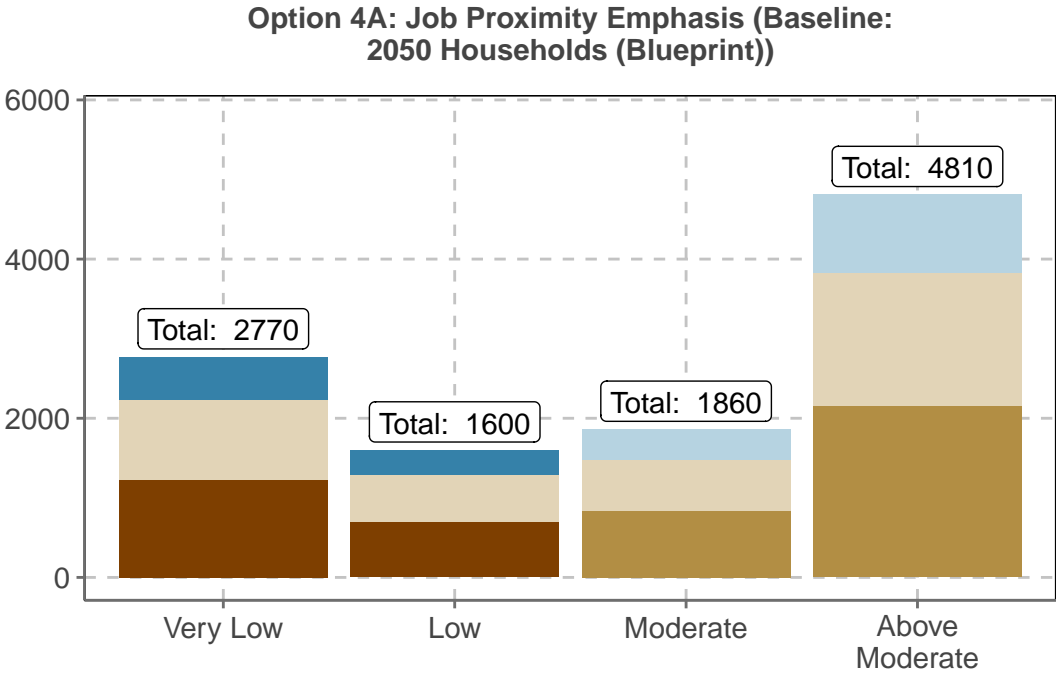
**Version A: Original Income Grouping**

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

Very Low — Total: 1680
Low — Total: 970
Moderate — Total: 840
Above Moderate — Total: 2180

**Version A: Original Income Grouping**

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

Very Low — Total: 1770
Low — Total: 1020
Moderate — Total: 900
Above Moderate — Total: 2330

**Version A: Original Income Grouping**

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

Very Low — Total: 1800
Low — Total: 1040
Moderate — Total: 1080
Above Moderate — Total: 2800

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 1600
Low — Total: 920
Moderate — Total: 850
Above Moderate — Total: 2200

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 1770
Low — Total: 1020
Moderate — Total: 980
Above Moderate — Total: 2530

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Very Low — Total: 1800
Low — Total: 1040
Moderate — Total: 940
Above Moderate — Total: 2430

Legend:
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
## Uninc. Marin
## (2019 households: 26421)
## (Marin County)

Chart 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.Income group totals are rounded to nearest 10.

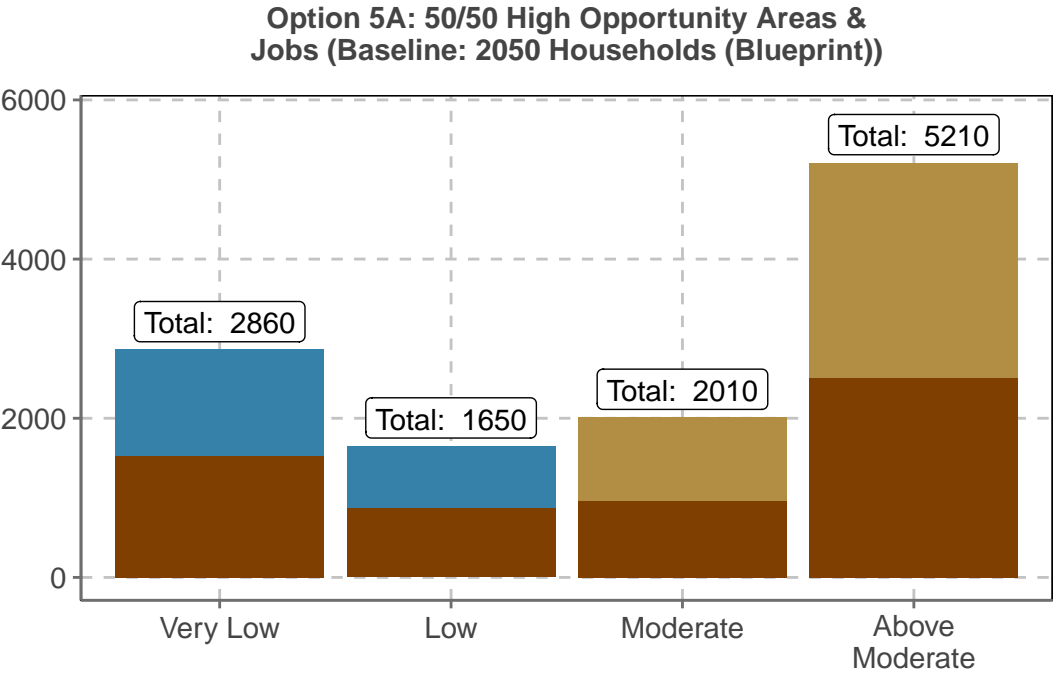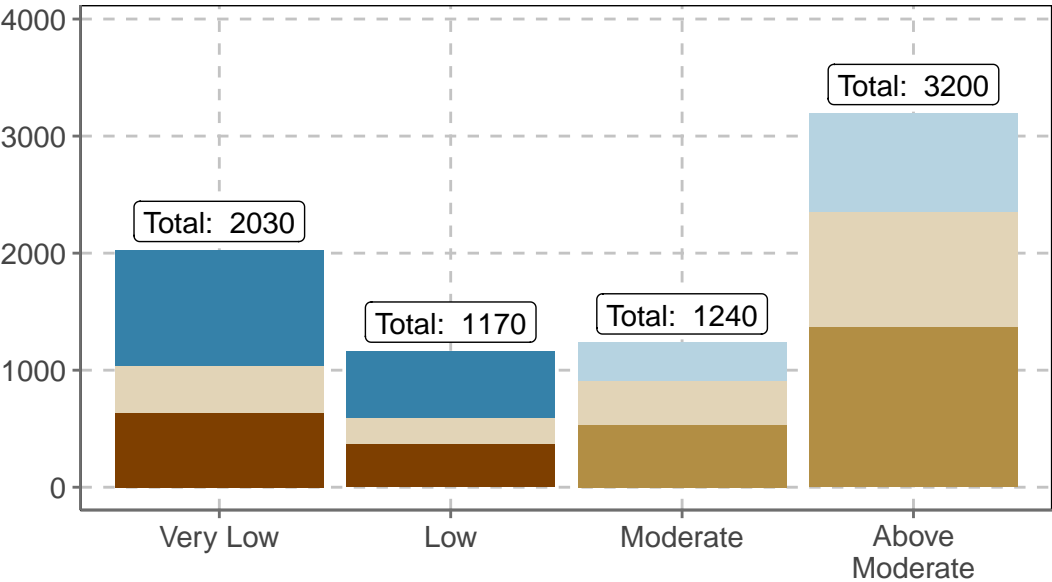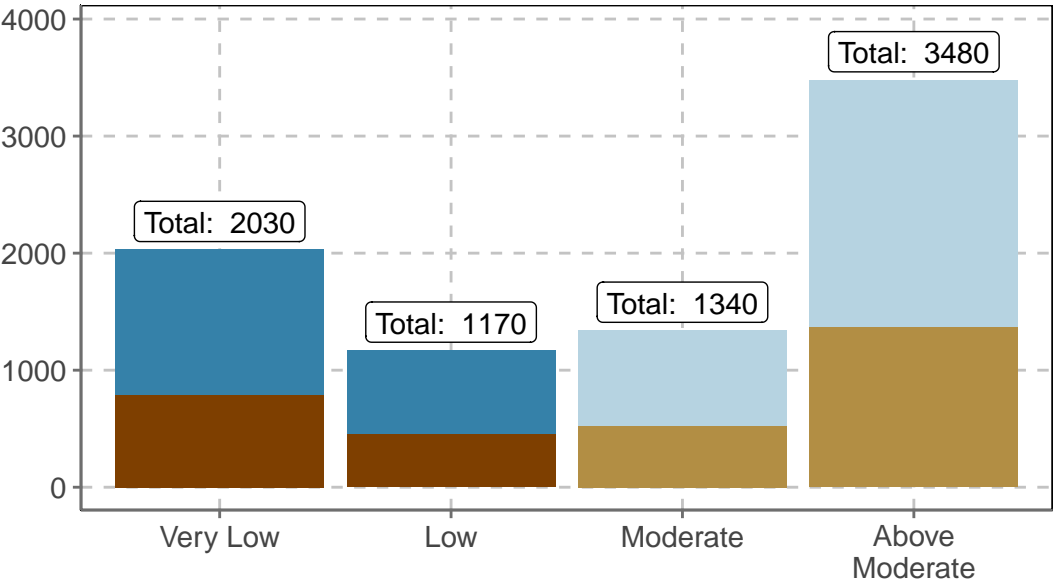**Version A: Original Income Grouping**

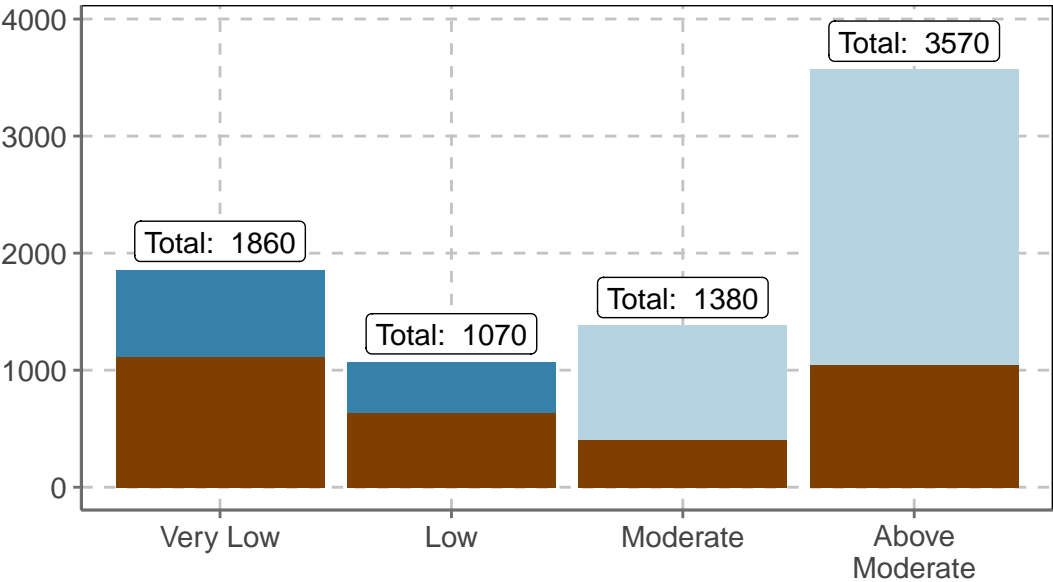**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1060
Total: 610
Total: 420
Total: 1080

**Version A: Original Income Grouping**

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

Total: 1160
Total: 670
Total: 450
Total: 1160

**Version A: Original Income Grouping**

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

Total: 1240
Total: 710
Total: 680
Total: 1760

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1020
Total: 580
Total: 430
Total: 1100

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1160
Total: 670
Total: 600
Total: 1560

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1240
Total: 710
Total: 550
Total: 1420

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
## Uninc. Napa
## (2019 households: 9373)
## (Napa County)

Chart 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.Income group totals are rounded to nearest 10.



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 A: Original Income Grouping

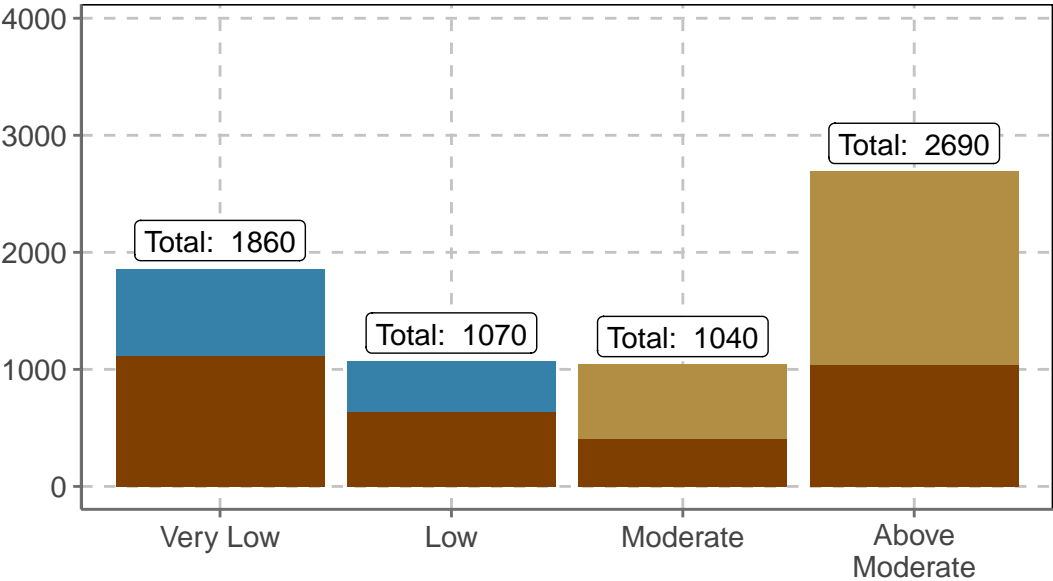**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
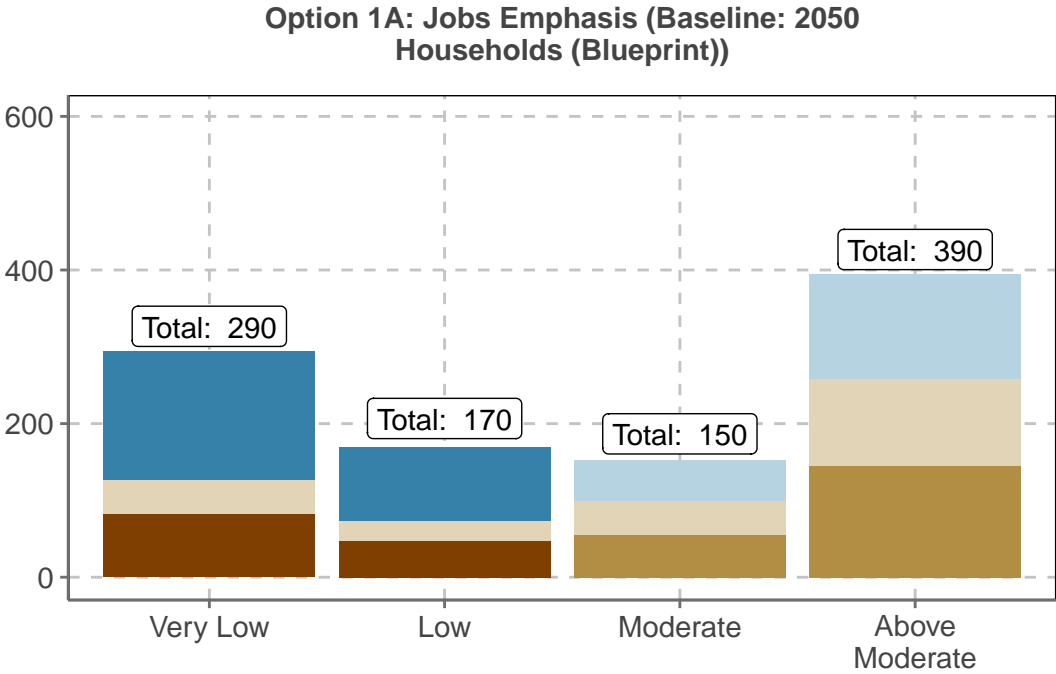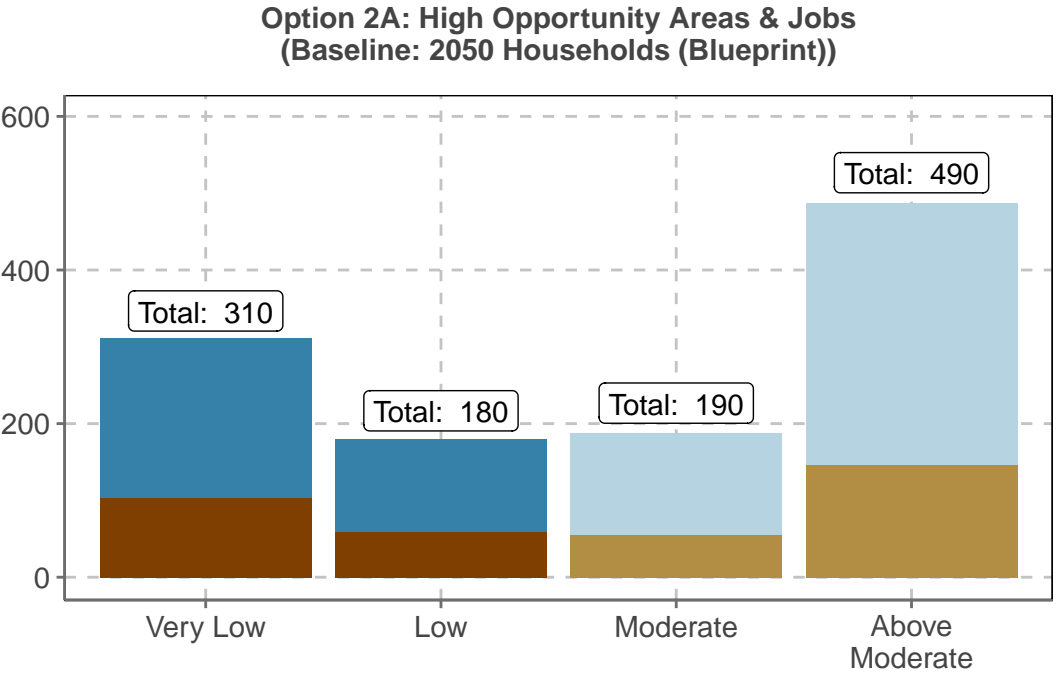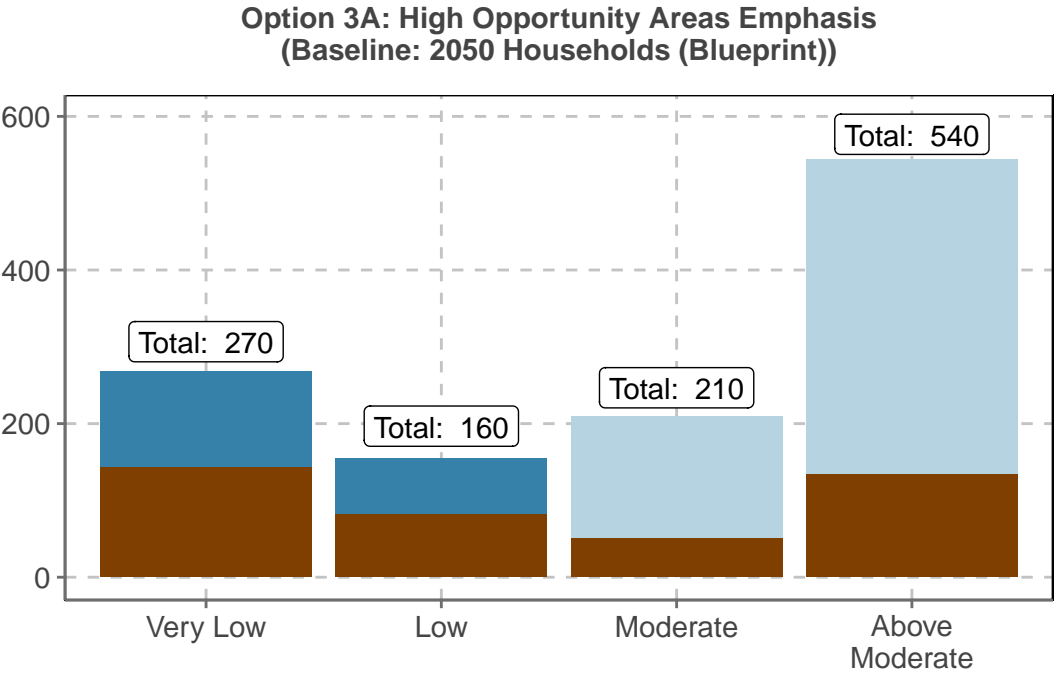
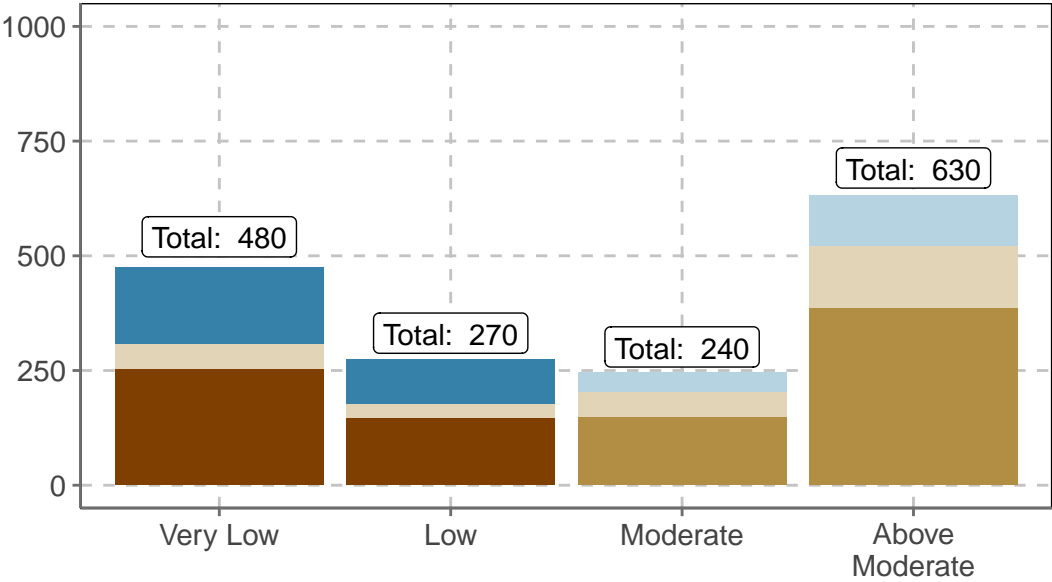Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Uninc. San Mateo
## (2019 households: 21415)
## (San Mateo County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
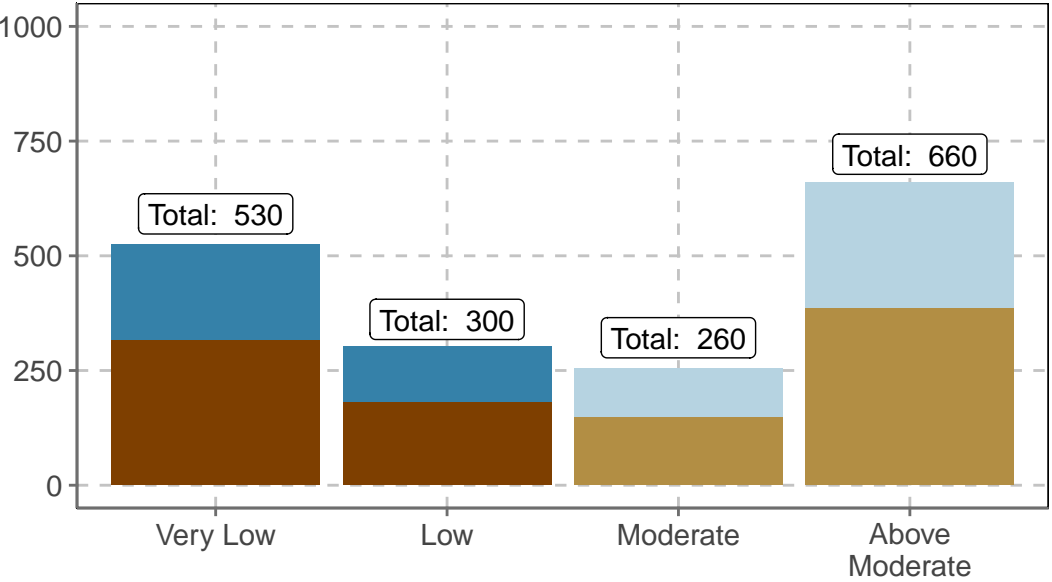Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.



Version A: Original Income Grouping

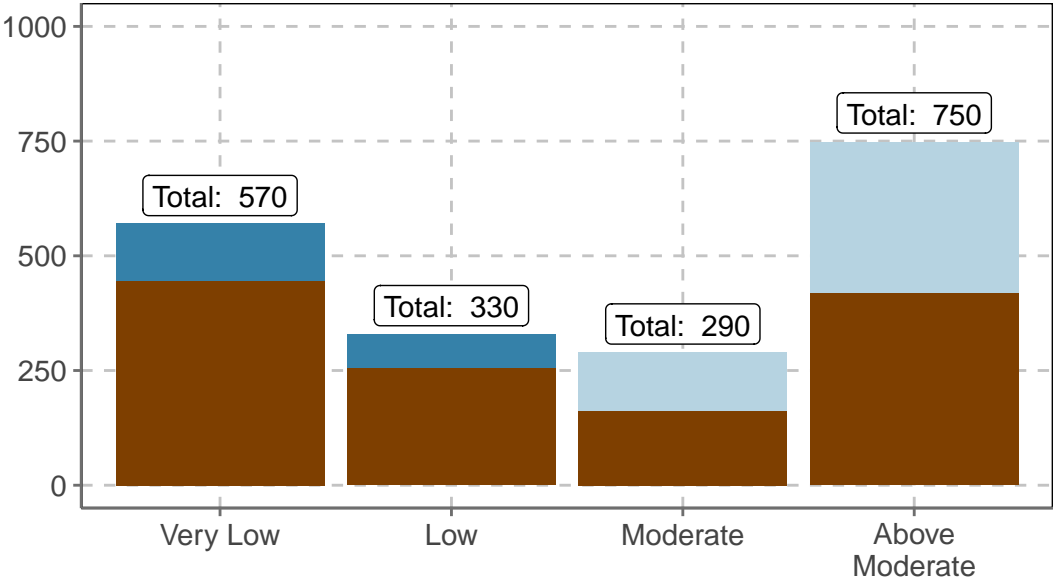**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 920 | Total: 530 | Total: 400 | Total: 1040

Version A: Original Income Grouping

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

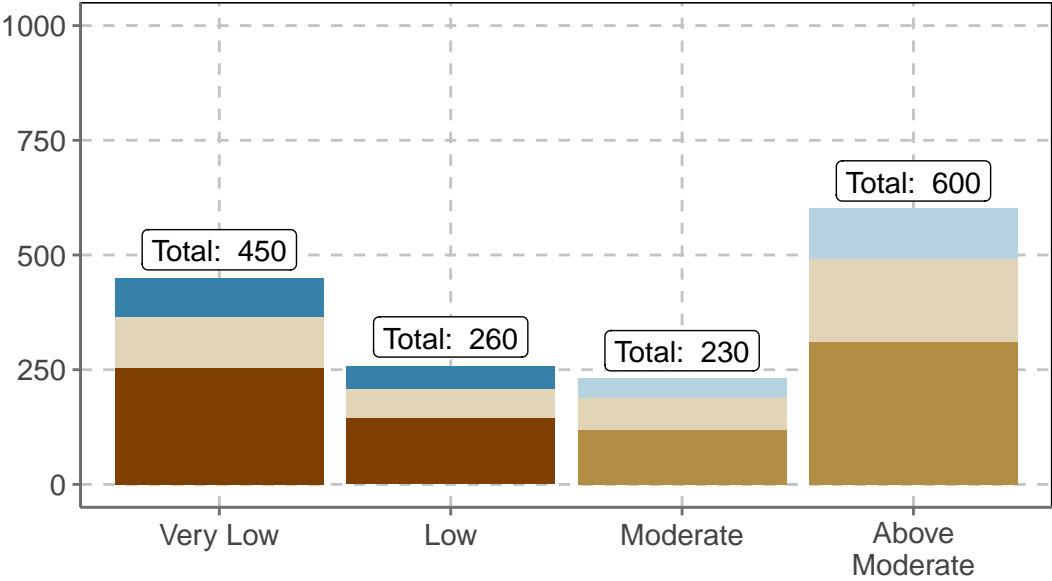Total: 980 | Total: 570 | Total: 440 | Total: 1150

Version A: Original Income Grouping

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

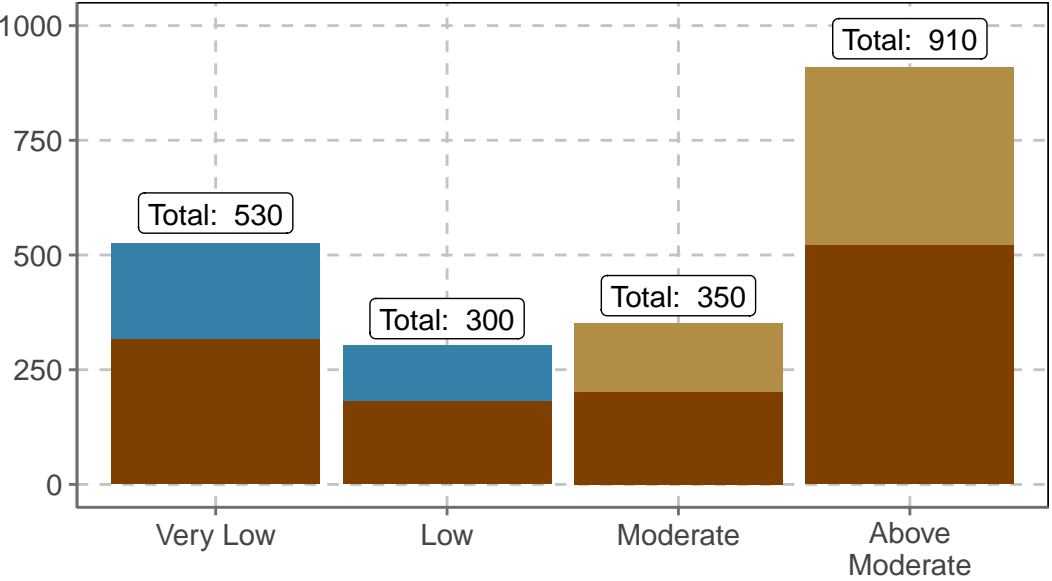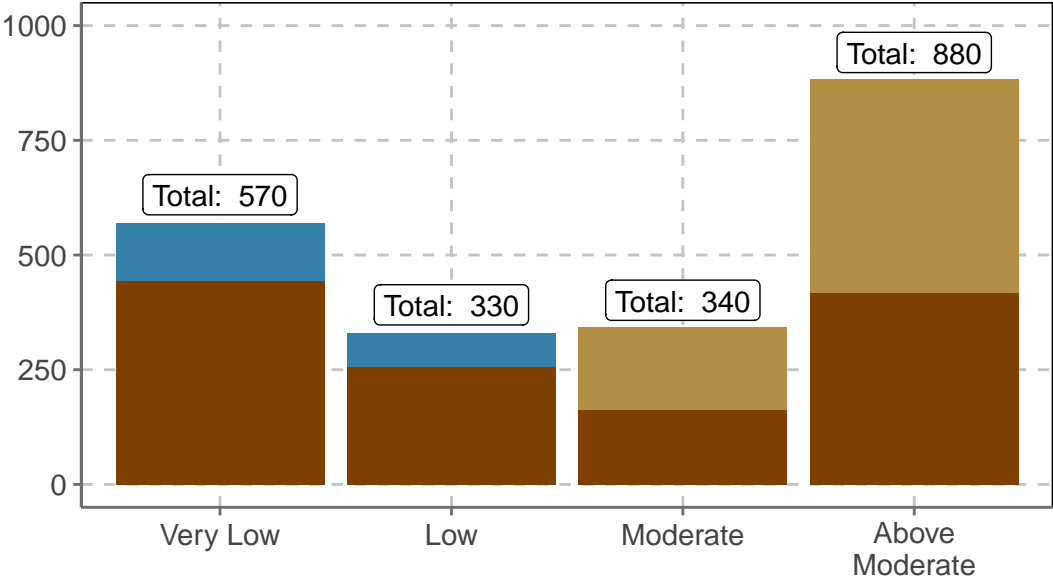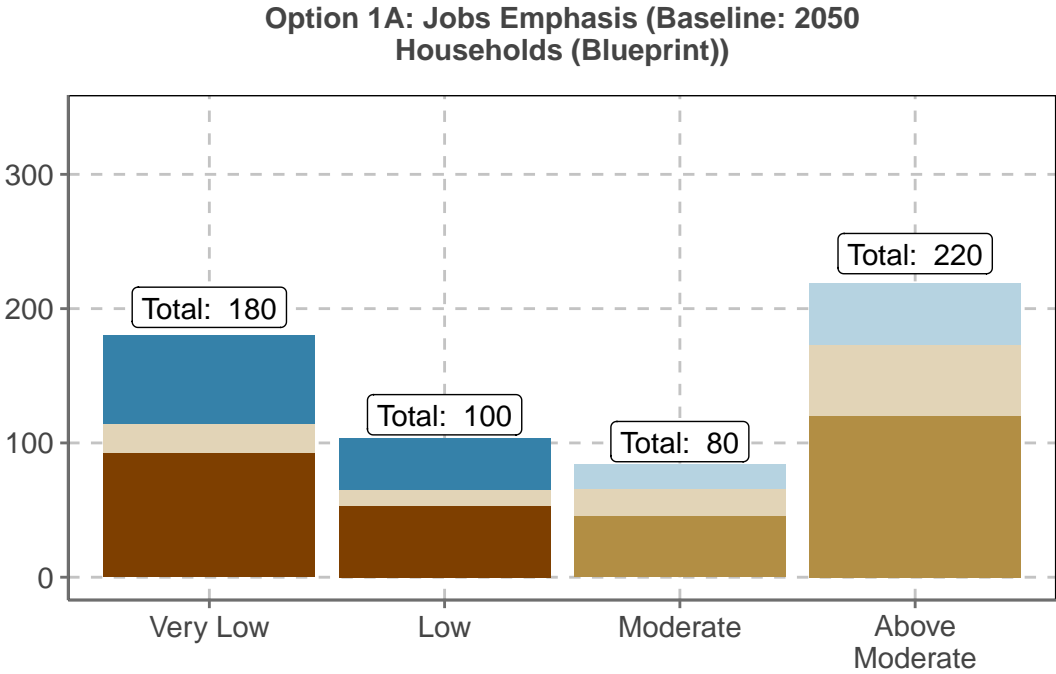Total: 980 | Total: 570 | Total: 580 | Total: 1510

Version A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 850 | Total: 490 | Total: 410 | Total: 1060

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 980 | Total: 570 | Total: 480 | Total: 1240

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 980 | Total: 570 | Total: 450 | Total: 1160

Legend: 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
## Uninc. Santa Clara
## (2019 households: 26599)
## (Santa Clara County)

Chart 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. Income group totals are rounded to nearest 10.

**Version A: Original Income Grouping**

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

Total: 1140
Total: 660
Total: 600
Total: 1540

**Version A: Original Income Grouping**

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

Total: 1220
Total: 700
Total: 640
Total: 1660

**Version A: Original Income Grouping**

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

Total: 1250
Total: 720
Total: 740
Total: 1930

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1080
Total: 620
Total: 590
Total: 1530

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 1220
Total: 700
Total: 710
Total: 1850

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1250
Total: 720
Total: 690
Total: 1780

Income groups (x-axis): Very Low, Low, Moderate, Above Moderate

Legend:
- a  Access to High Opportunity Areas
- a  Job Proximity – Auto
- a  Job Proximity – Transit
- a  Jobs–Housing Balance
- a  Jobs–Housing Fit



ABAG HMC Meeting #11 | Item 5a 2 Appendix 1 | September 4, 2020
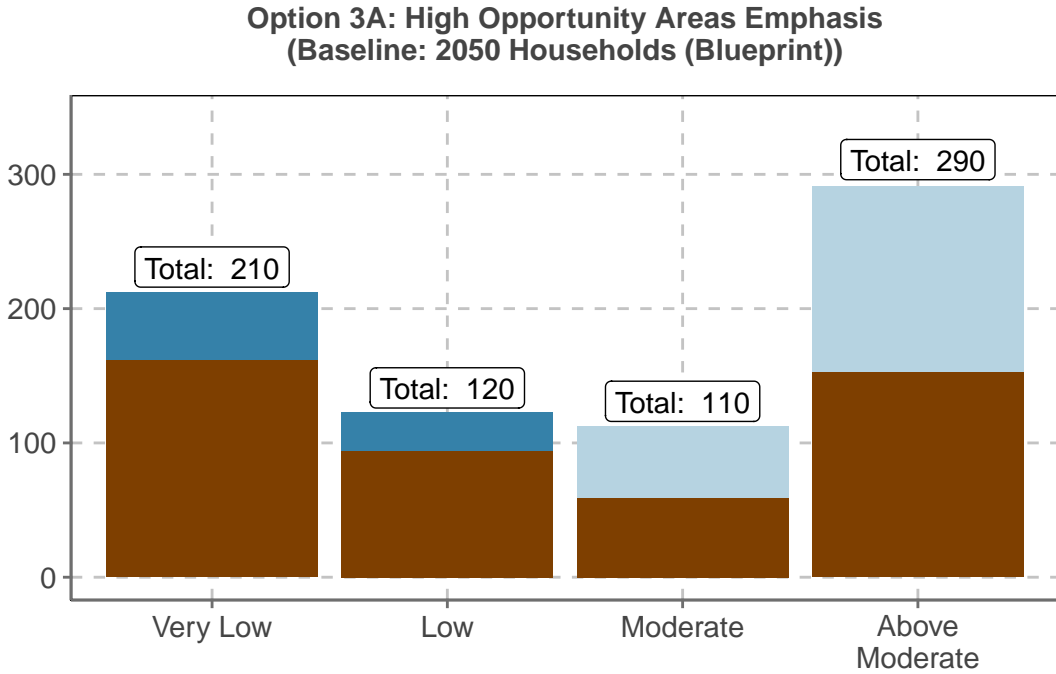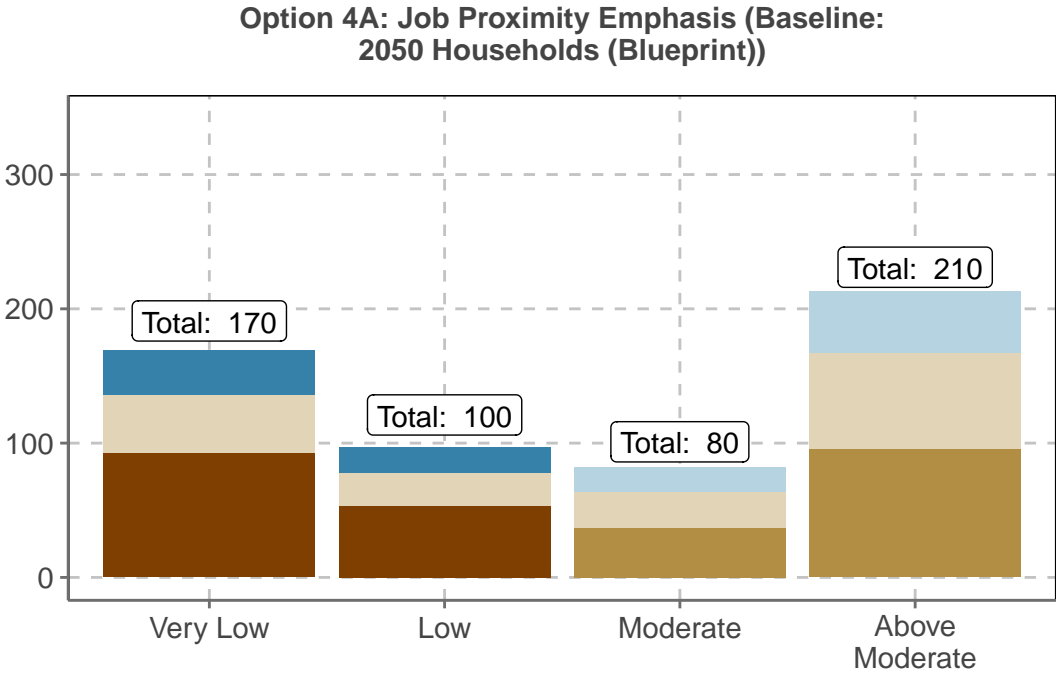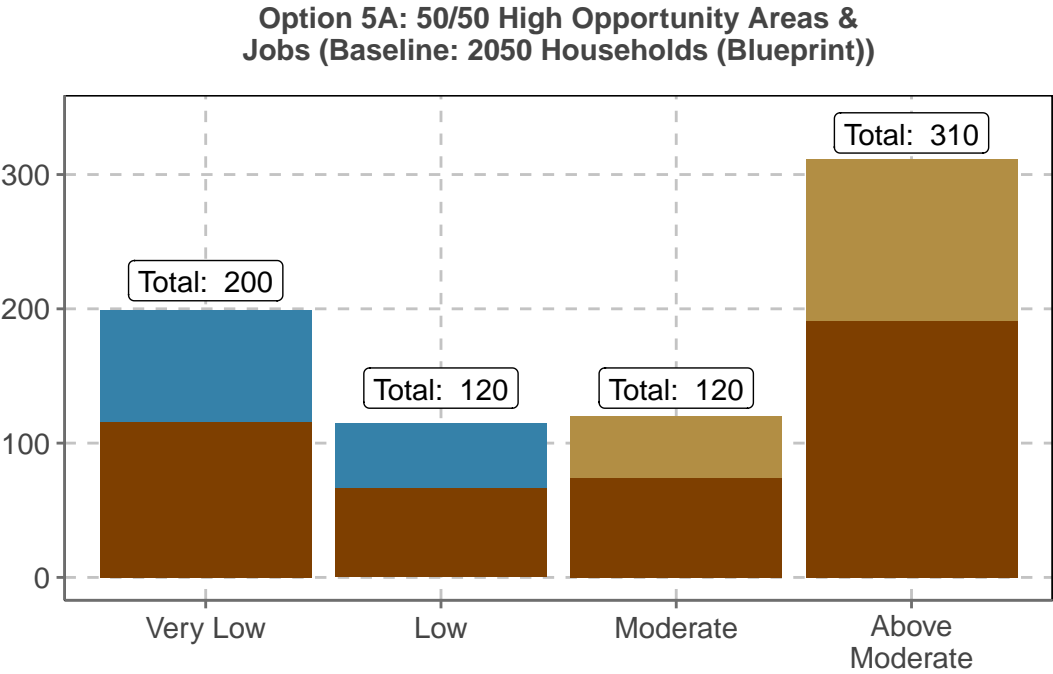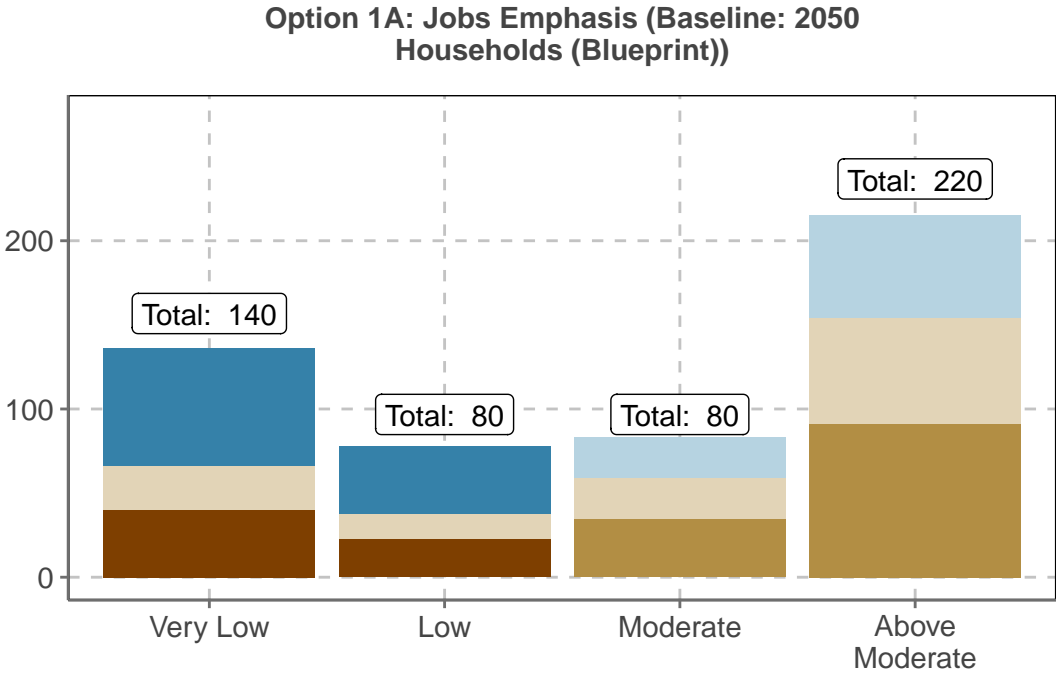
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Uninc. Solano
## (2019 households: 6820)
## (Solano County)

Chart 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. Income group totals are rounded to nearest 10.
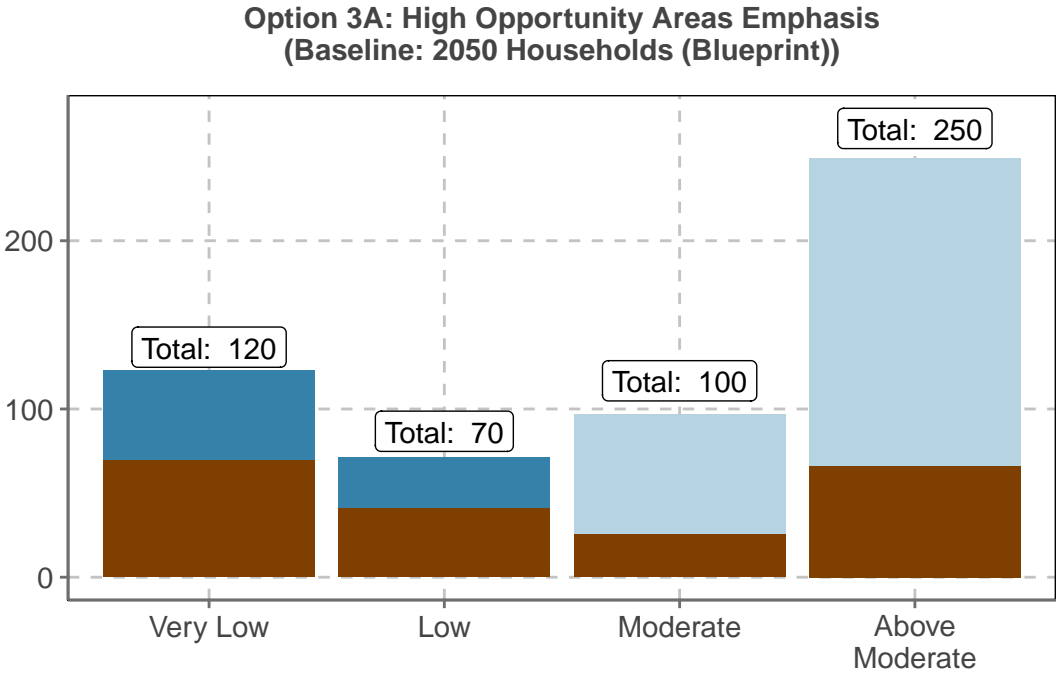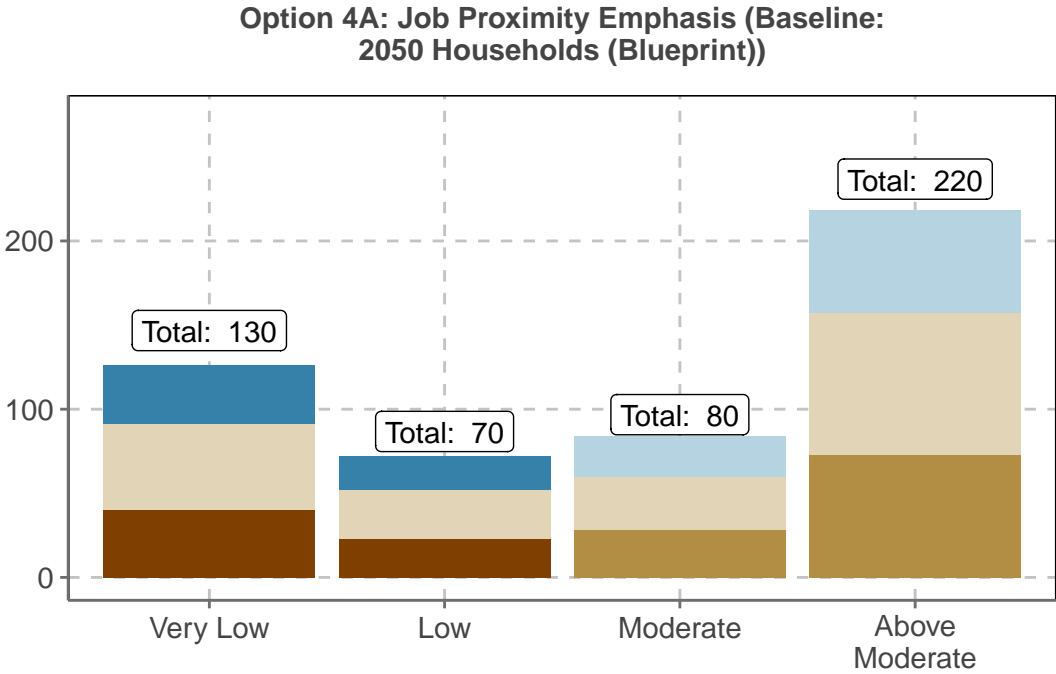


**Version A: Original Income Grouping**

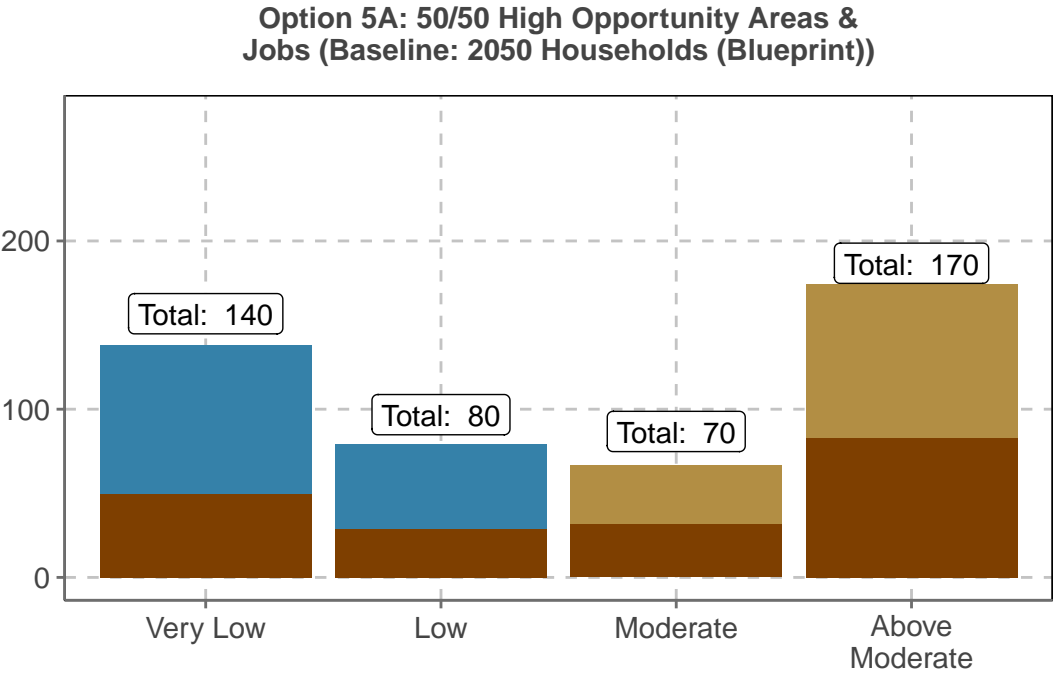**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
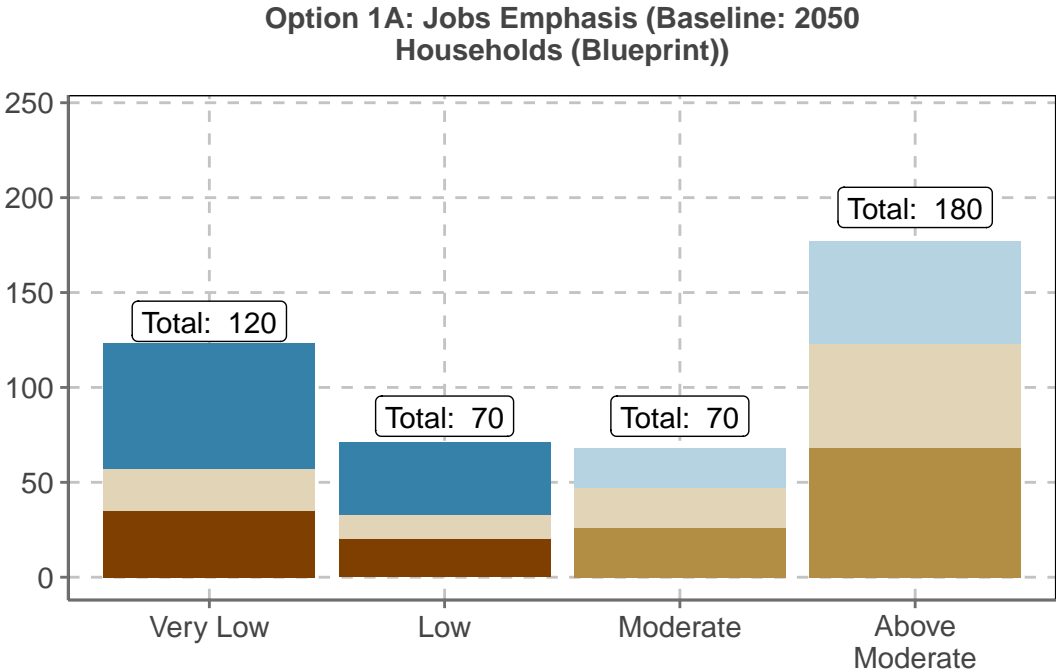
Legend: Access to High Opportunity Areas — Job Proximity – Auto — Job Proximity – Transit — Jobs–Housing Balance — Jobs–Housing Fit
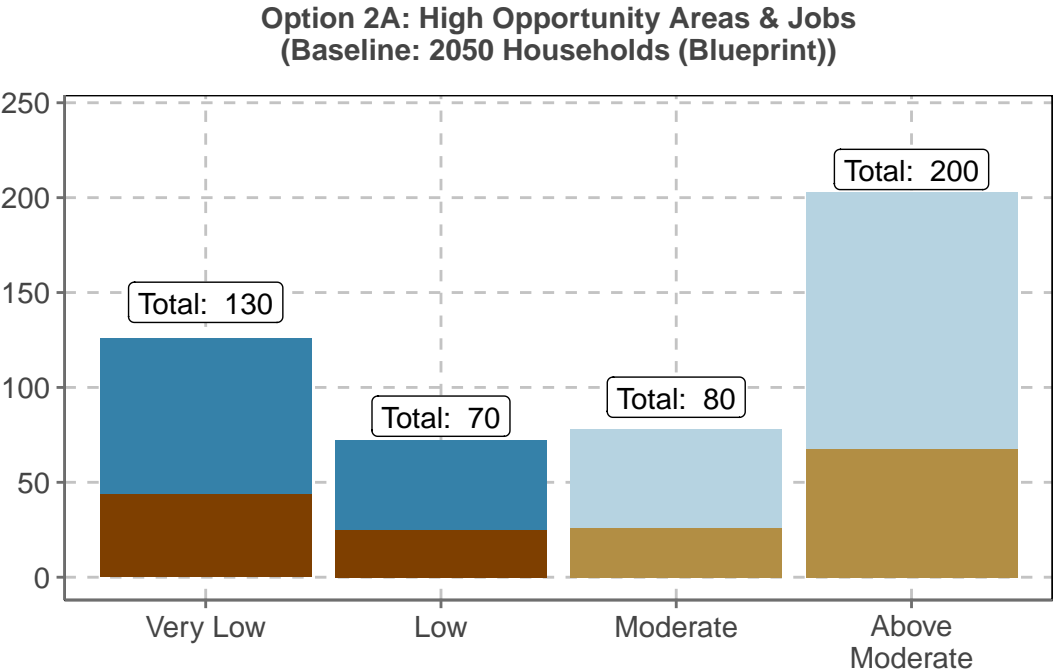
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Uninc. Sonoma
## (2019 households: 54038)
## (Sonoma County)

Chart 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. Income group totals are rounded to nearest 10.
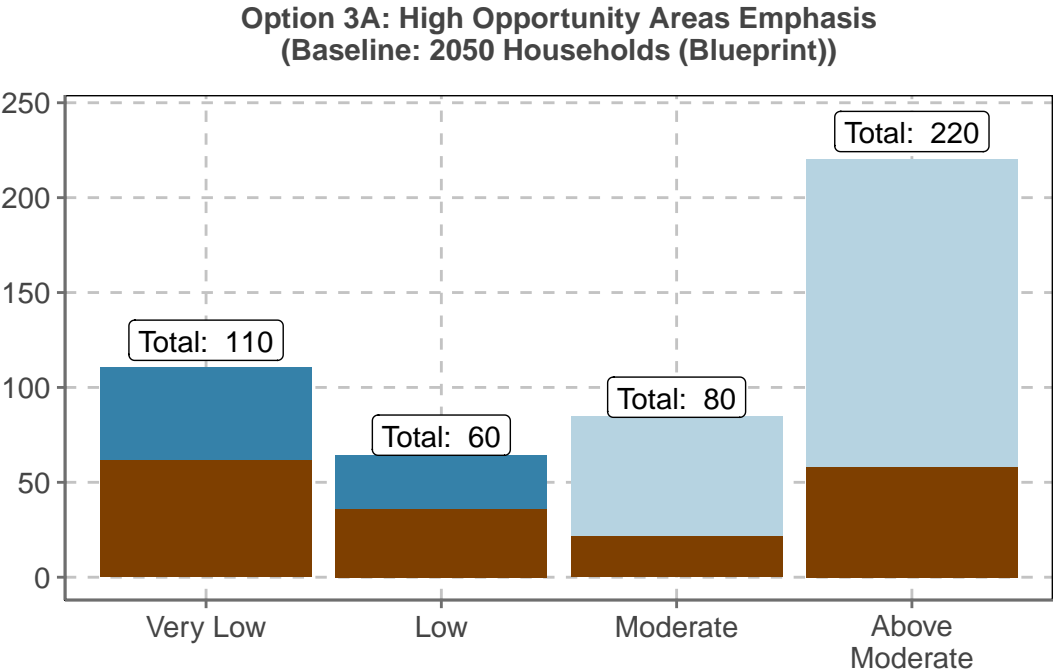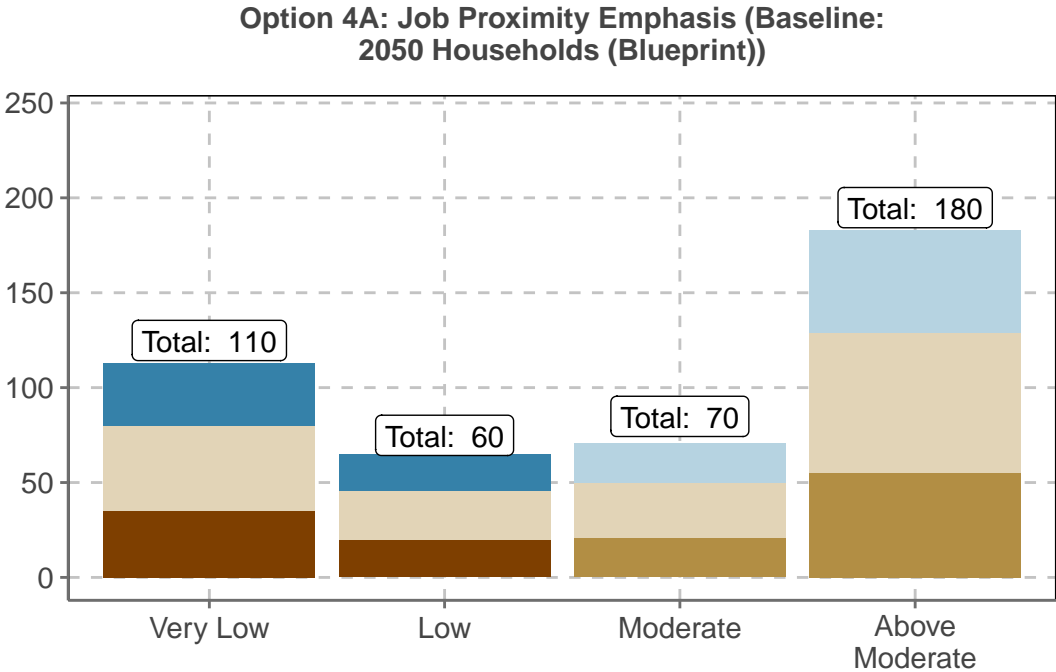


**Version A: Original Income Grouping**

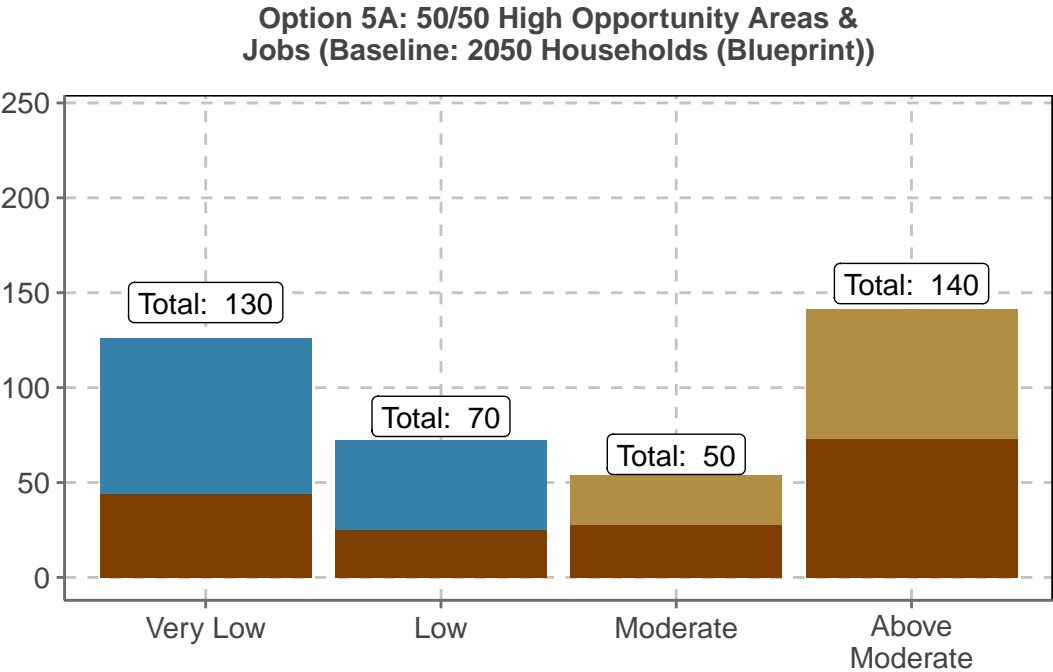**Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1770 — Very Low
Total: 1020 — Low
Total: 980 — Moderate
Total: 2530 — Above Moderate

**Version A: Original Income Grouping**

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

Total: 1810 — Very Low
Total: 1040 — Low
Total: 1070 — Moderate
Total: 2780 — Above Moderate

**Version A: Original Income Grouping**

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

Total: 1670 — Very Low
Total: 960 — Low
Total: 1180 — Moderate
Total: 3050 — Above Moderate

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1660 — Very Low
Total: 960 — Low
Total: 1000 — Moderate
Total: 2590 — Above Moderate

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**
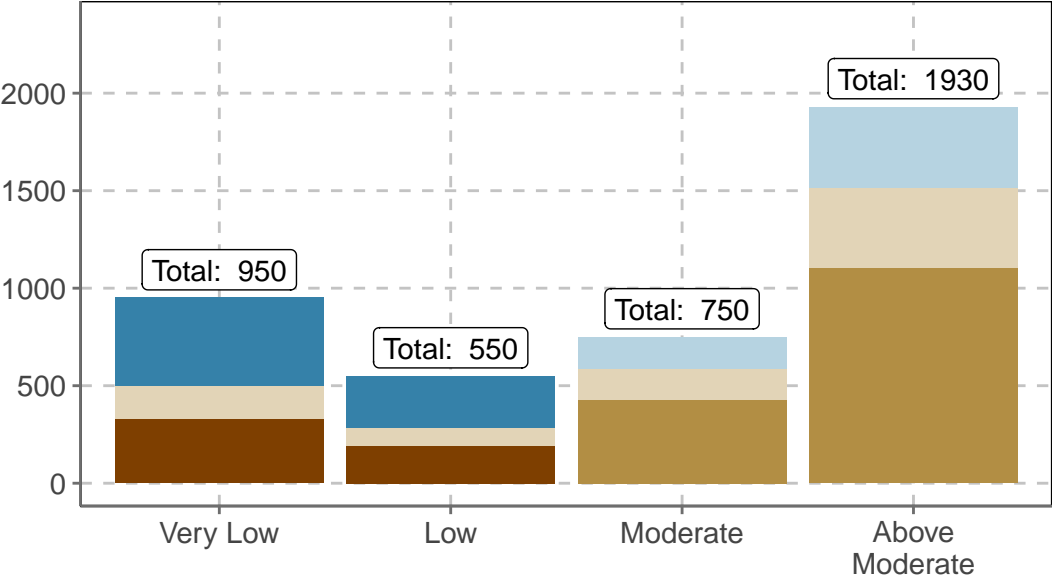
Total: 1810 — Very Low
Total: 1040 — Low
Total: 860 — Moderate
Total: 2240 — Above Moderate

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 1670 — Very Low
Total: 960 — Low
Total: 850 — Moderate
Total: 2200 — Above Moderate

Legend: 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
## Union City
## (2019 households: 20917)
## (Alameda County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
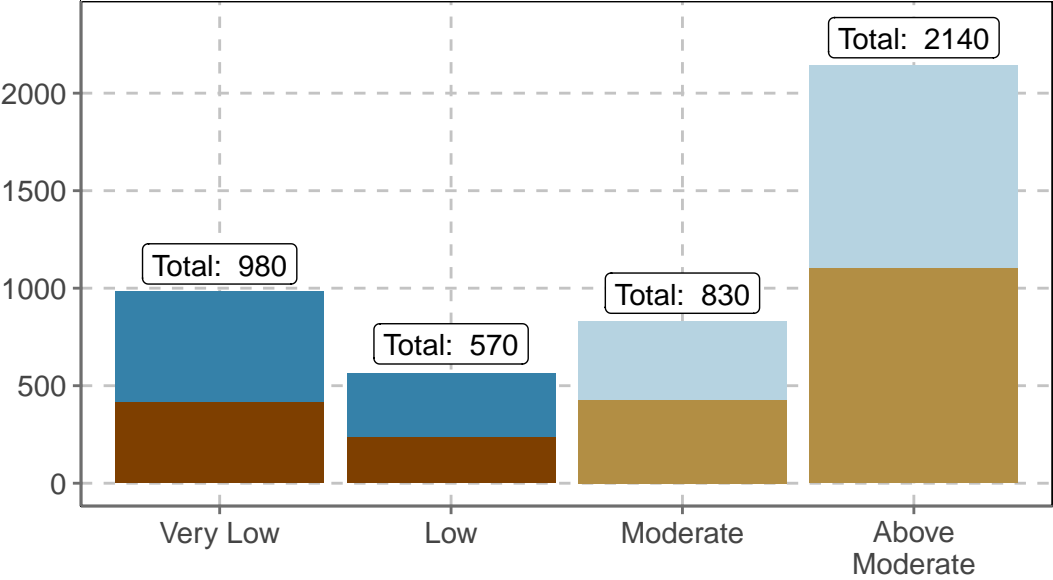Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.



Version A: Original Income Grouping — Option 1A: Jobs Emphasis (Baseline: 2050 Households (Blueprint))
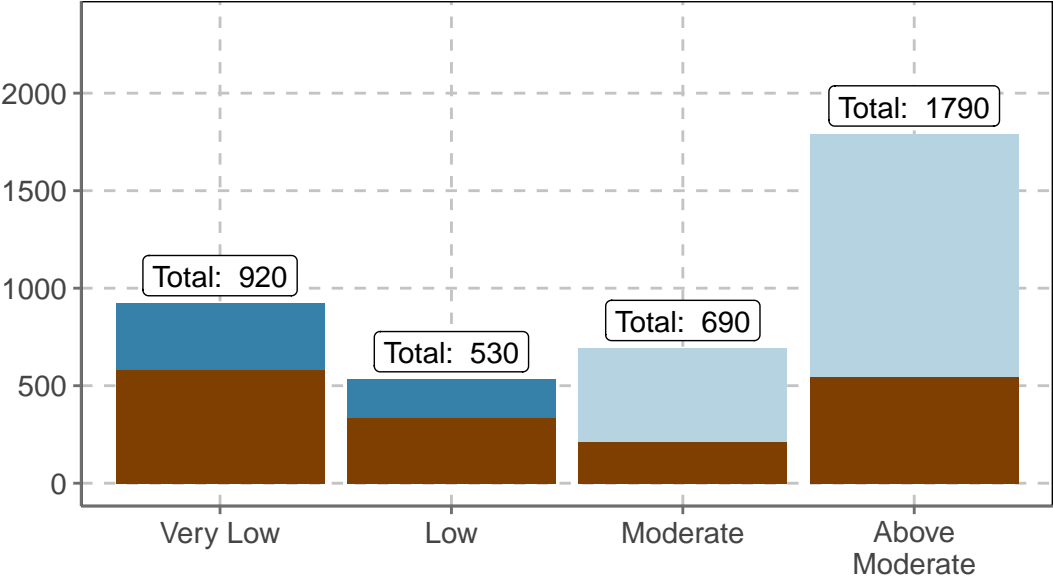
Version A: Original Income Grouping — Option 2A: High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))
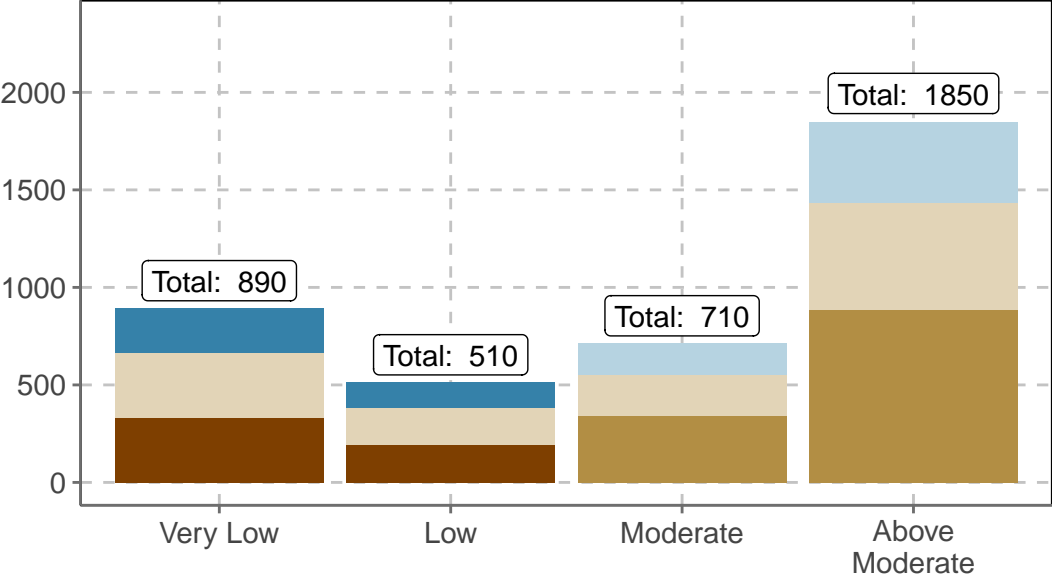
Version A: Original Income Grouping — Option 3A: High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
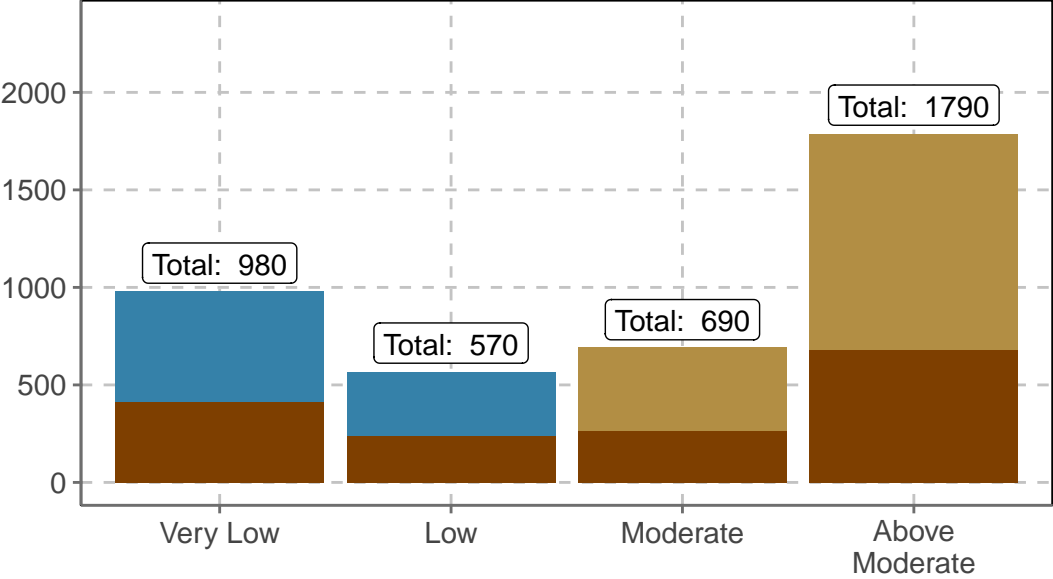
Version A: Original Income Grouping — Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))
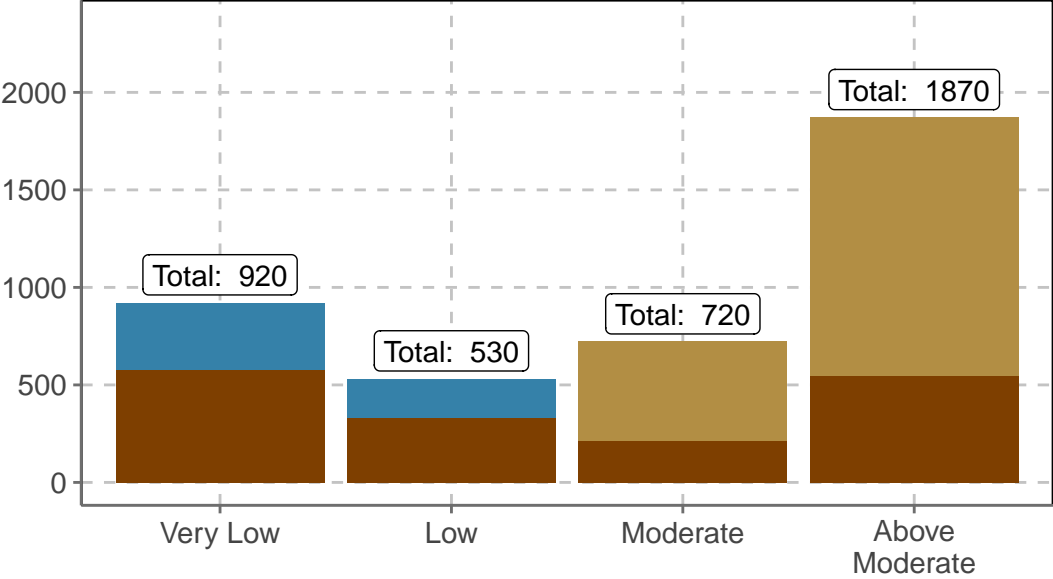
Version A: Original Income Grouping — Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))

Version A: Original Income Grouping — Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))
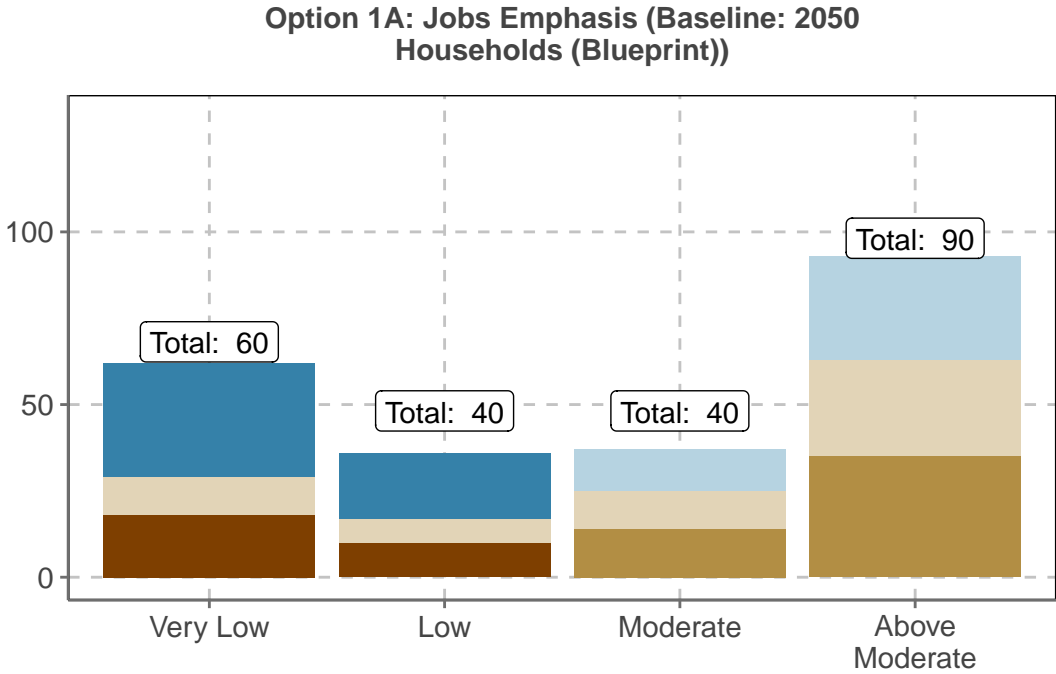
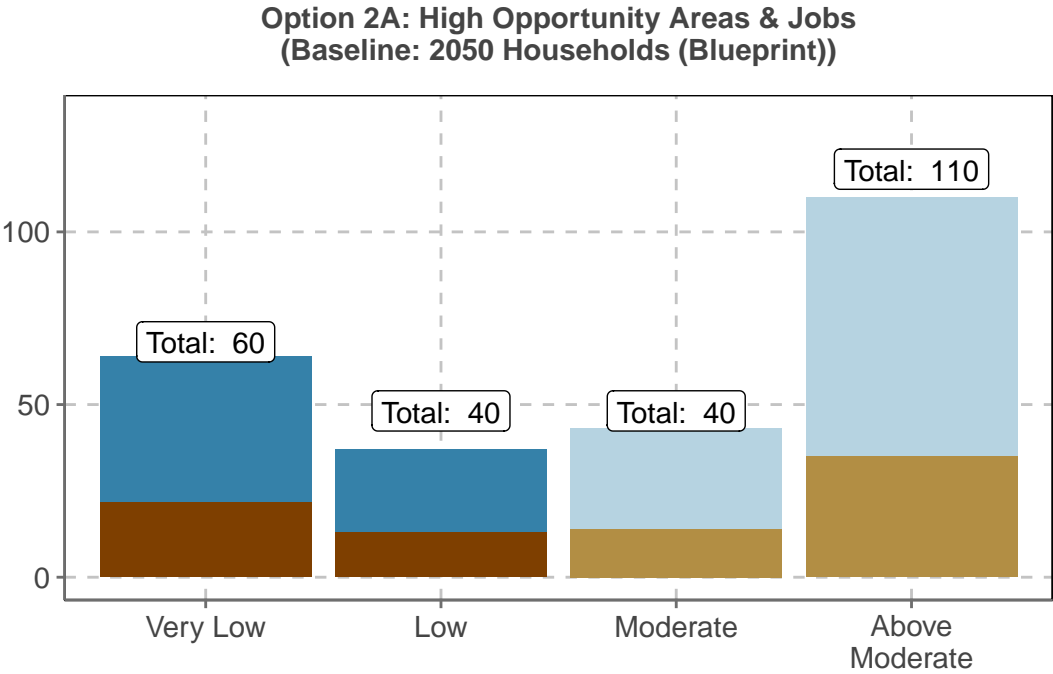Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

## Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Vacaville
## (2019 households: 33136)
## (Solano County)

Chart 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.Income group totals are rounded to nearest 10.



**Version A: Original Income Grouping**

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

Total: 680, Total: 390, Total: 400, Total: 1040

**Version A: Original Income Grouping**

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

Total: 690, Total: 400, Total: 440, Total: 1140

**Version A: Original Income Grouping**

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

Total: 620, Total: 360, Total: 460, Total: 1190

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 640, Total: 370, Total: 410, Total: 1060

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Total: 690, Total: 400, Total: 330, Total: 850

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**

Total: 620, Total: 360, Total: 330, Total: 850

Legend: a Access to High Opportunity Areas, a Job Proximity – Auto, a Job Proximity – Transit, a Jobs–Housing Balance, a Jobs–Housing Fit

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
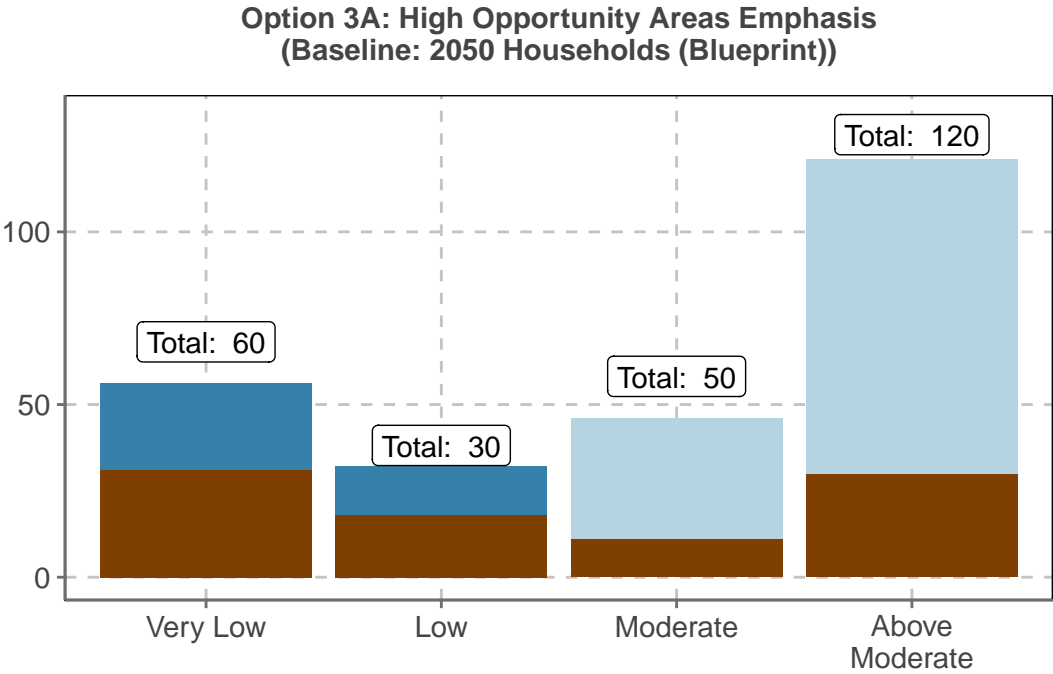Label shows allocation for income groups across factors.Income group totals are rounded to nearest 10.
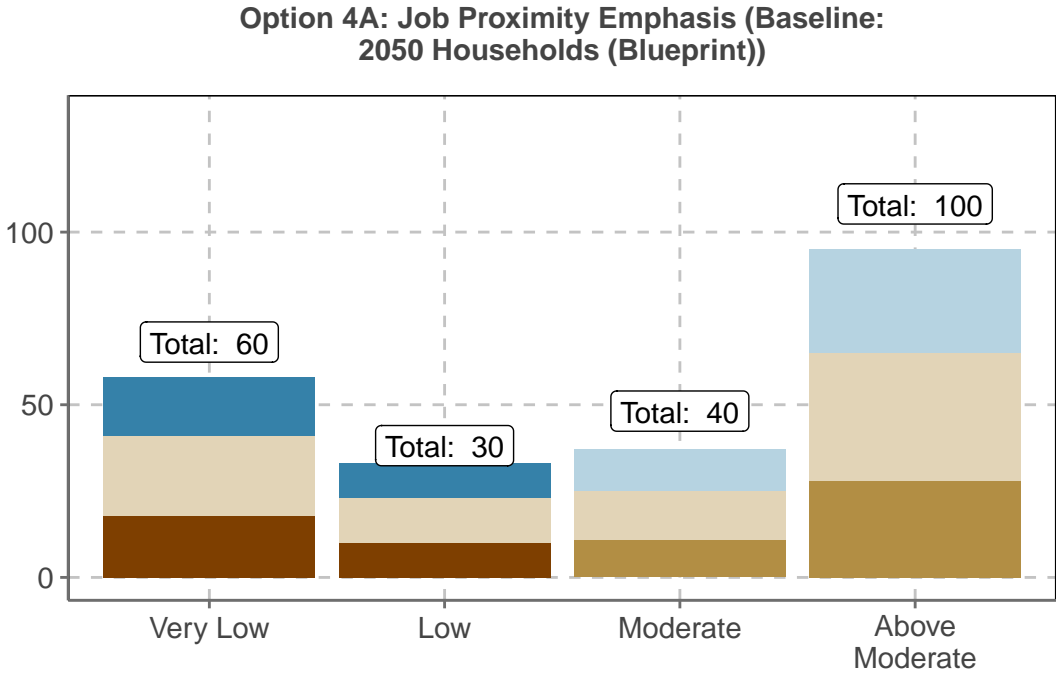
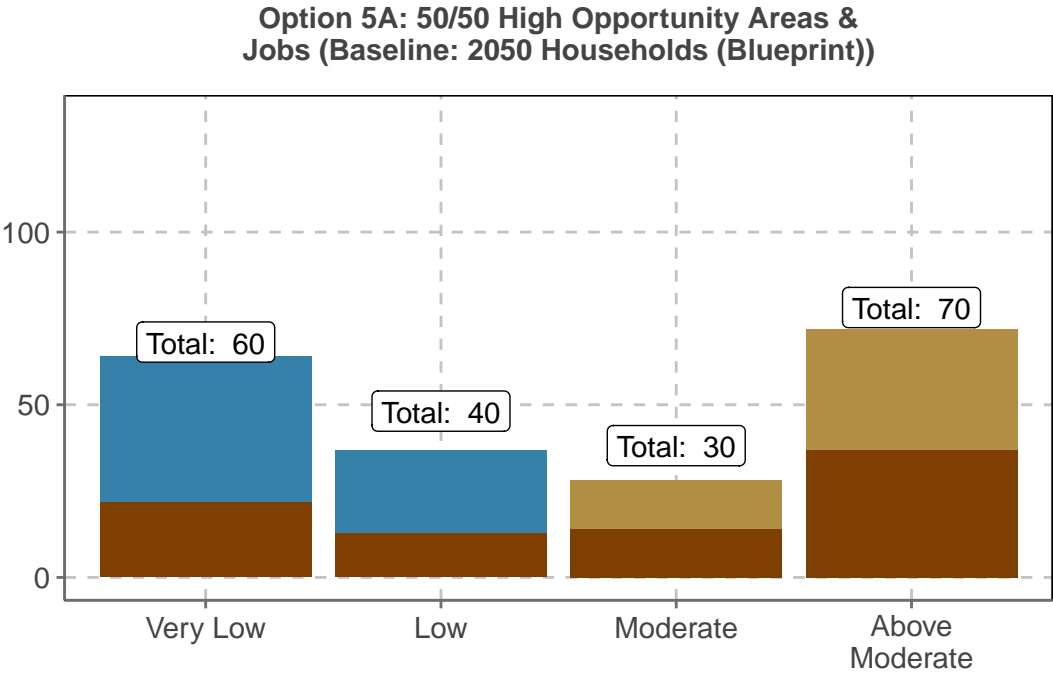**Version A: Original Income Grouping**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**



**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
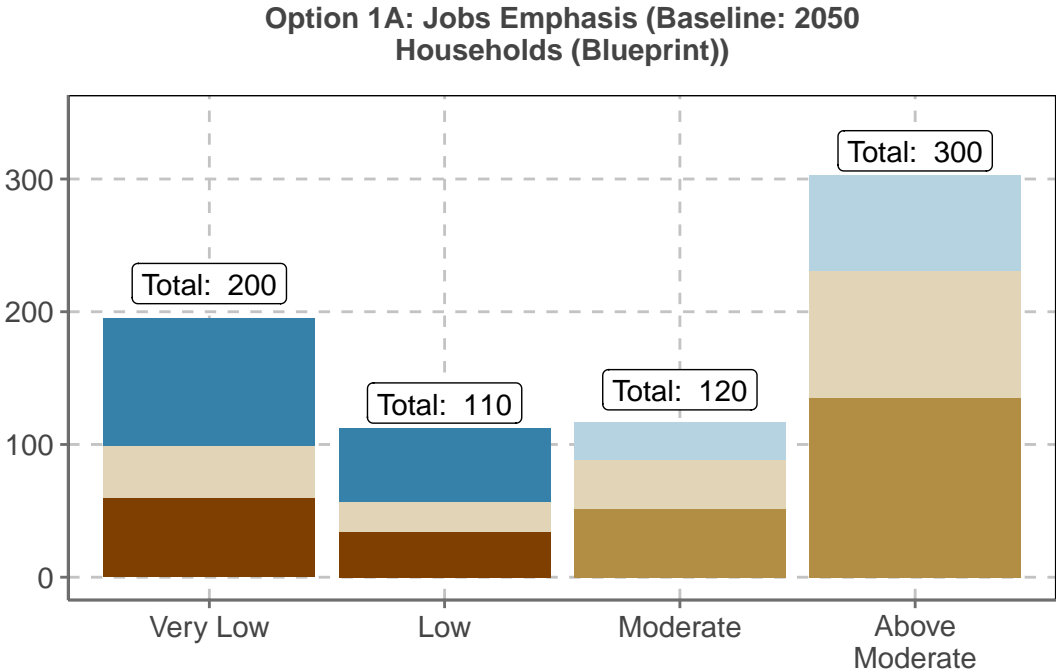


a  Access to High Opportunity Areas    a  Job Proximity – Auto    a  Job Proximity – Transit    a  Jobs–Housing Balance    a  Jobs–Housing Fit
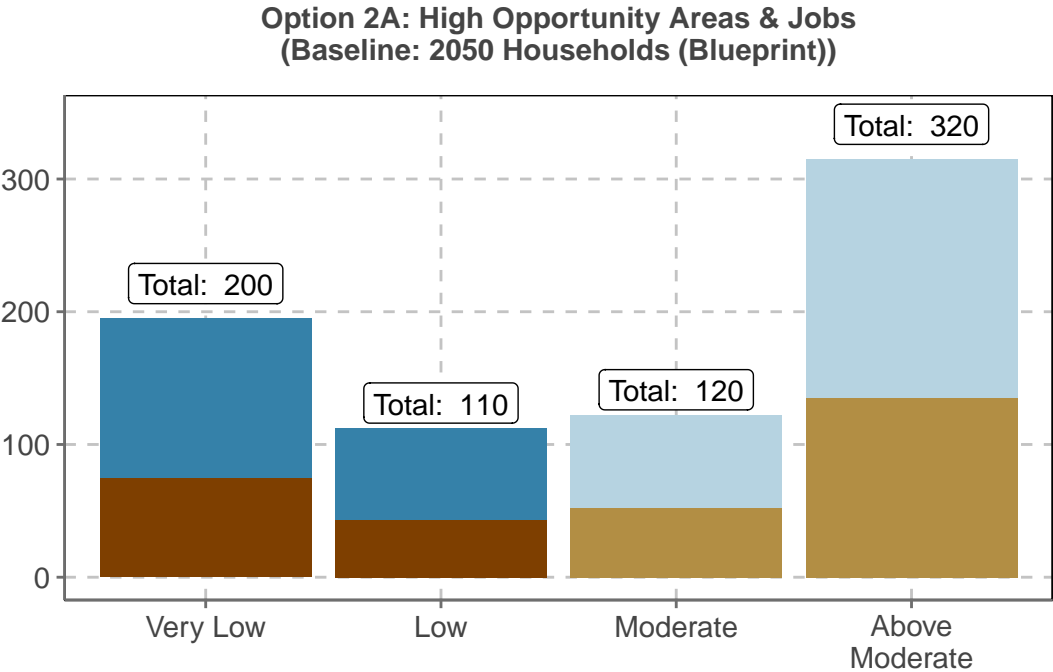
# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Walnut Creek
## (2019 households: 31424)
## (Contra Costa County)

Chart shows a RHNA allocation for select approaches, showing contributions of each factor chosen. See Item 5a memo for details.
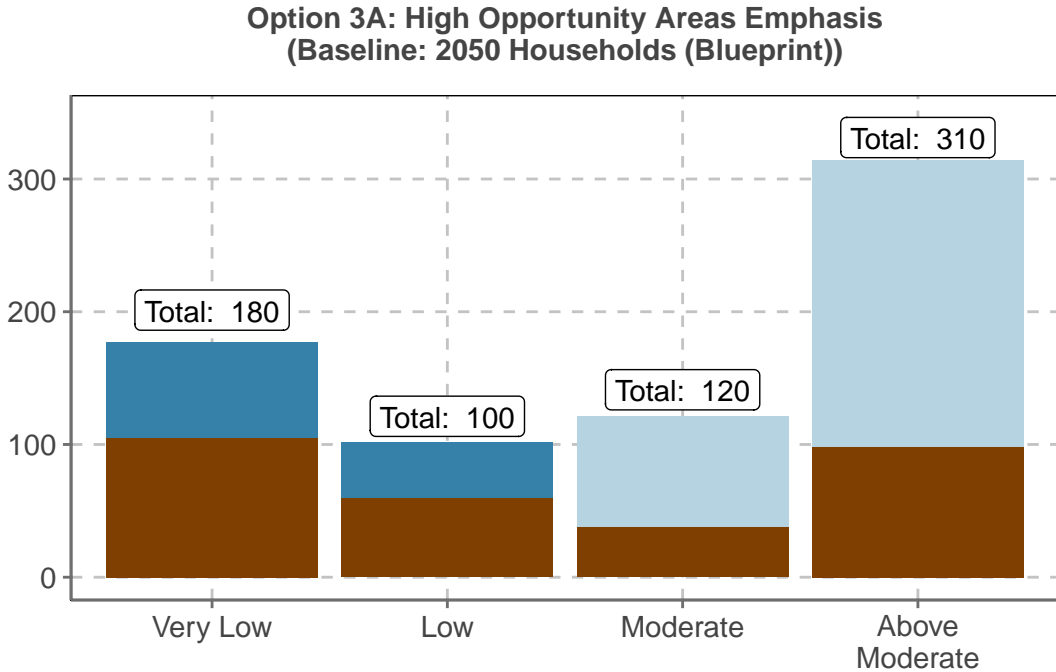Label shows allocation for income groups across factors. Income group totals are rounded to nearest 10.



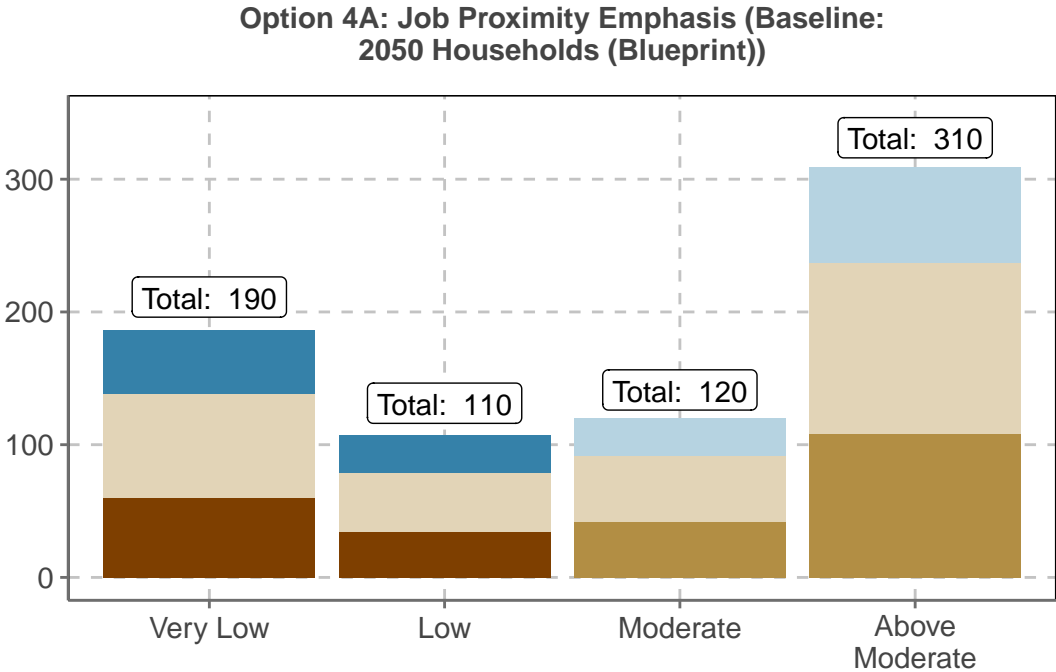Version A: Original Income Grouping

**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 A: Original Income Grouping

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

Version A: Original Income Grouping

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
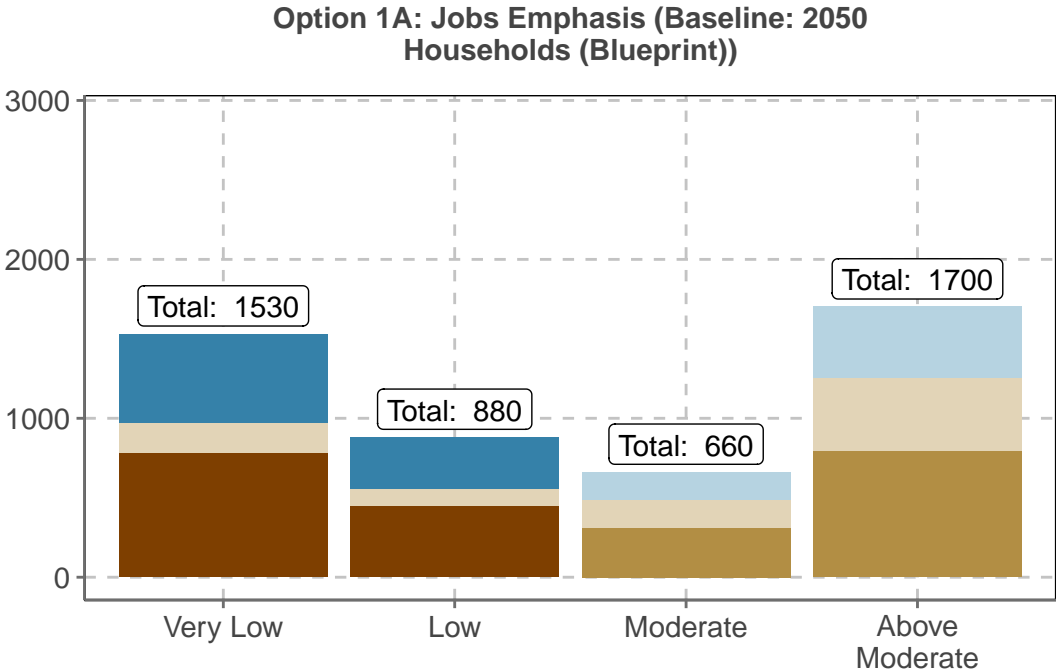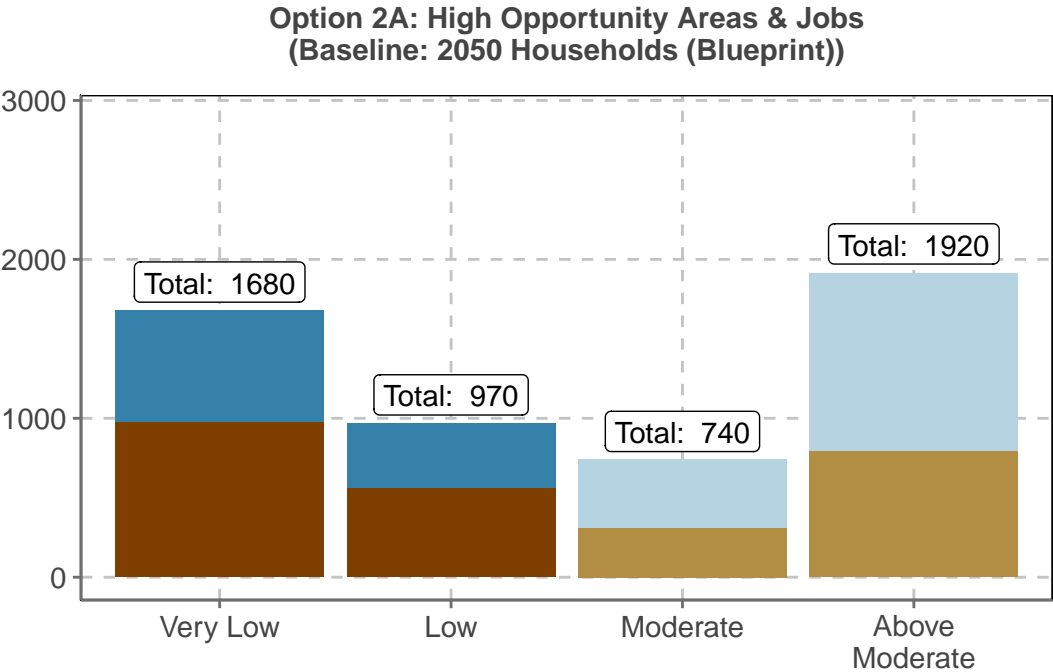
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Windsor
## (2019 households: 9112)
## (Sonoma County)

Chart 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. Income group totals are rounded to nearest 10.

**Version A: Original Income Grouping**
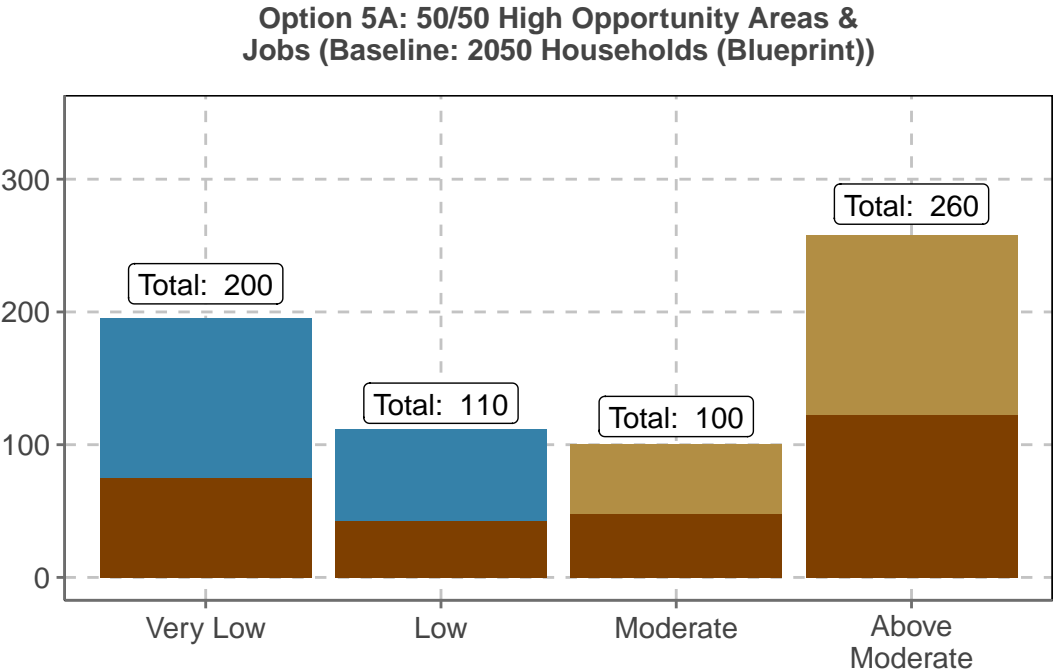
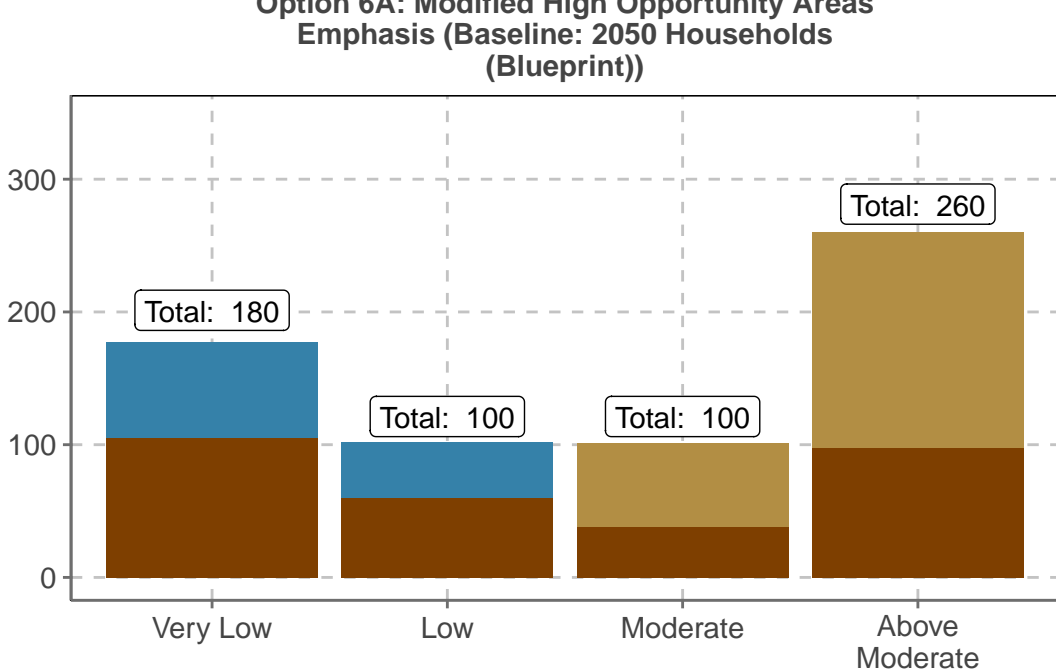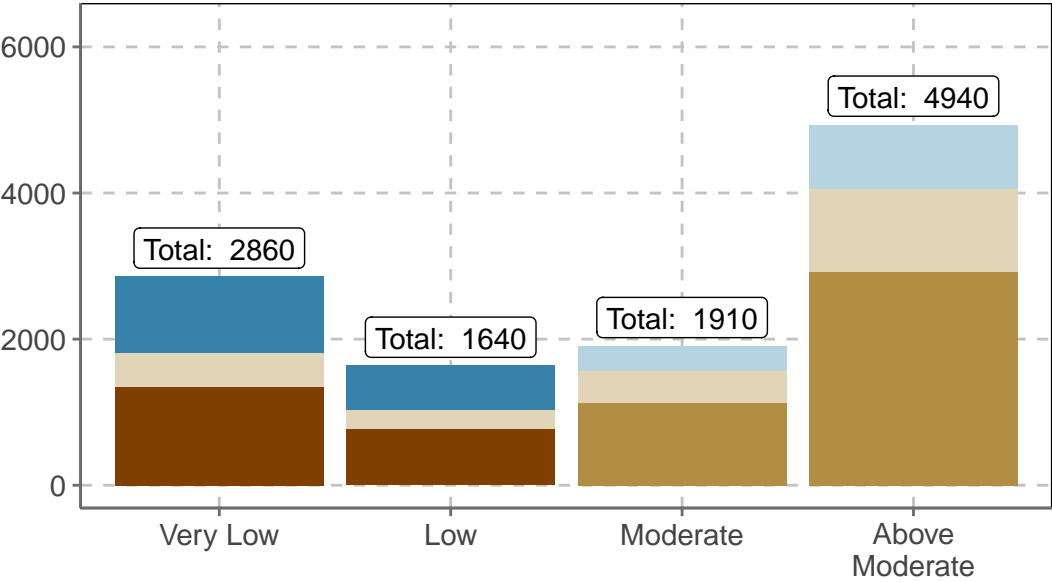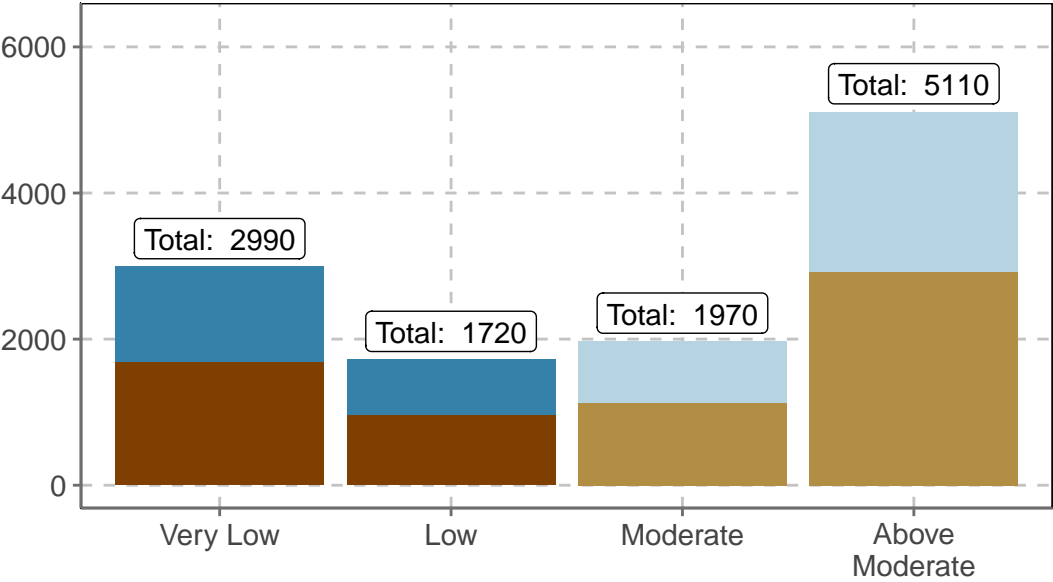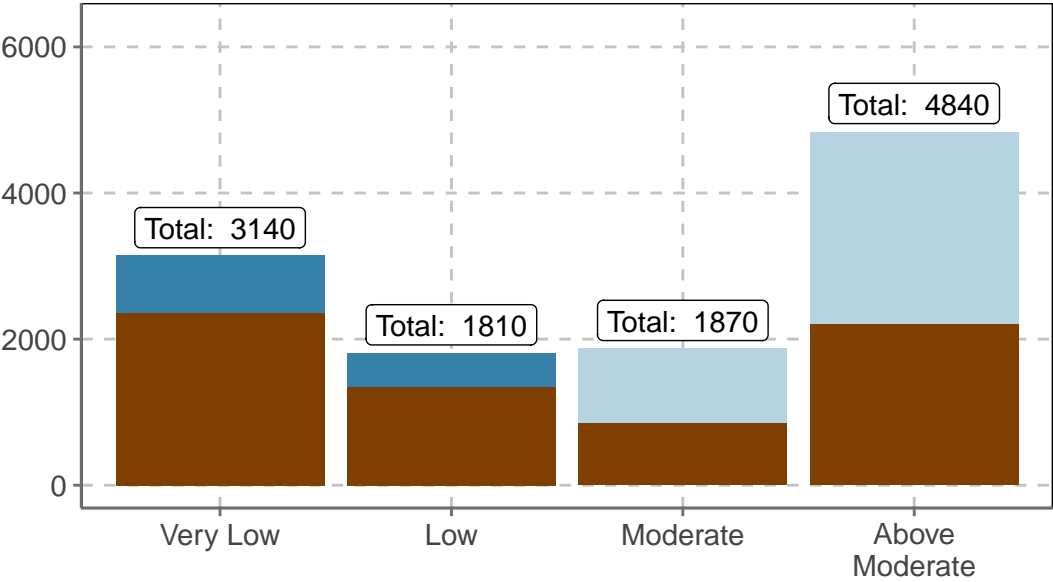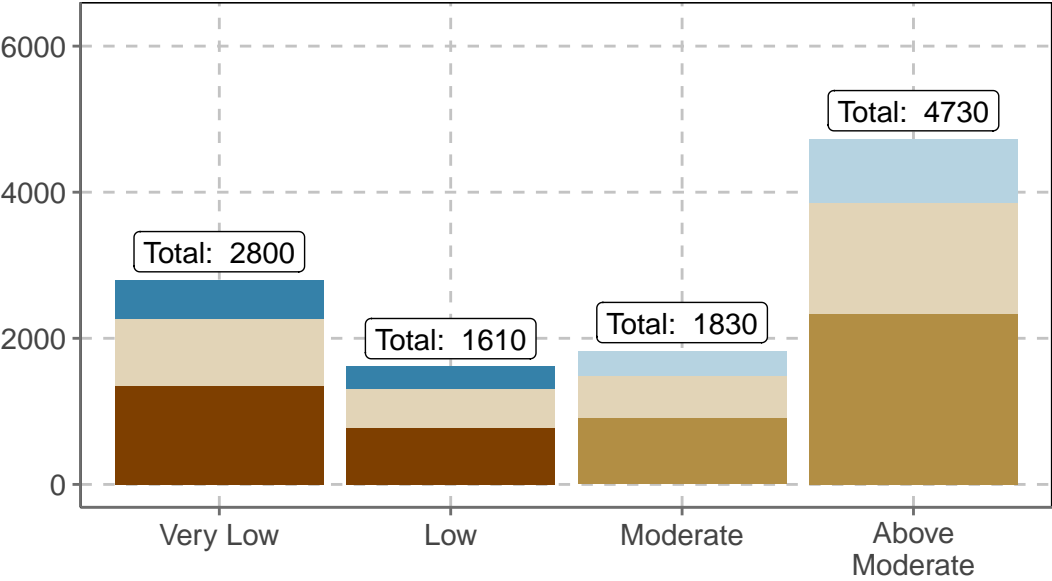**Version A: Original Income Grouping**

**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 A: Original Income Grouping**

**Version A: Original Income Grouping**

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
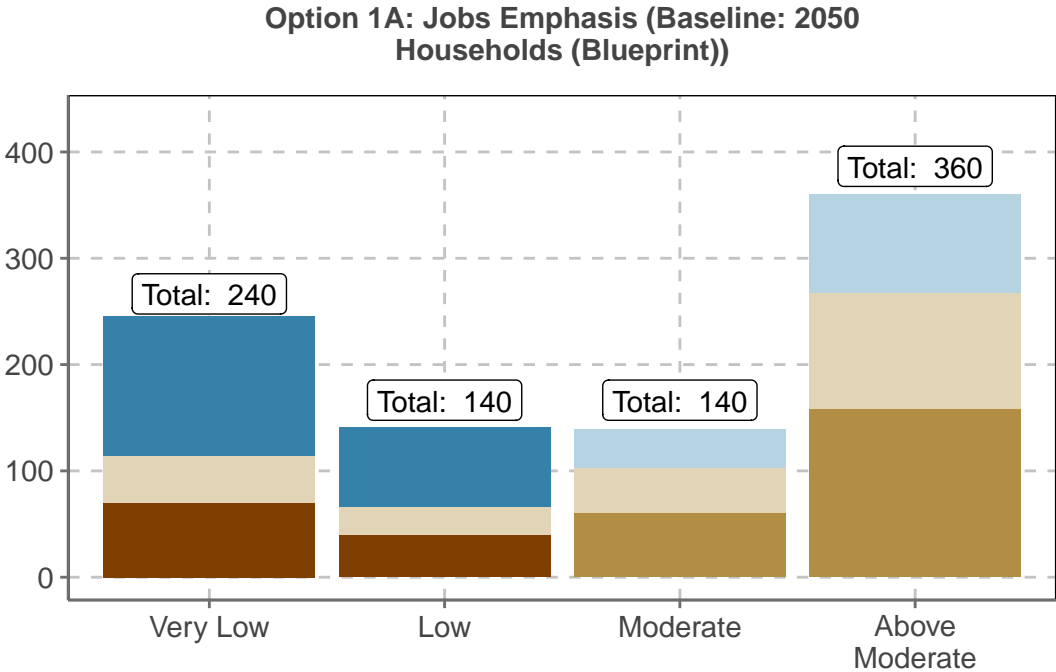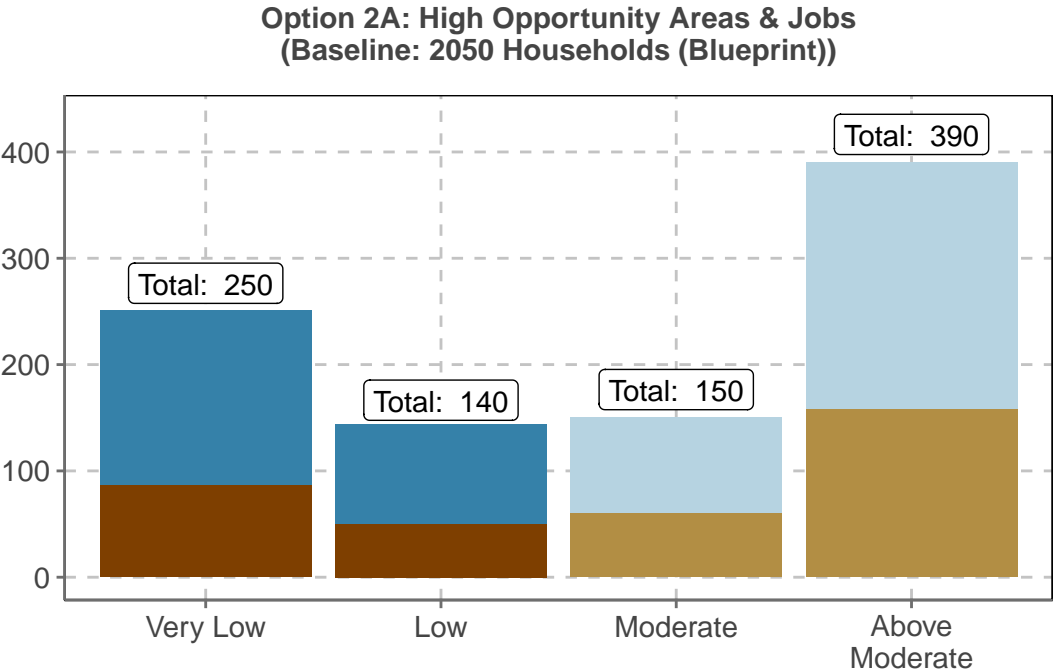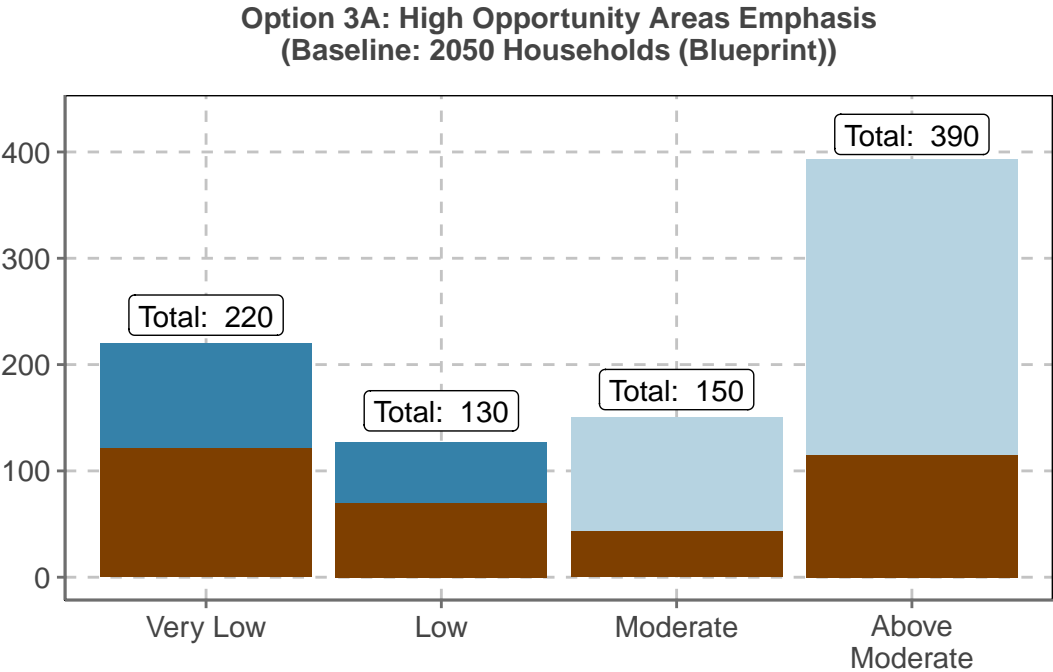
**a** Access to High Opportunity Areas  **a** Job Proximity – Auto  **a** Job Proximity – Transit  **a** Jobs–Housing Balance  **a** Jobs–Housing Fit

# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Woodside
## (2019 households: 2011)
## (San Mateo County)

Chart 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.Income group totals are rounded to nearest 10.

**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 A: Original Income Grouping**

**Version A: Original Income Grouping**

**Version A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
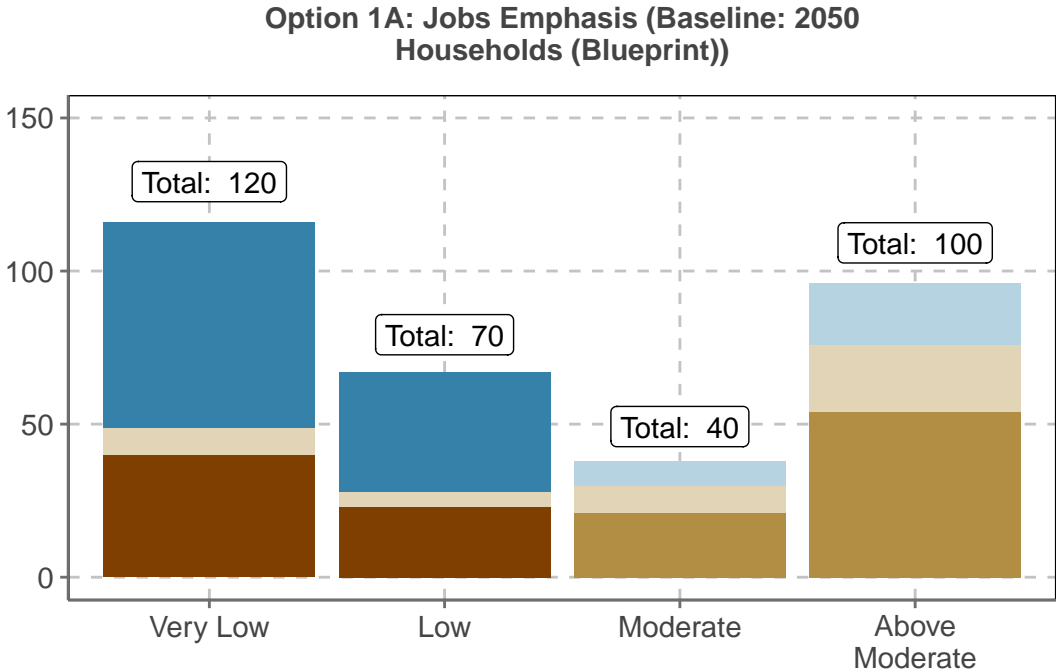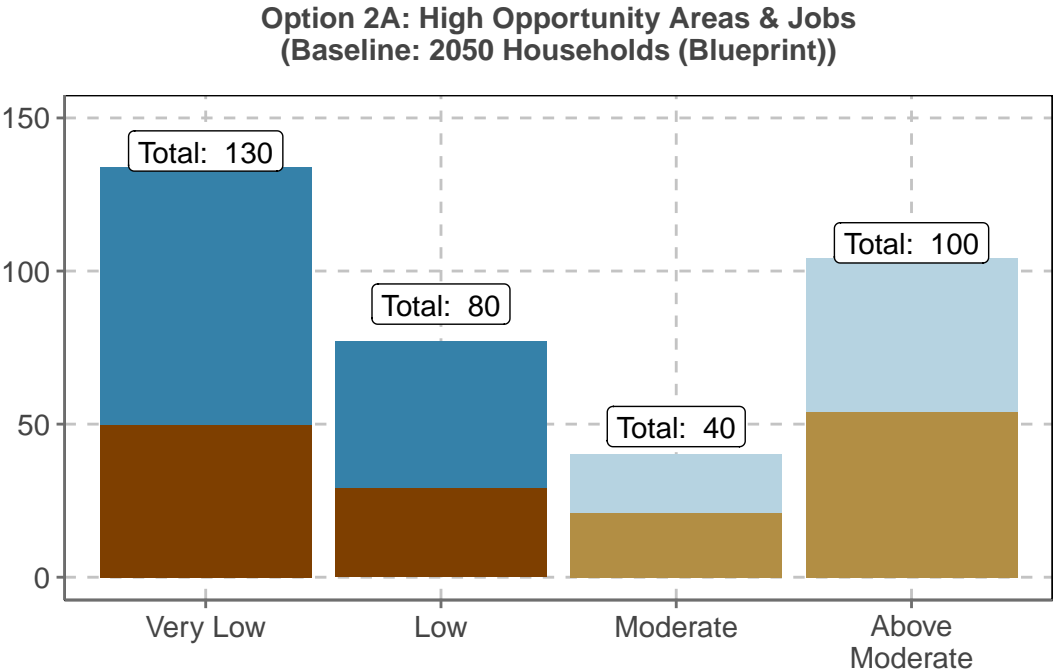


Legend: **a** Access to High Opportunity Areas · **a** Job Proximity – Auto · **a** Job Proximity – Transit · **a** Jobs–Housing Balance · **a** Jobs–Housing Fit

# Appendix 1: Potential RHNA Allocation, Income Distribution and Factors
## Yountville
## (2019 households: 1113)
## (Napa County)

Chart 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.Income group totals are rounded to nearest 10.
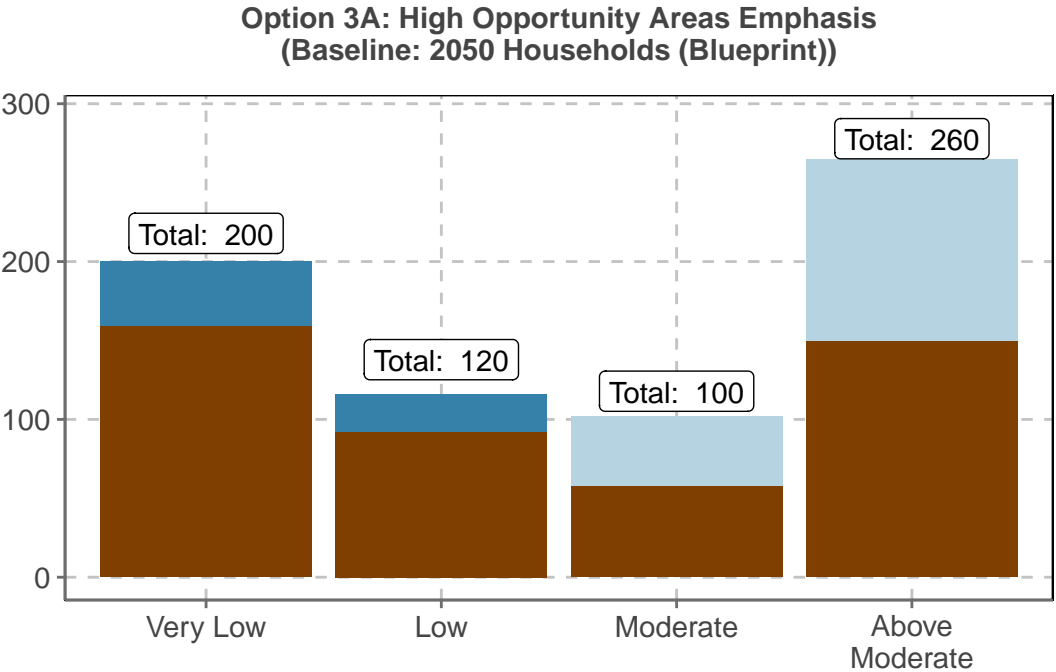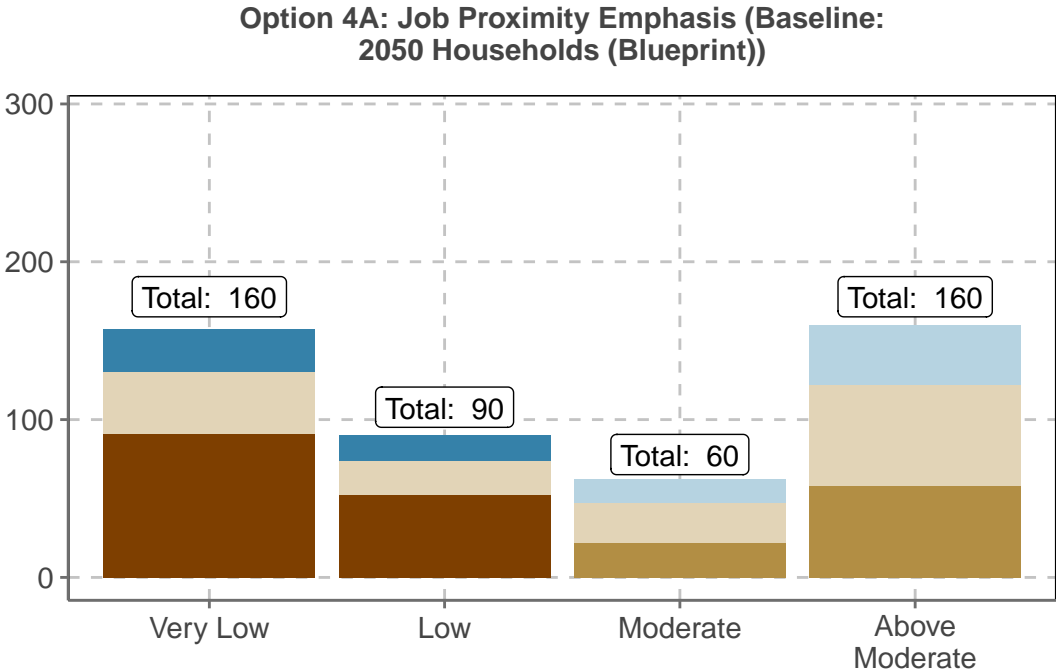


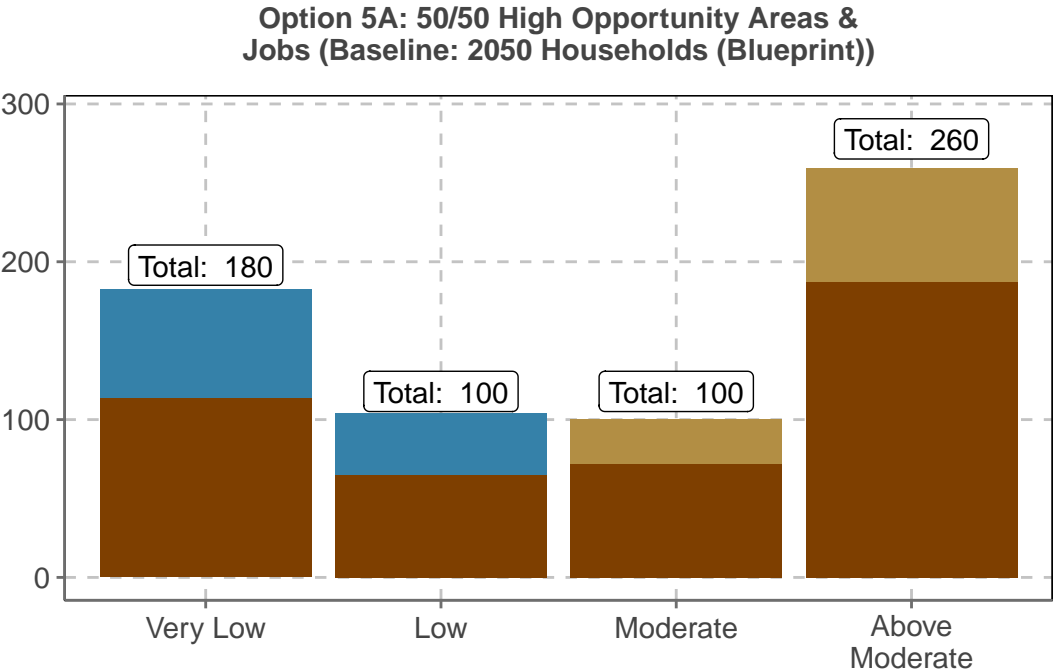**Version A: Original Income Grouping**

**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 A: Original Income Grouping**

**Option 4A: Job Proximity Emphasis (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))**

**Version A: Original Income Grouping**

**Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))**
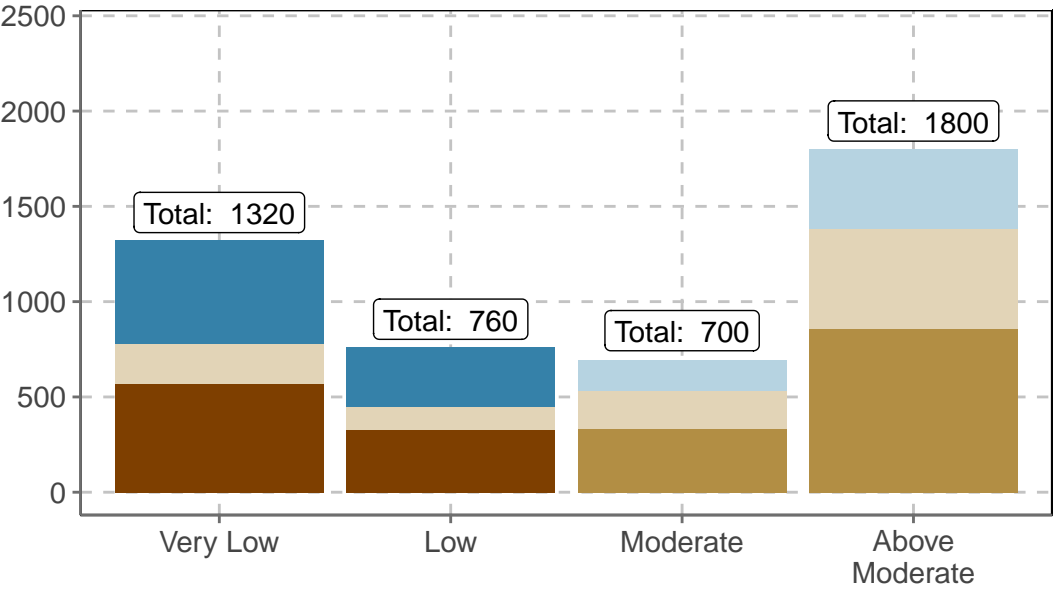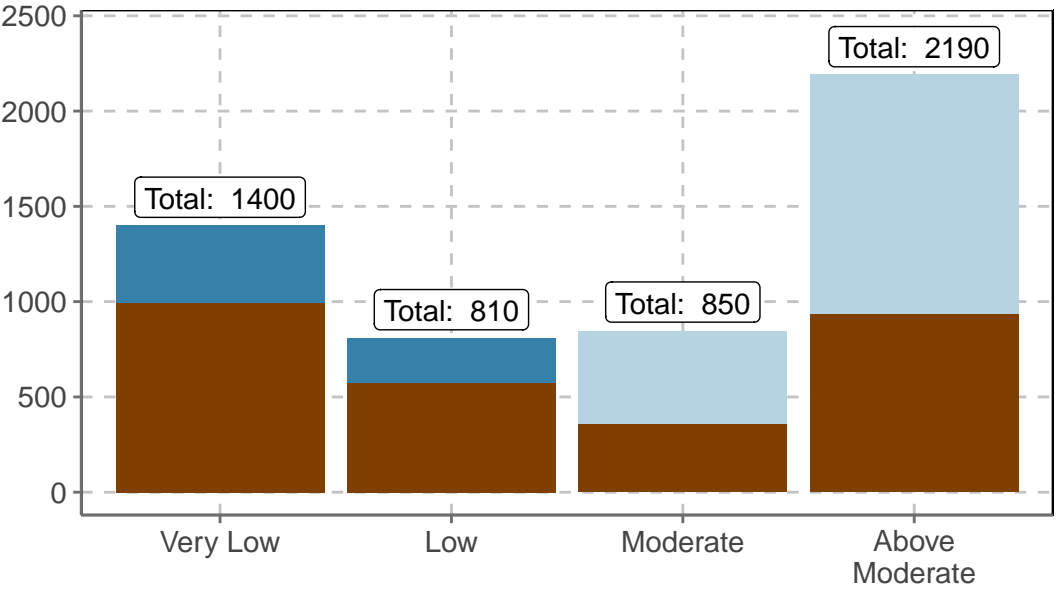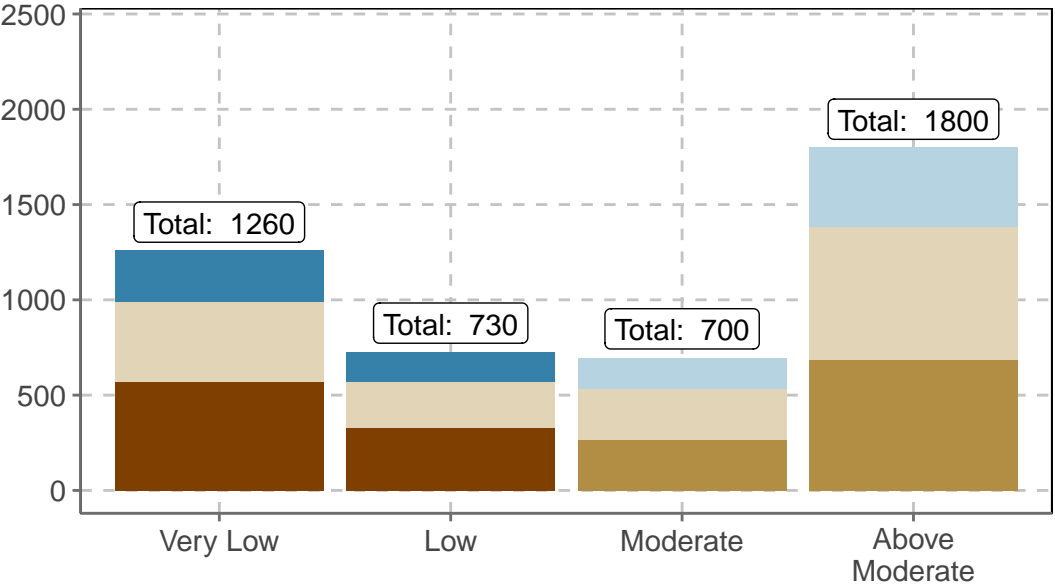
Legend: Access to High Opportunity Areas | Job Proximity – Auto | Job Proximity – Transit | Jobs–Housing Balance | Jobs–Housing Fit

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. Numbers may not add up due to rounding.



| | Albany (2019 households: 6552) (Alameda County) | Emeryville (2019 households: 6381) (Alameda County) | Newark (2019 households: 14098) (Alameda County) | Piedmont (2019 households: 3863) (Alameda County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 1130 | 1420 | 1940 | 610 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 1110 | 1440 | 2040 | 620 | |
| Option 4A: Job Proximity Emphasis | 1040 | 2400 | 2010 | 530 | |
| Option 3A: High Opportunity Areas Emphasis | 1090 | 1600 | 2130 | 570 | |
| Option 2A: High Opportunity Areas & Jobs | 940 | 1880 | 2260 | 520 | |
| Option 1A: Jobs Emphasis | 1000 | 2200 | 2110 | 530 | |
| 2050 Households (Blueprint) | 930 | 1760 | 2550 | 430 | Baseline Allocations |
| RHNA 2015–2023 | 330 | 1500 | 1080 | 60 | RHNA 2015–2023 |

Legend: Baseline: 2050 Households (Blueprint) — Baseline Allocations — RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Alameda (2019 households: 30742) (Alameda County) | Dublin (2019 households: 21502) (Alameda County) | Pleasanton (2019 households: 27433) (Alameda County) | Union City (2019 households: 20917) (Alameda County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 4880 | 3830 | 5090 | 2420 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 4820 | 3880 | 5200 | 2550 | |
| Option 4A: Job Proximity Emphasis | 4330 | 2820 | 3910 | 2570 | |
| Option 3A: High Opportunity Areas Emphasis | 4740 | 4000 | 5670 | 2700 | |
| Option 2A: High Opportunity Areas & Jobs | 4360 | 3240 | 4640 | 2850 | |
| Option 1A: Jobs Emphasis | 4320 | 2960 | 4100 | 2680 | |
| 2050 Households (Blueprint) | 4380 | 3030 | 4010 | 3100 | Baseline Allocations |
| RHNA 2015–2023 | 1720 | 2290 | 2070 | 1110 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.

| | Berkeley (2019 households: 47604) (Alameda County) | Hayward (2019 households: 47532) (Alameda County) | Livermore (2019 households: 31124) (Alameda County) | San Leandro (2019 households: 30851) (Alameda County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 7500 | 4280 | 4380 | 3080 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 7390 | 4390 | 4500 | 3090 | |
| Option 4A: Job Proximity Emphasis | 7780 | 4800 | 3970 | 3740 | |
| Option 3A: High Opportunity Areas Emphasis | 7430 | 4640 | 5050 | 3020 | |
| Option 2A: High Opportunity Areas & Jobs | 6770 | 5210 | 4520 | 3650 | |
| Option 1A: Jobs Emphasis | 7370 | 4940 | 4100 | 3730 | |
| 2050 Households (Blueprint) | 6410 | 6150 | 4990 | 4030 | Baseline Allocations |
| RHNA 2015–2023 | 2950 | 3920 | 2730 | 2280 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Clayton (2019 households: 4041) (Contra Costa County) | Fremont (2019 households: 73263) (Alameda County) | Oakland (2019 households: 162246) (Alameda County) | Uninc. Alameda (2019 households: 48810) (Alameda County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 650 | 14810 | 26120 | 4930 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 670 | 14920 | 25790 | 4990 | |
| Option 4A: Job Proximity Emphasis | 460 | 11430 | 31870 | 4490 | |
| Option 3A: High Opportunity Areas Emphasis | 660 | 15430 | 24870 | 5250 | |
| Option 2A: High Opportunity Areas & Jobs | 540 | 13110 | 27150 | 4830 | |
| Option 1A: Jobs Emphasis | 490 | 11930 | 30320 | 4580 | |
| 2050 Households (Blueprint) | 510 | 11880 | 28690 | 5950 | Baseline Allocations |
| RHNA 2015–2023 | 130 | 5460 | 14780 | 1780 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Hercules (2019 households: 8347) (Contra Costa County) | Moraga (2019 households: 5594) (Contra Costa County) | Orinda (2019 households: 6827) (Contra Costa County) | Pinole (2019 households: 6778) (Contra Costa County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 710 | 1100 | 1170 | 610 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 730 | 1110 | 1170 | 630 | |
| Option 4A: Job Proximity Emphasis | 770 | 810 | 850 | 690 | |
| Option 3A: High Opportunity Areas Emphasis | 740 | 1100 | 1100 | 650 | |
| Option 2A: High Opportunity Areas & Jobs | 830 | 920 | 960 | 720 | |
| Option 1A: Jobs Emphasis | 790 | 850 | 900 | 700 | |
| 2050 Households (Blueprint) | 1060 | 850 | 880 | 930 | Baseline Allocations |
| RHNA 2015–2023 | 680 | 230 | 220 | 300 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | El Cerrito (2019 households: 10346) (Contra Costa County) | Lafayette (2019 households: 9591) (Contra Costa County) | Oakley (2019 households: 11931) (Contra Costa County) | San Pablo (2019 households: 9036) (Contra Costa County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 1160 | 1710 | 1000 | 800 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 1190 | 1700 | 1050 | 800 | |
| Option 4A: Job Proximity Emphasis | 1330 | 1280 | 1130 | 900 | |
| Option 3A: High Opportunity Areas Emphasis | 1120 | 1720 | 1170 | 800 | |
| Option 2A: High Opportunity Areas & Jobs | 1260 | 1440 | 1180 | 910 | |
| Option 1A: Jobs Emphasis | 1320 | 1320 | 1140 | 910 | |
| 2050 Households (Blueprint) | 1500 | 1310 | 1740 | 1150 | Baseline Allocations |
| RHNA 2015–2023 | 400 | 400 | 1170 | 450 | RHNA 2015–2023 |

Baseline: 2050 Households (Blueprint)    Baseline Allocations    RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Brentwood (2019 households: 19252) (Contra Costa County) | Danville (2019 households: 15670) (Contra Costa County) | Martinez (2019 households: 14522) (Contra Costa County) | Pleasant Hill (2019 households: 13685) (Contra Costa County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 1610 | 2350 | 1440 | 1920 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 1710 | 2420 | 1460 | 1950 | |
| Option 4A: Job Proximity Emphasis | 1820 | 1700 | 1340 | 1600 | |
| Option 3A: High Opportunity Areas Emphasis | 1920 | 2420 | 1570 | 2040 | |
| Option 2A: High Opportunity Areas & Jobs | 1950 | 2020 | 1490 | 1820 | |
| Option 1A: Jobs Emphasis | 1850 | 1830 | 1380 | 1670 | |
| 2050 Households (Blueprint) | 2720 | 1820 | 1670 | 1880 | Baseline Allocations |
| RHNA 2015–2023 | 750 | 560 | 470 | 450 | RHNA 2015–2023 |

**Legend:** Baseline: 2050 Households (Blueprint) · Baseline Allocations · RHNA 2015–2023

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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. Numbers may not add up due to rounding.



| | Antioch (2019 households: 33875) (Contra Costa County) | Pittsburg (2019 households: 21136) (Contra Costa County) | San Ramon (2019 households: 27761) (Contra Costa County) | Walnut Creek (2019 households: 31424) (Contra Costa County) |
|---|---|---|---|---|
| **Baseline: 2050 Households (Blueprint)** | | | | |
| Option 6A: Modified High Opportunity Areas Emphasis | 2640 | 1710 | 5000 | 5940 |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 2770 | 1780 | 5110 | 5990 |
| Option 4A: Job Proximity Emphasis | 3020 | 1940 | 3750 | 4600 |
| Option 3A: High Opportunity Areas Emphasis | 3150 | 1940 | 5430 | 6470 |
| Option 2A: High Opportunity Areas & Jobs | 3190 | 2030 | 4430 | 5310 |
| Option 1A: Jobs Emphasis | 3050 | 1980 | 3940 | 4770 |
| **Baseline Allocations** | | | | |
| 2050 Households (Blueprint) | 4560 | 2780 | 3960 | 4940 |
| **RHNA 2015–2023** | | | | |
| RHNA 2015–2023 | 1440 | 2020 | 1420 | 2240 |

Legend: Baseline: 2050 Households (Blueprint) | Baseline Allocations | RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Concord (2019 households: 44367) (Contra Costa County) | Richmond (2019 households: 36352) (Contra Costa County) | Ross (2019 households: 807) (Marin County) | Uninc. Contra Costa (2019 households: 59109) (Contra Costa County) |
|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 3980 | 4240 | 120 | 6210 |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 4100 | 4300 | 130 | 6300 |
| Option 4A: Job Proximity Emphasis | 4300 | 4730 | 90 | 5570 |
| Option 3A: High Opportunity Areas Emphasis | 4530 | 4350 | 130 | 6720 |
| Option 2A: High Opportunity Areas & Jobs | 4640 | 4930 | 100 | 6020 |
| Option 1A: Jobs Emphasis | 4370 | 4820 | 90 | 5670 |
| 2050 Households (Blueprint) | 5770 | 6180 | 110 | 7310 |
| RHNA 2015–2023 | 3480 | 2430 | 10 | 1360 |

Baseline: 2050 Households (Blueprint)

Baseline Allocations

RHNA 2015–2023

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Belvedere (2019 households: 931) (Marin County) | Corte Madera (2019 households: 3978) (Marin County) | Fairfax (2019 households: 3386) (Marin County) | Tiburon (2019 households: 3761) (Marin County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 160 | 760 | 550 | 650 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 180 | 760 | 540 | 640 | |
| Option 4A: Job Proximity Emphasis | 120 | 580 | 390 | 470 | |
| Option 3A: High Opportunity Areas Emphasis | 180 | 820 | 580 | 680 | |
| Option 2A: High Opportunity Areas & Jobs | 140 | 660 | 430 | 510 | |
| Option 1A: Jobs Emphasis | 120 | 600 | 400 | 480 | |
| 2050 Households (Blueprint) | 140 | 600 | 460 | 540 | Baseline Allocations |
| RHNA 2015–2023 | 0 | 60 | 60 | 80 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

# 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. Numbers may not add up due to rounding.



| | Larkspur (2019 households: 6020) (Marin County) | Mill Valley (2019 households: 6201) (Marin County) | San Anselmo (2019 households: 5293) (Marin County) | Sausalito (2019 households: 4170) (Marin County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 1040 | 870 | 770 | 750 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 1050 | 890 | 780 | 750 | |
| Option 4A: Job Proximity Emphasis | 800 | 650 | 570 | 560 | |
| Option 3A: High Opportunity Areas Emphasis | 1120 | 930 | 820 | 730 | |
| Option 2A: High Opportunity Areas & Jobs | 880 | 730 | 630 | 650 | |
| Option 1A: Jobs Emphasis | 810 | 670 | 580 | 580 | |
| 2050 Households (Blueprint) | 860 | 710 | 670 | 550 | Baseline Allocations |
| RHNA 2015–2023 | 130 | 130 | 110 | 80 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Novato (2019 households: 20445) (Marin County) | San Rafael (2019 households: 22876) (Marin County) | Uninc. Marin (2019 households: 26421) (Marin County) | Yountville (2019 households: 1113) (Napa County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 2150 | 2970 | 3920 | 90 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 2240 | 3060 | 3990 | 90 | |
| Option 4A: Job Proximity Emphasis | 2160 | 2980 | 3130 | 110 | |
| Option 3A: High Opportunity Areas Emphasis | 2490 | 3540 | 4390 | 120 | |
| Option 2A: High Opportunity Areas & Jobs | 2390 | 3370 | 3440 | 120 | |
| Option 1A: Jobs Emphasis | 2240 | 3070 | 3170 | 110 | |
| 2050 Households (Blueprint) | 2950 | 3940 | 3930 | 130 | Baseline Allocations |
| RHNA 2015–2023 | 410 | 1010 | 90 | 10 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

# 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. Numbers may not add up due to rounding.



| | American Canyon (2019 households: 5884) (Napa County) | Calistoga (2019 households: 2100) (Napa County) | St. Helena (2019 households: 2492) (Napa County) | Uninc. Napa (2019 households: 9373) (Napa County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 520 | 230 | 190 | 860 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 560 | 230 | 200 | 930 | |
| Option 4A: Job Proximity Emphasis | 590 | 260 | 230 | 970 | |
| Option 3A: High Opportunity Areas Emphasis | 590 | 290 | 260 | 1180 | |
| Option 2A: High Opportunity Areas & Jobs | 630 | 280 | 250 | 1170 | |
| Option 1A: Jobs Emphasis | 610 | 260 | 230 | 1000 | |
| 2050 Households (Blueprint) | 840 | 390 | 320 | 1280 | Baseline Allocations |
| RHNA 2015–2023 | 390 | 30 | 20 | 180 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Colma (2019 households: 435) (San Mateo County) | Napa (2019 households: 28619) (Napa County) | Portola Valley (2019 households: 1789) (San Mateo County) | San Francisco (2019 households: 365197) (San Francisco County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 210 | 2230 | 260 | 66560 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 230 | 2320 | 260 | 64560 | |
| Option 4A: Job Proximity Emphasis | 280 | 2520 | 190 | 84970 | |
| Option 3A: High Opportunity Areas Emphasis | 290 | 2700 | 260 | 59470 | |
| Option 2A: High Opportunity Areas & Jobs | 340 | 2710 | 210 | 63910 | |
| Option 1A: Jobs Emphasis | 290 | 2560 | 200 | 77930 | |
| 2050 Households (Blueprint) | 210 | 3600 | 200 | 54690 | Baseline Allocations |
| RHNA 2015–2023 | 60 | 830 | 70 | 28870 | RHNA 2015–2023 |

Legend: Baseline: 2050 Households (Blueprint) — Baseline Allocations — RHNA 2015–2023

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. Numbers may not add up due to rounding.

| | Atherton (2019 households: 2284) (San Mateo County) | Brisbane (2019 households: 1913) (San Mateo County) | Hillsborough (2019 households: 3843) (San Mateo County) | Woodside (2019 households: 2011) (San Mateo County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 350 | 2890 | 700 | 370 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 390 | 2920 | 750 | 400 | |
| Option 4A: Job Proximity Emphasis | 310 | 3050 | 490 | 270 | |
| Option 3A: High Opportunity Areas Emphasis | 330 | 2990 | 680 | 370 | |
| Option 2A: High Opportunity Areas & Jobs | 390 | 3730 | 640 | 350 | |
| Option 1A: Jobs Emphasis | 360 | 3280 | 570 | 330 | |
| 2050 Households (Blueprint) | 280 | 3270 | 470 | 240 | Baseline Allocations |
| RHNA 2015–2023 | 100 | 80 | 90 | 60 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Belmont (2019 households: 10658) (San Mateo County) | East Palo Alto (2019 households: 7202) (San Mateo County) | Half Moon Bay (2019 households: 4434) (San Mateo County) | Millbrae (2019 households: 8241) (San Mateo County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 1780 | 860 | 380 | 2370 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 1760 | 840 | 410 | 2320 | |
| Option 4A: Job Proximity Emphasis | 1340 | 900 | 440 | 1760 | |
| Option 3A: High Opportunity Areas Emphasis | 1690 | 660 | 490 | 2120 | |
| Option 2A: High Opportunity Areas & Jobs | 1460 | 920 | 490 | 1950 | |
| Option 1A: Jobs Emphasis | 1380 | 940 | 450 | 1840 | |
| 2050 Households (Blueprint) | 1340 | 970 | 650 | 1660 | Baseline Allocations |
| RHNA 2015–2023 | 470 | 460 | 240 | 660 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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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. Numbers may not add up due to rounding.



| | Burlingame (2019 households: 12465) (San Mateo County) | Foster City (2019 households: 12696) (San Mateo County) | Menlo Park (2019 households: 13277) (San Mateo County) | San Carlos (2019 households: 11590) (San Mateo County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 3540 | 2110 | 2950 | 2440 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 3520 | 2140 | 2900 | 2440 | |
| Option 4A: Job Proximity Emphasis | 2760 | 1580 | 2490 | 1880 | |
| Option 3A: High Opportunity Areas Emphasis | 3700 | 2110 | 2900 | 2360 | |
| Option 2A: High Opportunity Areas & Jobs | 3300 | 1860 | 2880 | 2110 | |
| Option 1A: Jobs Emphasis | 2910 | 1680 | 2600 | 1960 | |
| 2050 Households (Blueprint) | 2510 | 1540 | 2200 | 1750 | Baseline Allocations |
| RHNA 2015–2023 | 870 | 440 | 650 | 600 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Pacifica (2019 households: 13894) (San Mateo County) | San Bruno (2019 households: 15502) (San Mateo County) | South San Francisco (2019 households: 21147) (San Mateo County) | Uninc. San Mateo (2019 households: 21415) (San Mateo County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 1970 | 2120 | 4040 | 3160 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 1970 | 2100 | 4030 | 3270 | |
| Option 4A: Job Proximity Emphasis | 1430 | 1980 | 3960 | 2810 | |
| Option 3A: High Opportunity Areas Emphasis | 1970 | 1860 | 3930 | 3640 | |
| Option 2A: High Opportunity Areas & Jobs | 1580 | 2190 | 4520 | 3140 | |
| Option 1A: Jobs Emphasis | 1480 | 2100 | 4180 | 2890 | |
| 2050 Households (Blueprint) | 1580 | 2140 | 4070 | 3650 | Baseline Allocations |
| RHNA 2015–2023 | 410 | 1150 | 1850 | 910 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

# 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. Numbers may not add up due to rounding.



| | Daly City (2019 households: 32151) (San Mateo County) | Monte Sereno (2019 households: 1326) (Santa Clara County) | Redwood City (2019 households: 29842) (San Mateo County) | San Mateo (2019 households: 39428) (San Mateo County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 4640 | 190 | 5200 | 6750 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 4550 | 190 | 5170 | 6720 | |
| Option 4A: Job Proximity Emphasis | 5150 | 130 | 4610 | 5790 | |
| Option 3A: High Opportunity Areas Emphasis | 3900 | 180 | 5130 | 6540 | |
| Option 2A: High Opportunity Areas & Jobs | 4570 | 160 | 5240 | 6370 | |
| Option 1A: Jobs Emphasis | 5050 | 150 | 4820 | 6020 | |
| 2050 Households (Blueprint) | 4590 | 140 | 4870 | 5910 | Baseline Allocations |
| RHNA 2015–2023 | 1350 | 50 | 2790 | 3100 | RHNA 2015–2023 |

Legend: Baseline: 2050 Households (Blueprint); Baseline Allocations; RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Los Altos (2019 households: 11181) (Santa Clara County) | Los Altos Hills (2019 households: 3034) (Santa Clara County) | Los Gatos (2019 households: 12584) (Santa Clara County) | Saratoga (2019 households: 10887) (Santa Clara County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 2430 | 550 | 1960 | 2120 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 2470 | 550 | 1960 | 2090 | |
| Option 4A: Job Proximity Emphasis | 1800 | 390 | 1470 | 1540 | |
| Option 3A: High Opportunity Areas Emphasis | 2160 | 470 | 1920 | 1940 | |
| Option 2A: High Opportunity Areas & Jobs | 2170 | 470 | 1700 | 1750 | |
| Option 1A: Jobs Emphasis | 1990 | 430 | 1540 | 1620 | |
| 2050 Households (Blueprint) | 1530 | 370 | 1430 | 1510 | Baseline Allocations |
| RHNA 2015–2023 | 480 | 130 | 610 | 440 | RHNA 2015–2023 |

Legend: Baseline: 2050 Households (Blueprint) | Baseline Allocations | RHNA 2015–2023

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. Numbers may not add up due to rounding.



| | Campbell (2019 households: 17177) (Santa Clara County) | Cupertino (2019 households: 20035) (Santa Clara County) | Gilroy (2019 households: 15725) (Santa Clara County) | Morgan Hill (2019 households: 14409) (Santa Clara County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 3940 | 6450 | 1490 | 1220 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 3910 | 6490 | 1570 | 1270 | |
| Option 4A: Job Proximity Emphasis | 3550 | 4910 | 1600 | 1370 | |
| Option 3A: High Opportunity Areas Emphasis | 3740 | 6160 | 1820 | 1430 | |
| Option 2A: High Opportunity Areas & Jobs | 3710 | 5850 | 1760 | 1490 | |
| Option 1A: Jobs Emphasis | 3630 | 5300 | 1630 | 1410 | |
| 2050 Households (Blueprint) | 3270 | 4320 | 2300 | 1960 | Baseline Allocations |
| RHNA 2015–2023 | 930 | 1070 | 1100 | 920 | RHNA 2015–2023 |

Legend:
Baseline: 2050 Households (Blueprint)
Baseline Allocations
RHNA 2015–2023

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. Numbers may not add up due to rounding.

| | Milpitas (2019 households: 21285) (Santa Clara County) | Mountain View (2019 households: 34195) (Santa Clara County) | Palo Alto (2019 households: 27629) (Santa Clara County) | Uninc. Santa Clara (2019 households: 26599) (Santa Clara County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 6580 | 11290 | 10070 | 4440 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 6590 | 11010 | 9900 | 4480 | |
| Option 4A: Job Proximity Emphasis | 5950 | 9050 | 7990 | 3820 | |
| Option 3A: High Opportunity Areas Emphasis | 6320 | 10570 | 10220 | 4640 | |
| Option 2A: High Opportunity Areas & Jobs | 6540 | 10170 | 9630 | 4220 | |
| Option 1A: Jobs Emphasis | 6210 | 9420 | 8450 | 3940 | |
| 2050 Households (Blueprint) | 5410 | 7810 | 6810 | 4700 | Baseline Allocations |
| RHNA 2015–2023 | 3280 | 2920 | 1990 | 70 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

# 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. Numbers may not add up due to rounding.

| | Rio Vista (2019 households: 4319) (Solano County) | San Jose (2019 households: 321556) (Santa Clara County) | Santa Clara (2019 households: 46070) (Santa Clara County) | Sunnyvale (2019 households: 57327) (Santa Clara County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 240 | 65840 | 11910 | 12880 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 260 | 65440 | 11730 | 12590 | |
| Option 4A: Job Proximity Emphasis | 280 | 64880 | 11040 | 10970 | |
| Option 3A: High Opportunity Areas Emphasis | 290 | 62730 | 11510 | 11660 | |
| Option 2A: High Opportunity Areas & Jobs | 280 | 66750 | 11670 | 11790 | |
| Option 1A: Jobs Emphasis | 270 | 65950 | 11250 | 11350 | |
| 2050 Households (Blueprint) | 420 | 67240 | 9630 | 9980 | Baseline Allocations |
| RHNA 2015–2023 | 300 | 35080 | 4100 | 5450 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

# 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. Numbers may not add up due to rounding.



| | Benicia (2019 households: 10666) (Solano County) | Dixon (2019 households: 6174) (Solano County) | Suisun City (2019 households: 9114) (Solano County) | Uninc. Solano (2019 households: 6820) (Solano County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 940 | 410 | 640 | 1100 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 960 | 430 | 670 | 1160 | |
| Option 4A: Job Proximity Emphasis | 940 | 470 | 730 | 1330 | |
| Option 3A: High Opportunity Areas Emphasis | 1050 | 500 | 710 | 1560 | |
| Option 2A: High Opportunity Areas & Jobs | 1040 | 500 | 750 | 1550 | |
| Option 1A: Jobs Emphasis | 970 | 470 | 730 | 1360 | |
| 2050 Households (Blueprint) | 1270 | 690 | 1070 | 1850 | Baseline Allocations |
| RHNA 2015–2023 | 320 | 190 | 510 | 10 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.
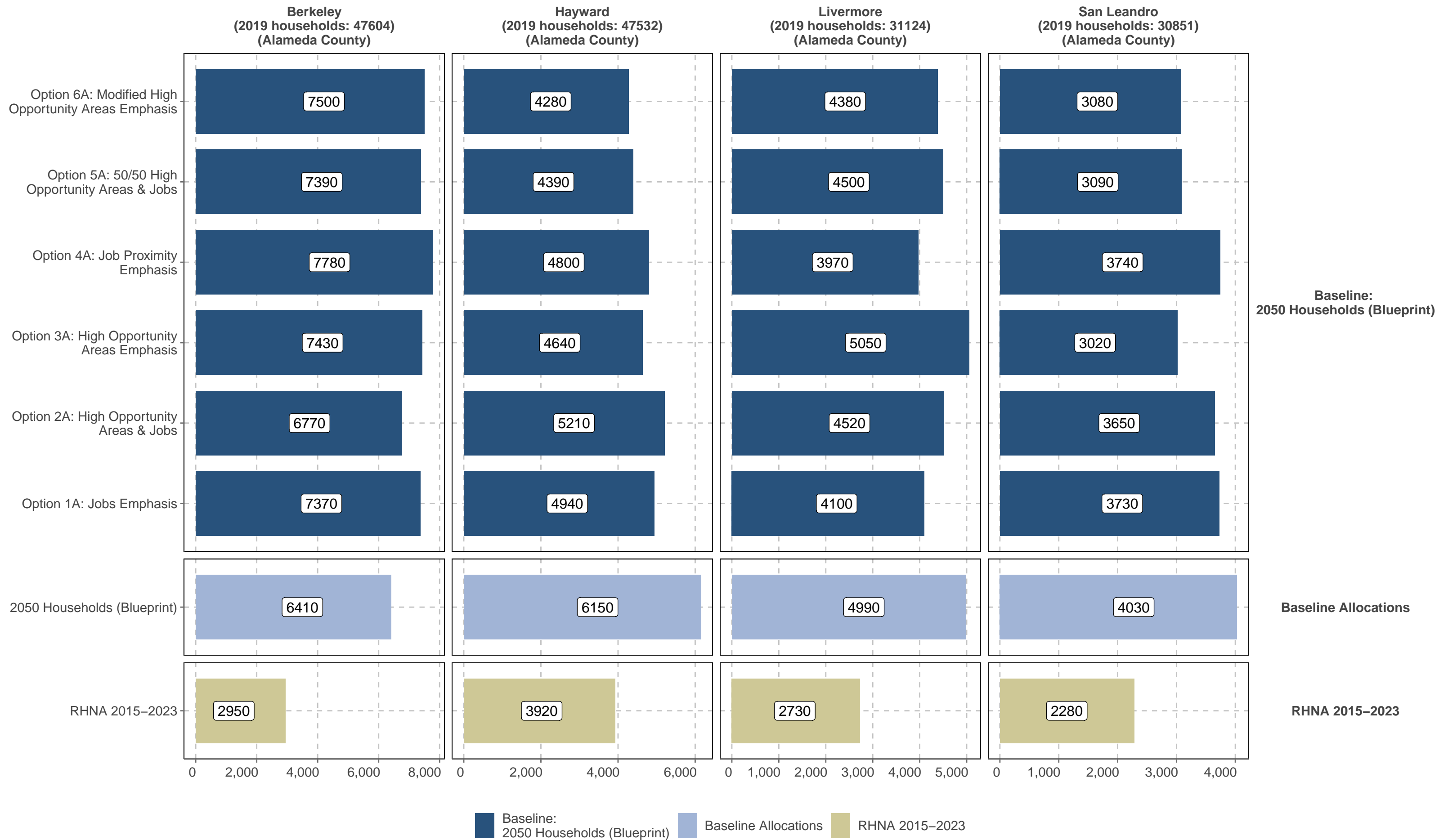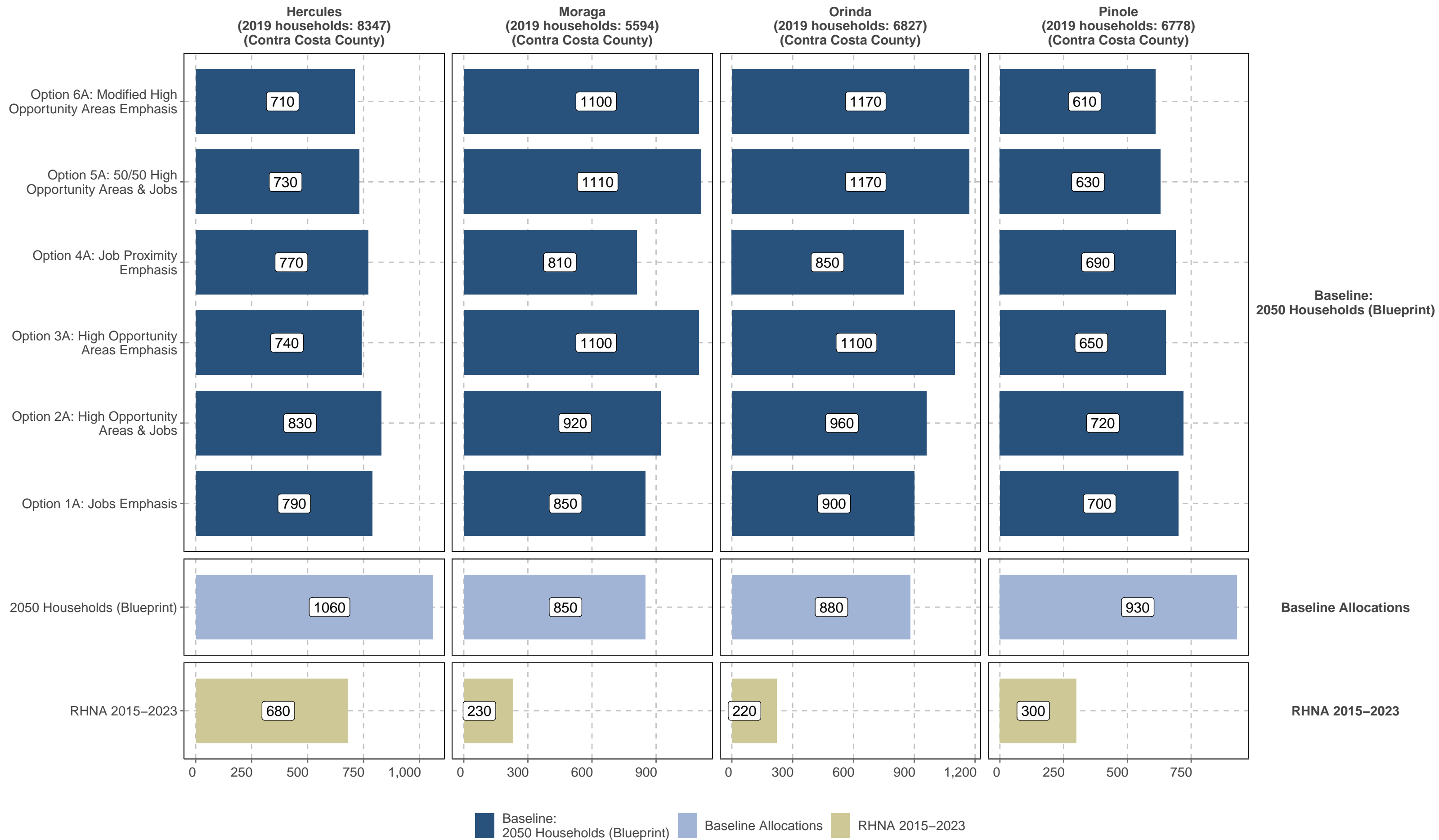Label shows allocation rounded to nearest 10. Numbers may not add up due to rounding.



| | Cotati (2019 households: 3071) (Sonoma County) | Fairfield (2019 households: 37344) (Solano County) | Vacaville (2019 households: 33136) (Solano County) | Vallejo (2019 households: 40728) (Solano County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 280 | 3830 | 2160 | 3300 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 290 | 3990 | 2270 | 3390 | |
| Option 4A: Job Proximity Emphasis | 330 | 4380 | 2480 | 3670 | |
| Option 3A: High Opportunity Areas Emphasis | 340 | 4590 | 2630 | 3660 | |
| Option 2A: High Opportunity Areas & Jobs | 360 | 4730 | 2670 | 3900 | |
| Option 1A: Jobs Emphasis | 340 | 4450 | 2510 | 3740 | |
| 2050 Households (Blueprint) | 460 | 6350 | 3650 | 5250 | Baseline Allocations |
| RHNA 2015–2023 | 150 | 3100 | 1080 | 1360 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.
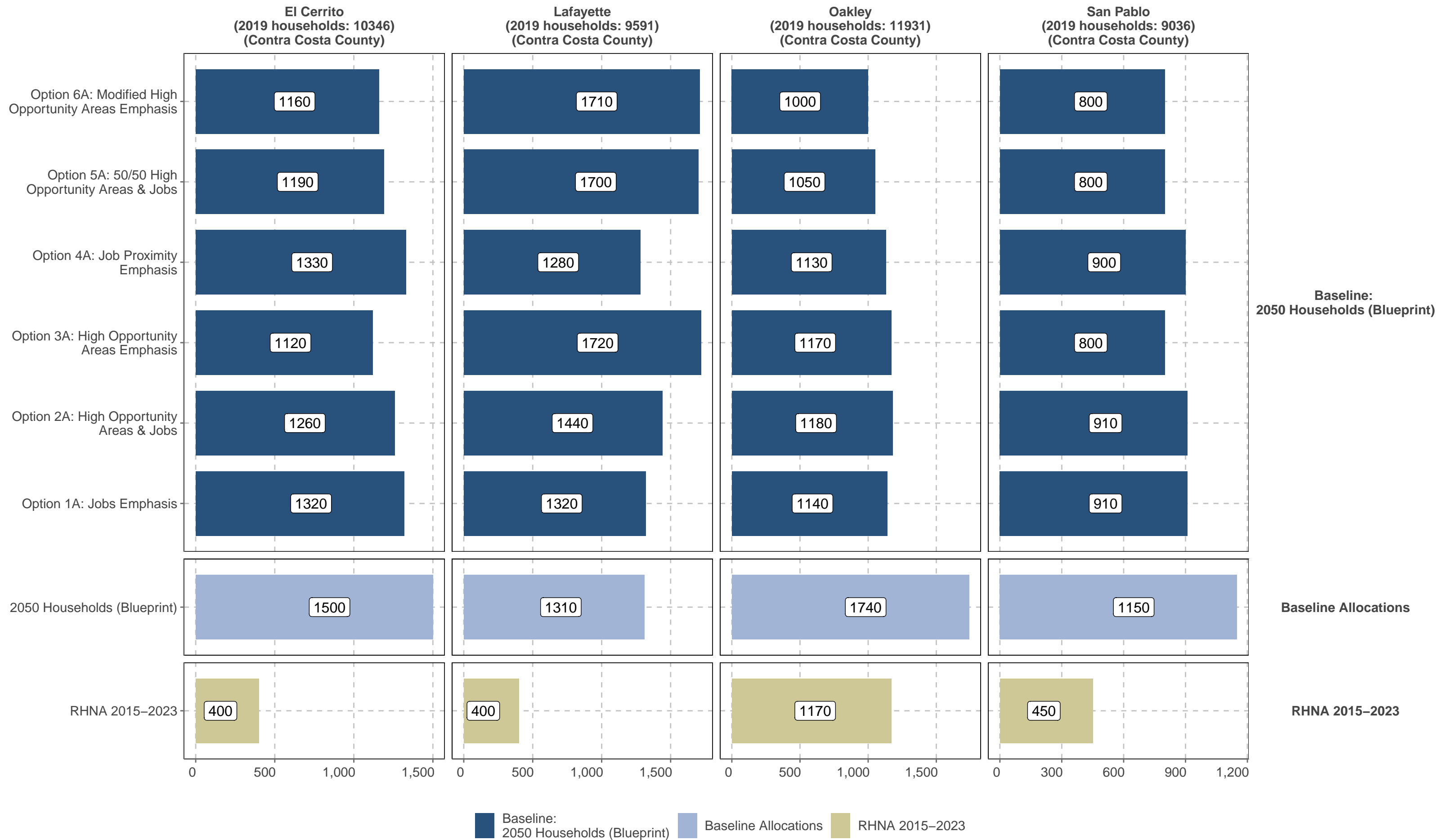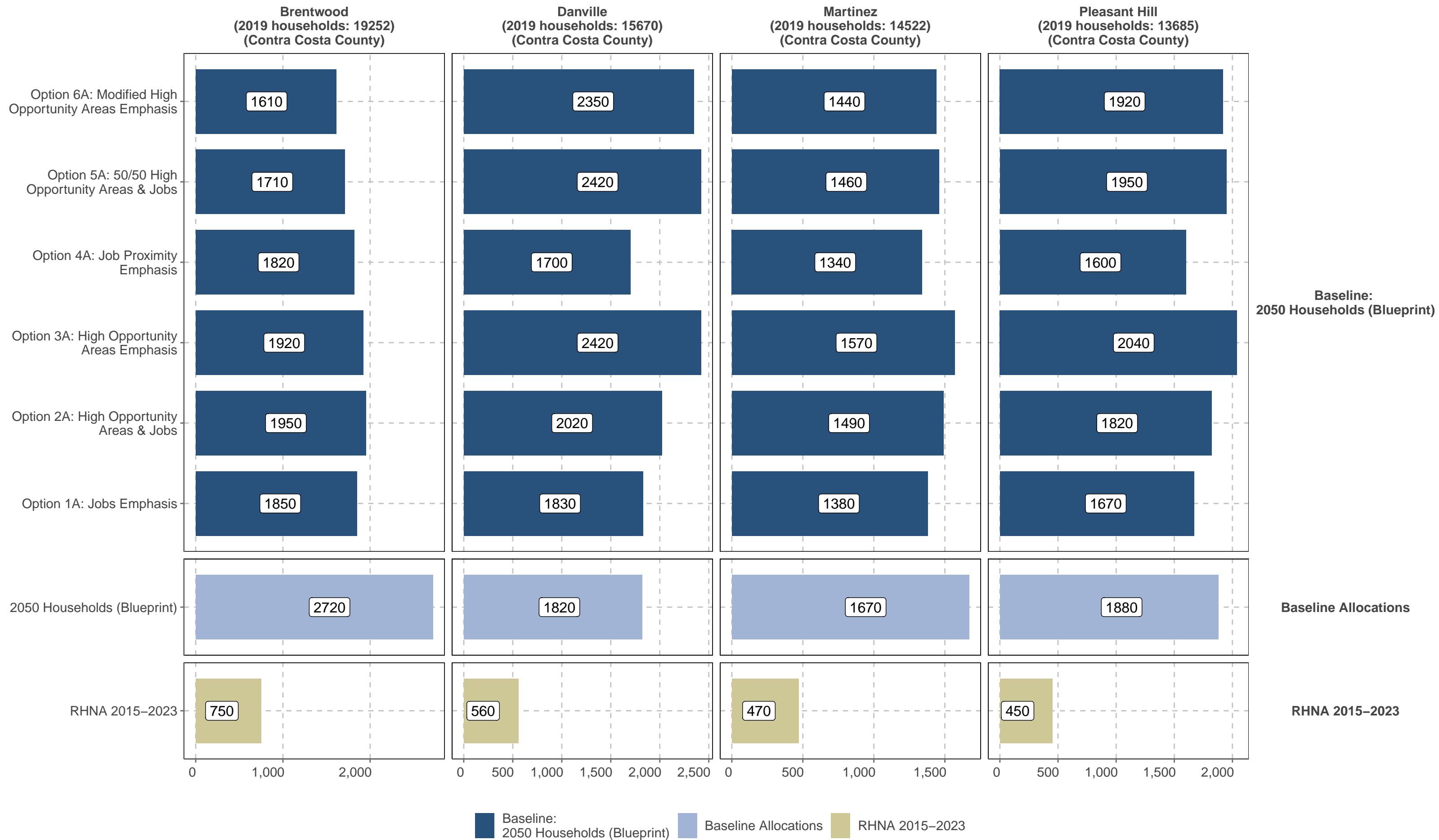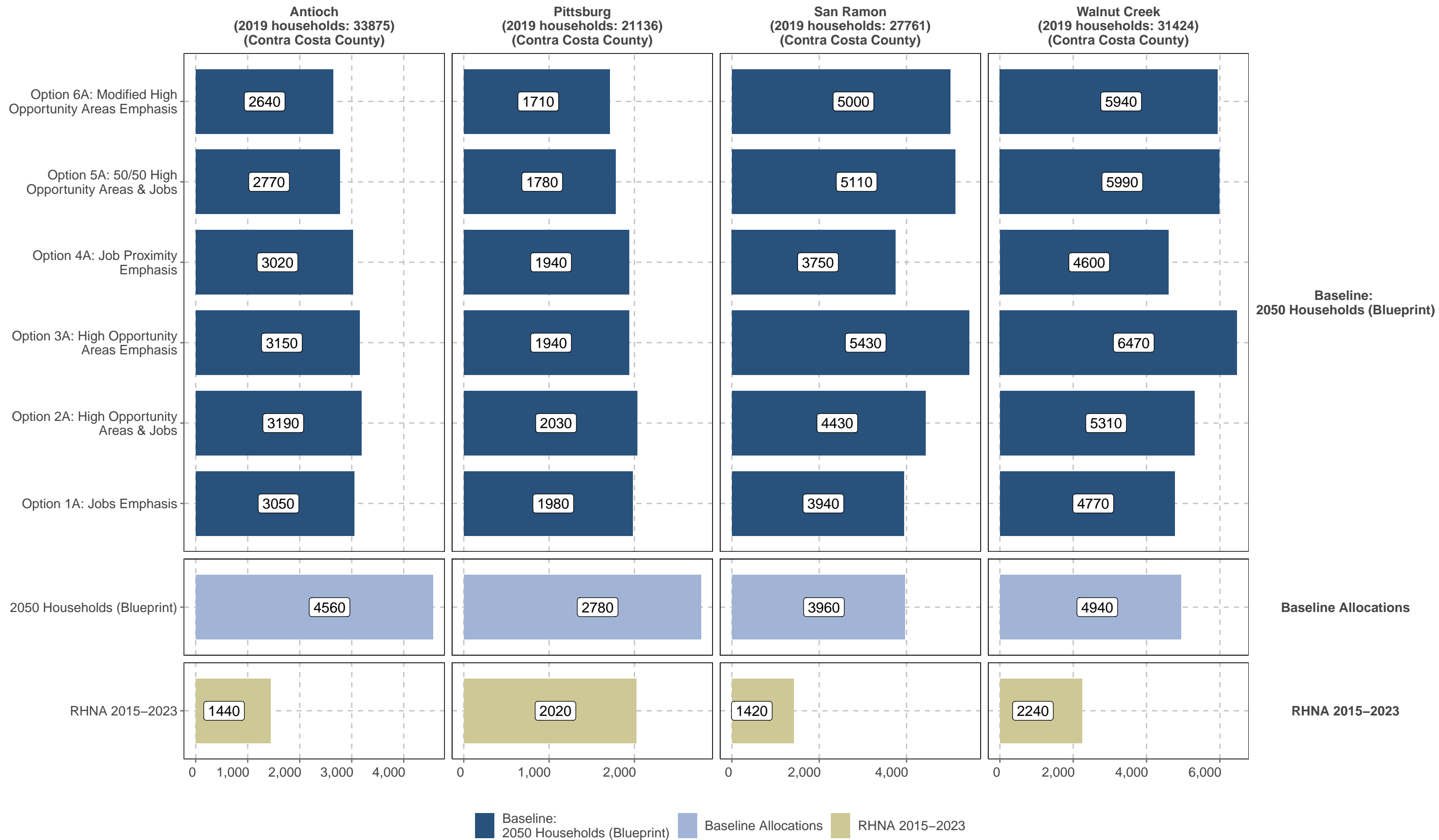Label shows allocation rounded to nearest 10. Numbers may not add up due to rounding.



| | Cloverdale (2019 households: 3252) (Sonoma County) | Healdsburg (2019 households: 4603) (Sonoma County) | Sebastopol (2019 households: 3334) (Sonoma County) | Sonoma (2019 households: 5122) (Sonoma County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 310 | 380 | 440 | 360 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 330 | 400 | 460 | 390 | |
| Option 4A: Job Proximity Emphasis | 370 | 430 | 500 | 420 | |
| Option 3A: High Opportunity Areas Emphasis | 380 | 470 | 540 | 470 | |
| Option 2A: High Opportunity Areas & Jobs | 380 | 480 | 550 | 480 | |
| Option 1A: Jobs Emphasis | 370 | 450 | 520 | 440 | |
| 2050 Households (Blueprint) | 570 | 640 | 710 | 620 | Baseline Allocations |
| RHNA 2015–2023 | 210 | 160 | 120 | 130 | RHNA 2015–2023 |

Legend:
- Baseline: 2050 Households (Blueprint)
- Baseline Allocations
- RHNA 2015–2023

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.
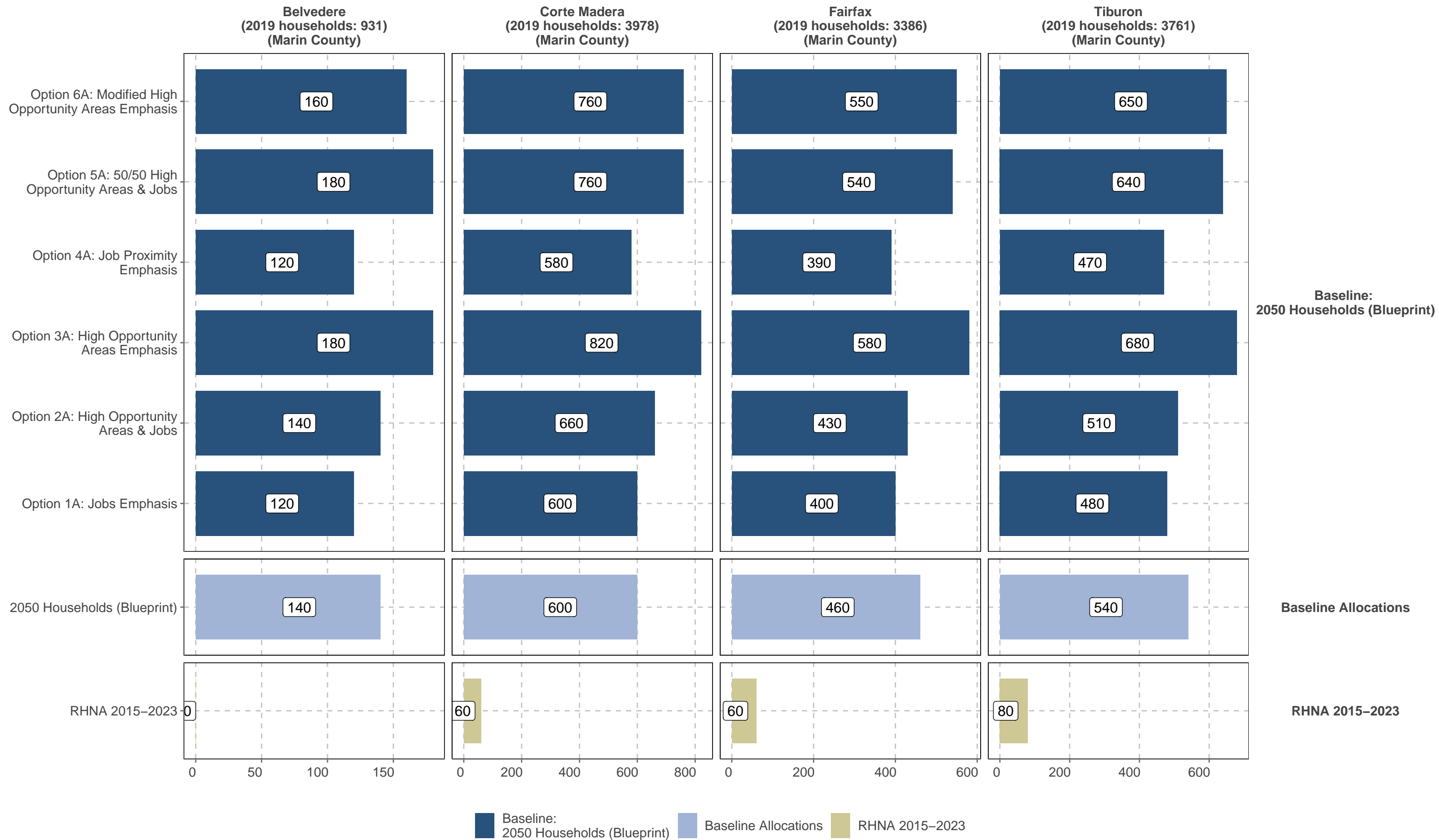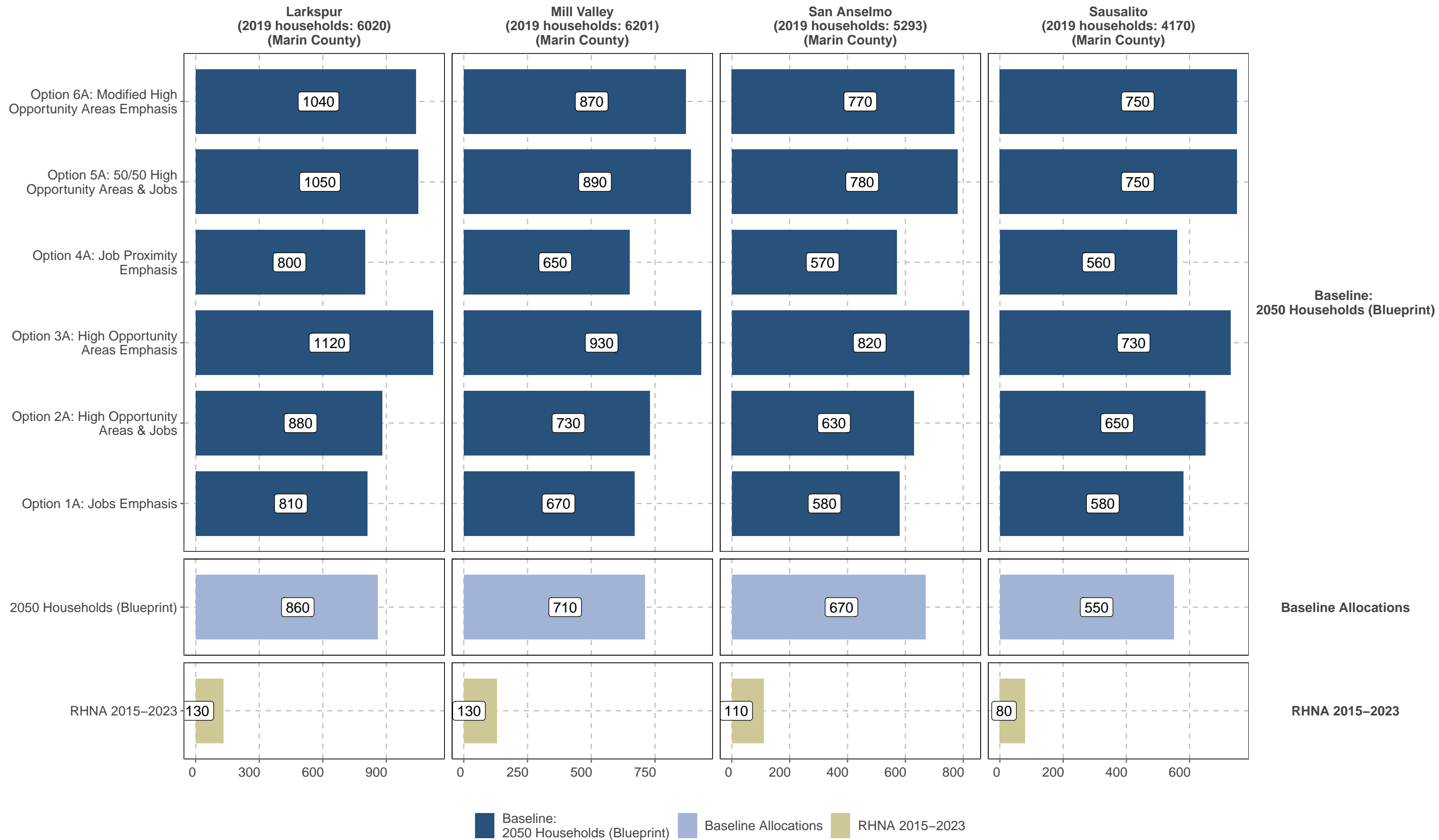Label shows allocation rounded to nearest 10. Numbers may not add up due to rounding.



| | Petaluma (2019 households: 22519) (Sonoma County) | Rohnert Park (2019 households: 16356) (Sonoma County) | Uninc. Sonoma (2019 households: 54038) (Sonoma County) | Windsor (2019 households: 9112) (Sonoma County) | |
|---|---|---|---|---|---|
| Option 6A: Modified High Opportunity Areas Emphasis | 2160 | 1320 | 5680 | 770 | Baseline: 2050 Households (Blueprint) |
| Option 5A: 50/50 High Opportunity Areas & Jobs | 2270 | 1380 | 5950 | 810 | |
| Option 4A: Job Proximity Emphasis | 2430 | 1500 | 6210 | 860 | |
| Option 3A: High Opportunity Areas Emphasis | 2620 | 1510 | 6860 | 890 | |
| Option 2A: High Opportunity Areas & Jobs | 2680 | 1590 | 6700 | 930 | |
| Option 1A: Jobs Emphasis | 2490 | 1520 | 6300 | 880 | |
| 2050 Households (Blueprint) | 3440 | 2170 | 9080 | 1250 | Baseline Allocations |
| RHNA 2015–2023 | 740 | 900 | 940 | 440 | RHNA 2015–2023 |

Legend:
Baseline: 2050 Households (Blueprint)
Baseline Allocations
RHNA 2015–2023

Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.
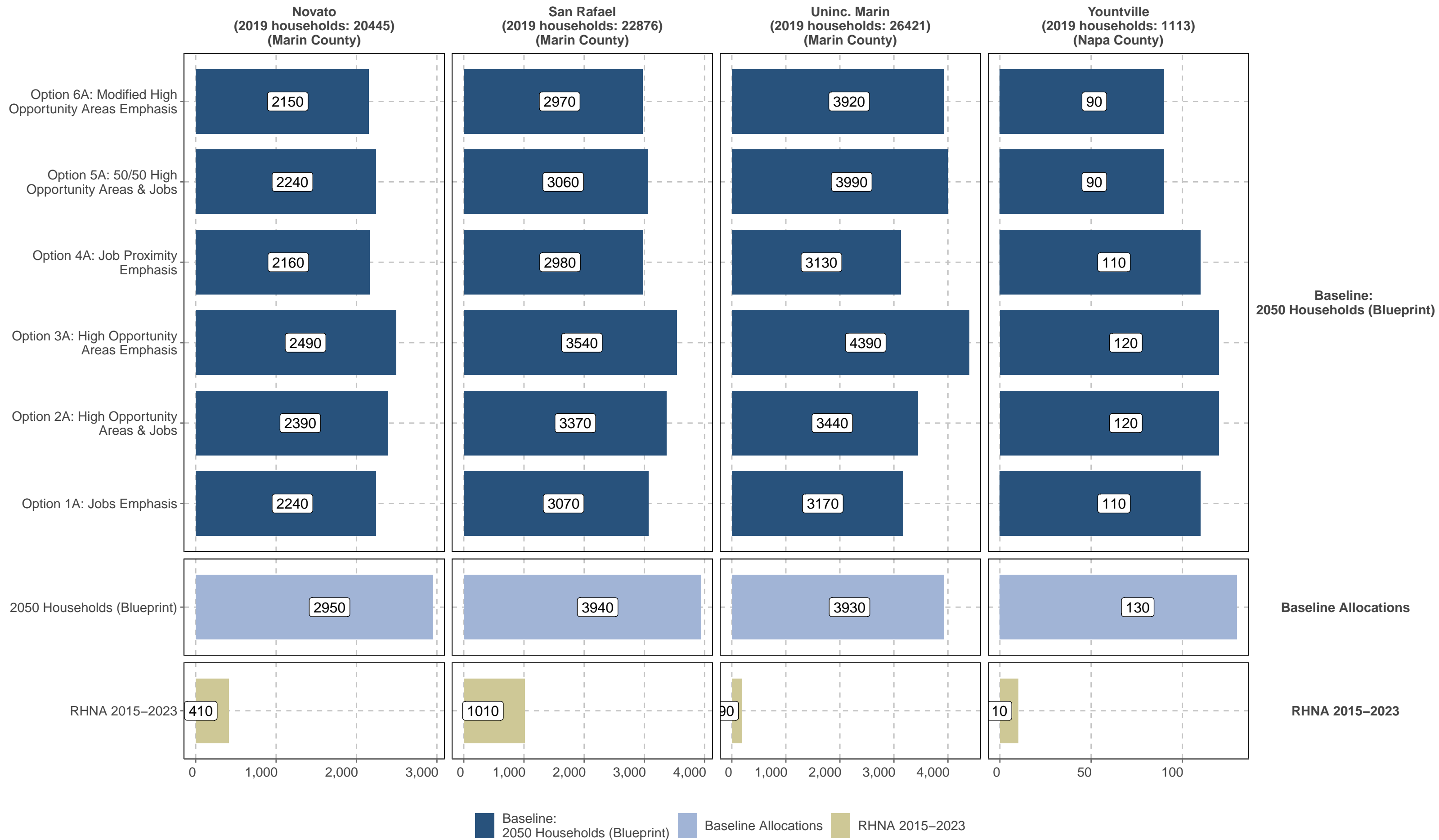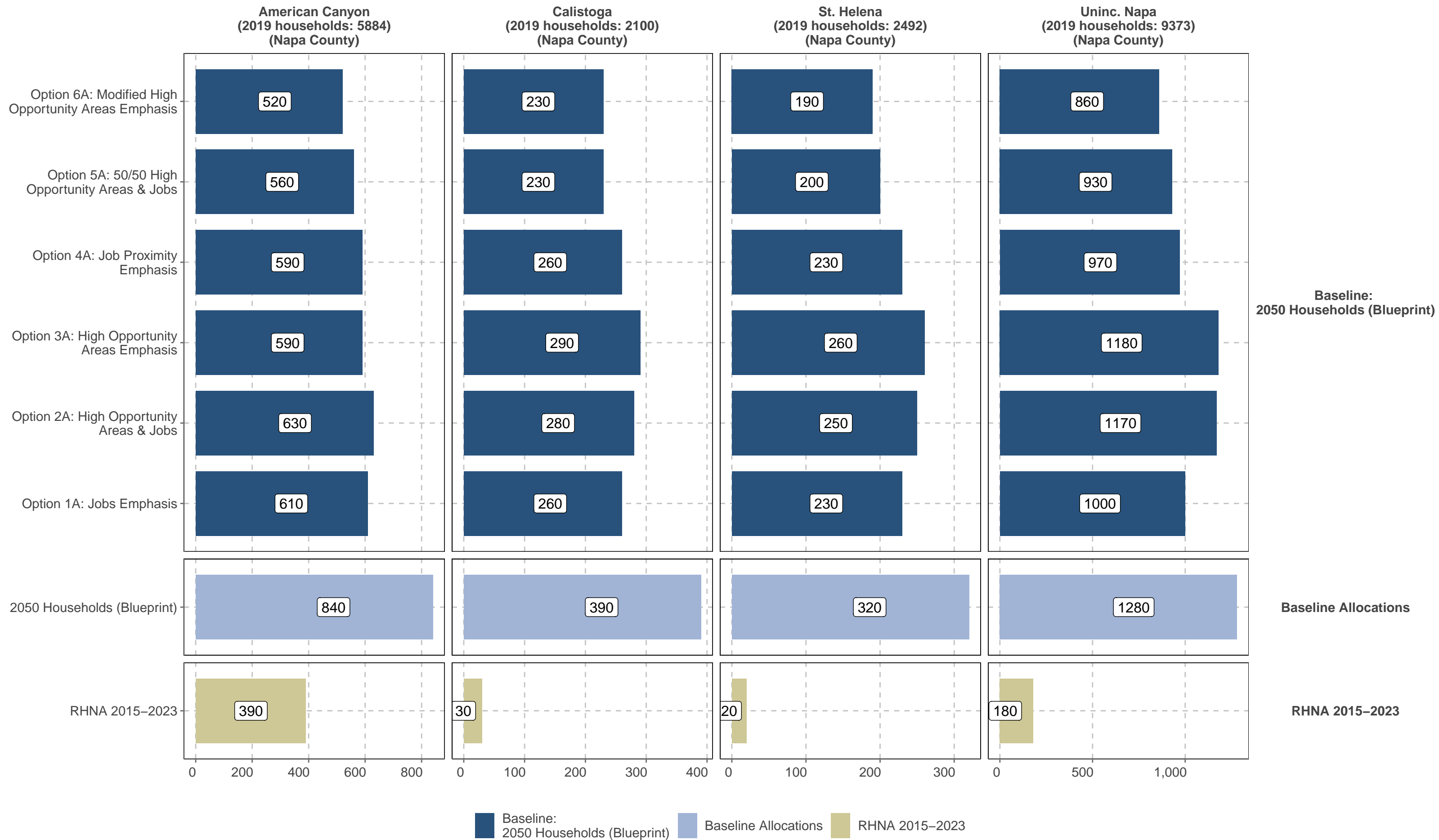Label shows allocation rounded to nearest 10. Numbers may not add up due to rounding.
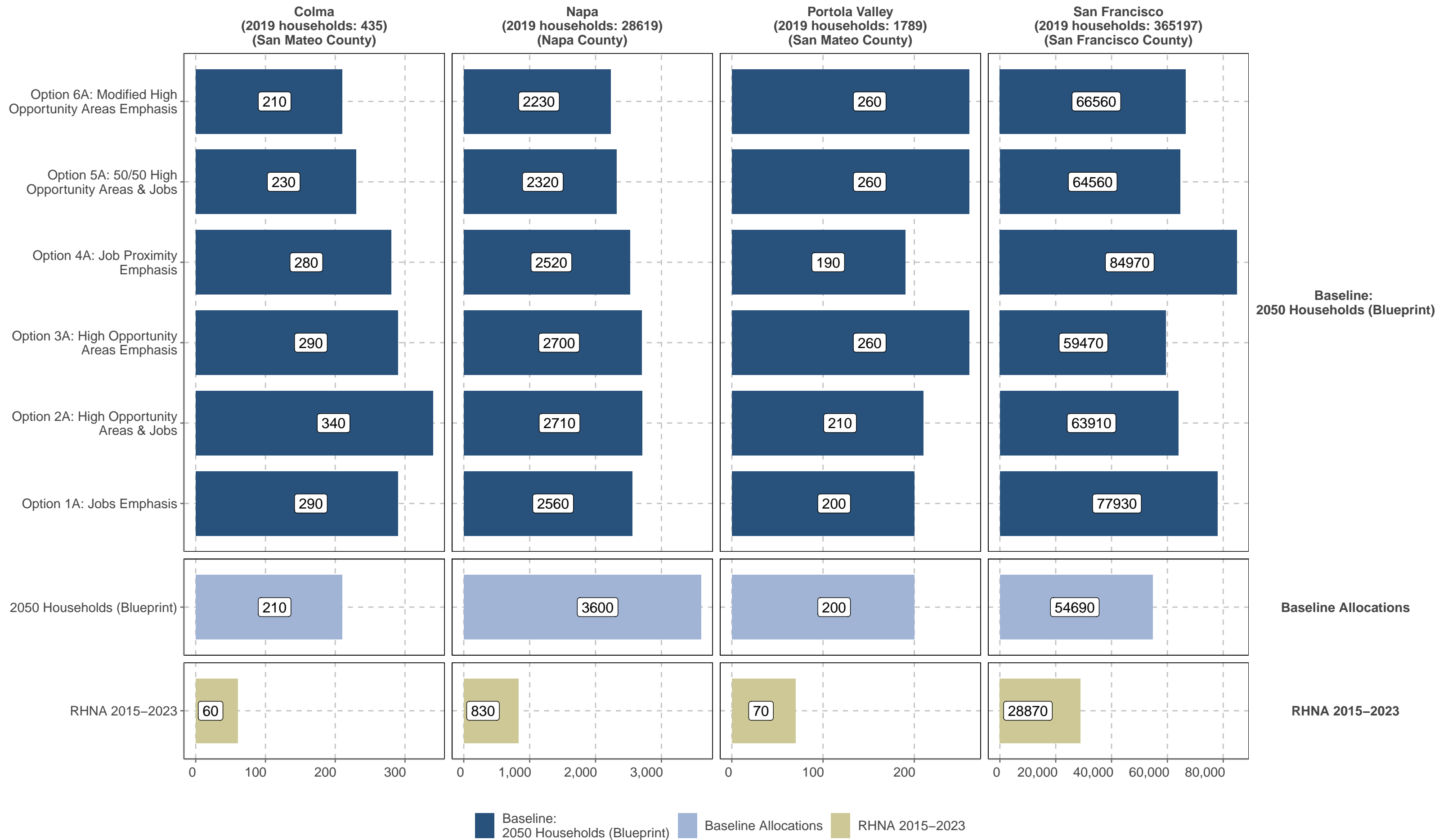
**Santa Rosa**
**(2019 households: 64977)**
**(Sonoma County)**

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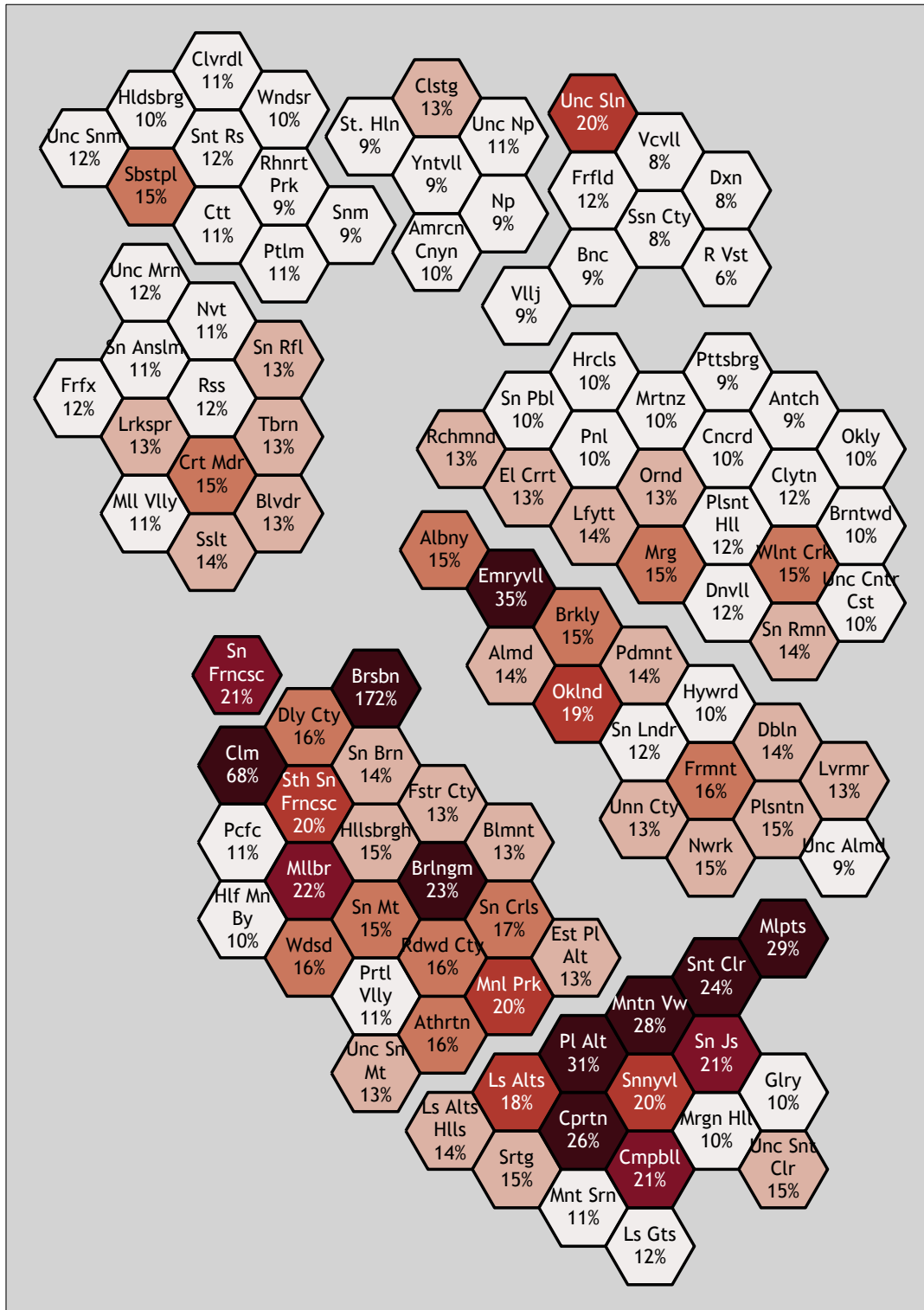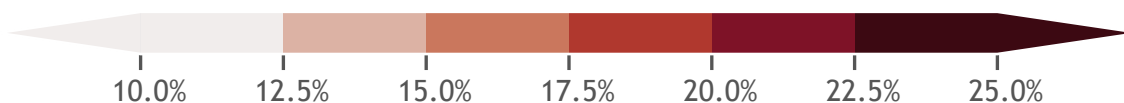


Jurisdiction Growth Rate

10.0%  12.5%  15.0%  17.5%  20.0%  22.5%  25.0%

# 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))
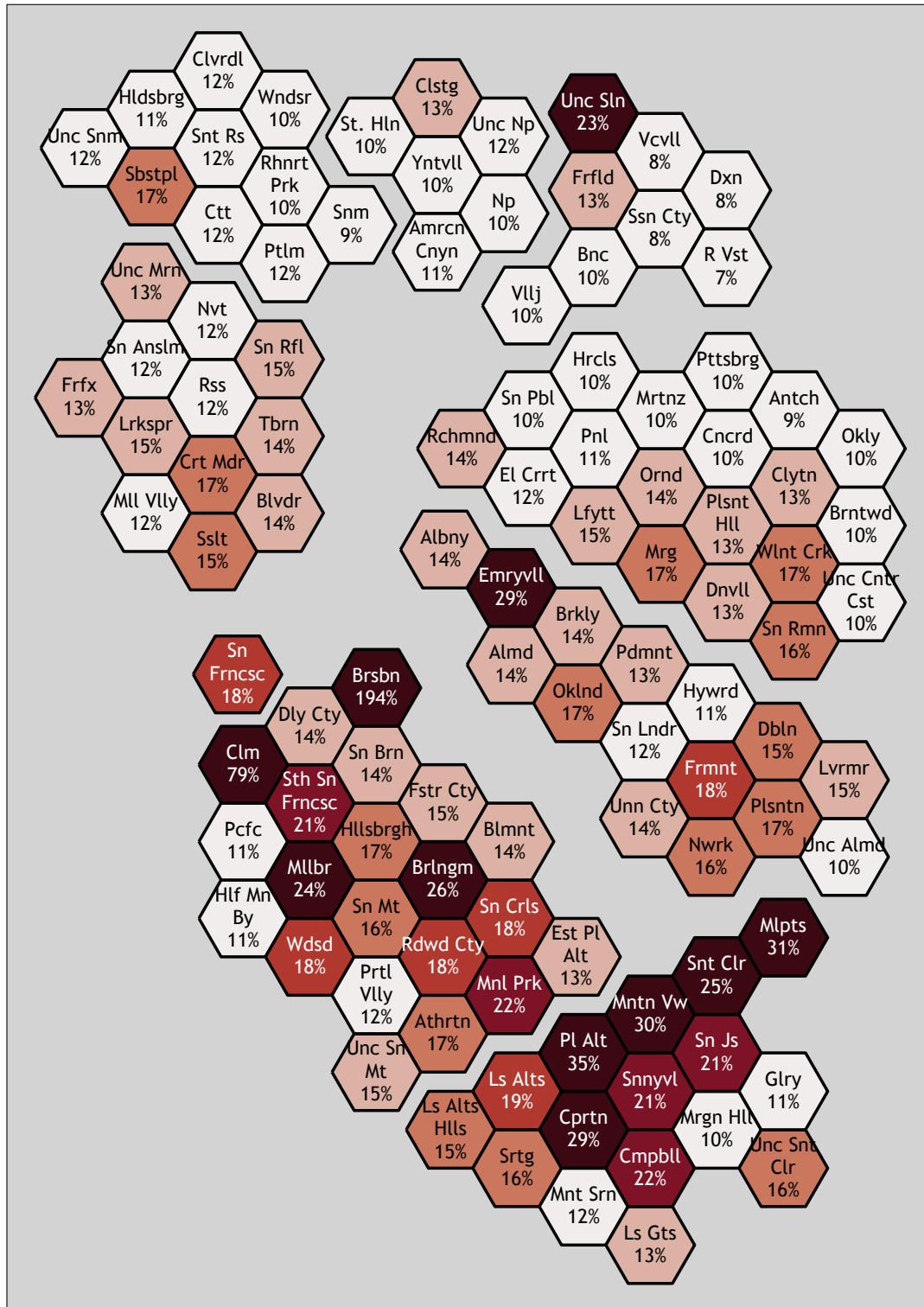


Jurisdiction Growth Rate

10.0%  12.5%  15.0%  17.5%  20.0%  22.5%  25.0%
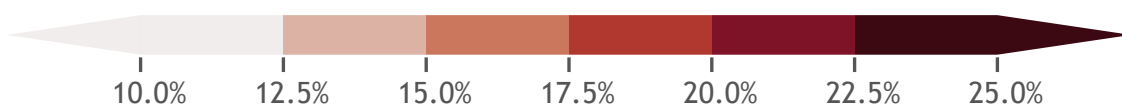
# Appendix 3: Potential RHNA Allocation

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))
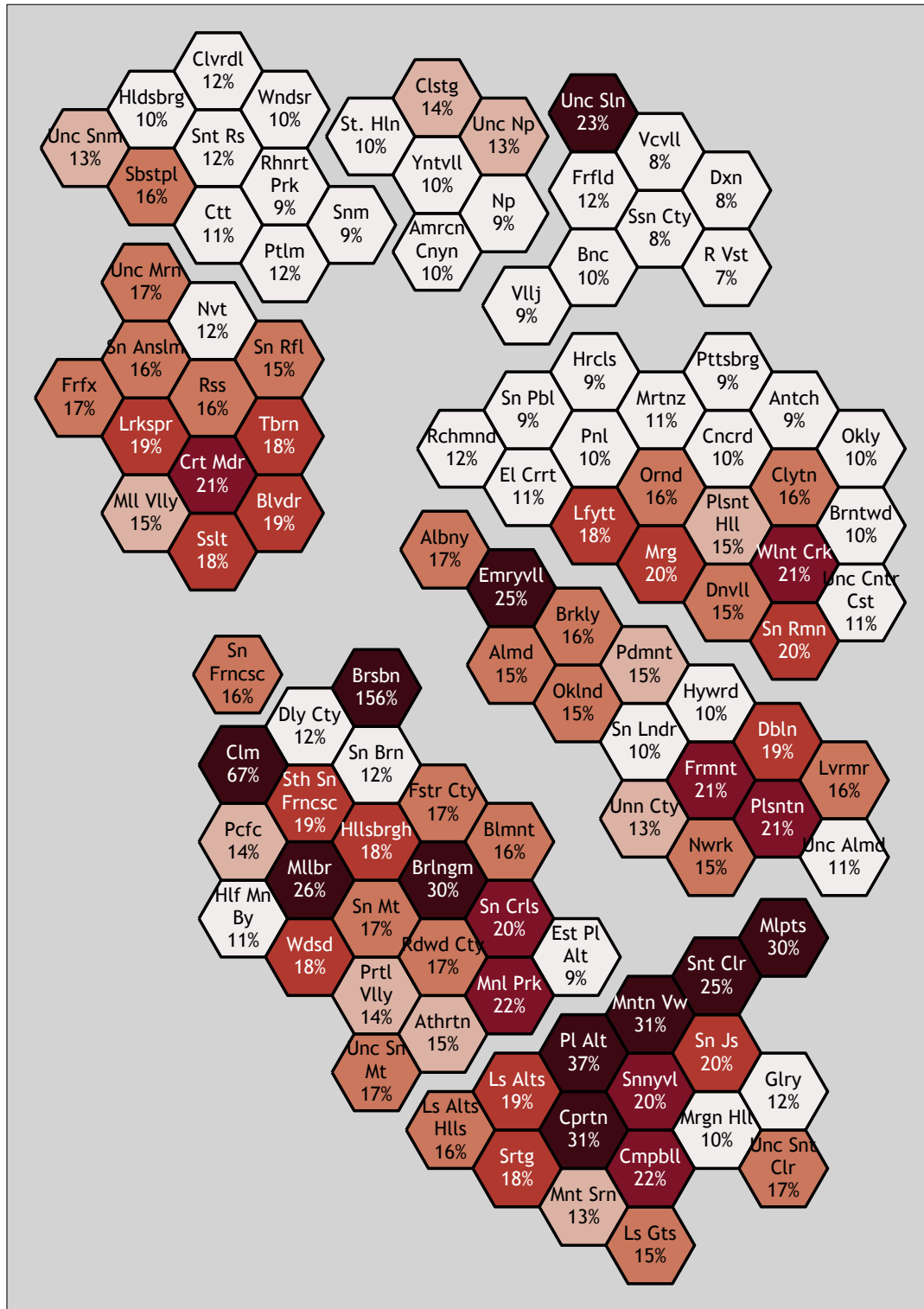


Jurisdiction Growth Rate

10.0%  12.5%  15.0%  17.5%  20.0%  22.5%  25.0%

# Appendix 3: Potential RHNA Allocation
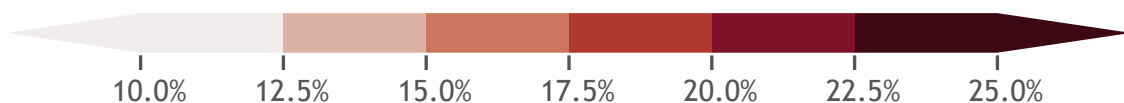
Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a 2 1 Attachment A memo for details

## Option 4A: Job Proximity Emphasis
### (Baseline: 2050 Households (Blueprint))
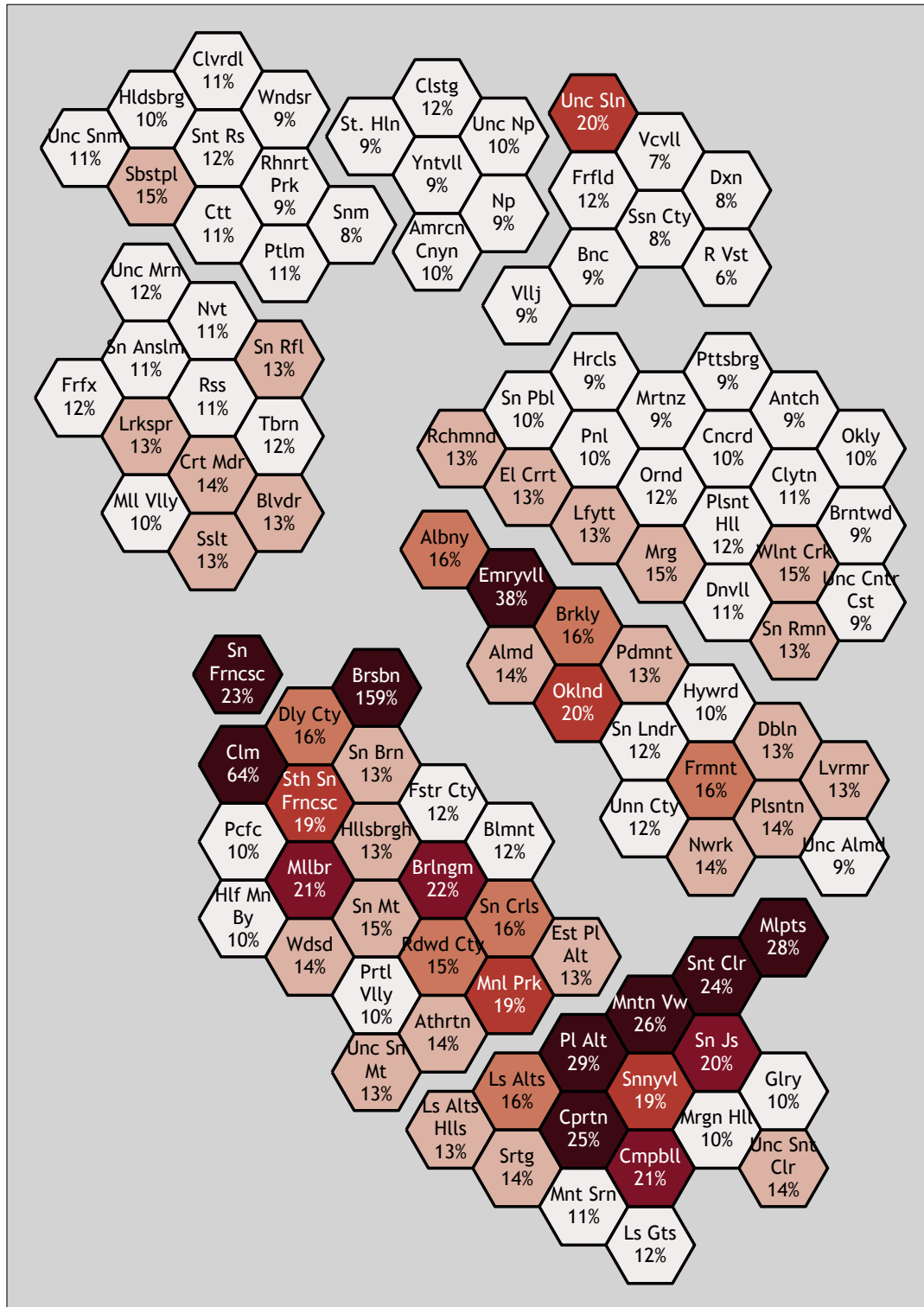


Jurisdiction Growth Rate

10.0%  12.5%  15.0%  17.5%  20.0%  22.5%  25.0%

# 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 5A: 50/50 High Opportunity Areas & Jobs
## (Baseline: 2050 Households (Blueprint))
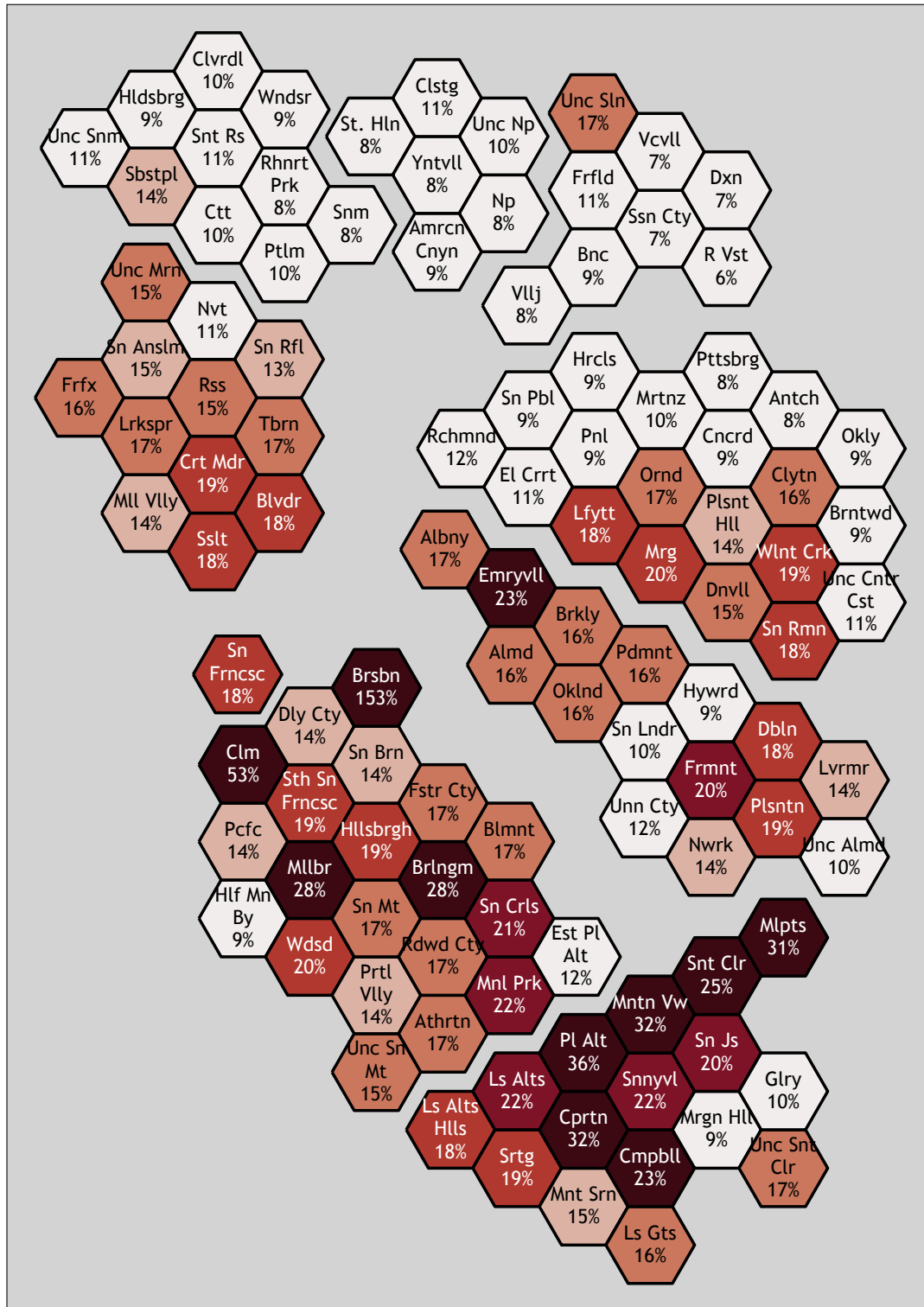


Jurisdiction Growth Rate

10.0%  12.5%  15.0%  17.5%  20.0%  22.5%  25.0%

# 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 6A: Modified High Opportunity Areas Emphasis
### (Baseline: 2050 Households (Blueprint))



Jurisdiction Growth Rate

10.0%  12.5%  15.0%  17.5%  20.0%  22.5%  25.0%

| | 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. | | | | | Option 3A: High Opportunity Areas Emphasis | | | | | Option 3B: High Opportunity Areas Emphasis with Adj. | | | | | Option 4A: Job Proximity Emphasis | | | | | Option 5A: 50/50 High Opportunity Areas & Jobs | | | | | Option 6A: Modified High Opportunity Areas Emphasis | | | | | RHNA 2015-2023 | | | | |
| | Baseline | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | 2050 Households (Blueprint) | | | | | RHNA 2015-2023 | | | | |
| | Income Group | 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 | VLI | LI | MOD | MOD+ | Total | VLI | LI | MOD | MOD+ | Total | VLI | LI | MOD | MOD+ | Total |

**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

A: Orig. Inc. Grp.

Group
- All Other Jurisdictions
- 25 jurisdictions with most expensive housing costs

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**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**



Group
■ All Other Jurisdictions
■ 25 jurisdictions with the largest share of regional jobs
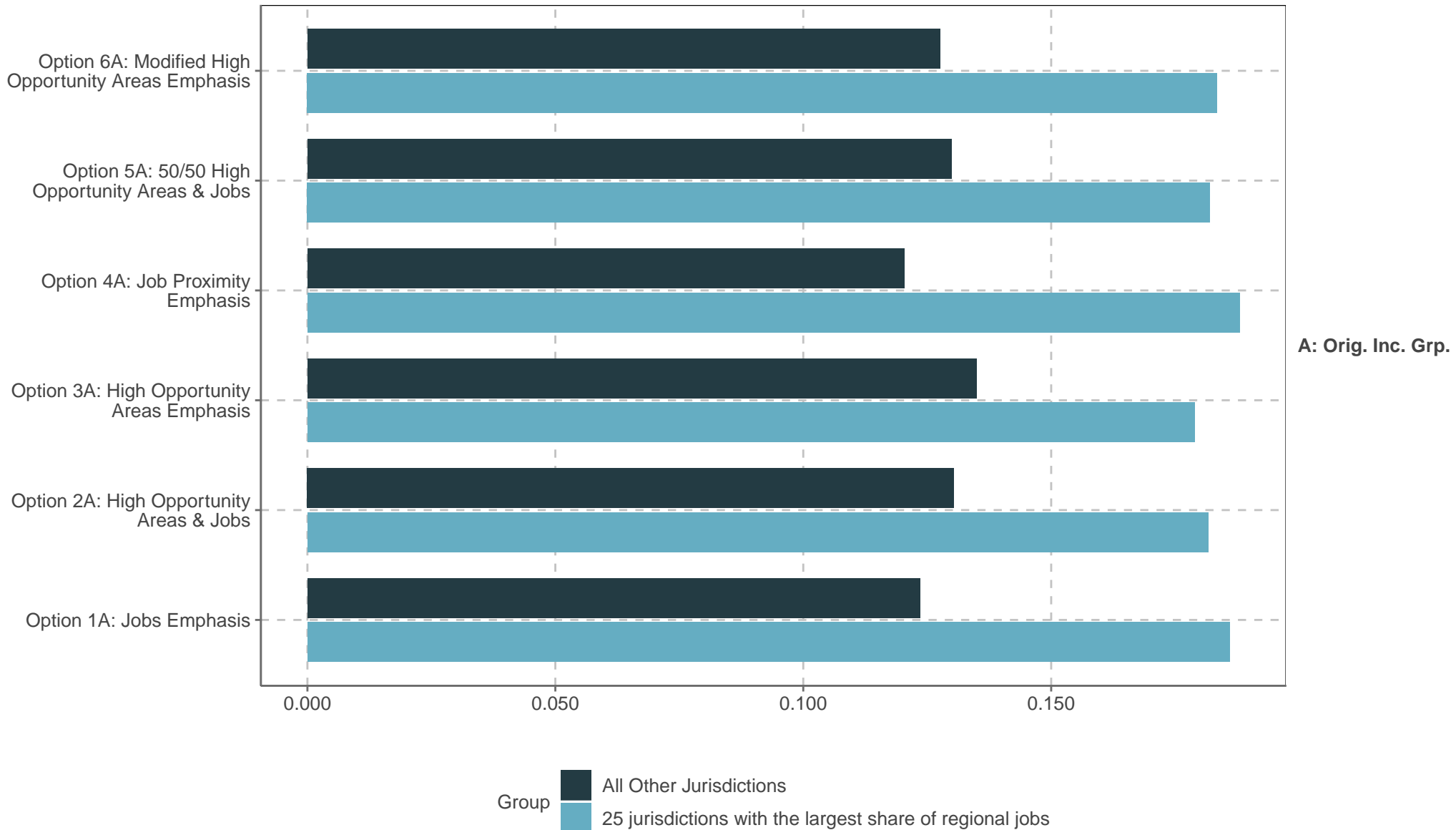
**OBJECTIVE 2: Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?**

*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**

A: Orig. Inc. Grp.

Group
- All Other Jurisdictions
- 25 jurisdictions with largest share of the regional Transit Priority Area acres
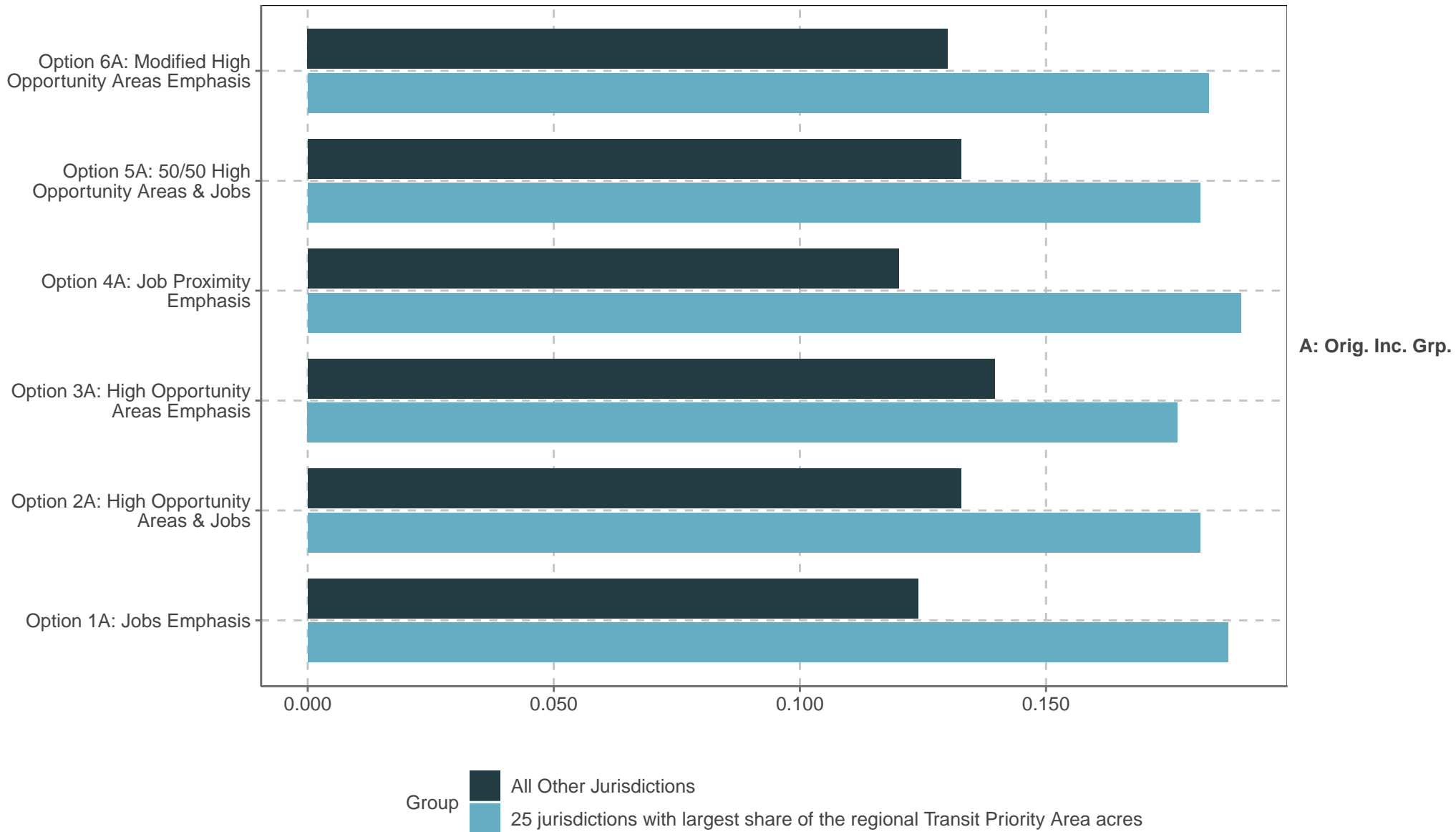
**OBJECTIVE 2: Does the allocation promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets?**

*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**



A: Orig. Inc. Grp.

Group
- All Other Jurisdictions
- 25 jurisdictions with lowest VMT per resident
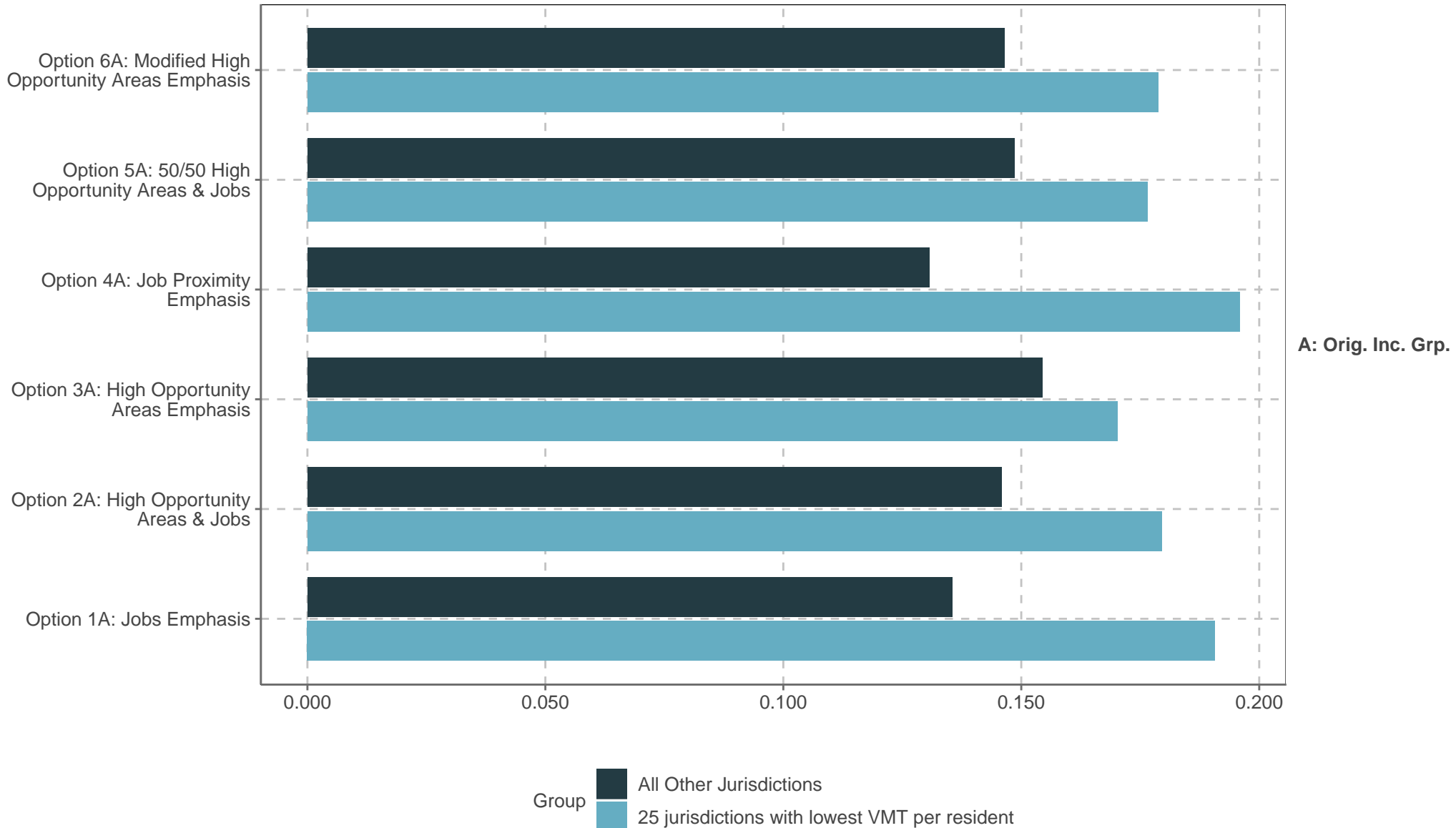
**OBJECTIVE 3: Does the allocation promote an improved intraregional relationship between jobs and housing, including an improved balance between the number of low–wage jobs and the number of housing units affordable to low–wage workers in each jurisdiction?**

*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**

A: Orig. Inc. Grp.

Group

- All Other Jurisdictions
- 25 jurisdictions with most low–wage jobs per housing unit affordable to low–wage workers

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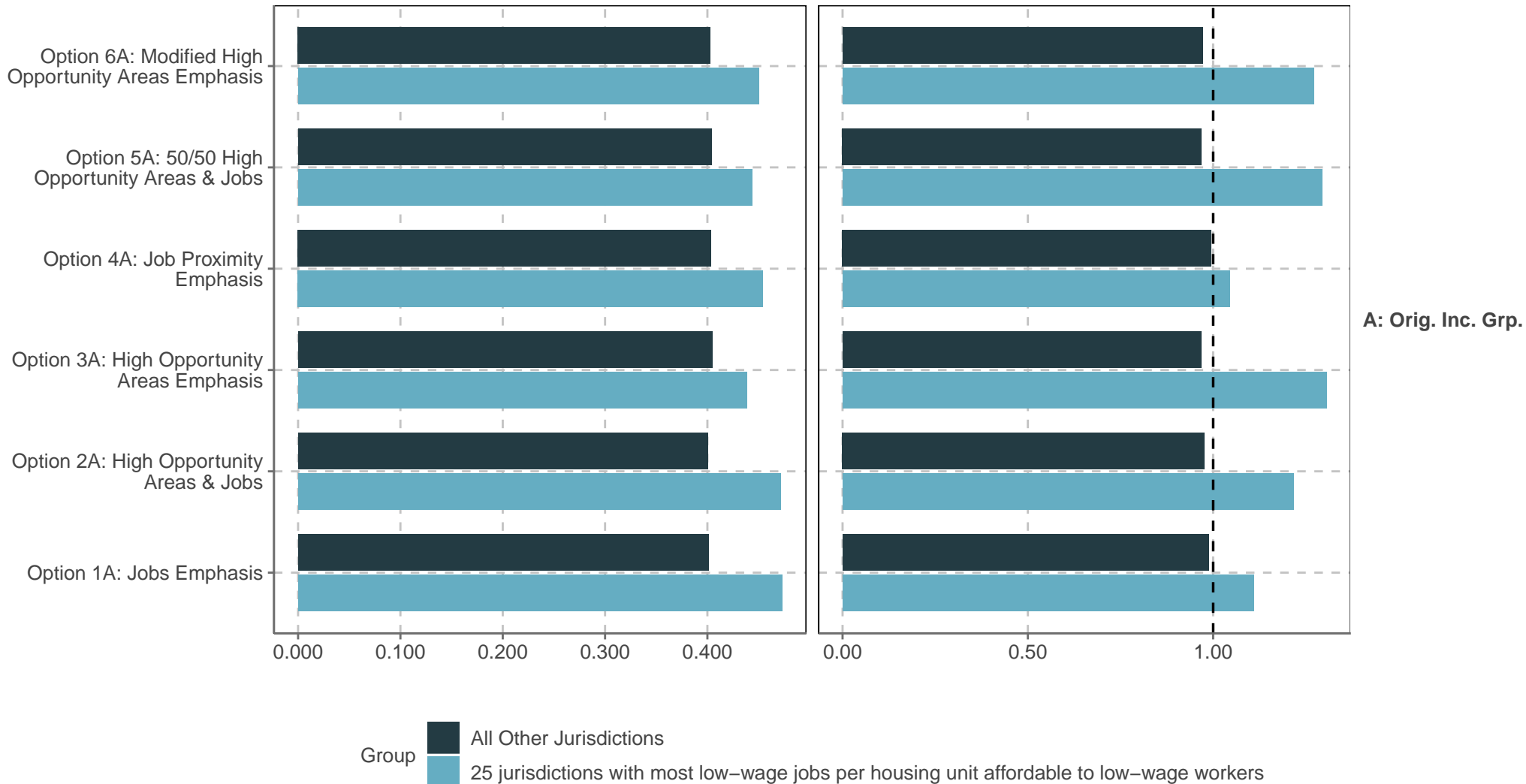
# OBJECTIVE 4: Does the allocation direct a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category?

*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**
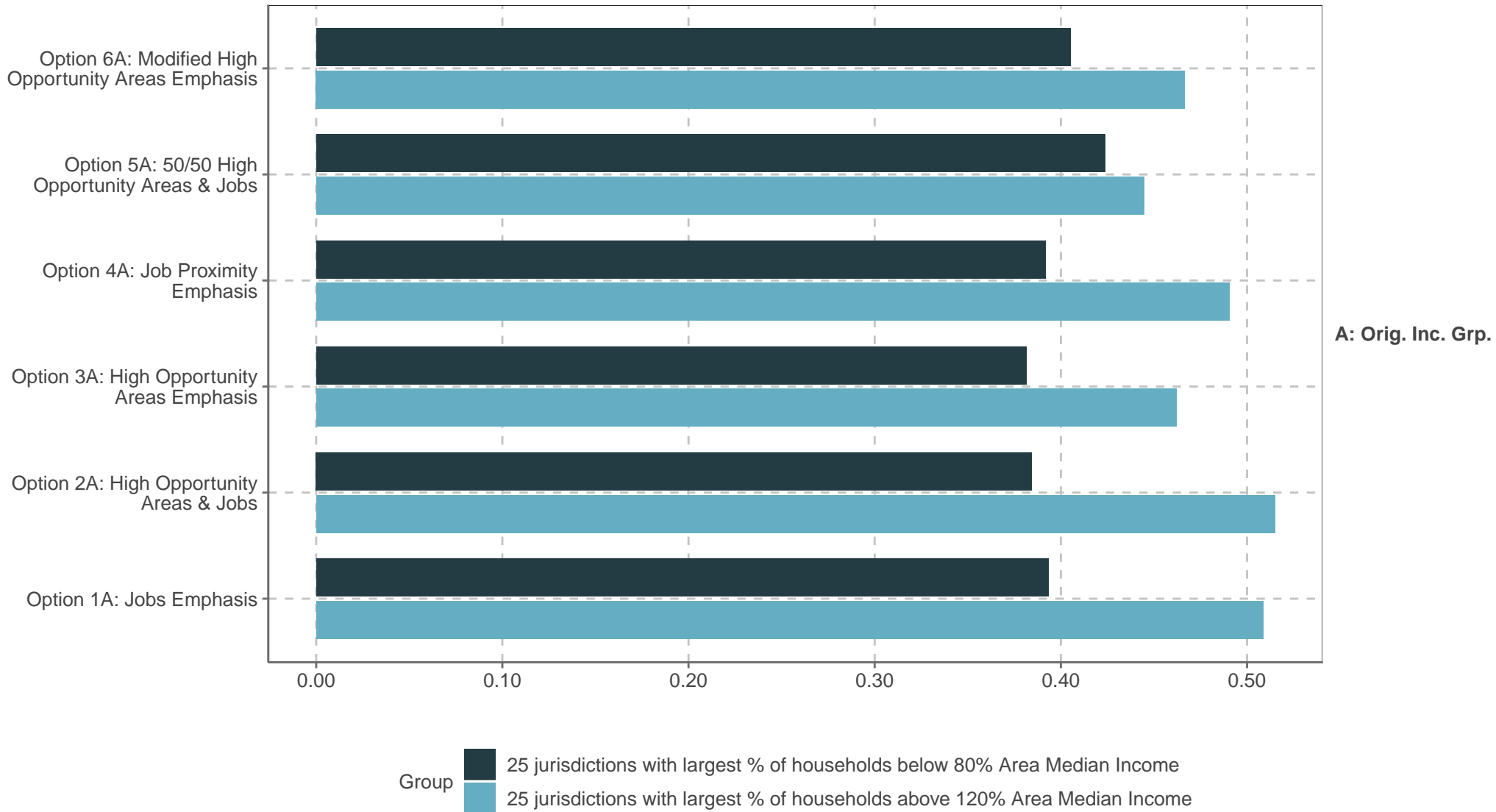


A: Orig. Inc. Grp.

**Group**

- 25 jurisdictions with largest % of households below 80% Area Median Income
- 25 jurisdictions with largest % of households above 120% Area Median Income

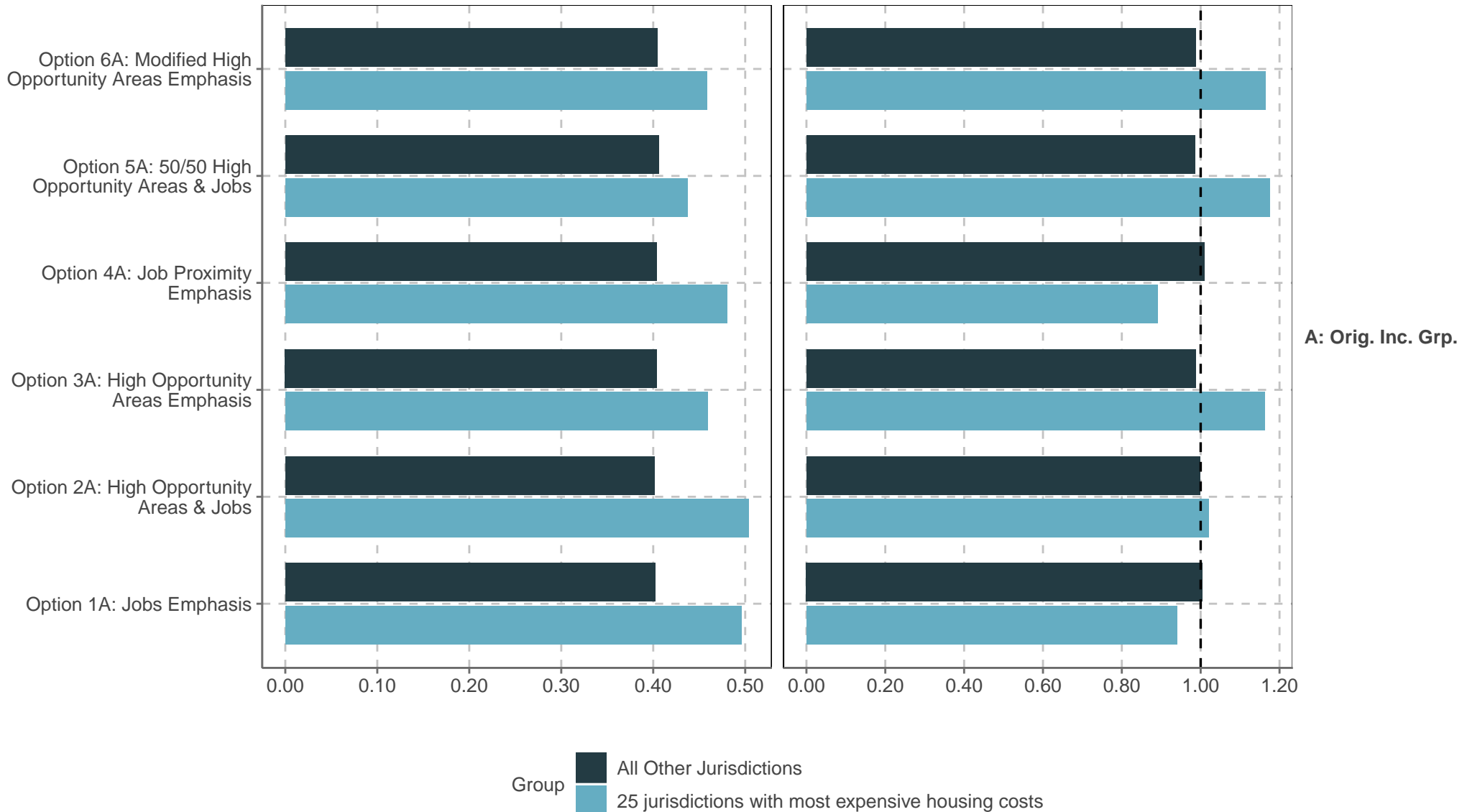**OBJECTIVE 5: Does the allocation affirmatively further fair housing?**

*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**

A: Orig. Inc. Grp.

Option 6A: Modified High Opportunity Areas Emphasis

Option 5A: 50/50 High Opportunity Areas & Jobs

Option 4A: Job Proximity Emphasis

Option 3A: High Opportunity Areas Emphasis

Option 2A: High Opportunity Areas & Jobs

Option 1A: Jobs Emphasis

0.00   0.10   0.20   0.30   0.40   0.50

0.00   0.20   0.40   0.60   0.80   1.00   1.20

Group
■ All Other Jurisdictions
■ 25 jurisdictions with largest % of households in High Resource or Highest Resource Tracts

ABAG HMC Meeting #11 | Item 5a2 Appendix 5 | September 4, 2020
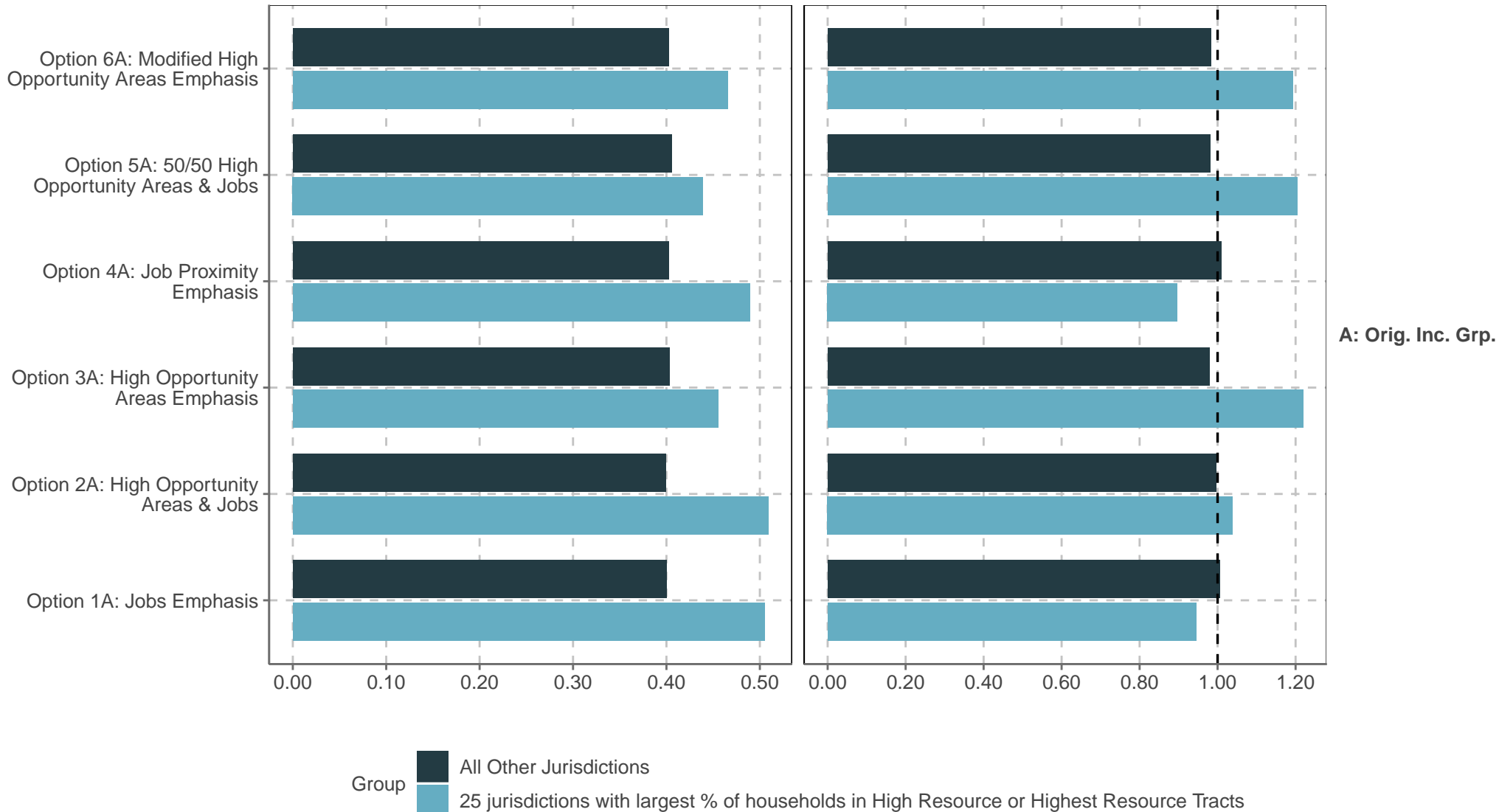
**OBJECTIVE 5: Does the allocation affirmatively further fair housing?**

*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.1: 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**



A: Orig. Inc. Grp.

**Group**

- All Other Jurisdictions
- 31 Jurisdictions with above−average divergence scores and % of households above 120% Area Median Income
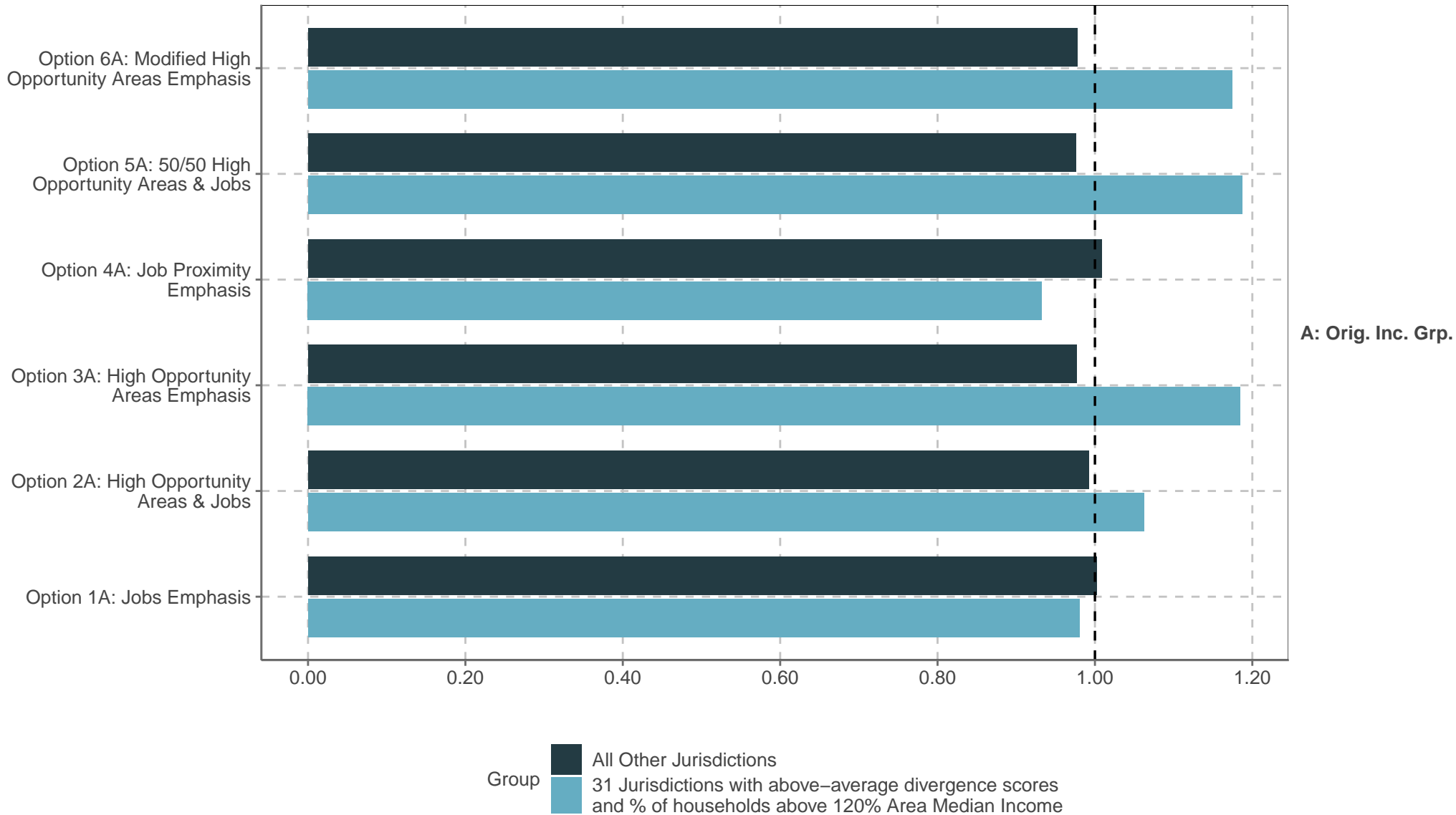
**OBJECTIVE 5: Does the allocation affirmatively further fair housing?**

*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 receiving 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**



A: Orig. Inc. Grp.

Group
- All Other Jurisdictions
- 25 jurisdictions with largest % of households above 120% Area Median Income

## Handout – Additional Evaluation Metrics Data

At the August 28th Housing Methodology Committee (HMC) meeting, some committee members proposed an alternative metric for evaluating how well a RHNA methodology is affirmatively furthering fair housing, which staff agreed to consider in advance of future HMC discussions on evaluation metrics. On August 31st, staff received a memo from HMC members Fernando Martí, Carlos Romero, Jeff Levin, and Rodney Nickens Jr. detailing their suggested approach. This comment, including email, memo, and data spreadsheet, was included in the agenda packet for the September 4th HMC meeting.

The proposal from these HMC members included two suggestions (see the comment letter and attachments included in the HMC packet for more details):
1. Identify exclusionary jurisdictions through a composite score
2. Ensure each exclusionary jurisdiction is allocated its fair share of the region's very low and low-income allocations – at least proportional to its share of the region's total households in 2019

Compared to the approach that staff has been using for Metric 5b, the HMC members' proposal:
1. Includes 49 jurisdictions to compare to the rest of the region, based on the "composite score." Staff's approach compared 31 jurisdictions to the rest of the region.
2. Evaluates whether a jurisdiction's share of very low- and low-income units is proportional to its share of existing households. Staff's approach evaluated whether a jurisdiction's share of total units is proportional to its share of existing households.

Staff evaluated the six methodology options included in the September 4th HMC packet using the HMC members' proposed approach. In **Figure 1**, the chart on the left shows whether or not, *as a group*, the 49 jurisdictions that exhibit above average levels of racial and economic exclusion receive allocations of very low- and low-income units that are proportional to their share of existing households. The chart on the right measures jurisdictions *individually*, and shows the share of jurisdictions that receive an allocation of very low- and low-income units that is proportional to its share of existing households. In the left chart, a value of 1 indicates its share of lower-income RHNA is proportional to its share of the region's households.

The charts indicate that, for all methodology options, the group of 49 cities substantially outperforms the control group of the rest of cities in the region. Option 6A and Option 3A, which both heavily weighting the Access to High Opportunity Areas factor, perform best. The poorest performer is 4A, which is more focused on proximity to jobs.

**Table 1** shows the level of proportionality for each jurisdiction's allocation of lower-income RHNA units compared to existing households in each of the six methodology options. Proportions greater than 1 are highlighted in green.

Staff are providing this handout for the HMC's consideration, to inform both dialogue on factors and weights at the September 4th meeting as well as any further conversation on evaluation metrics at the September 18th meeting.

**Figure 1**

*Comparison between the top 49 jurisdictions exhibiting above average racial and socioeconomic exclusion and the rest of the region*

**METRIC 6a.1: Do jurisdictions with levels of racial and socioeconomic exclusion above the regional average receive a share of the region's very low- and low-income housing need that is at least proportional to their share of the region's households?**

**METRIC 6a.2: Do jurisdictions with levels of racial and socioeconomic exclusion above the regional average receive a share of the region's very low- and low-income housing need that is at least proportional to their share of the region's households?**

Ratio of share of low income RHNA to share of region's households

Jurisdictions receiving at least a proportional low income allocation
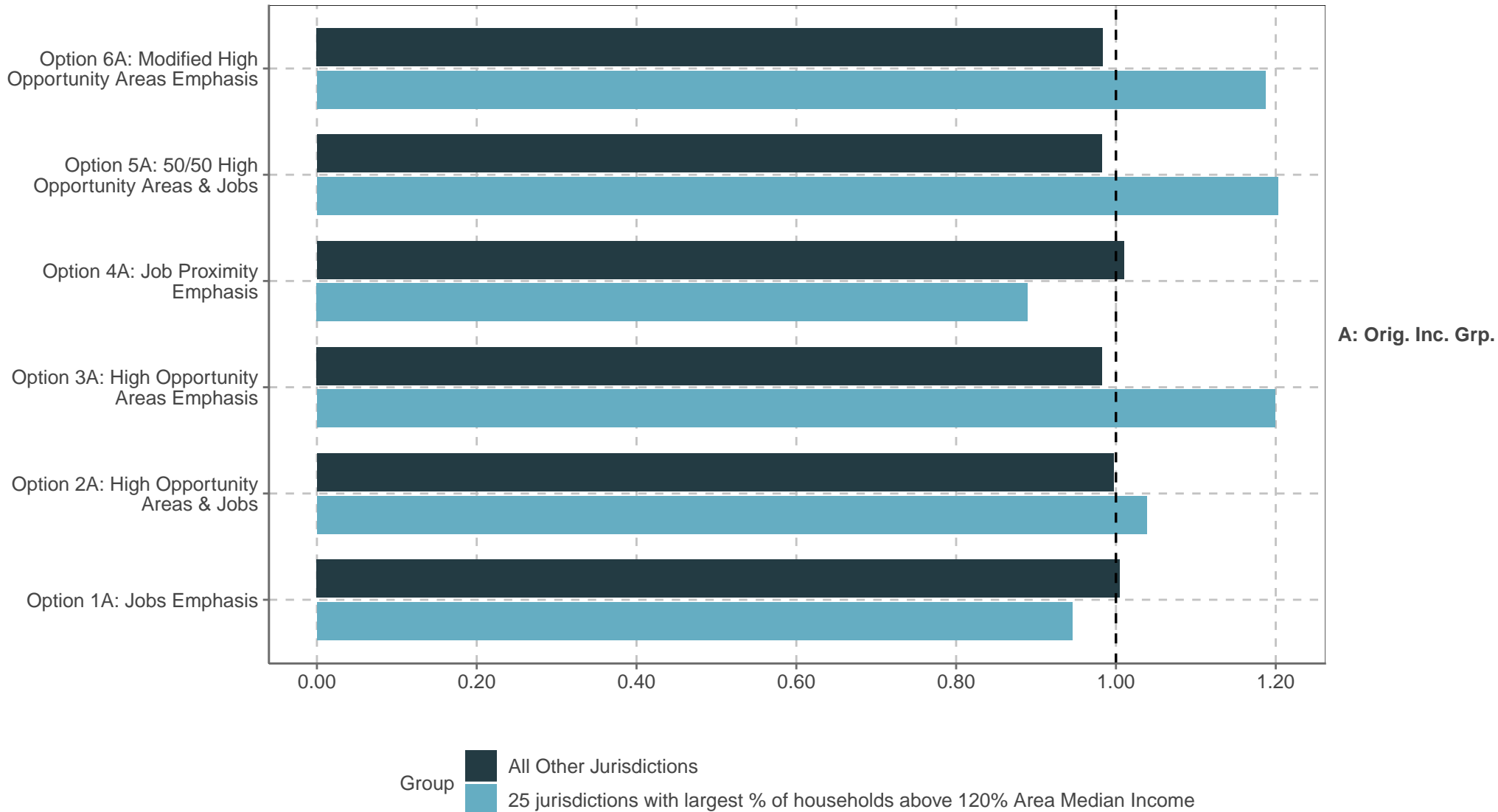


**A: Orig. Inc. Grp.**

Group
All Other Jurisdictions
49 Jurisdictions with levels of racial and socioeconomic exclusion above the regional average
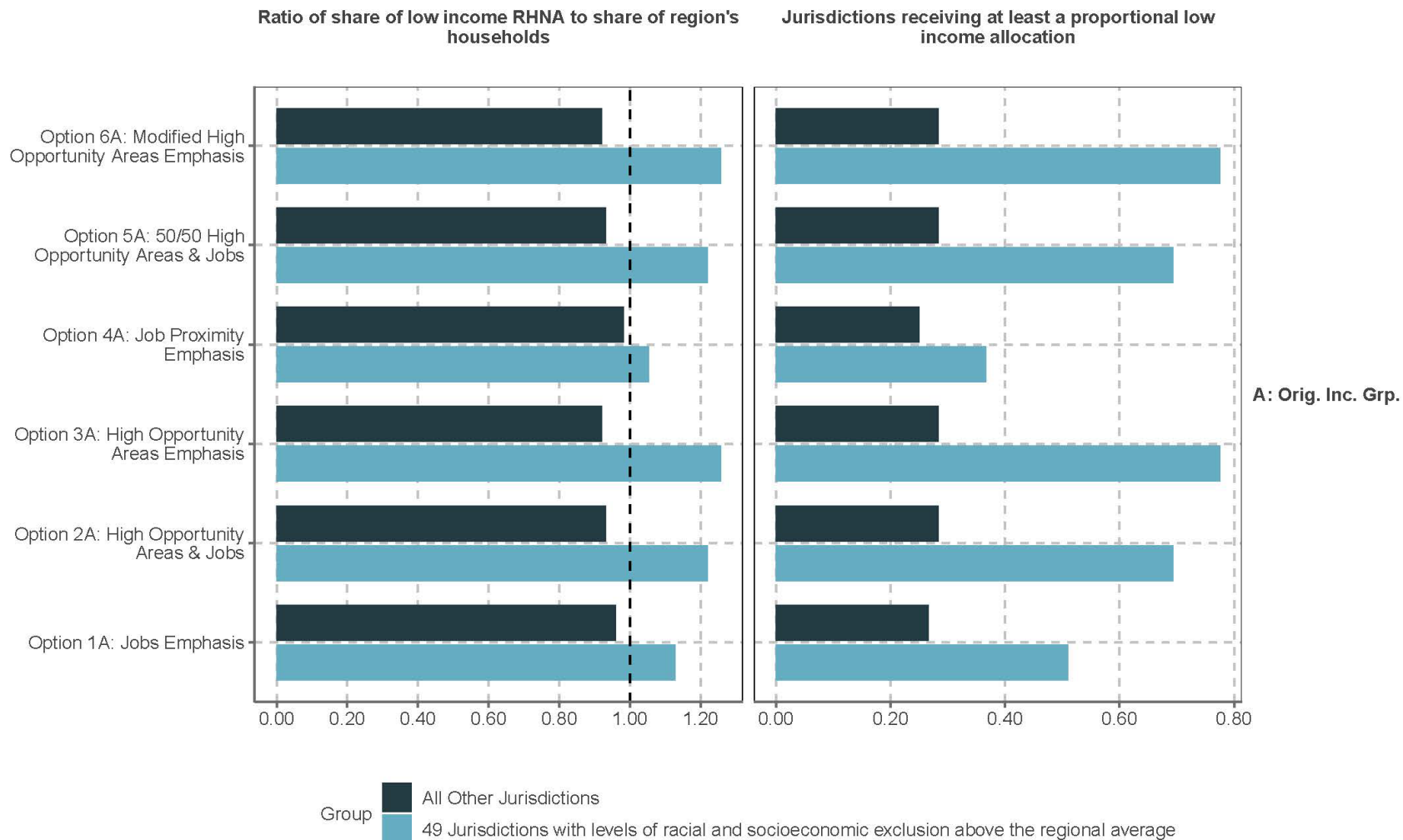
**Table 1: Results for Metric 6a.2 – 49 Jurisdictions Classified as Upper Income, Upper Segregation**

| Jurisdiction | County | Option 1A: Jobs Emphasis | Option 2A: High Opportunity Areas & Jobs | Option 3A: High Opportunity Areas Emphasis | Option 4A: Job Proximity Emphasis | Option 5A: 50/50 High Opportunity Areas & Jobs | Option 6A: Modified High Opportunity Areas Emphasis |
|---|---|---|---|---|---|---|---|
| Atherton | San Mateo | 1.24 | 1.38 | 1.14 | 0.98 | 1.38 | 1.14 |
| Belmont | San Mateo | 0.92 | 1.00 | 1.10 | 0.88 | 1.00 | 1.10 |
| Belvedere | Marin | 1.10 | 1.20 | 1.33 | 1.05 | 1.20 | 1.33 |
| Clayton | Contra Costa | 1.07 | 1.20 | 1.23 | 0.95 | 1.20 | 1.23 |
| Corte Madera | Marin | 1.21 | 1.35 | 1.41 | 1.12 | 1.35 | 1.41 |
| Cupertino | Santa Clara | 1.85 | 2.05 | 2.10 | 1.66 | 2.05 | 2.10 |
| Daly City | San Mateo | 0.85 | 0.79 | 0.76 | 0.90 | 0.79 | 0.76 |
| Danville | Contra Costa | 0.98 | 1.10 | 1.12 | 0.87 | 1.10 | 1.12 |
| Dublin | Alameda | 1.11 | 1.24 | 1.31 | 1.02 | 1.24 | 1.31 |
| Fairfax | Marin | 0.97 | 1.07 | 1.18 | 0.94 | 1.07 | 1.18 |
| Foster City | San Mateo | 0.99 | 1.10 | 1.15 | 0.90 | 1.10 | 1.15 |
| Fremont | Alameda | 1.22 | 1.34 | 1.42 | 1.14 | 1.34 | 1.42 |
| Gilroy | Santa Clara | 0.71 | 0.74 | 0.68 | 0.66 | 0.74 | 0.68 |
| Half Moon Bay | San Mateo | 0.69 | 0.72 | 0.63 | 0.63 | 0.72 | 0.63 |
| Healdsburg | Sonoma | 0.63 | 0.64 | 0.57 | 0.59 | 0.64 | 0.57 |
| Hercules | Contra Costa | 0.58 | 0.59 | 0.52 | 0.55 | 0.59 | 0.52 |
| Hillsborough | San Mateo | 1.33 | 1.53 | 1.41 | 1.06 | 1.53 | 1.41 |
| Lafayette | Contra Costa | 1.04 | 1.14 | 1.23 | 0.98 | 1.14 | 1.23 |
| Larkspur | Marin | 1.06 | 1.16 | 1.27 | 1.02 | 1.16 | 1.27 |
| Livermore | Alameda | 0.95 | 1.02 | 1.01 | 0.88 | 1.02 | 1.01 |
| Los Altos | Santa Clara | 1.33 | 1.49 | 1.45 | 1.13 | 1.49 | 1.45 |
| Los Altos Hills | Santa Clara | 0.95 | 1.06 | 1.13 | 0.87 | 1.06 | 1.13 |
| Los Gatos | Santa Clara | 0.86 | 0.96 | 1.03 | 0.81 | 0.96 | 1.03 |
| Menlo Park | San Mateo | 1.16 | 1.25 | 1.30 | 1.11 | 1.25 | 1.30 |

| Jurisdiction | County | Option 1A: Jobs Emphasis | Option 2A: High Opportunity Areas & Jobs | Option 3A: High Opportunity Areas Emphasis | Option 4A: Job Proximity Emphasis | Option 5A: 50/50 High Opportunity Areas & Jobs | Option 6A: Modified High Opportunity Areas Emphasis |
|---|---|---|---|---|---|---|---|
| Mill Valley | Marin | 0.88 | 0.97 | 1.04 | 0.82 | 0.97 | 1.04 |
| Millbrae | San Mateo | 1.51 | 1.65 | 1.79 | 1.44 | 1.65 | 1.79 |
| Milpitas | Santa Clara | 1.83 | 1.92 | 1.89 | 1.72 | 1.92 | 1.89 |
| Monte Sereno | Santa Clara | 0.81 | 0.90 | 0.96 | 0.76 | 0.90 | 0.96 |
| Moraga | Contra Costa | 1.20 | 1.33 | 1.41 | 1.11 | 1.33 | 1.41 |
| Orinda | Contra Costa | 0.96 | 1.07 | 1.15 | 0.90 | 1.07 | 1.15 |
| Palo Alto | Santa Clara | 1.91 | 2.09 | 2.23 | 1.80 | 2.09 | 2.23 |
| Piedmont | Alameda | 1.00 | 1.06 | 1.08 | 0.97 | 1.06 | 1.08 |
| Pleasant Hill | Contra Costa | 0.88 | 0.95 | 0.97 | 0.82 | 0.95 | 0.97 |
| Pleasanton | Alameda | 1.20 | 1.33 | 1.38 | 1.09 | 1.33 | 1.38 |
| Portola Valley | San Mateo | 0.84 | 0.93 | 1.00 | 0.78 | 0.93 | 1.00 |
| Ross | Marin | 0.95 | 1.05 | 1.14 | 0.92 | 1.05 | 1.14 |
| San Anselmo | Marin | 0.90 | 0.98 | 1.09 | 0.86 | 0.98 | 1.09 |
| San Carlos | San Mateo | 1.20 | 1.31 | 1.39 | 1.13 | 1.31 | 1.39 |
| San Ramon | Contra Costa | 1.15 | 1.28 | 1.34 | 1.04 | 1.28 | 1.34 |
| Saratoga | Santa Clara | 1.04 | 1.15 | 1.25 | 0.98 | 1.15 | 1.25 |
| Sausalito | Marin | 1.03 | 1.14 | 1.21 | 0.96 | 1.14 | 1.21 |
| St. Helena | Napa | 0.59 | 0.61 | 0.53 | 0.55 | 0.61 | 0.53 |
| Sunnyvale | Santa Clara | 1.19 | 1.24 | 1.30 | 1.16 | 1.24 | 1.30 |
| Tiburon | Marin | 1.04 | 1.15 | 1.27 | 0.99 | 1.15 | 1.27 |
| Unincorporated Marin | Marin | 0.96 | 1.04 | 1.12 | 0.91 | 1.04 | 1.12 |
| Unincorporated Napa | Napa | 0.75 | 0.79 | 0.68 | 0.65 | 0.79 | 0.68 |
| Union City | Alameda | 0.86 | 0.89 | 0.78 | 0.77 | 0.89 | 0.78 |
| Windsor | Sonoma | 0.64 | 0.65 | 0.58 | 0.59 | 0.65 | 0.58 |
| Woodside | San Mateo | 1.37 | 1.58 | 1.42 | 1.08 | 1.58 | 1.42 |

**Fred Castro**

| | |
|---|---|
| **From:** | Doyle-Stevens, Leah <leah.doyle-stevens@countyofnapa.org> |
| **Sent:** | Wednesday, September 2, 2020 11:26 AM |
| **To:** | Fred Castro |
| **Cc:** | Dillon, Diane; Franchi, Helene |
| **Subject:** | Re: Letter to ABAG Chair Jesse Arreguin |
| **Attachments:** | 09012020_LtrtoMayorArreguin.pdf |

My apologies, Fred!  This letter pertains to THIS WEEK's HMC meeting.

Thank you,

Leah

*Leah Doyle-Stevens*
*Board Aide, Napa County Board of Supervisors*
*Third Street, Suite 310 · Napa, CA 94559*
*Tel (707) 254-4154 · Leah.Doyle-Stevens@countyofnapa.org*

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**From:** Doyle-Stevens, Leah
**Sent:** Wednesday, September 2, 2020 11:22 AM
**To:** Fred Castro <fcastro@bayareametro.gov>
**Cc:** Dillon, Diane <Diane.DILLON@countyofnapa.org>; Franchi, Helene <Helene.Franchi@countyofnapa.org>
**Subject:** Letter to ABAG Chair Jesse Arreguin

Hi Fred,

I hope this message finds you well.  Please find attached, a joint  letter from Napa County Supervisor Diane Dillon and City of Napa Community Development Director Vin Smith regarding the ABAG Regional Planning Committee meeting next week.  Will you please ensure this letter reaches the desk of Chair Arreguin?

Many thanks in advance.

Kindly,

Leah

**Leah Doyle-Stevens**
*Board Aide, Napa County Board of Supervisors*
*Third Street, Suite 310 · Napa, CA 94559*
*Tel (707) 254-4154 · Leah.Doyle-Stevens@countyofnapa.org*

September 1, 2020

Mayor Jesse Arreguin
Chair, Housing Methodology Committee
Association of Bay Area Governments
Bay Area Metro Center
375 Beale Street Suite 700
San Francisco, CA 94105

Dear Mayor Arreguin:

We write as the two representatives to the Housing Methodology Committee (HMC) from the county of Napa and its jurisdictions concerning the discussion at the HMC meeting last Friday. We hope you will accept the following comments as amplification/clarification of the remarks offered at the meeting. Given the fires in Napa County, it has taken awhile to organize our thoughts and we appreciate the opportunity to provide this follow-up.

Income Groupings. Like many others on the Committee, we see very little difference between the two approaches (i.e. grouping moderate housing with low/very low or keeping it grouped with above moderate housing). However, thinking about how we will have to communicate the methodology to our constituents, we wonder if we can strive to have one set of factors for all income groups similar to the approach reflected in Scenarios 3a and 3b on Table 1: Factors and Weights for Six Potential Methodologies (Item 5A, page 4). This is not to say that we prefer the factors used in 3a and 3b, but the simplicity of these scenarios is preferred.

Performance Evaluation Metrics. Only Objective 2 on Table 3: Revised Set of Proposed Evaluation Metrics (Item 5A, page 7), with its two performance metrics, addresses the physical form of our region, and how we see new housing relating to existing land use patterns and transportation systems. While we recognize that the suite of proposed objectives and performance metrics is drawn from statute, the GHG reduction mandate of Plan Bay Area is also key, and we wonder if there's a way to better balance or integrate performance metrics that address land use and transportation with those that address fairness and equity? Certainly fairness and equity need to be addressed, but so do sustainable development patterns that put new housing in urbanized areas close to transit. We need to be successful at both!

Factors and Scenarios. Regarding Table 1 and the six methodologies you asked us to test, we like Scenario 1a, with its emphasis on jobs and job growth, but we also like the simplicity of 3a

and 3b, because all income categories use the same factors in different emphasis. Our bottom line, however, is that *none of the six options presented are successful in balancing all of our region's challenges,* and we would like other factors to be included in the final methodology.

Specifically, we would like to see a final methodology that includes either the factor of "Urbanized Land Area" or "Natural Hazards." We believe it is in all of our best interests to see housing development occur within urbanized areas and outside of areas that will increasingly experience catastrophic events like the fires of these past weeks. For example, we would support an option where all income categories use the following factors: 50% Access to High Opportunity Areas; 30% Jobs Proximity – Transit; and 20% Natural Hazards. (These percentages could change for above moderate income units.)

Use of these factors would support housing growth outside of areas prone to natural hazards and would also address both our need to increase access to high paying jobs for all households and our need to prioritize housing close to transit.

Thank you for your consideration of these thoughts. We look forward to further discussions at the next Committee meeting and hope the agenda will prioritize discussion of the factors and methodology. We still have much work to do!

Sincerely,

Diane Dillon
Napa County Supervisor, District 3

Vin Smith
Community Development Director
City of Napa

cc:     County of Napa
        City of Napa

## Fred Castro

**\*External Email\***

Dear ABAG Staff and Consultants,

As members of the Regional Housing Needs Allocation (RHNA) Housing Methodology Committee (HMC), we want to thank you for moving us forward on this complex process.

As requested by staff at the August 28 HMC meeting, and following from the analysis in our letter to the HMC dated August 25, we are attaching a proposal to amend the Affirmatively Furthering Fair Housing (AFFH) evaluative criteria 5b.

We believe the AFFH evaluative metric 5b presented at the August 28 HMC meeting does not sufficiently identify areas of long-standing racial and socioeconomic exclusion nor does it ensure these jurisdictions receive appropriate and equitable allocations. We propose adjusting Metric 5b to more accurately capture the extent of exclusion in the region and ensure exclusionary jurisdictions are allocated their fair share.

We would appreciate it if this letter can be shared with all HMC members and the public, so that the HMC has the opportunity to discuss and decide on the evaluation metrics and their application, prior to making a final decision on the criteria as a whole or on the methodology formula itself.

Thank you,

Fernando Martí, Carlos Romero, Jeff Levin, and Rodney Nickens Jr. (HMC members)

(note we may have additional signatories coming tonight)

Fernando Martí, *Co-Director*
**Council of Community Housing Organizations**

**CCHO Action**

*Celebrating 40 years as the voice of San Francisco's affordable housing movement*
325 Clementina Street, San Francisco 94103

415-882-0901 office

415-595-5558 cell

*NOTE* I am generally not in the office on Fridays.

Pronouns: he, him


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**Check back here for updates on Affordable Housing Week 2020.**

August 31, 2020

Dear ABAG Staff and Consultants,

Thank you for the opportunity to present our proposal to amend the AFFH evaluative criteria before the HMC votes on the criteria as a whole.

While we appreciate that there is no perfect metric to reflect the complex, intersectional exclusion that AFFH seeks to overcome, the AFFH evaluative metrics presented at the August 28 HMC meeting, specifically Metric 5b, does not sufficiently identify areas of long-standing racial and socioeconomic exclusion nor does it ensure these jurisdictions receive appropriate and equitable allocations that affirmatively further fair housing in a meaningful way.

- **The proposed approach dramatically under-identifies areas of exclusion** across the region, only reflecting an estimated **14 percent** of the region's households.[1] This is much lower than the actual prevalence of exclusionary jurisdictions. Existing research has demonstrated that over 40 percent of Bay Area residents live in cities that are racially and economically exclusive.[2]

- **The proposed approach does not account for the intersectional exclusion we see across the region nor does it propose sufficient remedy to ensure AFFH**. We need a metric that sufficiently accounts for segregation and exclusion. Many of us, as well as other members of the HMC, have continued to raise this point throughout the HMC process.

- **The proposed approach does not capture the primary way in which cities have excluded low-income communities of color: single-family zoning.** Our approach focuses specifically on jurisdictions' allocations for very low and low income, because those allocations require zoning for multi-family housing, while allocations of moderate and above-moderate income can be met solely with single-family zoning.

We propose adjusting Metric 5b to more accurately capture the extent of exclusion in the region and ensure exclusionary jurisdictions are allocated their fair share. Our equity-oriented proposal is as follows:

> *Do jurisdictions with levels of racial and socioeconomic exclusion above the regional average receive a share of the region's very low- and low-income housing need that is at least proportional to their share of the region's households?*

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[1] A total of 34 jurisdictions have 100% of their population living in high or highest resource tracts. We assume that of these 34, the 25 with the highest proportion of their population in highest resource tracts would be selected, which account for about 8 percent of the region's households.

[2] A report by the Othering & Belonging Institute this month and report by the Terner Center last year found that a city's percent of single-family zoning correlates very highly with its level of racial segregation. The research shows that "rolling back this restrictive type of zoning can ease segregation and make integration more feasible." About **46.4%** of the Bay Area's residents live in cities whose residential lands are 75% or more zoned for single-family homes only.

*Measure: For jurisdictions with levels of racial and socioeconomic exclusion above the regional average (using a composite measure of the divergence index and the percentage of households above 120% of the area median income, excluding segregated low-income areas), ensure proportionality between the ratio of each of their shares of the region's total very low- and low-income RHNA to each of their shares of the region's total households.*

*We propose adjusting Metric 5b to better reflect patterns of exclusion across the region. Our recommended approach has two steps:*

1. **Identify Exclusionary Jurisdictions Through a Composite Score**

   | Divergence Index Score (0-1) | + | % of Households above 120% AMI (0-1) | = | Composite Score |
   |---|---|---|---|---|
   | *(Measure of Racial Exclusion)* | | *(Measure of Socioeconomic Exclusion)* | | |

   A composite score that takes into account both racial exclusion (divergence index) and socioeconomic exclusion (percent of above moderate-income households) allows us to best capture the interconnected forms of exclusion of protected classes that AFFH seeks to remediate.[3] Jurisdictions are considered exclusionary if their composite score is above the regional median composite score. Jurisdictions in the bottom quartile for median income are filtered out to ensure that the RHNA does not concentrate allocations in places of segregation of low-income households, such as East Palo Alto, which has a high divergence score but is an area of segregation, rather than exclusion.

2. **Ensure Each Exclusionary Jurisdiction is Allocated its Fair Share of the Region's Very Low and Low-Income Allocations -- <u>at least proportional</u> to its share of the region's total households in 2019.**

   The final allocations to exclusionary jurisdictions must be adjusted so that, notwithstanding other factors, individual allocations reflect this proportionality. For example, Cupertino has about 0.8% of the region's households, therefore its very low- and low-income allocations must be at least 0.8% of the region's total very low- and low-income allocations.

This equity-oriented proposal performs significantly better than the current staff proposal at reflecting the scope of segregation in the region -- 23 versus 14 percent of total households. Our proposal identifies 17 additional jurisdictions with high levels of exclusion, including Sunnyvale, Menlo Park, Millbrae, and Palo Alto. While this proposal does not reflect the full scope of

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[3] "A key purpose of the Fair Housing Act is to create open residential communities in which individuals may choose where they prefer to live without regard to race, color, national origin, disability, and other characteristics protected by the Act... The purpose...is to help identify potential fair housing related issues, including **factors that limit or deny individuals or groups with a full range of housing options and choices on the basis of being in a protected class…**" AFFH Rule, p. 42279-80.

exclusionary jurisdictions, we feel this is a strong compromise that better reflects exclusion across the region.

| Approach | Jurisdictions Captured | Percent of Households |
|---|---|---|
| **Current Staff Proposal: Metric 5b** | 30 | 14% |
| **Proposed Equity-Oriented Approach** | 47 | 23% |

Please see the attached spreadsheet to explore the full data we used for this analysis.

Thank you for your hard work and attention to this matter.


Signed,

Jeffrey Levin
Fernando Marti
Rodney Nickens, Jr.
Carlos Romero

| county | Jurisdiction | Bay Area Households, Excluding Unincorporated Areas | % of Bay Area Households, Excluding Unincorporated Areas | % of Population Living in High or Highest Resource Tracts | divergence | hhs_above_120pct_AMI | Composite (divergence + hhs above 120pct AMI) | Quartile of Median Household Income 2018 | Staff Proposal Metric 5b | Proposed Equity-Oriented Approach |
|---|---|---|---|---|---|---|---|---|---|---|
| San Mateo | Atherton | 2,221 | 0.09% | 38% | 0.245607342 | 0.820801441 | 1.066408783 | Upper Three-Quarters | YES | YES |
| Marin | Belvedere | 916 | 0.04% | 100% | 0.611462986 | 0.708515284 | 1.31997827 | Upper Three-Quarters | YES | YES |
| Contra Costa | Clayton | 4,200 | 0.17% | 100% | 0.286862978 | 0.691428571 | 0.978291549 | Upper Three-Quarters | YES | YES |
| Marin | Corte Madera | 3,893 | 0.16% | 100% | 0.360395328 | 0.665296686 | 1.025692014 | Upper Three-Quarters | YES | YES |
| Santa Clara | Cupertino | 20,657 | 0.84% | 100% | 0.432184504 | 0.699908021 | 1.132092525 | Upper Three-Quarters | YES | YES |
| Contra Costa | Danville | 15,956 | 0.65% | 100% | 0.297876808 | 0.693908248 | 0.991785056 | Upper Three-Quarters | YES | YES |
| Marin | Fairfax | 3,390 | 0.14% | 100% | 0.409229664 | 0.536283186 | 0.94551285 | Upper Three-Quarters | YES | YES |
| Alameda | Fremont | 74,445 | 3.03% | 80% | 0.243374533 | 0.627134126 | 0.870508659 | Upper Three-Quarters | YES | YES |
| San Mateo | Half Moon Bay | 4,715 | 0.19% | N/A | 0.206657727 | 0.561611877 | 0.768269604 | Upper Three-Quarters | YES | YES |
| Contra Costa | Hercules | 8,098 | 0.33% | 0% | 0.207918944 | 0.571005186 | 0.77892413 | Upper Three-Quarters | YES | YES |
| San Mateo | Hillsborough | 3,664 | 0.15% | 100% | 0.198030626 | 0.846888646 | 1.044919272 | Upper Three-Quarters | YES | YES |
| Contra Costa | Lafayette | 9,407 | 0.38% | 100% | 0.274430048 | 0.661103434 | 0.935533482 | Upper Three-Quarters | YES | YES |
| Santa Clara | Los Altos | 10,585 | 0.43% | 100% | 0.2134379 | 0.767028814 | 0.980466714 | Upper Three-Quarters | YES | YES |
| Santa Clara | Los Altos Hills | 3,053 | 0.12% | 100% | 0.215373772 | 0.837209302 | 1.052583074 | Upper Three-Quarters | YES | YES |
| Santa Clara | Los Gatos | 12,108 | 0.49% | 100% | 0.225089373 | 0.617195243 | 0.842284616 | Upper Three-Quarters | YES | YES |
| Marin | Mill Valley | 8,044 | 0.33% | 100% | 0.455462767 | 0.659102121 | 1.114564888 | Upper Three-Quarters | YES | YES |
| Santa Clara | Milpitas | 22,637 | 0.92% | 64% | 0.397040453 | 0.599858639 | 0.996899092 | Upper Three-Quarters | YES | YES |
| Santa Clara | Monte Sereno | 1,139 | 0.05% | 100% | 0.278475185 | 0.811237928 | 1.089713113 | Upper Three-Quarters | YES | YES |
| Contra Costa | Moraga | 5,909 | 0.24% | 100% | 0.219935009 | 0.667287189 | 0.887222198 | Upper Three-Quarters | YES | YES |
| Contra Costa | Orinda | 7,093 | 0.29% | 100% | 0.259602973 | 0.761313972 | 1.020916945 | Upper Three-Quarters | YES | YES |
| Alameda | Piedmont | 3,948 | 0.16% | 100% | 0.274989453 | 0.798632219 | 1.073621672 | Upper Three-Quarters | YES | YES |
| San Mateo | Portola Valley | 1,744 | 0.07% | 100% | 0.386725205 | 0.735091743 | 1.121816948 | Upper Three-Quarters | YES | YES |
| Marin | Ross | 807 | 0.03% | 100% | 0.607145163 | 0.764560099 | 1.371705262 | Upper Three-Quarters | YES | YES |
| Napa | Saint Helena | 2,600 | 0.11% | N/A | 0.338425918 | 0.400769231 | 0.739195149 | Upper Three-Quarters | YES | YES |
| Santa Clara | Saratoga | 10,950 | 0.45% | 100% | 0.266899342 | 0.710319635 | 0.977218977 | Upper Three-Quarters | YES | YES |
| Marin | Tiburon | 3,817 | 0.16% | 100% | 0.447483195 | 0.674613571 | 1.122096766 | Upper Three-Quarters | YES | YES |
| Alameda | Union City | 21,484 | 0.87% | 14% | 0.233043034 | 0.524762614 | 0.757805648 | Upper Three-Quarters | YES | YES |
| San Mateo | Woodside | 1,899 | 0.08% | 100% | 0.381928115 | 0.754081095 | 1.13600921 | Upper Three-Quarters | YES | YES |
| San Mateo | Belmont | 10,328 | 0.42% | 100% | 0.103930869 | 0.627033308 | 0.730964177 | Upper Three-Quarters | NO | YES |
| San Mateo | Daly City | 31,620 | 1.29% | 32% | 0.272833198 | 0.445034788 | 0.717867986 | Upper Three-Quarters | NO | YES |
| Alameda | Dublin | 19,637 | 0.80% | 100% | 0.110411725 | 0.704893823 | 0.815305548 | Upper Three-Quarters | NO | YES |
| San Mateo | Foster City | 12,600 | 0.51% | 100% | 0.150214456 | 0.702142857 | 0.852357313 | Upper Three-Quarters | NO | YES |
| Santa Clara | Gilroy | 16,208 | 0.66% | 16% | 0.310293546 | 0.479207799 | 0.789501345 | Upper Three-Quarters | NO | YES |
| Sonoma | Healdsburg | 4,666 | 0.19% | N/A | 0.346295668 | 0.453707673 | 0.800003341 | Upper Three-Quarters | NO | YES |
| Marin | Larkspur | 5,895 | 0.24% | 100% | 0.399126546 | 0.514164546 | 0.913291092 | Upper Three-Quarters | NO | YES |
| Alameda | Livermore | 31,534 | 1.28% | 36% | 0.133000347 | 0.579406355 | 0.712406702 | Upper Three-Quarters | NO | YES |
| San Mateo | Menlo Park | 11,936 | 0.49% | 83% | 0.092792234 | 0.62525134 | 0.718043574 | Upper Three-Quarters | NO | YES |
| San Mateo | Millbrae | 6,081 | 0.25% | 100% | 0.148025587 | 0.576951765 | 0.724977352 | Upper Three-Quarters | NO | YES |
| Santa Clara | Palo Alto | 26,212 | 1.07% | 100% | 0.154458504 | 0.649473524 | 0.803932028 | Upper Three-Quarters | NO | YES |
| Contra Costa | Pleasant Hill | 13,679 | 0.56% | 71% | 0.148580445 | 0.550040208 | 0.698620653 | Upper Three-Quarters | NO | YES |
| Alameda | Pleasanton | 28,498 | 1.16% | 100% | 0.098255399 | 0.674398203 | 0.772653602 | Upper Three-Quarters | NO | YES |
| Marin | San Anselmo | 5,293 | 0.22% | 100% | 0.500529588 | 0.609862082 | 1.11039167 | Upper Three-Quarters | NO | YES |
| San Mateo | San Carlos | 11,327 | 0.46% | 94% | 0.212485454 | 0.685706718 | 0.898192172 | Upper Three-Quarters | NO | YES |
| Contra Costa | San Ramon | 25,150 | 1.02% | 100% | 0.150823745 | 0.695705765 | 0.84652951 | Upper Three-Quarters | NO | YES |
| Marin | Sausalito | 4,065 | 0.17% | 100% | 0.493908222 | 0.570233702 | 1.064141924 | Upper Three-Quarters | NO | YES |
| Santa Clara | Sunnyvale | 55,938 | 2.27% | 66% | 0.100942062 | 0.618005649 | 0.718947711 | Upper Three-Quarters | NO | YES |
| Sonoma | Windsor | 9,295 | 0.38% | N/A | 0.263916119 | 0.499515869 | 0.763431988 | Upper Three-Quarters | NO | YES |
| San Mateo | San Bruno | 14,810 | 0.60% | 44% | 0.045518964 | 0.510668467 | 0.556187431 | Upper Three-Quarters | YES | NO |
| Sonoma | Santa Rosa | 66,629 | 2.71% | 6% | 0.172694294 | 0.327214876 | 0.49990917 | Bottom Quarter | YES | NO |
| Alameda | Alameda | 30,365 | 1.23% | 73% | 0.046808138 | 0.490400132 | 0.53720827 | Upper Three-Quarters | NO | NO |
| Alameda | Albany | 7,391 | 0.30% | 83% | 0.064831381 | 0.444324178 | 0.509155559 | Upper Three-Quarters | NO | NO |
| Napa | American Canyon | 5,442 | 0.22% | 0% | 0.064523705 | 0.488790886 | 0.553314591 | Upper Three-Quarters | NO | NO |
| Contra Costa | Antioch | 34,102 | 1.39% | 0% | 0.193103805 | 0.346871151 | 0.539974956 | Bottom Quarter | NO | NO |
| Solano | Benicia | 11,130 | 0.45% | 54% | 0.144969397 | 0.490925427 | 0.635894824 | Upper Three-Quarters | NO | NO |

| County | City | Population | Percent | Pct2 | Val1 | Val2 | Val3 | Category | | Flag1 | | Flag2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Alameda | Berkeley | 44,978 | 1.83% | 69% | 0.074612095 | 0.439125795 | 0.51373789 | Bottom Quarter | | NO | | NO |
| Contra Costa | Brentwood | 19,543 | 0.79% | 0% | 0.084248395 | 0.521772502 | 0.606020897 | Upper Three-Quarters | | NO | | NO |
| San Mateo | Brisbane | 1,836 | 0.07% | 0% | 0.009186141 | 0.535947712 | 0.545133853 | Upper Three-Quarters | | NO | | NO |
| San Mateo | Burlingame | 12,029 | 0.49% | 100% | 0.082337017 | 0.594978801 | 0.677315818 | Upper Three-Quarters | | NO | | NO |
| Napa | Calistoga | 2,082 | 0.08% | N/A | | 0.280086925 | 0.321805956 | 0.601892881 | Bottom Quarter | | NO | | NO |
| Santa Clara | Campbell | 16,510 | 0.67% | 57% | 0.041066951 | 0.571774682 | 0.612841633 | Upper Three-Quarters | | NO | | NO |
| Sonoma | Cloverdale | 3,144 | 0.13% | N/A | | 0.22828495 | 0.336195929 | 0.564480879 | Bottom Quarter | | NO | | NO |
| San Mateo | Colma | 477 | 0.02% | 0% | 0.089992545 | 0.469601677 | 0.559594222 | Upper Three-Quarters | | NO | | NO |
| Contra Costa | Concord | 46,475 | 1.89% | 9% | 0.073837798 | 0.39690156 | 0.470739358 | Bottom Quarter | | NO | | NO |
| Sonoma | Cotati | 2,824 | 0.11% | 0% | 0.295412046 | 0.341005666 | 0.636417712 | Bottom Quarter | | NO | | NO |
| Solano | Dixon | 6,015 | 0.24% | N/A | | 0.213451805 | 0.334995844 | 0.548447649 | Bottom Quarter | | NO | | NO |
| San Mateo | East Palo Alto | 7,478 | 0.30% | 0% | 0.45233077 | 0.3369885 | 0.78931927 | Bottom Quarter | | NO | | NO |
| Contra Costa | El Cerrito | 9,987 | 0.41% | 36% | 0.059147312 | 0.501451887 | 0.560599199 | Upper Three-Quarters | | NO | | NO |
| Alameda | Emeryville | 6,456 | 0.26% | 0% | 0.083553223 | 0.505421314 | 0.588974537 | Upper Three-Quarters | | NO | | NO |
| Solano | Fairfield | 36,348 | 1.48% | 0% | 0.074013191 | 0.391355783 | 0.465368974 | Bottom Quarter | | NO | | NO |
| Alameda | Hayward | 47,768 | 1.94% | 0% | 0.147192408 | 0.382892313 | 0.530084721 | Bottom Quarter | | NO | | NO |
| Contra Costa | Martinez | 14,668 | 0.60% | 12% | 0.160637552 | 0.5164985 | 0.677136052 | Upper Three-Quarters | | NO | | NO |
| Santa Clara | Morgan Hill | 14,670 | 0.60% | 0% | 0.097173209 | 0.560190866 | 0.657364075 | Upper Three-Quarters | | NO | | NO |
| Santa Clara | Mountain View | 33,707 | 1.37% | 75% | 0.037505861 | 0.609309639 | 0.6468155 | Upper Three-Quarters | | NO | | NO |
| Napa | Napa | 28,457 | 1.16% | 0% | 0.271028287 | 0.393014021 | 0.664042308 | Bottom Quarter | | NO | | NO |
| Alameda | Newark | 13,677 | 0.56% | 9% | 0.061133119 | 0.547269138 | 0.608402257 | Upper Three-Quarters | | NO | | NO |
| Marin | Novato | 22,077 | 0.90% | 46% | 0.183598265 | 0.482040132 | 0.665638397 | Upper Three-Quarters | | NO | | NO |
| Alameda | Oakland | 161,483 | 6.57% | 10% | 0.188968252 | 0.351863664 | 0.540831916 | Bottom Quarter | | NO | | NO |
| Contra Costa | Oakley | 11,812 | 0.48% | 0% | 0.143185819 | 0.482983407 | 0.626169226 | Upper Three-Quarters | | NO | | NO |
| San Mateo | Pacifica | 13,954 | 0.57% | 100% | 0.04912596 | 0.572667336 | 0.621793296 | Upper Three-Quarters | | NO | | NO |
| Sonoma | Petaluma | 22,505 | 0.92% | 15% | 0.259079062 | 0.434525661 | 0.693604723 | Upper Three-Quarters | | NO | | NO |
| Contra Costa | Pinole | 6,669 | 0.27% | 0% | 0.028641941 | 0.457189984 | 0.485831925 | Upper Three-Quarters | | NO | | NO |
| Contra Costa | Pittsburg | 20,958 | 0.85% | 0% | 0.215769748 | 0.324506155 | 0.540275903 | Bottom Quarter | | NO | | NO |
| San Mateo | Redwood City | 30,157 | 1.23% | 50% | 0.084336109 | 0.543356435 | 0.627692544 | Upper Three-Quarters | | NO | | NO |
| Contra Costa | Richmond | 37,209 | 1.51% | 0% | 0.248214681 | 0.286624204 | 0.534838885 | Bottom Quarter | | NO | | NO |
| Solano | Rio Vista | 4,286 | 0.17% | N/A | | 0.307422487 | 0.300513299 | 0.607935786 | Bottom Quarter | | NO | | NO |
| Sonoma | Rohnert Park | 15,969 | 0.65% | 0% | 0.180181209 | 0.277036759 | 0.457217968 | Bottom Quarter | | NO | | NO |
| San Francisco | San Francisco | 359,673 | 14.62% | 53% | 0.028688551 | 0.517286535 | 0.545975086 | Upper Three-Quarters | | NO | | NO |
| Santa Clara | San Jose | 321,835 | 13.09% | 26% | 0.065927422 | 0.51912626 | 0.585053682 | Upper Three-Quarters | | NO | | NO |
| Alameda | San Leandro | 31,727 | 1.29% | 0% | 0.070155871 | 0.3613011 | 0.431456971 | Bottom Quarter | | NO | | NO |
| San Mateo | San Mateo | 38,583 | 1.57% | 51% | 0.020896566 | 0.558743488 | 0.579640054 | Upper Three-Quarters | | NO | | NO |
| Contra Costa | San Pablo | 9,136 | 0.37% | 0% | 0.434242937 | 0.161120841 | 0.595363778 | Bottom Quarter | | NO | | NO |
| Marin | San Rafael | 22,982 | 0.93% | 29% | 0.175003316 | 0.461839701 | 0.636843017 | Upper Three-Quarters | | NO | | NO |
| Santa Clara | Santa Clara | 44,079 | 1.79% | 42% | 0.060199507 | 0.570362304 | 0.630561811 | Upper Three-Quarters | | NO | | NO |
| Sonoma | Sebastopol | 3,263 | 0.13% | N/A | | 0.371900088 | 0.366533865 | 0.738433953 | Bottom Quarter | | NO | | NO |
| Sonoma | Sonoma | 5,006 | 0.20% | N/A | | 0.377688638 | 0.389932082 | 0.76762072 | Bottom Quarter | | NO | | NO |
| San Mateo | South San Francisco | 21,083 | 0.86% | 54% | 0.131964125 | 0.483754684 | 0.615718809 | Upper Three-Quarters | | NO | | NO |
| Solano | Suisun City | 9,318 | 0.38% | 0% | 0.133637854 | 0.367353509 | 0.500991363 | Bottom Quarter | | NO | | NO |
| Solano | Vacaville | 32,922 | 1.34% | 0% | 0.114331974 | 0.392959115 | 0.507291089 | Bottom Quarter | | NO | | NO |
| Solano | Vallejo | 41,991 | 1.71% | 0% | 0.147904467 | 0.297635208 | 0.445539675 | Bottom Quarter | | NO | | NO |
| Contra Costa | Walnut Creek | 31,105 | 1.26% | 100% | 0.191077604 | 0.489728339 | 0.680805943 | Upper Three-Quarters | | NO | | NO |
| Napa | Yountville | 1,368 | 0.06% | N/A | | 0.396146779 | 0.328216374 | 0.724363153 | Bottom Quarter | | NO | | NO |

# Fred Castro

Yes I am fine with my comments going to my HMC colleagues and into the public record. I'm copying Fred here.

Thanks for checking-

James

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**From:** Eli Kaplan <ekaplan@bayareametro.gov>
**Date:** Wednesday, September 2, 2020 at 4:20 PM
**To:** "Pappas, James (CPC)" <james.pappas@sfgov.org>
**Subject:** RE: Expressing support for RHNA allocation Option 3 and for alternative proposal for AFFH evaluative criteria

Hello James,

Thank you for sharing your thoughts with us. Would you like me to forward this message to Fred Castro for distribution to the HMC and inclusion in the public record for the HMC meeting on Friday 9/4? No worries if you only wanted to share these thoughts with staff, but I wanted to check in case you wanted them sent to others as well.

Best,
Eli

Eli Kaplan
Regional Housing Policy Analyst
ekaplan@bayareametro.gov | 415-778-6722
Pronouns: he/him/his

**Bay Area Metro** | bayareametro.gov
Metropolitan Transportation Commission
Association of Bay Area Governments

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**From:** Pappas, James (CPC) <james.pappas@sfgov.org>
**Sent:** Wednesday, September 2, 2020 4:12 PM
**To:** Gillian Adams <gadams@bayareametro.gov>

**Cc:** Aksel Olsen <aolsen@bayareametro.gov>; Dave Vautin <DVautin@bayareametro.gov>; Eli Kaplan <ekaplan@bayareametro.gov>
**Subject:** Expressing support for RHNA allocation Option 3 and for alternative proposal for AFFH evaluative criteria

Dear Gillian and colleagues-

After reflection over the last week I am writing to express my support for RHNA allocation Option 3 presented during our last Methodology Committee meeting as well as to support the proposal submitted by a group of Committee members for an alternative to the evaluative criteria for Affirmatively Furthering Fair Housing (AFFH).

Option 3 seems to me to offer the clearest and most effective means to target the region's most pressing housing problems: equitable access to high opportunity areas and the need for housing close to jobs. This option also has the benefit of being easy to explain to the public and policy makers. In addition, I believe that this option addresses the need for the RHNA methodology to help achieve the region's VMT and GHG reduction goals by placing the bulk of housing growth in cities close to jobs and typically well-served by transit. Furthermore, the use of the 2050 Plan Bay Area household distribution as the baseline reflects the policies supporting infill development and reduced GHG and VMT already in the Plan. Regarding concerns about natural hazards, I think Option 3 would also minimize risks associated with natural hazards by encouraging more compact growth, though the onus remains on cities to appropriately plan for housing development in areas less at risk to those hazards.

At the last meeting I heard some desire from Committee members to include job proximity via auto or transit in the methodology. To address this issue, I would suggest the possibility of a modification to Option 3 to include three factors as follows:

- Job Proximity- Transit for Very Low and Low income household allocation and
- Job Proximity- Auto for the Moderate and Above Moderate allocation.
- For example in Option 3, VLI and Low income could be distributed 70% to Access to High Opportunity areas, 20% based on Job-Housing Fit, and 10% on Job Proximity- Transit. Moderate and Above Moderate could shift to 40% Access to High Opportunity, 40% Jobs-Housing balance, and 20% Job Proximity- Auto.
- I am neutral on how moderate income units are allocated, however, given that jobs housing fit relates specifically to lower wage jobs it made more sense to me to group moderate income with above moderate income units in relation to the factors in this option.

The logic for these suggestions is that access to opportunity and job access remain key considerations but that transit access is particularly key for lower income residents and auto proximity to jobs is relevant for all households of all incomes, but particularly moderate and above moderate income households.

Lastly I would like to express my support for the proposal for an alternative to the AFFH evaluative criteria submitted by Fernando Martí, Carlos Romero, Jeff Levin, and Rodney Nickens Jr. in their email sent Monday 8/31/20. Specifically their proposal is to (1) Identify Exclusionary Jurisdictions Through a Composite Score, and (2) Ensure Each Exclusionary Jurisdiction is Allocated its Fair Share of the Region's Very Low and Low-Income Allocations. This proposal is an alternative to metric 5b in the evaluative criteria presented at our last Methodology Committee meeting on 8/28. The proposal will help to ensure that the Methodology Committee, Regional Planning Committee, and ABAG Executive Committee have a clearer understanding of the performance of different RHNA approaches in relation to AFFH and ensure that more of the region's cities that exhibit exclusionary housing characteristics do more to provide equitable housing opportunities.

I want to state that I write as a planner for San Francisco expressing my professional opinion as a member of the Methodology Committee but I am not expressing an official policy position of the City and County of San Francisco. I look forward to continuing the conversation with colleagues on the Methodology Committee and staff this Friday.

Thank you for your ongoing work on the methodology process-

James

**James Pappas, Senior Policy Planner**
**Citywide Planning Division**
San Francisco Planning
**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:**
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7470| www.sfplanning.org
San Francisco Property Information Map

**IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14. WE APPRECIATE YOUR PATIENCE.**

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.