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

Meeting Agenda - Final

ABAG Housing Methodology Committee

Chair, Jesse Arreguin, Mayor, City of Berkeley

Friday, September 18, 2020 **10:05 AM** **Remote**

Association of Bay Area Governments
Housing Methodology Committee

The ABAG Housing Methodology Committee will be meeting on September 18, 2020, 10:05 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/91023362336
Or iPhone one-tap :
US: +14086380968,,91023362336# or +16699006833,,91023362336#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)
Webinar ID: 910 2336 2336

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 10:05 a.m.
Agenda and roster available at https://abag.ca.gov
For information, contact Clerk of the Board at (415) 820-7913.

Roster
Josh Abrams, 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., 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

Information

3. Chair's Report

3.a. 20-1217 ABAG Housing Methodology Committee Chair's Report for September 18, 2020

Action: Information

Presenter: Jesse Arreguin

Attachments: Item 3a 1 HMC Meeting #11 Notes.pdf
Item 3a 2 Correspondence from HMC Members.pdf
Item 3a 3 Presentation v2.pdf

4. Consent Calendar

4.a. 20-1218 Approval of ABAG Housing Methodology Committee Minutes of September 4, 2020

Action: Approval

Presenter: Clerk of the Board

Attachments: Item 4a Minutes 20200904 Draft.pdf

5. Regional Housing Needs Allocation

5.a. 20-1314 Recommending a Proposed RHNA Methodology

Action: Approval

Presenter: Gillian Adams

Attachments:
- Item 5a 1 Summary Sheet Methodology_Concepts v2.pdf
- Item 5a 2 0 Attachment A - RHNA Methodology Concepts.pdf
- Item 5a 2 Appendix 1 - Income_Allocation.pdf
- Item 5a 2 Appendix 2 - Total_Allocation.pdf
- Item 5a 2 Appendix 3 - Maps_Methodology_Concepts.pdf
- Item 5a 2 Appendix 4 - Data Table 2019 HH Baseline.pdf
- Item 5a 2 Appendix 4 - Data Table 2050 HH Baseline.pdf
- Item 5a 2 Appendix 5 - Equity Adjustment Impact v2.pdf
- Item 5a 2 Appendix 6 - Performance_Metrics.pdf

6. Adjournment / Next Meeting

The next special meeting of the ABAG Housing Methodology Committee will be announced.

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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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.

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-1217	**Version:**	1	**Name:**	
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File created:	8/4/2020			**In control:**	ABAG Housing Methodology Committee
On agenda:	9/18/2020			**Final action:**	
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Attachments:	Item 3a 1 HMC Meeting #11 Notes.pdf Item 3a 2 Correspondence from HMC Members.pdf Item 3a 3 Presentation v2.pdf				

Date	Ver.	Action By	Action	Result

ABAG Housing Methodology Committee Chair's Report for September 18, 2020

Jesse Arreguin

Information

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CIVIC EDGE CONSULTING

25 Taylor Street, San Francisco, CA 94102

MEMO

To: RHNA HMC Team
From: Civic Edge Consulting
Date: September 10, 2020
RE: September 4, 2020 HMC Meeting #11 Notes

Meeting Info

Housing Methodology Committee (HMC) Meeting #11
Friday, September 4, 2020
Zoom Conference Webinar
Recording Available Here

Meeting Notes by Agenda Item

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

2. **Public Comment (Informational)**
   Castro: No written or verbal comments on non-agenda items

3. **Chair's Report – Jesse Arreguín**
   Arreguín: Announced meeting logistics and goal to narrow down methodology recommendation. This meeting was scheduled at request of HMC members for further discussion. Reminded the group that next meeting will be formal voting. Reiterated that the overall goal is to allocate the RHND units across the Bay Area and meet needs across entire region. Ideally, HMC can narrow the options down to a few methodology options. Thanked members for their time.

Public Comment on Chair's Report
None

Nell Selander: Suggested turning off the Zoom chat because it has been distracting.

Ruby Bolaria Shifrin: Suggested a few Zoom chat norms to keep it manageable. For example, using it for technical difficulties, and final thoughts before signing off.

Arreguín: Agreed, and set the Zoom chat norms.

Aarti Shrivastava: Suggested that people message only Amber Shipley (facilitator) so staff is notified, but participants are not distracted.

Monica Brown: Noted that chat feels helpful. Preferred to keep it as is.

Arreguín: Noted that people tuning in to listen may not be able to see the chat. In the interest of transparency, must be aware.

Rick Bonilla: Since speakers do not have time to fully convey thoughts, they found the Zoom chat useful.

Victoria Fierce: Agreed with Brown and the ability to multi-task, urged to keep the chat.

Diane Dillon: Is that chat part of the official record of the HMC?

- **Arreguín**: Yes
- **Shipley**: Yes, the Zoom chat is part of the meeting notes that are circulated with the meeting packet.

Dillon: Wondered whether HMC members are reading through the chat to consider all points of view before they participate in the modified consensus decision-making process.
Arreguín: Suggested taking a straw poll to see if a majority of HMC wants to continue using the chat.
Jeffrey Levin: Noted that the chat has been helpful to ask clarifying questions without disrupting the conversation. Leaned towards continuing to use it.
Arreguín: Quick show of hands to see if we should keep the chat or not. Majority want to use the chat. Noted that HMC should use the chat judiciously. Encouraged everyone to participate in dialogue today.

4. **Consent Calendar**
   Bonilla: Moved to approve consent calendar and past meeting minutes.
   Susan Adams: Seconded approval.

Public Comment on Consent Calendar
Castro: No written or verbal comments on this item.

Motion to approve minutes passes with two abstentions- Jane Riley and Andrea Ouse

5. **RHNA Methodology Concepts – Refining RHNA Methodology Concepts – *Gillian Adams (Information Item)***
   Arreguín: Asked for clarification from staff about when Public Comment will be.
   - **Gillian Adams:** After walking through the materials in the packet about the methodology options, HMC members will discuss these options and give feedback about potential modifications. Before HMC members do consensus decision points to see if they would like to have a methodology option brought back to the next meeting, we will do Public Comment.

- **Arreguín:** Urged the HMC again to narrow the methodology options down today to no more than three.
- **Carlos Romero:** How will we address the evaluative criteria that we discussed at the last meeting?
- **Arreguín:** The presentation from Adams will address this since we deferred action on it until this meeting.

Zoom Chat Before Discussion

- **Fierce:** Thank you, I wasn't able to find the email from the Zoom Coordinator this morning
- **Michael Brilliot:** No objection…just kidding
- **Alia Al-Sharif:** Hi HMC Members -- as a reminder, since we will continue to use the chat please ensure all messages posted in the chat are to all panelists and attendees or everyone if that is how it appears on your screen. Thanks in advance!
- **Jane Riley:** Agree with Elise's concerns

Discussion on RHNA Methodology Concepts

Arreguín: Wanted more discussion on number 5. As noted, there is a proposal from a few HMC members. There was no objective to other criteria at the past meeting.

- **Adams:** We could have both metrics to inform the discussion. It could be additive rather than a replacement.
- **Arreguín:** Invited members who proposed the change to speak on it.

Fernando Marti: We created a metric that pulls from a larger pool of cities than the metric proposed by staff to identify jurisdictions that deserve more lower-income unit allocations. So, this is a composite, additive method to look at cities with either a high divergence index score or a high number of above moderate-income households. A drawback of the divergence index is that it can also highlight cities with a large proportion of low-income residents, so the last part of the composite score is to remove those jurisdictions. The data comparison has been sent to all HMC members. The metric was part one, and part two is can this be used beyond an evaluative criterion and also inform the methodology.

- **Levin:** First, we wanted to find a better way of identifying jurisdictions we are most concerned with, as Marti explained. Next, we wanted to look at exclusionary mechanisms. Specifically, the lack of zoning for multi-family housing to accommodate a wider range of income levels to move in. If we are only looking at proportion of lower-income units allocated to a jurisdiction, some cities can meet it with single-family housing, which does not address the exclusionary factor we want to address. Third, urged HMC to not apply this metric as an aggregate. Doing so may enable cities to "make up" for each other in terms of allocations and proportions. If each city is not proportional on its own, then we are not meeting our equity goals. Whichever methodology option we settle on, if there are cities that do not hit proportionality, we need to make additional adjustments to the formula to make sure exclusionary jurisdictions get proportional lower-income allocations.

Arreguín: There are two main decision points: first, do we want to modify the evaluative criteria 5B or add a sixth criteria, and then there is a change to the actual methodology. Would staff suggest that the HMC decide this question to modify evaluation criteria 5B or add an additional metric first before we go on to the methodology conversation?

- **Adams:** Since we have had an explanation of what the proposal is, let's move to a decision.
- **Arreguín**: Let's do Public Comment and then do a straw poll to see if there is consensus.
- **Shipley:** We have heard people advocate for this additional metric, so let's hear from people who have concerns about it. Then we can come to a decision point.

Selander: Clarifying question around where units would come from for communities that do not reach proportionality under that proposal. Would units come from the jurisdiction total or would it be moved from another jurisdiction?

- **Adams:** A fixed number of low- and very low-income units are assigned from HCD. The units would have to come from a different jurisdiction to meet this threshold.

Elise Semonian: Concern that baseline does not encompass job creation. Asked how this proposal would work with unincorporated areas and county jurisdictions like Marin. In Marin, the top five whitest areas are unincorporated areas. Would higher resource and more exclusionary areas get allocations too?

- **Adams:** RHNA is done at a jurisdiction level. Therefore, the calculation would be done at the jurisdiction level. When a jurisdiction is creating its housing element is the time to determine the most appropriate locations for low- and very low-income units.
- **Semonian:** From an allocation perspective, does the county or unincorporated get their "fair share" of the higher allocation based on their places?
- **Adams:** The entire population for an unincorporated area would be taken as a whole, and not sub-divided by area.
- **Semonian:** That is a concern because we are looking at sub-areas for incorporated places.
  Adams: Clarified that the current question is whether to use the proposed metric to evaluate methodology options. The question about whether the metric should be used to modify the methodology is a different question that we will address during our conversation about methodology options.

Dillon: Most people on the call focus on cities. However, we have no space in unincorporated areas that have water and sewage to accommodate even a small apartment complex. LAFCO prohibits the city from extending services. Our Senator had a bill that allows that. This plan is not physically, legally possible in unincorporated area. Warned against viewing process primarily through a city lens.

Julie Pierce: Is the intent of this scenario to take the proportional allocation for a jurisdiction and then subdivide the income levels, proportionate to this new proposal? Adding on the low-

income units is problematic and counteractive to job access by creating long commutes. While the goal is to make jurisdictions more equitable, once jurisdictions' allocations are more than 50 percent low- and very low-income RHNA, and those allocations are in the fringes of the region where there are not as many job opportunities, it does not seem equitable. Voiced serious reservations if this is the case. Long commutes are not equitable.

- **Levin:** We cannot reduce a jurisdiction's moderate and above moderate-income share to increase their low and very-low shares. That is the income shift methodology we rejected, and why we are using the bottom-up approach instead. If we were to increase low- and very low-income units for a jurisdiction, we would need to figure out where to take it from. It may make sense to get them from jurisdictions that scored the lowest on this combined metric. We have not run this to see how many units this would make a difference for. Many of the cities are smaller so the numbers would not make a huge difference overall. Acknowledged the need for job proximity and greenhouse gas reductions. Noted that those are not the only goals, and HMC must find a methodology that addresses all statutory objectives.

Neysa Fligor: Expressed support for the proposal put forward by the four HMC members. Asked clarifying questions about how this proposal would be applied. If the goal of this additive evaluation criteria is to bring certain jurisdictions up to a proportional lower-income unit allocation, is there a cap on that? Expressed concern if the goal is to blindly get to that proportionality line no matter what. Is there a way to do low- and very low-income allocations first, and then do this additive approach proposed by HMC members and see where the numbers are at, and then do the other income category allocations so we can ensure that a jurisdiction doesn't end up with a much higher overall allocation? Curious if there is a way to hold off on doing the moderate- and above moderate-income allocation until after allocating lower-income units.

- **Adams:** We have a fixed number of units for each income category, not just low- and very low-income. The bottom-up methodology allocates difference income groups by different factors. Acknowledged the concern that they may end up with a number that is too large. It requires the HMC to decide what is "too large." There have been conversations alluding to asking too much of a place. Cautioned an overly complicated path, because of the need for a simple narrative to explain it to people who have not spent a year researching this issue.
- **Fligor:** Agreed that simplicity is best.

Riley: Intrigued by the proposal and reminded folks that it would not be a factor. It would be a criterion for evaluation. Voiced concern about adding the criteria individually to communities unless there is a cap and would like to bring a cap back in if HMC goes this route. As a housing advocate, knows that opportunity is the biggest factor, but it must be tempered with proximity to jobs and resources.

Susan Adams: Agreed with Riley, as another housing advocate. Some cities are ready to welcome new housing, and other cities are not. Echoed Dillon's statements, that Sonoma County has many unincorporated areas that do not have access to water or sewer. A tenfold increase

would be nearly impossible for those areas. Asked if mitigation credits are on the table and urged that they not be.

- **Marti:** No, mitigation credits would not be on the table.
- **Levin:** Not intended as a mitigation credit. It would be an argument against that. Applying it in the aggregate, allows some cities to underperform because other cities in the jurisdiction overperform. This method rejects that one city can do enough so another city does not have to. We suggest a basic minimum that all cities must meet – the opposite of a mitigation credit.

Bolaria-Shifrin: Voiced support for proposal. Wanted to confirm that the proposal includes two things. One, a composite score that identified 49 jurisdictions, instead of the 31 jurisdictions identified in the staff-proposed metric. And then the second piece is looking at whether these 49 jurisdictions each receive a share of very low- and low-income units that is proportional to their share of the region's households. Is that correct?

- **Levin:** Yes, that is what we proposed.
- **Bolaria-Shifrin:** Restated support for proposal. Noted that access to jobs is also an important metric. In many areas, besides the unincorporated areas, new housing across the Bay will have high access to jobs. Cited a study on economic mobility from Raj Chetty that showed how the best predictor of economic mobility is access to high resource areas. More than school quality, the biggest predictor of economic mobility for low-income people is having friends that are high-income. Used this study to support integrated communities to further the equity goal. The concern around unincorporated areas seems solvable and not worth vetoing the approach. Urged the proposers to address the unincorporated area concerns to help our region grow in equitable ways.

Brilliot: Confirmed that there are two current discussion points. One is whether to use the suggested modification as a metric. The second point is whether to use that metric to adjust the low-income allocation of high-income cities that are underperforming on the metric and not reaching a proportional share of lower-income units. People might feel more comfortable with the modification if people saw the numbers it results in. Shared that Santa Clara County has similar concerns raised by other HMC members about growth in the unincorporated county. Unincorporated Santa Clara County's growth in the different methodology options has gone up close to 1,500 percent since the last RHNA cycle to close to 5,000 units. Santa Clara County is planned to be an agricultural area. There are agreements with Santa Clara County and San Jose that growth will go in urbanized areas and San Jose will not expand its boundaries anymore. There is a real concern about the number of units being put in Unincorporated Santa Clara County. Maybe there should be a factor that takes units out of unincorporated counties that are not planned for urbanization.

Romero: Proposal does not de-prioritize jobs. The approach is additive and brings us closer to equity in where low-income housing is placed all over the nine counties of Bay Area. There are unincorporated areas, such as in San Mateo County, that have development. Adjustments in density could address the affordability component. Like Levin has mentioned several times, it is a zoning issue, not just a sprawl issue. Urged group to vote on metric piece now, and then refine the methodology and application later.

- **Shipley:** Yes, we are moving towards a decision point on the performance metrics and will then discuss the methodology.

Selander: If growth is measured based on alignment of today's conditions, it reinforces exclusionary norms. If 2050 is the baseline, it should be based on regionwide growth expectations. An exclusionary community should not be allowed to stay at a base rate if other communities near them grow.

- **Adams:** That was proposed by HMC members to measure proportionality. Deferred to someone on HMC to speak on it.
- **Marti**: We ended up with a pretty conservative minimum as a floor. The methodology may end up with a higher number. Comparing 2019 and 2050, there was a heavy emphasis on growth in the South Bay which de-emphasized other areas, such as the Tri-valley. So, the group landed towards 2019 households for the proportionality measure.
- **Levin:** The baseline itself is driven by policy that has historically been exclusionary. To ensure we move away from that, we are looking at what would be the fair share. Specifically, we are looking at cities that have not been providing their fair share of low- and very low-income housing. These cities have underperformed particularly for multi-family complexes. Ultimately, are cities doing their fair share to make sure the region hits goals for all income levels? We want to be sure that everything else in the methodology does not move us away from addressing equity.

Shipley: Any final thoughts before we move towards a decision point?

Bonilla: Voiced support for the proposal. Noted that there is time to adjust the details and believed that this route would lead to better outcomes for low-income working people, housing stability, and equity.

Shipley: Decision point: Adding a performance evaluation metric, proposed as a modification of 5B, but it could also be number 6.

- **Marti:** Does not matter if it is added or replaced. The separate and more important question is how it impacts the methodology.
- **Shipley:** Let's decide if we should consider it as number 6. We are coming to a decision point on just the metric, not the methodology. Then, once we talk about methodology options, HMC members can bring it back up.

Public Comment: Additional Evaluative Criteria on RHNA

Arreguín: Introduced public comment.

Darrell Owens: Voiced opposition for increasing housing in unincorporated areas that would increase VMTs and carbon emissions. Noted that the primary concern was not infrastructure and utilities, but sprawl development that would be counter to Bay Area climate goals.

Shajuti Hossain, Public Advocates: Supported new proposal because it will help address racial segregation in the region as RHNA requires us to do.

Aaron Eckhouse, Regional Organizer with YIMBY: Supported the additional proposal since it will affirmatively further fair housing. Since the HMC had expressed a preference for low- and very-low income housing allocation as the main factor for evaluating affirmatively further fair housing, appreciated how staff found a way to address this by focusing on total amount of units rather than just percentages. This will help ensure the recommended methodology will be approved by HCD.

Rob Eastwood, Planning Manager, Santa Clara County: Emphasized that their General Plan pushes urban growth exclusively into the cities. It is based on strong equity principles, preventing urban sprawl, agricultural preservation, and keeping housing out of fire areas. Increasing RHNA allocation for a rural county will flip those principles. Noted that the County is not built for urban sprawl and they are adamantly against it. Santa Clara County cannot handle 1000+ percent increase in RHNA. Expressed a desire to continue coordinating with the rural counties.

Castro: No other written comments besides the ones that have already been posted online.

Decision Point: does the HMC recommend adding the new evaluation metric under consideration?

- **Shipley:** We are at our decision point. We are not adjusting any methodology options. This is about adding one more metric that was proposed. Noted the limited number of red "votes" and that the recommendation from HMC is to add the new evaluation metric. Moved the group to a conversation about methodology. Noted that there are six options to discuss. Asked HMC how time should be allocated, knowing that the goal is to refine the number of methodology options to consider. Asked HMC to note which methodologies they prefer to discuss given the time constraints.

Eklund: Clarifying question about process.

Staff shared screen to present all the options on the table.

Shipley: Re-iterated the goal to refine the list down to two or three options to make a final decision from.

- **Adams:** Clarified that the question right now is: "Which option do you want to talk about first?" It is a way to prioritize the conversation. Noted that the group is not formally deciding right now, just choosing what to talk about.
- **Eklund:** So if we do not talk about it, it will not move forward?
- **Shipley:** Ideally, by the end of today, we will have a good sense of what to bring to next meeting.

Darin Ranelletti: Noted that there would not be time to talk about all methodology options. Suggested voting one by one and moving forward with the top three options.

- **Brilliot:** Suggested using dot voting, which has been helpful at community meetings to help guide the conversation.
- **Shipley:** Given the technology and Brown Act limitations, it is not possible.
- **Brilliot:** Can we do a verbal roll call in the interest of time?
- **Levin:** Suggested a quick straw poll for each methodology. Reasoned that some options will fall out quickly, so there is no need to allocate an equal amount of time discussing it.
- **Shipley:** Yes, that would work.
- **Arreguín:** Agreed to move forward with that plan to allocate time efficiently. Asked legal counsel if Public Comment is needed for each methodology.
- **Matthew Lavrinets, Legal Counsel:** Clarified to take public comment before a straw vote.
- **Arreguín:** Opened Public Comment to inform HMC discussion and decision.

Zoom Chat Before Public Comment

Bolaria Shifrin: Reminder that growth doesn't have to be extending boundaries but rather growing 4plex and duplexes can add growth rapidly vs going wide.
Brown: Same for Solano, will repeat no water, etc. and we grow food.
Riley: Unincorporated Sonoma County allows triplexes in single family neighborhoods, by right. It does not get us to VLI and LI
Matt Walsh: Rezoning to higher density doesn't work in unincorporated areas without services.
Fierce: 8 years is quite a long time for this plan to play out, I'm confident our county governments can find a way to provide those services in that time window; the alternative is a continued crisis-level housing shortage. RHNA is an exercise in planning, but it isn't the only plan that needs made.
Bolaria Shifrin: I have to leave. I'm supportive of adding the equity metric and supportive of 3a, 6a, [and 3b if that's still around]. TY
Walsh: For suburban/urban areas, I agree. For ag areas urban services are not good planning.
Riley: Agree Matt.
Semonian: Do we have the calculations for these modified formulas? I'm trying to see what San Francisco's allocation would be
Andrea Ouse: Sorry, I don't have a paper. I'm an alternate.
Leah Zippert: You can write red, yellow, or green on a piece of white paper to hold up.
Paisley Strellis: Hi Andrea - you can use any piece of paper you have handy (back of an envelope is fine!) to write the number of the methodology you would like to use first. And also red, yellow, and green for future consensus questions
Al-Sharif: As a reminder for HMC Members and notification to members of the public -- 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
Strellis: Elise, in answer to your question, no staff has not looked into the modified formulas. As this was a proposal from HMC, it will be up to the committees to determine how it will impact the methodologies.
Riley: 6A and 5A

Semonian: Might be easier to vote out options
Fierce: +1: with what Jeff said. time's running out on today.

Public Comment: RHNA Methodology Concepts

Eckhouse: Thanked staff for bringing new options that include a focus on job proximity and preferred 6A. Noted that methodologies that do not directly consider access to opportunity did poorly on affirmatively furthering fair housing, which is both a legal requirement and an HMC priority. Encouraged HMC to look at methodology that includes factors for opportunity access, particularly, job access. This would address the risk of sprawl and growth in unincorporated areas in the North Bay too.

Shajuti Hossain, Public Advocates: Noted that their first choice is 6A, followed by 5A and 3A. Reasoned that those options all balance access to opportunity and jobs. We have a good mix of both given the baseline 2050 Households. Re-iterated a high recommendation for 6A.

Castro: No written comments beyond what was already posted.

Decision Point: Which RHNA Methodology Concepts Should the HMC Discuss Today?

- **Shipley**: Let's move to a decision point - which methodology do we want to spend time talking about? There are six options. If it is blocked, there is a consensus that we are not bringing it forward to talk about at the next meeting. Reviewed logistics of modified consensus decision making.

Option 1A: Jobs Emphasis
- Decision point quickly blocked. HMC will not have a conversation about this option.

Option 2A: High Opportunity Areas and Jobs
- Decision point blocked. HMC will not have a conversation about this option.

Option 3A: High Opportunity Area Emphasis
- Decision point blocked. HMC will not have a conversation about this option.

Option 4A: Jobs Proximity Emphasis
- Decision point blocked. HMC will not have a conversation about this option.

Option 5A: 50/50 High Opportunity Areas and Jobs
- Moves forward with consensus. HMC will have a conversation about this option.

Option 6A: Modified High Opportunity Areas Emphasis
- Moves forward consensus. HMC will have a conversation about this option.

Shipley: We will move forward with a conversation on 5A and 6A.

15 Minute Break

Arreguín: Brought the meeting back in session. Reiterated that the conversation will be focused around methodology options 5A and 6A.

- **Shipley:** Let's do clarifying questions first, and then discussion on 5A. In attempt to bring only a few options to the next meeting, reiterated that there can still be a modified consensus decision point on changes.
- **Arreguín:** Noted that there may be some discussion on other factors. For example, they received a letter from Napa County around fire risk.
- **Adams:** Reminded the group that this is the option that focuses on high opportunity areas and jobs. Showed a map focusing on specific growth rates in jurisdictions, for reference.

Levin: Request for next time. All maps reflect growth rates, would it be possible to see maps with actual allocations? That way, HMC can see distribution of units and not just the growth rate.

- **Forrest Ebbs:** Pushed back on this request since the goal of the HMC is to create high level principles to disperse the units, rather than focusing on individual allocation numbers.
- **Shipley:** Noted that HMC and staff will review request to prioritize what can move forward.

Susan Adams: Expressed a desire to see the numbers. Asked if it would be possible to see what the numbers look like with 2019 Household numbers, rather than just relying on the 2050 Blueprint.

- **Riley:** Requested that staff take 6A and 5A with 2019 Household Baseline, instead of the 2050 Blueprint. Wanted to see the impact for unincorporated areas from using a different baseline.

Shipley: Invited people to advocate for or against 5A as the methodology.

Selander: Clarifying question on 5A and 6A. Why was job proximity – auto used, instead of job proximity – transit?

- **Scott Littlehale:** Job proximity – transit was already accounted for in another factor through the high resource index.

Shrivastava: While it is appropriate to allocate units to high resource areas, transit is mostly removed, with all due respect to Littlehale's comment. Noted that growth factor has a big impact on communities, especially in Santa Clara County. 5A and 6A expect some communities to grow unreasonably quick in eight years. Santa Clara County has the most growth, and the numbers are too high to be achievable.

Asked why high opportunity areas in 5A and 6A continue to be a factor for moderate- and above moderate-income housing. It only seems appropriate for low- and very low-income housing. Requested a modification of that piece. Did not bring up a proposal but would like to bring back jobs-housing balance with methodology 2A.

Fligor: Agreed completely with Shrivastava. Although the committee has narrowed additional factors to consider, advocated to bring back transit as one. Asked Littlehale to further clarify how higher resource areas accommodate the transit factor. Since it does not seem to be reflected in the output, it should be a separate factor instead of a sub-section. How big of a factor is transit in the high resource areas?

- **Littlehale:** Noted that the goal is to keep the methodology simple, so using indexes that fold in multiple factors is beneficial. Shrivastava is correct that high resource area index does not explicitly deal with transit. However, the methodology document for the high resource area index from the Tax Credit Allocation Committee and HCD does include job proximity measures by looking at the number of jobs filled by workers without a bachelor's degree that fall within a given radius. This encompasses typical very low-wage workers, defined here as making less than $15,000 annually. Therefore, this factor captures people commuting by transit. Admitted that it was only one of the many factors in the high resource areas. Noted that they were open to amendments to 5A or 6A that explicitly considers proximity to transit for low- and very low-income unit allocation.

Ranelletti: Noted that the explanation may be tough for elected officials on ABAG Board as they try to explain high numbers to their constituents. Recommended sending a preferred methodology to the Executive Board with some back-up options so the Board does not do its own methodology. Elected officials will also be concerned about growth in unincorporated areas, which may impact the high-opportunity emphasis. Is there a way to exclude unincorporated areas, or better explain the spheres of influence for cities that are receiving growth? From a political and good planning perspective, urged HMC to address this issue.

Shipley: Let's have a short discussion on if this is the preference because it seems like enough people have interest in the 2019 baseline. Noted that there would be four methodologies in September instead of two.

- **Riley**: Expressed frustration with not having data requests met and making decisions without proper information. Especially since other members have requested data, and the request was not put to a committee vote.
- **Brilliot:** Echoed Riley's request for data on 5A and 6A using a 2019 Baseline. Since the process is iterative, HMC should go back and review.
- **Levin:** Noted that they do not object to running options 5A and 6A against 2019 Households as a baseline to also include 5B and 6B.

Dillon: Supported Littlehale's comments, noting that people who can afford to telecommute and avoid transit are doing that. People using transit cannot do this, so a transit factor captures those folks. Preferred percentages instead of numbers, since numbers tend to skew ideas and may be harder to contextualize.

Eklund: Expressed that HMC should include factors to address unincorporated areas. Specifically, what areas are available for building? Urged another factor to eliminate fire hazards. Agreed that transit and proximity to jobs needs to be included explicitly. Because of this, stated concern about impacts on smaller cities from methods 5A and 6A. Highlighted Belvedere in

Marin County, which would now be expected to do 160 to 180 units. Noted that would be impossible because cities like Belvedere, Ross and Tiburon are already built out. Therefore, these growth expectations are setting up those cities for failure.

Levin: Question about the units the Bay Area will have to accommodate in this eight-year cycle. What growth rate does it represent for the region as a whole?

- **Aksel Olsen**: Regionwide, it is about 17 to 18 percent.
- **Levin**: For people who are concerned about percentages, please note that if the units were distributed so all jurisdictions got an equal growth rate, we would all be getting 18 percent which is a huge growth rate. In the past, it is the number we have gotten to over 20 to 25 years, but not in eight years. It is a number that came down from the State, so we need to work with it. Understood concern for a 25 percent growth rate but reminded people that it is not too far off from the regional average.

  Reiterated the desire to adjust for cities that do not hit proportionality. Expressed a willingness to work with staff to decide where those units would come from.

Shipley: Clarified that staff is noting formal requests as they arise.

- **Levin**: Let's call this proposal the "Equity Proposal."
- **Shipley:** Great, we will walk through the requests together to make sure staff understands what is being asked.

Fierce: Echoed Levin's comments to reconsider 2019 household level as baseline. Would like to see 6A with jobs-housing fit replaced with jobs proximity-transit for low- and very low-income.

- **Littlehale**: Urged HMC members to consider it a friendly amendment.
- **Arreguín**: 30 percent job proximity – transit, right?
- **Adams:** What I heard was job proximity-transit, only for low- and very low- income units?
- **Littlehale**: Yes.

Marti: Acknowledged that job proximity is important but concerned about balancing it just for transit proximity since many low-income folks access jobs by autos. One way to reduce greenhouse gas emissions is to reduce super commutes. Emphasized the desire to balance transit proximity and auto proximity with the high resource areas factor.

Selander: Reiterated Levin's point about expected growth overall and balancing our expectations by jurisdiction. Expressed that existing percentages of housing units does not further our goal or 18 percent overall growth. The metrics and methodology are not capturing what areas grow more than 18 percent and what areas grow less. Noted feeling uneasy about using job proximity-auto in any scenario since it is the least efficient way to move people and is generally unhelpful.

James Pappas: Wanted to clarify reasoning for including access to high opportunity areas factor for moderate- and above moderate-income units. Noted that the big three cities were singled out for a lot of growth in the last RHNA cycle, but some of the more desirable and

expensive parts of the region may not be in those big three cities. So, those areas may not be carrying a significant amount of growth across all income levels. Including access to high opportunity areas factor for moderate- and above moderate-income units can ensure that highly desirable and exclusionary communities are doing more of all types of housing across income levels. Including a factor for high opportunity also ensures that moderate- and above moderate-income housing is not being shifted to weaker markets or the places more susceptible to gentrification.

Acknowledged desire to emphasize transit and use the jobs proximity-transit factor, but also noted that the auto proximity factor acknowledges how most people get to work. Also asserted that putting more housing in places proximate to jobs by car can lead to growth that allows for increased transit infrastructure. Emphasizing only transit reflects our current limited transit infrastructure and does not address the disconnect between where jobs are and where housing is today. The auto proximity factor is a better way to even out some of the jobs-housing disconnects and set us up to grow in a more efficient way in the future.

- **Selander:** Makes sense, thank you. Noticed the jobs-proximity auto factor because it seems to be used to assign moderate- and above moderate-income units, but the jobs proximity auto factor is never associated with the lower income range.
- **Pappas:** Committee members have made that argument, but staff and HMC members alike want to keep the methodology as simple as possible, even with all the factors. It needs to be easy to explain to laypeople.

Monica Brown: Expressed a concern with 5A. Reviewed that the HMC has consensus about access to high opportunity areas and job-housing fit at 50 percent. What has changed, and will there be a 5A1? How many options will there be? Then, can we discuss 6A given our time constraints. Noted that it takes them $50 to get to ABAG on the train. If they were lower income, they would not be able to afford that compared to carpooling or other options.

- **Shipley:** We got a request to shift the baseline and add an equity adjustment proposal. There is not clarity about impacts of job proximity-transit on 5A.
- **Arreguín:** Added that Dillon requested a factor for extreme fire hazards.
- **Eklund:** Urbanized areas was also mentioned several times.
- **Shipley:** HMC needs to decide about how many 5A options will remain on the table. Is there a more formal proposal for fire hazards that the group can evaluate?
- **Arreguín:** There seemed to be consensus for staff to come back with 2019 household baseline for 5A and 6A.
- **Shipley:** Would that baseline be extended to the other options too?
- **Semonian:** Understood that the group has opposition to moving the 2019 baseline further but urged it to be included for the next HMC meeting. The baseline seems to be driving so much housing into unincorporated areas. It is not maintaining the status quo for housing units, it adds balance to jurisdictions that have created tons of jobs, and very little housing.
- **Vautin:** We can share data on a couple different baselines. There is some data in the August 13 packet showing that switching to 2019 Household Baseline would lead to the following RHNA changes in unincorporated areas: moderate increases for Alameda and Contra Costa, slight increases for Marin and Napa, slight decreases for San Mateo, Santa

Clara, and Sonoma, and moderate decreases in Solana. Overall, four counties would see an increase, and four counties would see a decrease.

- **Shipley:** Asked for clarification.
- **Semonian:** Concerned that leaders and communities will not be able to see the relationship between job growth and baseline.
- **Shipley:** So this would be a third 5A option. Would anyone like to speak for or against this?
- **Arreguín:** After long discussion, we arrived at 2050 Households as a baseline. HMC needs to narrow the options to decide at the next meeting.
- **Pappas:** Reiterated that the 2050 Households baseline is a compromise outcome as a happy medium between the two.

Shipley: Let's move on to jobs proximity- transit as a factor. Asked Fligor to specify what the other 5A proposal would be.

Fligor: It would add in job-proximity transit as a third factor. Perhaps it would involve reducing the percentage for jobs-housing fit. When initially proposed it, would be across the board for both categories, but is open to only add it as a third factor to low- and very low-income units.

- **Adams:** To clarify, option 4A had those three factors included for very low- and low-income. Noted more details about this option and stated that HMC did not move it forward as one to keep.
- **Fligor:** Was it the percent breakdown that people rejected as opposed to the factors to consider.
- **Adams:** What weights would you recommend with those three factors in mind?
- **Fligor:** Keep 50 percent access to high opportunity areas. Then, 30 percent for jobs-housing fit and 20 percent for proximity to transit. Heard other HMC members advocate for the transit factor as it impacts statutory objectives, environmental goals, and concerns with unincorporated areas.
- **Shipley:** Would anyone else like to speak on shifting factors on 5A for low- and very low-income?
- **Shrivastava:** Agreed and suggested 50 percent high opportunity and 25 percent to jobs proximity and jobs-housing fit. Urged HMC to add jobs proximity to the lower-income categories.
- **Pierce:** Concerned with job proximity - transit because many lower income people cannot use transit to get to work. They either need to bring their own supplies or work odd hours. It is discriminatory to make it only transit. Even if they live near a transit center, it would not be accessible for them. Cautioned against being idealistic.
- **Arreguín:** Seems like there is not consensus on this issue. Let's do a temperature check.
- **Pierce:** Clarified that generally, job proximity is a fine factor but does not want to specify only transit.
- **Fligor:** Yes, it was initially proposed for across the board, but another member suggested focusing on low- and very low-income category. Would like to get it as a factor, and open to making it a factor for both.
- **Arreguín:** Has the proposal been modified? Or is it still 50 percent access to high opportunity areas, 30 percent for jobs-housing fit and 20 percent for proximity to transit?

- **Fligor:** That would remain for low- and very low-income. What Pierce mentioned that if we add it as a factor, it should be added to be a factor for moderate-income as well.
- **Pierce:** Clarified that jobs proximity should be a huge factor. Discouraged dictating how people get to work by income category because it does not correlate. Reiterated that job proximity on its own should be a factor.
- **Fligor:** Agreed. Do you have a suggestion on how we incorporate jobs proximity- auto/ transit proximity into 5A?
- **Shrivastava:** Pierce, are you talking about jobs-housing balance? What do you want to have proximate to jobs?
- **Pierce:** Ideally, housing. But if housing will be in the high opportunity areas not near jobs, then there is no need to clarify if it is by transit or by auto.

Arreguín: Since people are jumping in, let's restore order to this conversation.

Shipley: The goal is to get clarity on the proposal. In the interest of time, we will continue with the list of requests. Next is the Equity Adjustment proposal and if it should be considered for the September 18 meeting.

- **Levin**: Suggested that both 5A and 6A would look at what kinds of shifts would be necessary for areas that do not hit 1.0 proportionality in low- and very low-income units. Noted they were open to discussing with staff to offset the adjustment elsewhere.
- **Shipley:** Any opposition to the third 5A option to add equity adjustment proposal?
- **Romero:** Asked to clarify the baseline.
- **Shipley:** It seemed like there was a consensus to see 5A with a 2019 baseline, so staff will do that. Is there a desire to see 5A with the equity adjustment?
- **Romero:** Even though I personally prefer the 2019 baseline, the political reality is that ABAG Executive Board compromised on the 2050 baseline. Since ABAG Board would ultimately approve this, it is not viable since they have already weighed in.
- **Arreguín**: Agreed, there was a compromise and a decision. The request is to see the information. Noted they do not want to go back to 2019 Households baseline because there was so much discussion that got HMC to 2050 Households baseline.

Pappas: Back to Pierce's point. The bulk of allocations are still high opportunity areas. Jobs-housing fit has nothing to do with transit, so most of the housing allocations would provide access to lower wage workers regardless of transit accessibility. Suggested a combined factor of transit and auto access, or a converse of VMT factor. It sounds like people want housing directed to lower VMT areas. Supported 5A as is and Fligor's proposal, noting that we are getting late in the game. To Pierce's point, would there be enough other factors that transit would not be the primary deterrent?

Shipley: Is anyone opposed to seeing the equity adjustment proposal data?

- **Levin:** Clarified that it would be applied to both options.
- **Kaplan:** Screenshared the packet for the metric proposal to show communities that would receive the equity adjustment.
- **Adams:** Any proposed changes would affect the outcome.

- **Levin:** Yes, we are looking at the cities in white [on Kaplan's screen]. There are advantages to looking at job proximity instead of jobs-housing fit. For example, if a city itself does not have low-wage jobs but is right next to a city that does, it will not score on that metric. Noted that HMC has not looked at scenarios that use jobs proximity-auto for low- and very low-income. We have no assessment if that will make a meaningful difference. If we are going to look at alternatives, let's look at ones that make significant differences. Suggested substituting a blended jobs proximity factor with jobs housing fit factor to give us enough of a difference.
- **Pierce:** Makes sense.
- **Shipley:** Can you clarify the breakdown?
- **Levin:** For 5A very low- and low-income, it would be 50 percent high opportunity, 25 percent jobs proximity - auto and 25 percent jobs proximity - transit.
- **Adams:** To clarify, it would not change moderate and above moderate?
- **Levin:** Correct.
- **Fligor:** Supported that as well as modification to 5A.
- **Levin:** If we are going to look at alternatives, let's look at ones that make significant differences.

Shipley: Two options on the table right now. Let's tackle equity adjustment for both options. Conversation has alluded to how complicated it will be. Asked if HMC wants to spend time on an option that reflects that proposal. Urged to move to a decision point in order to move on to 6A.

Zoom Comments before Public Comment

- **Levin:** I'd suggest we just vote Red/Green on whether to have further discussion on each of the 6 options
- **Fierce:** Great idea.
- **Shipley:** We were scheduled to take a break at 11 AM - but let's get through these decision points and then break...
- **Kaplan:** Would any HMC members want me to bring up the map again and share my screen? Happy to do whatever is preferred.
- **Semonian:** If we're opening up baselines - how about 2050 PBA Blueprint household grown as a baseline for all to consider too.
- **Walsh:** Yes. Lets see the 2019 household data!
- **Ouse:** Agree with Elise.
- **Brown:** Play with the graph high opportunity had a better result
- **Al-Sharif:** Elise -- we have added in your request to the request for staff list. Matt -- we also have Jane
- **Al-Sharif:** **Matt -- we also have Jane's request for 2019 households added and will add your name to it.
- **Littlehale**: Definition for the High Resource area index as it captures Proximity to Jobs: "This indicator was calculated in two stages. The first stage uses Longitudinal EmployerHousehold Dynamics Origin-Destination Employment Statistics (LEHD-LODES) data from 2015 calculate the population-weighted median distance traveled by workers

earning $1,250 a
month or less (or the equivalent of $15,000 a year). In non-rural areas, the median distance is
calculated by region. For rural areas, the median distance is calculated based on all rural areas in the state, to reflect their greater typical travel distances."
https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf page 9-10

- **Fierce:** Hi again, my zoom crashed right after I finished speaking
- **Fierce:** but I did hear the response, thanks
- **Bonilla**: A region with a crisis level chronic housing shortage is one that has NOT built enough housing over a very long period of time. Add that to the inequity created by exclusive zoning and here we are. I think we should expect some discomfort in making the necessary changes. I agree to considering the 2019 households baseline for comparison but I believe we must seek to correct for past poor performance in production. That all should have been planned and executed better. We are here now.
- **Fierce:** That's a great point, Rick. Big changes need to be made to undo 40 years of the status quo. Change can uncomfortable and scary, but its an opportunity for growth, and I don't just mean in population
- **Fierce:** I anticipate this leading to all kinds of "thinking outside the box" planning. Yeah its gonna be a challenge, but this is Silicon Valley and the birthplace of the internet itself. we're a smart bunch of people here in the bay area.
- **Bonilla:** Regarding Urbanized areas: many suburban areas are now (and have been) urbanizing. It's happening holistically. The modern world is a place of change.
- **Brilliot:** Does it makes sense to do a temp check on all the various requests?
- **Brown:** yes
- **Tawny Macedo:** Also, for urbanized areas per 65584.04 (d)(2)(B), COG's may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances or land use restrictions of a locality, but shall consider the potential for increased residential development under alternate zoning ordinances and land use restrictions.
- **Fierce**: Cargo Bikes are super great, and there's electric options that are sometimes even faster than transit. Few people need to own one full-time, so there's lots of bike shops offering them for rent.
- **Fierce:** They're also what we need to save the planet; continuing to support Oil infrastructure dooms future generations, more so than we've already done.
- **Strellis:** Hi Michael and Monica - we are first attempting to clarify the requests to make they are actionable and can do modified consensus as is necessary
- **Pappas:** I think Julie Pierce's point is very valid the only point that I would add is that the high opportunity access and jobs housing fit would make the majority of Very low and low income RHNA based on non-transit factors
- **Levin**: Are we no longer taking people in order?
- **Brilliot:** I believe we are discussing an equity adjacent factor for both 5a and 6a not just 5a.
- **Strellis:** Hi Michael - that's correct. We are focusing on 5A first and will then discuss amendments to 6A

- **Strellis:** We are doing our best to track all of the suggested amendments/alternatives in an organized way! I know it may seem redundant but we don't want anything to fall through the cracks
- **Brilliot:** Ok,, think that could be one vote but could separate if you prefer.
- **Selander:** where was that in the packet?
- **Selander:** I thought I saw every page and never came across that
- **Kaplan:** mtc.legistar.com/gateway.aspx?M=F&ID=cc14a2ac-8562-4918-a64e-e826993f61c2.pdf link to the table
- **Selander:** ohhhh end of extra handout
- **Aksel Olsen:** Nell: It was referred to as the handout on the agenda
- **Kaplan**: http://mtc.legistar.com/gateway.aspx?M=F&ID=cc14a2ac-8562-4918-a64e-e826993f61c2.pdf
- **Selander:** got it
- **Selander:** i must be looking at an old agenda, there's no reference to handout
- **Brown:** I want that to be an additional 5A

Public Comment on Equity Adjustment for 5A

Darrell Owens: Emphasized that the housing needs to be closer to transit. Sprawl development would not allow transit expansion, especially in Solano County. It is contrary to our climate goals. HMC should be focusing on high resource areas closer to urban cores.

Shajuti Hossain, Public Advocates: Supported the Equity Adjustment proposal because it will help the Bay Area combat racial segregation.

Kelsey Banes, Peninsula for Everyone: Commented on transit proximity. Peninsula is job rich, but not as transit rich. Noticed that when transit proximity is ramped up, housing moves to Oakland and SF, with less housing along the Peninsula. If housing is near jobs, even if there is not a bus going to the Stanford Research Park, for instance, I can walk, bike, or drive a shorter distance. Many of my colleagues who live in the East Bay are already commuting. Providing more jobs in the proximal area would mean less driving. Transit seems to skew things towards just SF and Oakland.

Shipley: Clarifying question in the Zoom chat on the equity adjustment, "would adjusting those below 1.0 up, bring all those above it down, rendering all jurisdictions at 1.0?"

- **Levin:** We are not talking about reducing allocations for jurisdictions in green. We can look at cities that do not score high for exclusionary to see if adjustments can be made to offset increases.
- **Macedo:** If pulling from those above the proportionality, would it just make it proportional across the board? There is a finite number of units to move around.
- **Levin:** We have flagged 49 cities that rank high as exclusionary to see if they have proportional allocations of low and very low-income housing. It does not apply to other jurisdictions. It may be more appropriate to draw from non-exclusionary areas with higher proportions, rather than draw from the exclusionary districts.

Romero: The equity proposal would not create sprawl. It requires higher density to accommodate new units.

Dillon: This would not work for unincorporated Napa. Maybe it will work for other counties, but we have no sewer or water infrastructure.

Decision Point: Does the HMC recommend ABAG staff work on a methodology incorporating the equity proposal for 5A and 6A?

- **Shipley:** We must move to a decision point – do you want ABAG staff to work on data incorporating the equity proposal? The HMC decided to move forward 6A. Given the meeting's time limit and the number of, staff urged the group to move more quickly through the discussion.

Dillon: Urged the HMC to consider that Napa County lost 900 units over the past 4 years, some lost in the last two weeks. Napa will never be able to meet these numbers. Hazards must be considered as a factor. Regardless, this is not where we want housing to be built. This is the affordable part of the County. Would like to see 20 percent hazards factor in the methodology.

- **Pappas**: Question for people in the rural counties. Natural hazards factor is an allocation to an entire region. As planners, we want to avoid zoning in natural disaster areas. Emphasized sympathy to impacts and displacement of natural disaster. Why can't policy makers site zoning in places that are at less risk for those types of things? They can urbanize and densify.
- **Dillon**: There is no ability to add sewer and water capacity. LAFCO prevents us from hooking up to the city anymore without them annexing. This is for areas that are already in urbanized places.
- **Pappas:** In the areas that are already urbanized? Not adding land that is not unincorporated, but places within the existing footprint.
- **Dillon:** Yes, in the cities. But no, not in the unincorporated parts.
- **Pappas:** Okay, so the issue is with unincorporated parts of the County.
- **Dillion:** Yes.
- **Eklund:** Marin and Sonoma have many fire-prone areas, and Wildland/Urban Interface Zones. We should not be building in those vulnerable areas because they are going to burn, endangering firefighters. Sonoma is unique because all cities have urban growth boundaries that cannot be expanded. The City of Novato has a voter-adopted urban growth boundary and cannot annex any property outside of the current city boundary. Pushed committee to remove fire risk areas from urban and unincorporated areas. Supported 20 percent or greater weight for hazards factor.

Shipley: Moved the discussion towards a decision point.

Brilliot: A 20 percent fire factor will not change the methodology very much. Can HMC recommend to staff and ABAG Executive Board to revisit the Plan Bay Area 2050 Blueprint to address this issue? It would involve pulling projected growth out of areas that are not planned for urban growth. This cannot be solved as part of the factors we are discussing. Can that be part of our final recommendation?

- **Vautin:** Draft Blueprint focuses all the growth within existing urbanized growth boundaries. Unincorporated growth is within the spheres of influence of the city. The question becomes, "do we assign the spheres of influence to the unincorporated county, where the land currently is, or to the city with the sphere of influence it is next to." Staff is open to looking at this on a county by county basis to consider what is most appropriate to align RHNA. We are looking at 2050 Households as the baseline. Some people today live in unincorporated areas, so there would be allocations and growth there.
- **Brilliot:** I think that is a mistake. We do not want to perpetuate sprawl by allocating RHNA numbers.

Walsh: What does the natural hazards factor apply to? Does it only impact urbanized areas in hazard areas, and not rural or unincorporated areas?

- **Adams:** Correct, it focuses on urbanized land area which is where cities plan for growth. Growth is more likely to happen there compared to the rural areas. Noted that using Plan Bay Area as part of the baseline would not put more growth in those areas as part of the plan. It has already been recommended to avoid growth in those high-risk areas.

Fierce: (Tech issues; could not ask question)

Arreguín: Suggested extending for another 15 minutes to 1:15. Invited anyone with input on 6A to comment now. Moved the group to a vote.

Shipley: Decision point on 20 percent Hazard option for 5A and 6A, understanding that other factors will be reduced.

Public Comment on Modification to Factors and Weights

Aaron Eckhouse: Natural hazards are a huge issue, but the proposed factor as is will not be effective. It needs to happen at the city level. It would increase housing growth in unincorporated Sonoma County. Jobs proximity is the best tool to effectively reduce sprawl, and act as an anti-hazard factor.

Darrel Owens: Agreed with Eckhouse. Urged HMC to focus on jobs rather than housing or transit. Concerned about the high number of units in unincorporated Solano. Banning zoning in high fire risk area is important but it is up to the State.

Decision Point: Does the HMC recommend a new methodology with 20 percent hazards factor added?

- **Shipley:** The decision point to add Hazards as a factor has been blocked. Before moving to 6A, noted that there was a proposal for 50 percent high opportunity, 25 percent job proximity-auto and 25 percent job proximity-transit. There was not opposition, so could this be a proposition for 6A?

Arreguín: As the President of the Board, this is something we need to take very seriously.

Shipley: For 6A, there are already two alternatives. Let's start with the 2019 baseline and the equity adjustment with a 30 percent job proximity- transit for low- and very low-income. To clarify, for the lower income brackets, jobs proximity would replace jobs housing fit.

- **Fierce:** Yes, that is correct.

Levin: Asked Fierce if they would be open to doing the same thing on 6A that was done with 5A to split auto proximity and transit proximity.

- **Fierce:** Yes.
- **Fligor:** Supported that compromise, too.
- **Shipley:** Confirmed percentages would be 15 percent job proximity – auto and 15 percent job proximity – transit.

Brown: If this option passes, we would be down to four choices - 5A, 6A as is, 5A1 and 6A1 that we are discussing?

- **Shipley:** There are four options for 5A: regular, 2019 baseline, equity adjustment, and 50 percent high opportunity areas, 25 percent job proximity – auto and 25 percent job proximity – transit. There are four options for 6A: regular 6A, 2019 baseline, equity adjustment and perhaps an option with 70 percent high opportunity areas, 15 percent job proximity – auto, and 15 percent job proximity – transit.
- **Arreguín:** Do you have an objection? Should we do a card vote?
- **Brown:** Yes, let's vote.

Public Comment on Proposal

Owens: Can you put up the appendix with the geographical breakdown? (Took a screenshot of the image)
Eckhouse: Voiced strong support for this modification.

Decision Point: Does the HMC recommend 6A modifications with 70 percent high opportunity areas, 15 percent job proximity – auto, and 15 percent job proximity-transit

- **Shipley:** Consensus reached; this option will move forward to the next meeting.

Selander: Could staff send a list of the options with percent options to play with in the tool sooner rather than later? Could there be a separate allocation process for unincorporated areas to treat them differently? Suggested to add metric to check proportionality and growth in fire hazard zones.

- **Shipley:** Sometime next week, we will try to get that information out. It feels late to add a metric proposal.
- **Levin:** Concerned about this metric because it measures if there are jurisdictions that are fire prone. The decision to put housing there or not is not an allocation issue.
- **Selander:** Agreed.

Shipley: One proposal for 6A is incorporating urbanized land area factor. Is there a percentage proposal? Asked Eklund if this is a proposal they would like to make more formally.

- **Eklund:** Does Plan Bay Area only look at buildable area? If not, there should be a factor to exclude areas that are not buildable (parks, agricultural land, etc.)
- **Shipley:** Is this a factor proposal for discussion? If not, any other options for 6A people want to bring to the next and final HMC meeting?

Shipley: Congratulations to everyone for hard work.

Zoom Comments Prior to Adjournment

- **Macedo:** Clarifying question: For the equity adjustment, would adjusting those below 1.0 up, bring all those above down to 1.0, rendering all jurisdictions at 1.0?
- **Macedo:** That's helpful to note that it's not all jurisdictions. I'd note that 1.0 is the floor of not going backwards on equity, a ratio above 1.0 would more so demonstrate furthering equity.
- **Brown:** YES, Solano same issue
- **Brown:** drive 1-80east see the blacken hills. Fires jumped 1-80 and almost took out homes in the city of fairfield
- **Riley:** SB 182 passed re wildfire and housing, http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB182
- **Littlehale**: Time check? Are we going to extend?
- **Littlehale:** If so … fair warning?
- **Brown:** can we do a check
- **Riley:** I have to get off at 1:00.
- **Strellis:** Jane, if you would like to put any comments on 6A in the chat (or anything else) we will track it
- b Great, thank you. Support adding equity factor to both Options. Support jobs proximity. Thanks!
- **Fligor**: Can we apply the same proposed modifications to 5A to 6A?
- **Brown**: let's vote on 6A
- **Brown:** so that would mean another 6A
- **Fligor:** Yes
- **Brown:** VOTE
- **Fligor:** I have to drop. Thank you.
- **Brown**: Monday is a holiday
- **Brown:** I have flooding in my district every year.
- **Marti:** My apologies, I have to leave, as I am presenting on a panel at 1pm. Thank you for all your work.
- **Littlehale:** As we prepare to adjourn: Happy Labor Day! Reflect on & celebrate the contributions of organized working people to a more decent, dignified society.
- Strellis: Thanks Fernando - again, anyone who would like to leave comments on 6A in the chat, we will track them
- Brown: Please wear masks, 6 feet apart, stay safe
- **Selander:** Thanks for the reminder Monica!
- **Macedo:** I'll put this in the chat again since my mic didn't seem to be working earlier: Also, for urbanized areas per 65584.04 (d)(2)(B), COG's may not limit its consideration of

suitable housing sites or land suitable for urban development to existing zoning ordinances or land use restrictions of a locality, but shall consider the potential for increased residential development under alternate zoning ordinances and land use restrictions.

- **Fierce:** Prop 15 bike and car caravan rally in Oakland this Monday, for those looking to celebrate the occasion responsibly.
- **Brown:** BE SAFE STAY STRONG

6. Adjournment/ Next Meeting

Sep 18 – Final Option

TO: Housing Methodology Committee DATE: September 11, 2020

FR: Deputy Executive Director, Policy

RE: HMC Member Correspondence

Overview
This memo provides an overview of the correspondence received since the September 4 meeting.

1. **Bob Planthold – 9/3/20 – Resource Sharing**
   [see attachment]
   Sent because, in the ending analysis ,
   bullet-points 2 and 5 are relevant to our RHNA work.
   Bob Planthold

2. **Bob Planthold – 9/5/20 – Resource Sharing**

   https://calmatters.org/commentary/my-turn/2020/09/heres-an-important-part-of-the-solution-for-the-states-housing-crisis/

Nix the Nine Campaign
775 E. Blithedale Avenue, #233, Mill Valley, CA 94941
Nix-the-Nine.blogspot.com

Governor Gavin Newsom
1303 10th Street, Suite 1173
Sacramento, CA 95814

September 8, 2020

Dear Governor Newsom:

The Nix-the-Nine Campaign emerged because the housing package presented by legislators missed the mark on fair housing policy, as documented by The Embarcadero Institute.

The bills created cumulative negative impacts for communities, without meeting the need for affordable housing. Legislators nixed seven of the bills: four failed (AB1279, AB3040, SB902, and SB1385). Three did not reach concurrence (SB995, SB1085, and SB1120). Two bills remain.

VETO AB725 and AB2345. ***Your veto would send a message to legislators and the public about better ways to set policy and meet housing goals.***

1. Legislators should set policy and secure funding for affordable housing. Implementation should remain the constitutional right and responsibility of local jurisdictions.

2. Local jurisdictions should not be blamed or punished for the state's lack of funding for housing but welcomed as partners in finding solutions. Local control should be strengthened, not handed over to developers and unelected bureaucracies.

3. Legislators should tackle economic conditions that worsen the welfare of Californians, such as the globalization of housing, pension debt, vacant investment properties, and the growing divide between people of wealth and people of wages.

4. Legislators should set policy that supports CEQA and accounts for COVID-induced changes in work, commuting patterns, employment, office vacancies, and homelessness.

5. Legislators should stop the adversarial practice of burdening cities with unfunded mandates. The League of CA Cities estimates **a $7 billion revenue shortfall** over the next two years.

6. Housing policy should be based on facts, not on inflated or aspirational numbers like the 3.5M housing unit shortage perpetrated by AB2345's author in her report of August 31.

THERE IS A BETTER WAY!

Governor Newsom, you can count on us to work with you on a flexible plan that spells out a vision for housing policy based on reliable data, social equity, and transparent processes that fully engage a broad range of women and men on the front lines of good government.

Best wishes,

Susan Kirsch, Chair, Nix-the-Nine Campaign
Co-Signing Groups and Individuals

INVITATION to Co-Sign the Letter to Governor Newsom
Nix the Nine Campaign
Nix-the-Nine.blogspot.com

Directions: GROUPS

1. Fill in the form and return it to Susan@SusanKirsch.com by September 7.

2. Write a group or individual letter of your own (6,000 character limit) and submit to https://govapps.gov.ca.gov/gov40mail/. When it asks you to "Choose your subject," use the pull-down menu and select "Fair Employment and Housing."

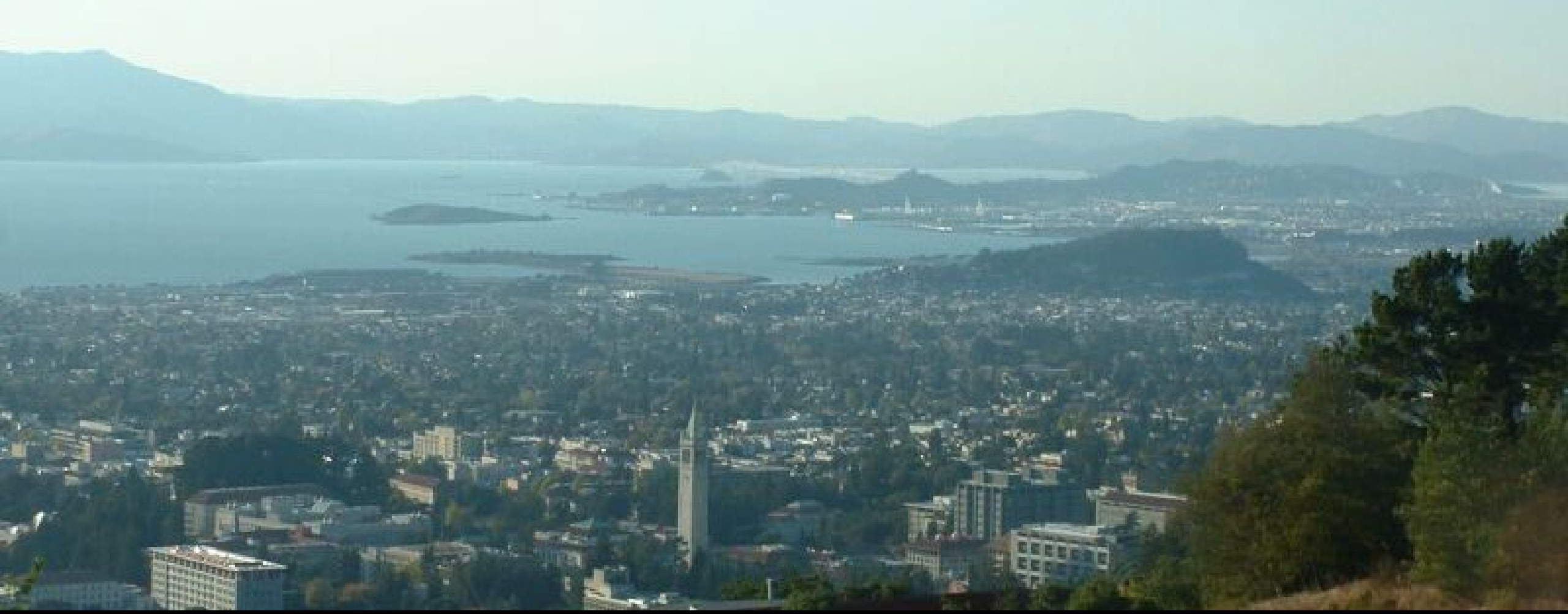
Groups	**Name: Person Authorized to Sign**	**City**	**County**	**City Population or Est. # in group**

Individuals - Sign here OR click here to go to Change.org/nix-the-nine	**Title/Affiliation (signing as an individual)**	**City**	**County**

WELCOME

ABAG Housing
Methodology Committee

September 18, 2020



RECOMMENDING A PROPOSED METHODOLOGY

ABAG Housing Methodology Committee

September 18, 2020

Today's agenda

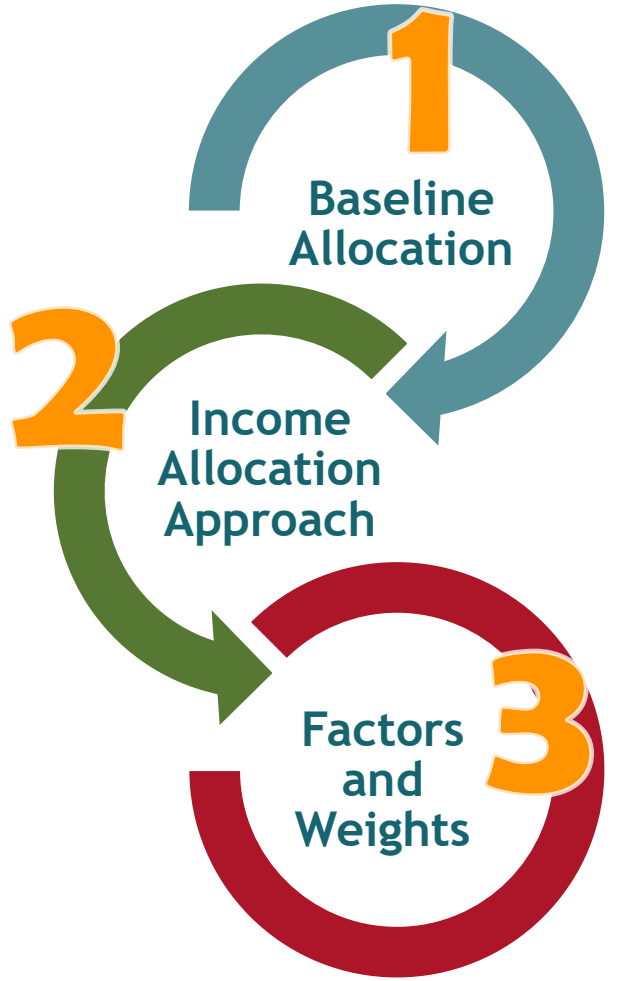
- Staff will briefly present the methodology options prioritized by the HMC at the September 4 meeting
- HMC will have opportunity to discuss options prior to voting on a proposed RHNA methodology to recommend to ABAG Regional Planning Committee and Executive Board

What we have heard from the HMC

1. More housing should go to jurisdictions with more jobs than housing and to communities exhibiting racial and economic exclusion
2. The methodology should focus on:
   - Equity, as represented by High Opportunity Areas
   - Relationship between housing and jobs; however, no consensus on specific factor
3. Equity factors need to be part of total allocation, not just income allocation
4. Do not limit allocations based on past RHNA
5. Housing in high hazard areas is a concern, but RHNA may not be the best tool to address

Building blocks of the RHNA methodology

1. **HMC preferred baseline allocation: 2050 Households (Blueprint)**
   - Captures the benefits of using the Plan Bay Area 2050 Blueprint in the RHNA methodology
   - Provides a middle ground between using Households 2019 and Housing Growth (Blueprint)
2. **HMC preferred income allocation approach: Bottom-Up**
   - Allows more control over allocations for a particular income category
   - Can direct more lower-income units toward areas of opportunity while reducing market-rate units in jurisdictions with a higher percentage of lower-income households to reduce displacement pressures
3. **Factors and weights: final decision today**



Benefits of using 2050 Households (Blueprint) as baseline

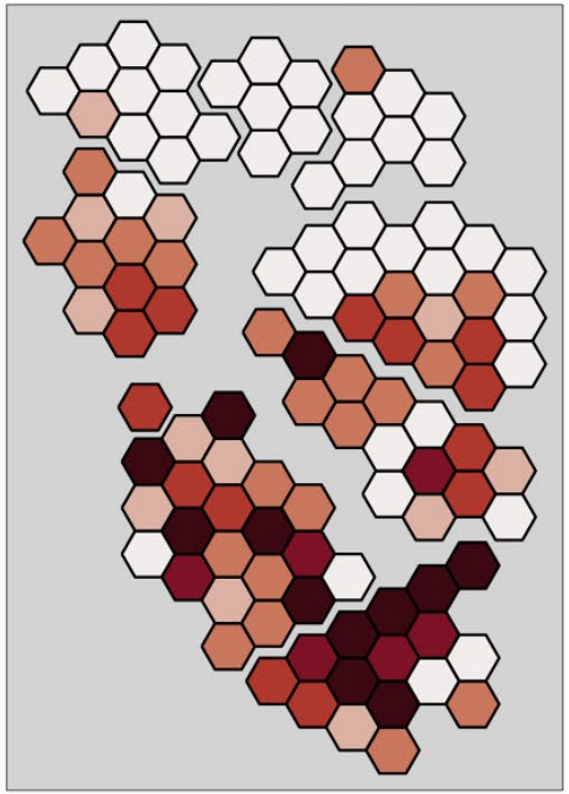
- Blueprint growth pattern reflects HMC goals
  - More housing in high resource areas, close to existing job centers, near transit
- May be more directly suited to addressing concerns related to hazards
  - Blueprint does not focus additional growth in areas with high wildfire risk or lands outside Urban Growth Boundaries
- UrbanSim model enables analysis of wide variety of land use data
- Communicates a unified vision for the Bay Area's future
- Supports more equitable, less segregated growth pattern in near-term while building toward broader range of positive outcomes from the Blueprint in the long-term
- Increases consistency between RHNA and Plan Bay Area, as required by law

Options for discussion from last meeting

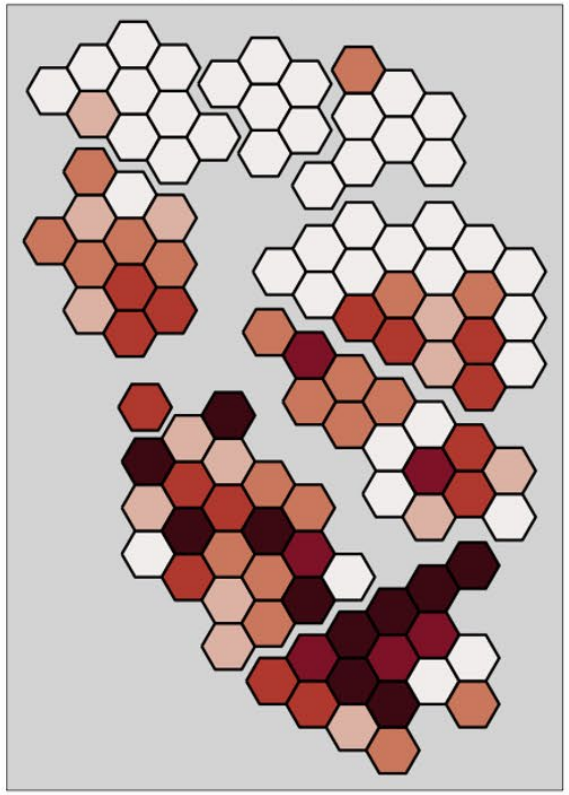
Option 5A: 50/50 High Opportunity Areas & Jobs	Option 6A: Modified High Opportunity Areas Emphasis	Option 7A: Balanced High Opportunity Areas & Job Proximity	Option 8A: High Opportunity Areas Emphasis & Job Proximity
Very Low and Low • 50% Access to High Opportunity Areas • 50% Jobs-Housing Fit ***Moderate and Above Moderate*** • 50% Access to High Opportunity Areas • 50% Job Proximity - Auto	***Very Low and Low*** • 70% Access to High Opportunity Areas • 30% Jobs-Housing Fit ***Moderate and Above Moderate*** • 40% Access to High Opportunity Areas • 60% Job Proximity - Auto	***Very Low and Low*** • 50% Access to High Opportunity Areas • 25% Job Proximity - Auto • 25% Job Proximity - Transit ***Moderate and Above Moderate*** • 50% Access to High Opportunity Areas • 50% Job Proximity - Auto	***Very Low and Low*** • 70% Access to High Opportunity Areas • 15% Job Proximity - Auto • 15% Job Proximity - Transit ***Moderate and Above Moderate*** • 40% Access to High Opportunity Areas • 60% Job Proximity - Auto

Comparison of methodology results

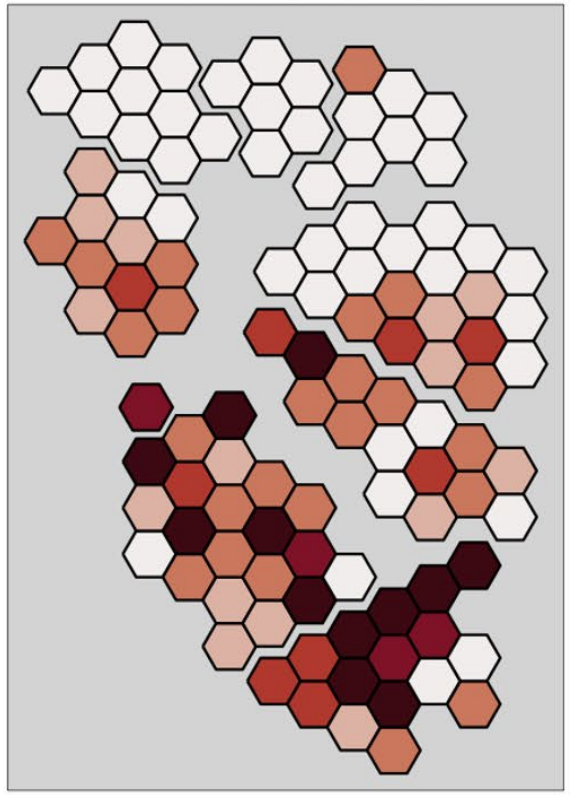
Option 5A: 50/50 High Opportunity Areas & Jobs (Baseline: 2050 Households (Blueprint))



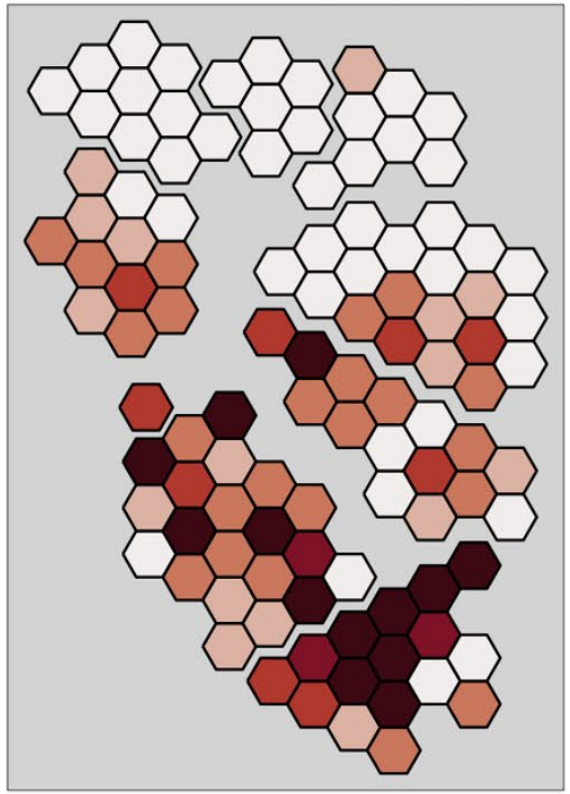
Option 6A: Modified High Opportunity Areas Emphasis (Baseline: 2050 Households (Blueprint))

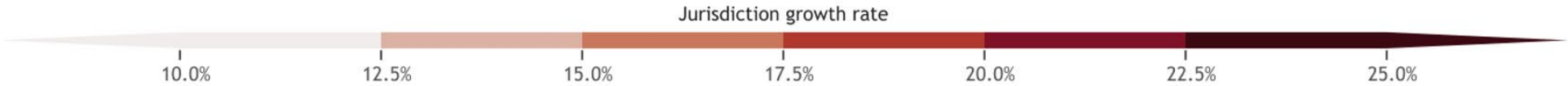


Option 7A: Balanced High Opportunity Areas & Job Proximity (Baseline: 2050 Households (Blueprint))



Option 8A: High Opportunity Areas Emphasis & Job Proximity (Baseline: 2050 Households (Blueprint))





Equity adjustment (proposed by HMC)

- Components
  - Identify exclusionary jurisdictions using composite score based on the jurisdiction's divergence index and percent of the jurisdiction's households above 120% AMI
  - Ensure each jurisdiction identified as exclusionary using the composite score receives a lower-income unit allocation at least proportional to its share of the region's total households in 2019
- Implementation
  - Imposes a floor for lower-income units assigned to the 49 jurisdictions identified using the suggested composite score
  - Lower-income units redistributed from remaining 57 jurisdictions to ensure all 49 jurisdictions identified by composite score receive proportional lower-income allocations
- Impact
  - Reallocate units to address region-wide deficit of 1,800-3,700 lower-income units (depending on methodology options) among jurisdictions identified by composite score

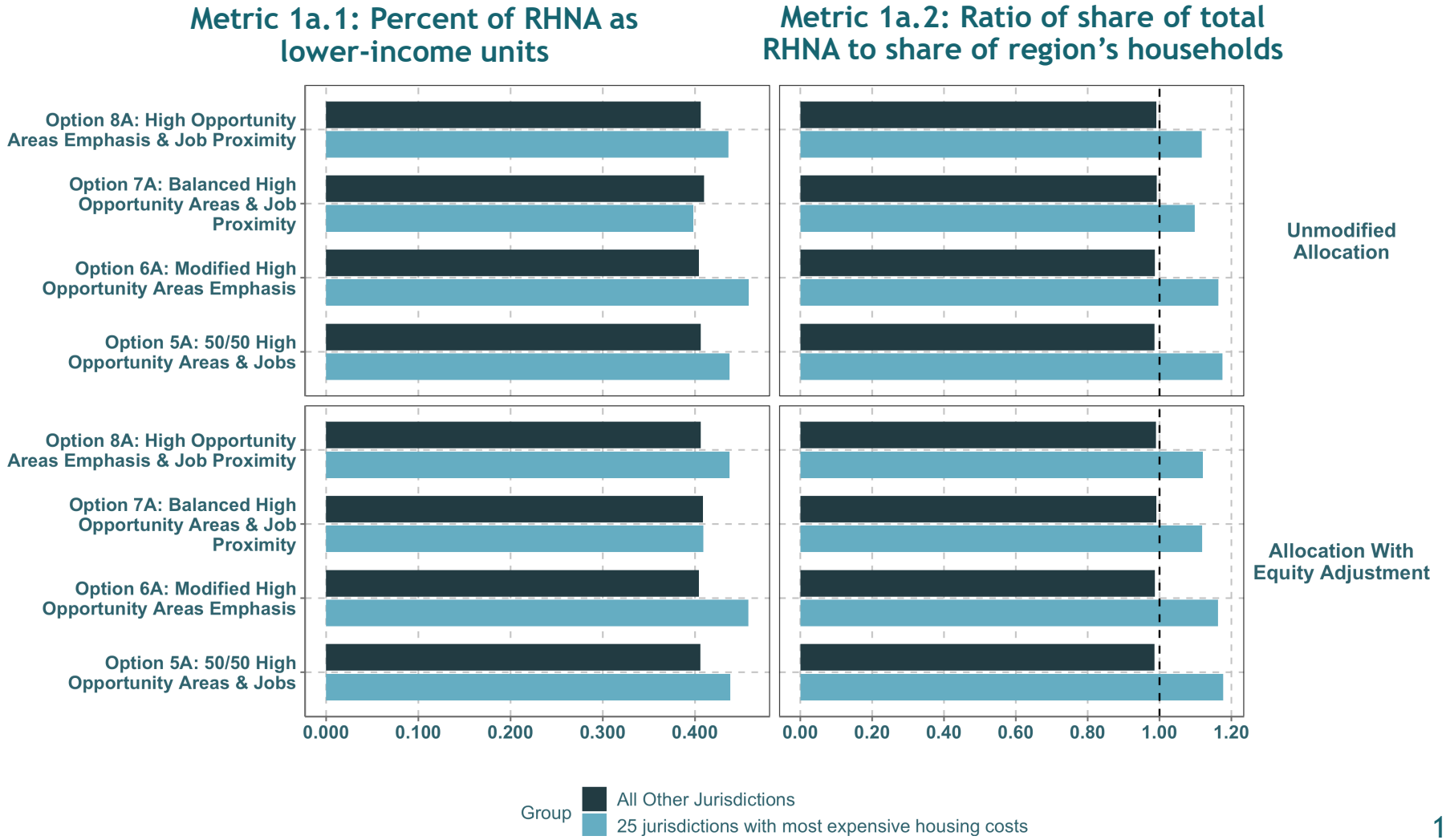
Consistency between RHNA and Plan Bay Area

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

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

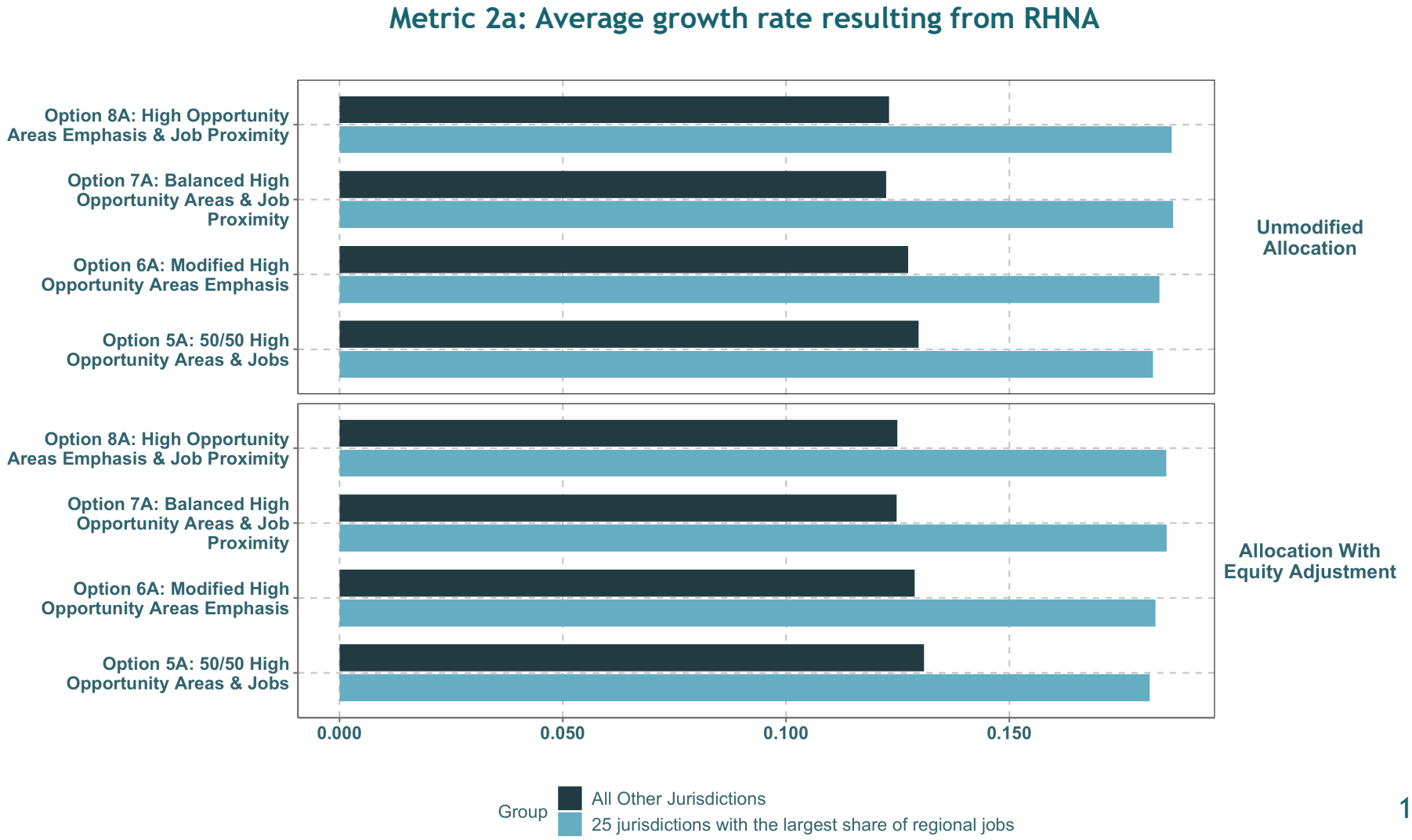
Metric 1a.1: Do the least affordable jurisdictions receive a large percent of their RHNA as lower-income units?

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



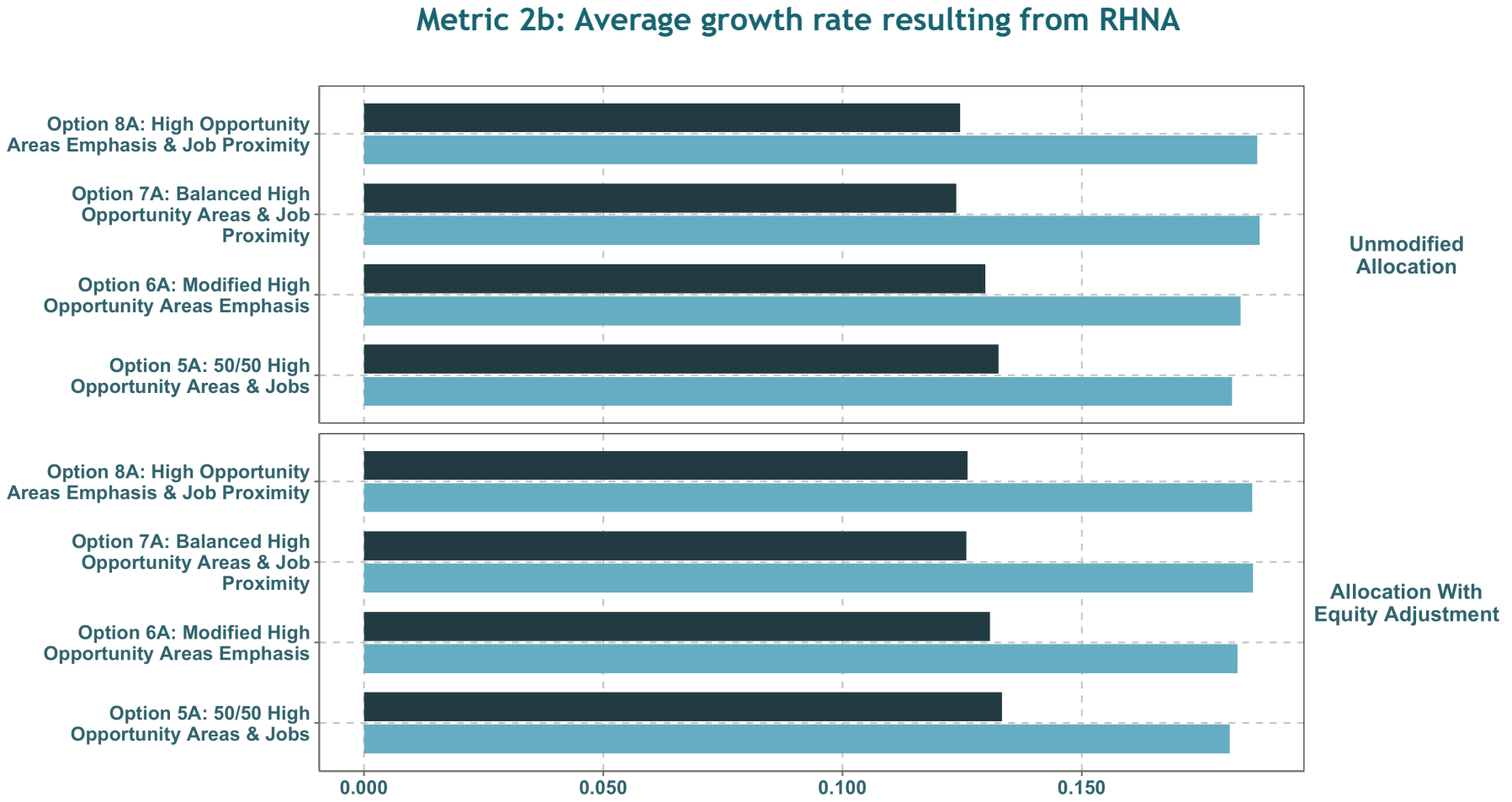
Objective 2: promote infill development, efficient development, and GHG reduction

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



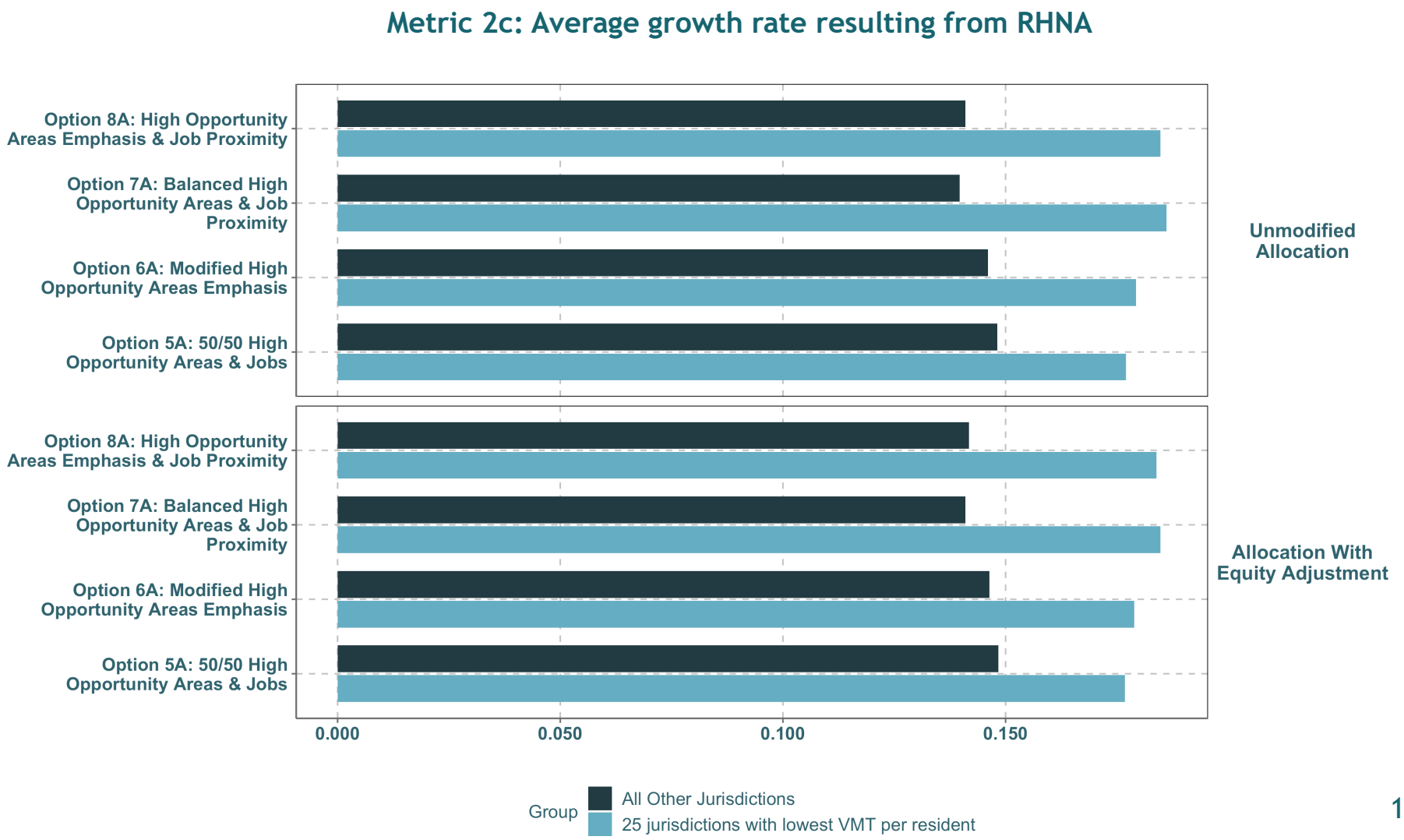
Objective 2: promote infill development, efficient development, and GHG reduction

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



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

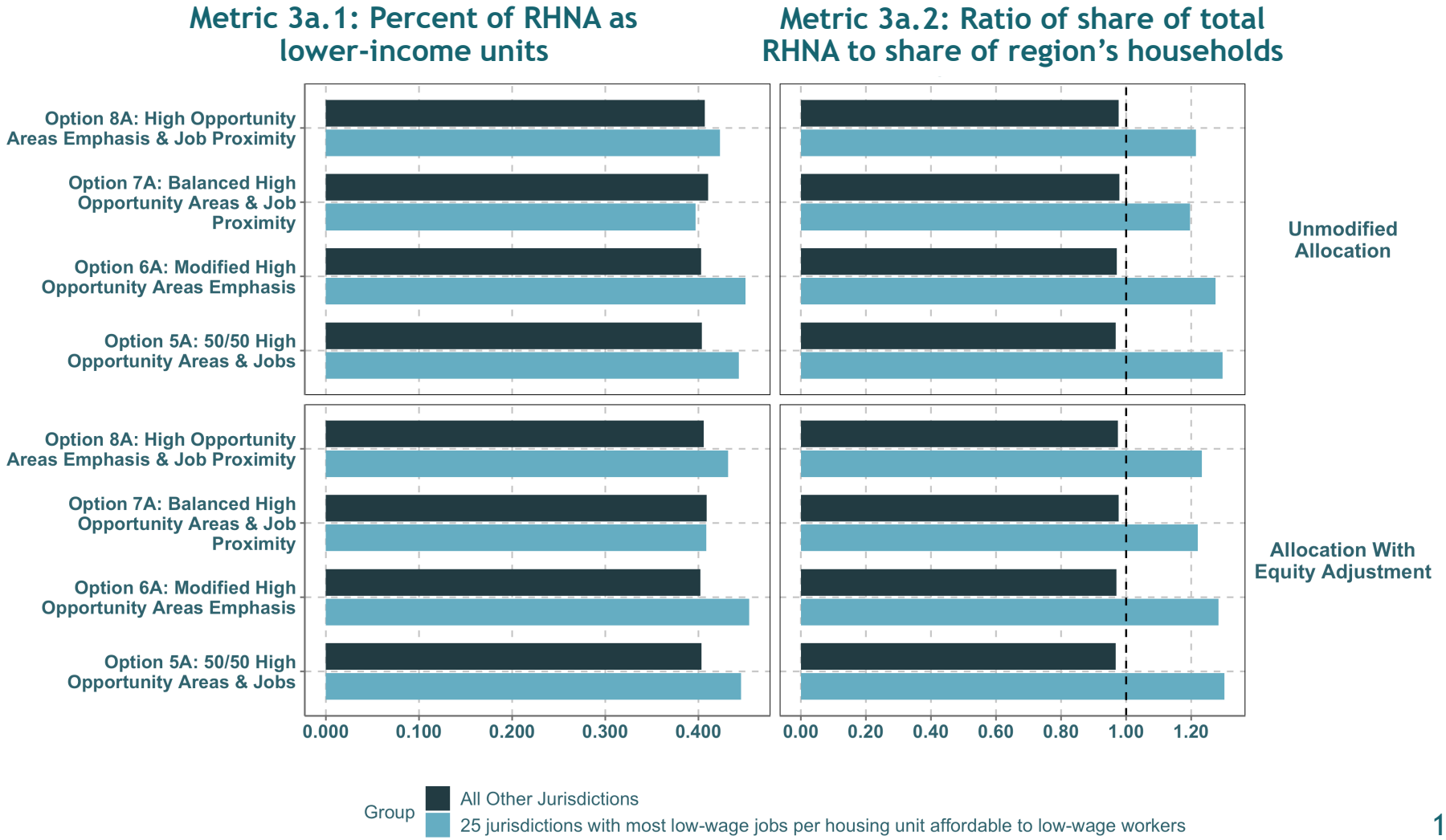
Metric 2c: Do the jurisdictions with the lowest VMT per resident have the highest growth rates?



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

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

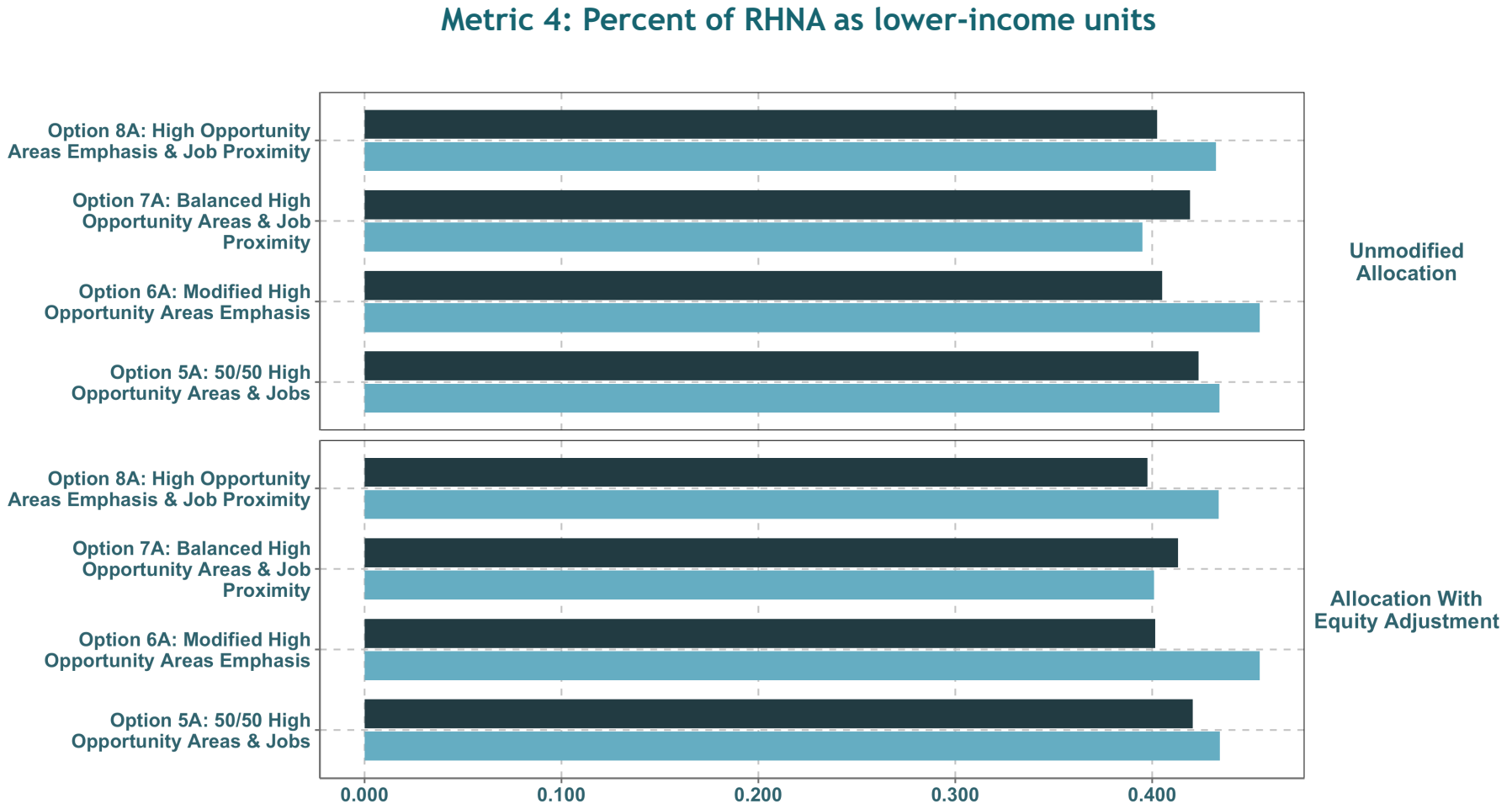
Metric 3a.2: Do the jurisdictions with the least balanced jobs-housing fit receive allocations proportional to share of households?



Objective 4: balance existing disproportionate concentrations of income categories

Metric 4:

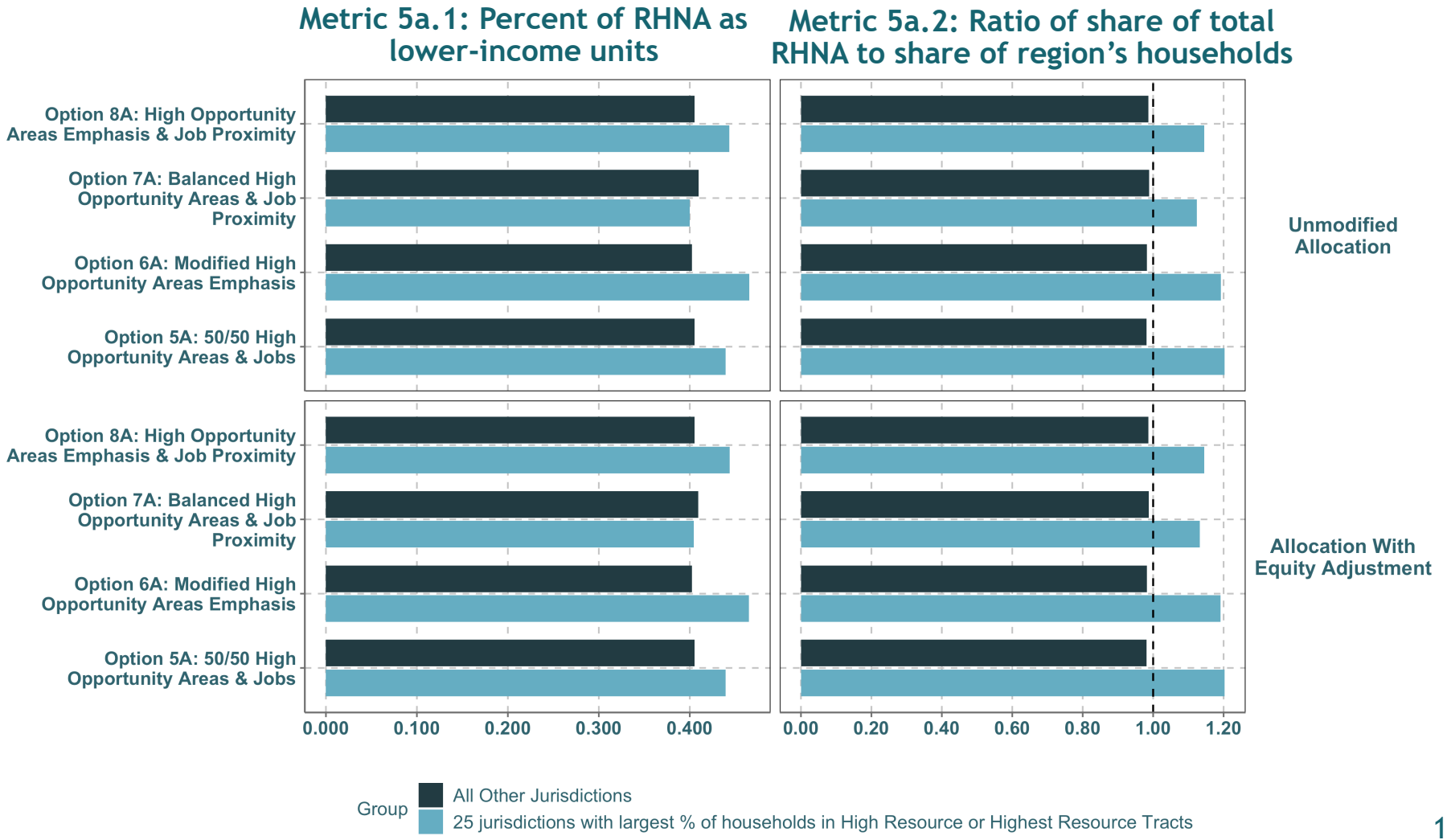
Do the most disproportionately high-income jurisdictions receive a greater share of affordable housing than the most disproportionately low-income jurisdictions?



Objective 5: affirmatively further fair housing

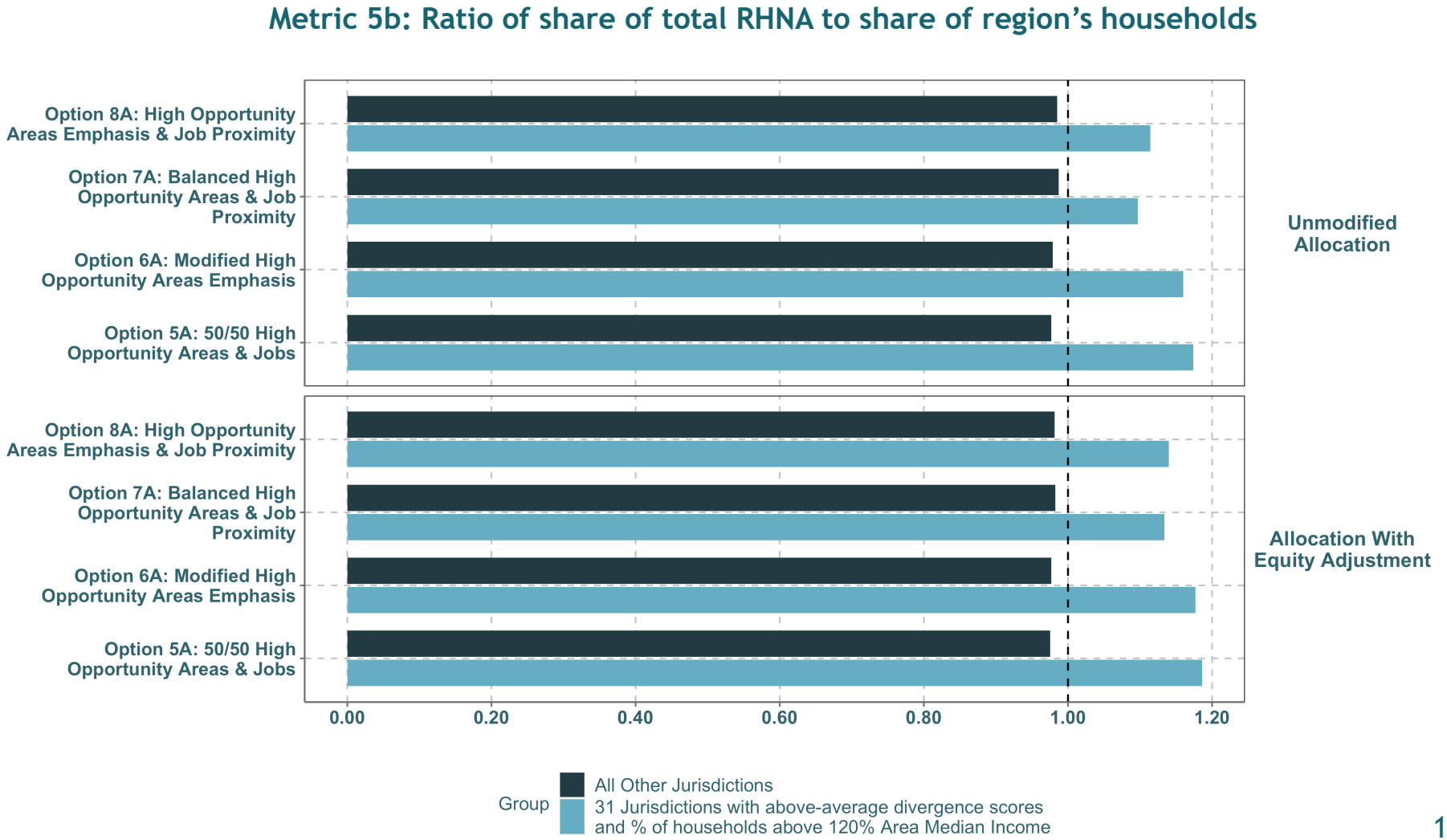
Metric 5a.1: Do the jurisdictions with the most access to resources receive a large percent of their RHNA as lower-income units?

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



Objective 5: affirmatively further fair housing

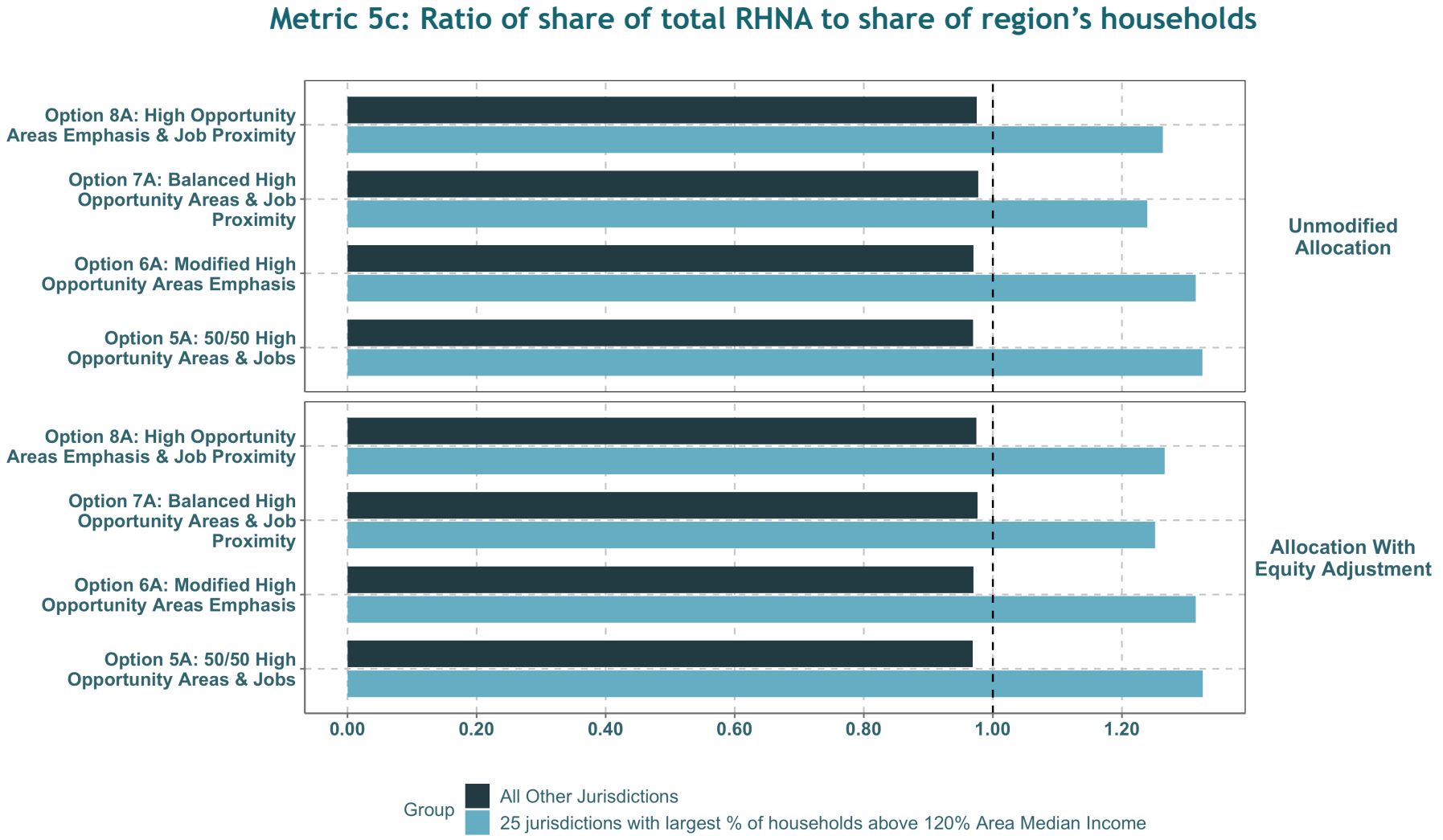
Metric 5b: Do the jurisdictions exhibiting racial and economic exclusion receive allocations proportional to share of households?



Objective 5: affirmatively further fair housing

Metric 5c:

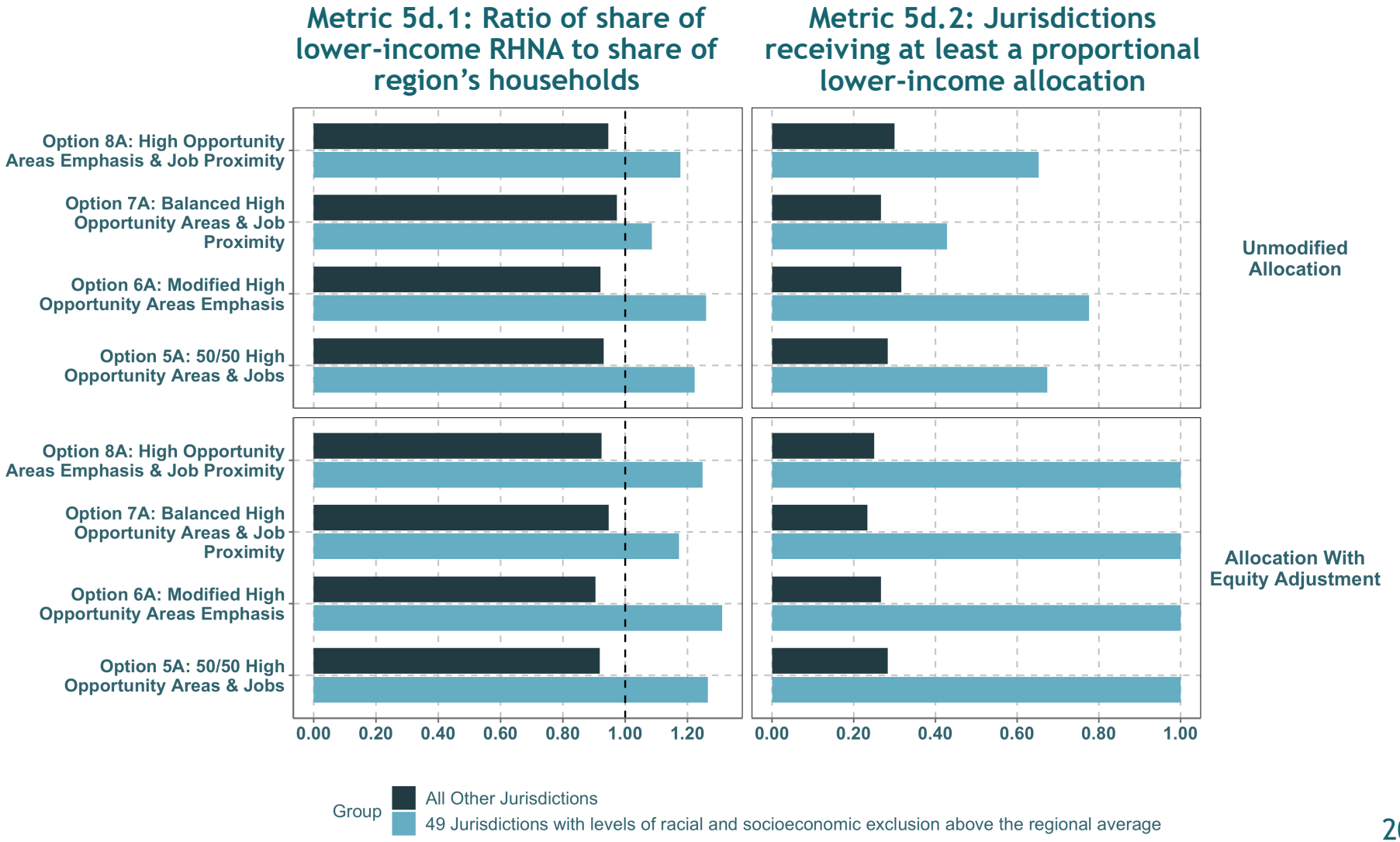
Do the most disproportionately high-income jurisdictions receive allocations proportional to share of households?



Objective 5: affirmatively further fair housing

Metric 5d.1:
Do jurisdictions with above-average racial and economic exclusion receive a *total* share of lower-income units at least proportional to their *total* share of households?

Metric 5d.2:
Does *each* jurisdiction with above average racial and economic exclusion receive a share of lower-income units at least proportional to its share of households?



Staff recommendations

1. The HMC should **move forward with Option 6A: Modified High Opportunity Areas Emphasis** because it appears to perform best across all metrics
   - Performs particularly well on metrics for Objective 1, Objective 3, Objective 4, and Objective 5, especially when considering both the share of lower-income units and the total unit allocations
   - Outperforms other methodology options on the new metric proposed by HMC members for Objective 5
2. **Do not use the equity adjustment** proposed by HMC members in the RHNA methodology
   - Increases complexity of the methodology for minimal impact
   - Outcomes not necessarily aligned with HMC policy priorities
   - Resulting allocations only based on demographics, not other factors in the methodology

Discussion

- Discussion among HMC members to identify final recommendation on proposed RHNA methodology

PUBLIC COMMENT

ABAG Housing
Methodology Committee

September 18, 2020

WRAP UP AND NEXT STEPS

ABAG Housing Methodology Committee

September 18, 2020

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-1218	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Consent
File created:	8/4/2020			**In control:**	ABAG Housing Methodology Committee
On agenda:	9/18/2020			**Final action:**	
Title:	Approval of ABAG Housing Methodology Committee Minutes of September 4, 2020				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 4a Minutes 20200904 Draft.pdf				

Date	Ver.	Action By	Action	Result

Approval of ABAG Housing Methodology Committee Minutes of September 4, 2020

Clerk of the Board

Approval

powered by Legistar™

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

Meeting Minutes - Draft

ABAG Housing Methodology Committee

Chair, Jesse Arreguin, Mayor, City of Berkeley

Friday, September 4, 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: 31 - Adams, Addison, Arreguin, Bolaria-Shifrin, Bonilla, Brilliot, Brown, Campos, Dillon, Ebbs, Eklund, Fierce, Fligor, Jordan, Levin, Littlehale, Macedo, Marti, Nickens, Ouse, Pappas, Pierce, Ranelletti, Regan, Riley, Romero, Selander, Semonian, Shrivastava, Smith, and Walsh

Absent: 6 - Brown-Stevens, Clark, Fearn, Hancock, Kline, and Planthold

2. Public Comment

There was no public comment.

3. Chair's Report

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

Chair Arreguin gave the report.

4. Consent Calendar

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

Aye: 29 - Adams, Addison, Arreguin, Bolaria-Shifrin, Bonilla, Brilliot, Brown, Campos, Dillon, Ebbs, Eklund, Fierce, Fligor, Jordan, Levin, Littlehale, Macedo, Marti, Nickens, Pappas, Pierce, Ranelletti, Riley, Romero, Selander, Semonian, Shrivastava, Smith, and Walsh

Absent: 6 - Brown-Stevens, Clark, Fearn, Hancock, Kline, and Planthold

Abstain: 2 - Ouse, and Regan

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

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.

Gillian Adams gave the report.

The following gave public comment: Darrell Owens; Shajuti Hossain; Aaron Eckhouse; Rob Eastwood; Kelsey Baines.

The following submitted public comment: Jeffrey Levin; Diane Dillon; James Pappas.

6. Adjournment / Next Meeting

Chair Arreguin adjourned the meeting at about 1:12 p.m. The next special meeting of the ABAG Housing Methodology Committee is on September 18, 2020.

375 Beale Street, Suite 800
San Francisco, CA 94105

Metropolitan Transportation Commission

Legislation Details (With Text)

File #:	20-1314	**Version:**	1	**Name:**	
Type:	Report			**Status:**	Committee Approval
File created:	8/26/2020			**In control:**	ABAG Housing Methodology Committee
On agenda:	9/18/2020			**Final action:**	
Title:	Recommending a Proposed RHNA Methodology				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 5a 1 Summary Sheet Methodology_Concepts v2.pdf Item 5a 2 0 Attachment A - RHNA Methodology Concepts.pdf Item 5a 2 Appendix 1 - Income_Allocation.pdf Item 5a 2 Appendix 2 - Total_Allocation.pdf Item 5a 2 Appendix 3 - Maps_Methodology_Concepts.pdf Item 5a 2 Appendix 4 - Data Table 2019 HH Baseline.pdf Item 5a 2 Appendix 4 - Data Table 2050 HH Baseline.pdf Item 5a 2 Appendix 5 - Equity Adjustment Impact v2.pdf Item 5a 2 Appendix 6 - Performance_Metrics.pdf				

Date	Ver.	Action By	Action	Result

Recommending a Proposed RHNA Methodology

Gillian Adams

Approval

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Association of Bay Area Governments

Housing Methodology Committee

September 18, 2020 **Agenda Item 5.a.**

Recommending a Proposed RHNA Methodology

Subject: Recommending a Proposed RHNA Methodology

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. The RHNA allocation must meet the five statutory objectives of RHNA[1] and be consistent with the forecasted development pattern from Plan Bay Area 2050.[2]

At the August 13th HMC meeting, the HMC 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 September 4th meeting, the HMC came to consensus about four methodology options and a potential "equity adjustment" to consider for the proposed methodology.

Issues: At the September 18th meeting, the HMC will discuss the remaining methodology options and vote on a recommendation for the proposed RHNA methodology.

Recommended Action: The ABAG Housing Methodology Committee is requested to recommend a proposed RHNA methodology.

Attachment: Memo Recommending a Proposed RHNA Methodology
Appendix 1 – Allocations by Income
Appendix 2 – Total Allocations
Appendix 3 – Maps of Methodology Options
Appendix 4 – Data Table
Appendix 5 – Equity Adjustment Impact
Appendix 6 – Performance Metrics

Reviewed:

Brad Paul

[1] Government Code Section 65584(d).
[2] Government Code Section 65584.04(m)(1).

REGIONAL HOUSING NEEDS ALLOCATION

Association of Bay Area Governments

TO: ABAG Housing Methodology Committee
DATE: September 18, 2020
FR: Deputy Executive Director, Policy
RE: Recommending a Proposed RHNA Methodology

Overview

The Housing Methodology Committee's (HMC) objective is to recommend to the Executive Board an allocation methodology for dividing up the Bay Area's Regional Housing Need Determination (RHND) among the region's jurisdictions. This Regional Housing Needs Allocation (RHNA) methodology is a formula that calculates the number of housing units assigned to each city and county, and the formula also distributes each jurisdiction's housing unit allocation among four affordability levels. The RHNA allocation must meet the five statutory objectives of RHNA[1] and be consistent with the forecasted development pattern from Plan Bay Area 2050.[2]

At the August 13th meeting, the HMC established the foundation for the RHNA methodology by deciding to move forward with using 2050 Households from the Plan Bay Area 2050 Blueprint ("2050 Households (Blueprint)")[3] as the baseline allocation and the Bottom-Up concept as the income allocation approach—two central decisions in the methodology development. At subsequent meetings, the HMC discussed various options for refining the factors and weights that best complement this foundation to allocate RHNA units in an equitable manner.[4] At the September 4th meeting, the HMC came to consensus about continuing to discuss four methodology options, as well as a potential "equity adjustment," as brought forward by several HMC members. These options, brought forward for further consideration by the HMC, are described in more detail below.

HMC Guiding Principles

At its meeting in June, the HMC came to consensus around several principles to guide the development of the RHNA methodology, including:

1. More housing should go to jurisdictions with more jobs than housing and to communities exhibiting racial and economic exclusion
2. The methodology should focus on:
    - Equity, as represented by High Opportunity Areas

[1] Government Code Section 65584(d).
[2] Government Code Section 65584.04(m)(1).
[3] Draft Blueprint (2050 Households) data is used throughout the materials; the Final Blueprint (2050 Households) data will be integrated by the end of 2020 when it becomes available. The ABAG Executive Board and MTC Commission are slated to approve the Strategies and Growth Geographies for the Final Blueprint in September.
[4] For more information about the methodology options the HMC considered that use the 2050 Households (Blueprint) baseline and the Bottom-Up approach, see the agenda packets for the August 28 HMC meeting and the September 4 HMC meeting.

    - Relationship between housing and jobs; however, no consensus on specific factor
3. Equity factors need to be part of total allocation, not just income allocation
4. Do not limit allocations based on past RHNA
5. Housing in high hazard areas is a concern, but RHNA may not be the best tool to address

These principles have guided the HMC's deliberations over the last several months and are reflected in the remaining methodology options under consideration for recommendation as the proposed methodology.

Building the RHNA Methodology

There are three primary components of the RHNA methodology:

1. Baseline allocation
2. Income allocation approach
3. Factors and weights

In the RHNA methodologies under consideration, the baseline allocation is used to assign each jurisdiction a beginning share of the RHND. The income allocation approach determines how units are allocated by income group to each jurisdiction.[5] The factors and weights selected are then used to adjust a jurisdiction's baseline allocation up or down, depending on how a jurisdiction scores on a factor compared to other jurisdictions in the region.[6]

Baseline Allocation: 2050 Households (Blueprint)

The first step in building the RHNA methodology was selecting a baseline allocation. As noted previously, the HMC came to consensus on using the 2050 Households (Blueprint) as the baseline allocation. With this approach, a jurisdiction's initial share of the RHND is based on its share of the region's total households in the year 2050. Using households in 2050 takes into consideration the number of households that are currently living in a jurisdiction as well as the number of households expected to be added over the next several decades. The HMC preferred this option because it captures the benefits of using the Plan Bay Area 2050 Blueprint in the RHNA methodology while also providing a middle ground between using a jurisdiction's existing households and its expected housing growth from the Plan.

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[5] State law defines the following RHNA income categories:

- Very Low Income: households earning less than 50 percent of Area Median Income (AMI)
- Low Income: households earning 50 - 80 percent of AMI
- Moderate Income: households earning 80 - 120 percent of AMI
- Above Moderate Income: households earning 120 percent or more of AMI

[6] View the presentation from the June 2020 HMC meeting for an overview of the building blocks of the RHNA methodology.

The Blueprint reflects the HMC's goals for RHNA by prioritizing housing in high-resource areas, close to existing job centers, and near transit. The Growth Geographies in the Blueprint also exclude areas with high wildfire risk and areas outside Urban Growth Boundaries. In addition, the infrastructure investments proposed in the Blueprint would protect nearly all households at risk of sea level rise. Thus, consistent with the HMC's guiding principles, the Blueprint may be more directly suited to addressing concerns related to hazards than a RHNA methodology factor that limits allocations in high hazard risk areas. Another benefit of using Plan Bay Area 2050 in some fashion is that the Blueprint uses the UrbanSim model to analyze a wide variety of land use data, such as access to jobs, services, and other destinations as informed by Plan Bay Area 2050 transportation investments. These analyses can support ABAG in demonstrating how the methodology addresses the factors outlined in Housing Element Law as well as other topics of regional significance.

Incorporating Plan Bay Area 2050 into the RHNA methodology would communicate to our local government partners and other stakeholders that we are moving toward a unified vision for the Bay Area's future. Using the Blueprint, paired with the equity-focused factors the HMC has prioritized for the RHNA methodology, will enable the region to accelerate toward a more equitable and less segregated land use pattern in the near-term while building toward the broader range of positive outcomes from the Blueprint in the long-term, such as greenhouse gas emissions reductions. Lastly, while staff's initial analyses show that using the Plan is not required to achieve consistency, using the Blueprint would increase the extent to which RHNA is consistent with the Plan.

During its deliberations about different methodology options, the HMC has consistently raised a concern about the high rates of growth that some unincorporated areas would experience from proposed RHNA allocations. Plan Bay Area 2050 focuses nearly all future growth within existing urban growth boundaries, which leads to most growth occurring in cities but a small share of growth in unincorporated areas forecasted in spheres of influence (areas that are currently unincorporated county lands but have the potential to be annexed in the future).[7] Even if the HMC selected the 2019 Households as the baseline for the RHNA methodology, there are still a sizeable number of households in unincorporated county lands, some in the spheres and some not.

ABAG/MTC staff is engaging in dialogue with local government staff in counties that have expressed concern about their potential RHNA allocations (so far Solano, Sonoma, and Santa Clara Counties) about assigning any sphere of influence growth to the respective cities' RHNA allocation, rather than the unincorporated county. Staff is also coordinating with HCD to ensure that any proposed change in how responsibility for RHNA units is shared among cities and the

[7] Visit the CALAFCO website for more information about spheres of influence.

unincorporated county would still further the RHNA objectives. It is also important to note that Housing Element Law includes a provision that allows a county to transfer a portion of its RHNA allocation to a city if land is annexed after it receives its RHNA allocation from ABAG.[8]

Income Allocation Approach: Bottom-Up

The second step in building the foundation of the RHNA methodology was selecting an approach for allocating units by income. The HMC came to consensus around using the Bottom-Up approach, which uses factors and weights to separately determine allocations for the four income categories. The sum of these income group allocations represents a jurisdiction's total allocation.

The Bottom-Up approach allows for more fine-grained control over allocations for a particular income category. This more targeted approach more directly supports statutory fair housing goals by enabling lower-income units to be directed specifically toward areas of opportunity. This method for allocating units by income group can help address concerns about exacerbating displacement pressures in jurisdictions with a higher percentage of lower-income households by trying to reduce the number of above moderate-income units allocated to those jurisdictions.

Factors and Weights: HMC's Final Consideration of Methodology Options

As noted previously, for the last several meetings the HMC has been discussing the weights and factors that best complement the foundation of the 2050 Households (Blueprint) baseline and Bottom-Up income allocation approach. After considering six different options at its September 4th meeting, the HMC came to consensus around two methodology options— **Option 5A: 50/50 High Opportunity Areas & Jobs** and **Option 6A: Modified High Opportunity Areas Emphasis**—as the focus for its remaining discussions about selecting a proposed methodology. For each of those options, the committee also proposed modifications to the factors and weights used to allocate very low- and low-income units. The four methodology options the HMC is considering at today's meeting for its recommendation of the proposed methodology are summarized in **Table 1**.

[8] Government Code Section 65584.07.

Table 1: Factors and Weights for Four Potential Methodologies

Option 5A: **50/50 High Opportunity Areas & Jobs**	**Option 7A:** **Balanced High Opportunity Areas & Job Proximity** *(differences from Option 5A underlined)*
Very Low and Low 50% Access to High Opportunity Areas 50% Jobs-Housing Fit ***Moderate and Above Moderate*** 50% Access to High Opportunity Areas 50% Job Proximity – Auto	***Very Low and Low*** 50% Access to High Opportunity Areas 25% Job Proximity – Auto 25% Job Proximity – Transit ***Moderate and Above Moderate*** 50% Access to High Opportunity Areas 50% Job Proximity – Auto
Option 6A: **Modified High Opportunity Areas Emphasis**	**Option 8A:** **High Opportunity Areas Emphasis & Job Proximity** *(differences from Option 6A underlined)*
Very Low and Low 70% Access to High Opportunity Areas 30% Jobs-Housing Fit ***Moderate and Above Moderate*** 40% Access to High Opportunity Areas 60% Job Proximity – Auto	***Very Low and Low*** 70% Access to High Opportunity Areas 15% Job Proximity – Auto 15% Job Proximity – Transit ***Moderate and Above Moderate*** 40% Access to High Opportunity Areas 60% Job Proximity – Auto

The four methodology options under consideration are consistent with the HMC's guiding principles in that they emphasize the *Access to High Opportunity Areas* factor and factors related to jobs. **Option 5A** and **Option 7A: Balanced High Opportunity Areas & Job Proximity** give a lower weight to the *Access to High Opportunity Areas* factor and a higher weight to the job-related factor(s) compared to **Option 6A** and **Option 8A: Modified High Opportunity Areas Emphasis**. Compared to **Option 5A** and **Option 6A**, **Option 7A** and **Option 8A** replace the *Jobs-Housing Fit* factor with the *Job Proximity – Auto* and *Job Proximity – Transit* factors. Again, the primary difference between **Option 7A**and **Option 8A** is the weight assigned to the *Access to High Opportunity Areas* factor relative to the Job Proximity factors.

With the suggested changes to Option 5A and Option 6A, the HMC discussed a desire to emphasize proximity to jobs more broadly, rather than the *Jobs-Housing Fit* factor's more narrow focus on the relationship between low-wage jobs and homes affordable to low-wage workers within each jurisdiction's boundaries. Committee members also agreed it was important to increase homes in locations where jobs can be easily accessed by auto and not just transit, since not all lower-income workers can use transit to get to jobs and because most workers still drive to work. Increasing homes in places that would allow for shorter driving commutes is

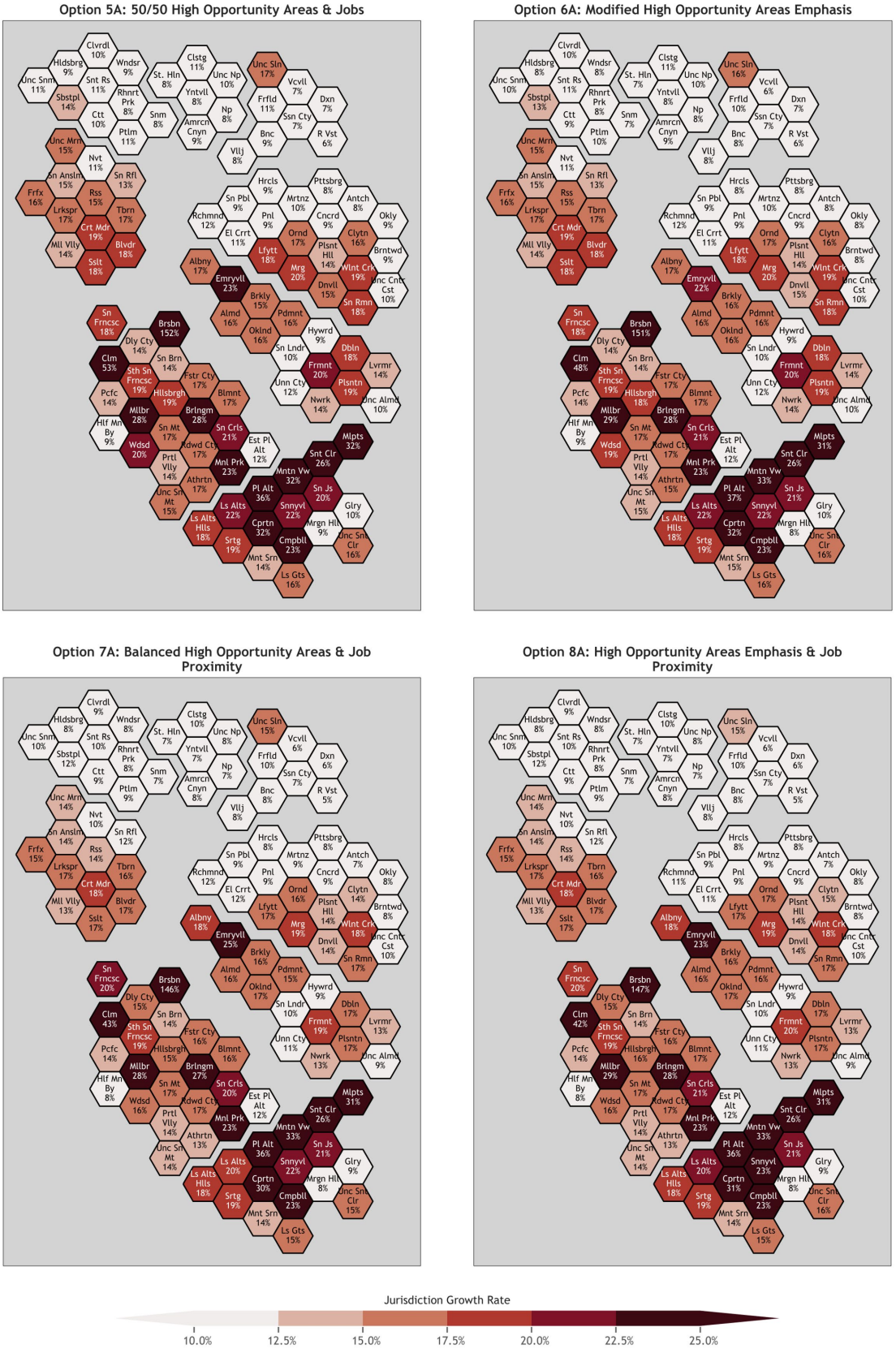
complementary to increasing homes near transit in terms of reducing the region's greenhouse gas emissions.

Appendix 1 shows each jurisdiction's allocation by income for each of the four methodology options. **Appendix 2** shows each jurisdiction's total allocation and **Appendix 3** includes maps of each of the methodologies. **Appendix 4** is the data table showing the results for all methodology options, and it includes the results for the 2050 Households (Blueprint) baseline as well as the 2019 Households baseline as a point of reference, as requested by HMC members at the September 4th meeting.

Figure 1 shows the *growth rate* that each jurisdiction would experience from the allocations resulting from each of the four methodology options. As a reminder, Option 7A is a variation on Option 5A and Option 8A is a variation on Option 6A. Jurisdictions with the darkest brown experience the highest growth rates while those in the light grey experience the lowest growth rates. In general, the four options distribute RHNA units in a similar pattern. In all of the options, the jurisdictions with the highest growth rates are generally in the South Bay and along the Peninsula and those with the lowest growth rates are in Sonoma, Napa, and Solano Counties and the northern and eastern portions of Contra Costa County.

There are relatively small variations between **Option 5A** and **Option 6A**. Compared to both **Option 5A** and **Option 6A**, **Option 7A** and **Option 8A** direct more RHNA units to San Francisco and fewer units to many other jurisdictions throughout the region, although the above-average allocations to most jurisdictions in Silicon Valley are largely unchanged.

Figure 1: Growth Rates from Methodology Options with 2050 Households Baseline



Equity Adjustment Proposed by HMC Members

At the September 4th meeting, the HMC discussed an alternative metric proposed by several HMC members for evaluating how successfully a RHNA methodology affirmatively furthers fair housing.[9] The proposal from these HMC members included two suggestions:

1. Identify exclusionary jurisdictions through a composite score based on the jurisdiction's divergence index score[10] and the percent of the jurisdiction's households above 120 percent of Area Median Income (AMI)
2. Ensure each jurisdiction identified as exclusionary using the composite score is allocated a 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

The composite score proposed for this metric identified 49 jurisdictions that meet the proposed criteria for racial and economic exclusion that is above the regional average. In addition to using this approach to evaluate methodology options, the HMC members proposed including an "equity adjustment" in the RHNA methodology: if the allocation of lower-income RHNA units for one of the 49 jurisdictions was not proportional to its share of households, then its lower-income allocation would be increased until it achieved proportionality.

At the September 4th meeting, committee members came to consensus to recommend that the HMC-proposed metric be added to the existing group of performance evaluation metrics related to affirmatively furthering fair housing. Additionally, the HMC recommended that staff explore whether to incorporate the equity adjustment proposed by HMC members in the RHNA methodology, which would impose a "floor" for the number of very low- and low-income units assigned to the 49 jurisdictions.

For each of these 49 jurisdictions identified as having above-average levels of racial and economic exclusion, **Appendix 5** includes a table showing the level of proportionality of its lower-income RHNA to its share of the region's existing households for each of the methodology options. If a cell in the table is highlighted in green, the jurisdiction receives an allocation of lower-income RHNA that is at least proportional to its share of the region's

[9] See pages 5-11 of the handout on public comment for the proposal from HMC members. See the handout about alternate metrics for the results of staff's analysis using this proposed metric,

[10] Staff has used the divergence index throughout the RHNA methodology development process to measure racial segregation. The divergence index score is a calculation of how different a jurisdiction's racial demographics are from the region's demographics. If a jurisdiction has the same racial distribution as the region, the jurisdiction's divergence index is scored at 0. The more a jurisdiction's demographics diverge from the regional distribution, the higher the divergence index score. A high score does not necessarily indicate that the jurisdiction is racially homogenous, only that its demographic profile differs markedly from the region's racial demographics. Given the multitude of racial and ethnic groups in the Bay Area, the Othering and Belonging Institute at UC Berkeley has identified the Divergence Index as the best measure of segregation in the region in part because this measure captures segregation for multiple racial groups simultaneously.

households, while cells highlighted in red indicate that the jurisdiction's lower-income allocation is not proportional. For cells highlighted in red, the value in the cell indicates the number of lower-income units a jurisdiction needs to receive to make its lower-income allocation proportional to its share of households.

Appendix 5 indicates that, depending on the methodology option, approximately 1,800 to 3,700 lower-income units need to be redistributed to ensure all 49 jurisdictions identified by the composite score receive allocations of lower-income RHNA that are at least proportional to their share of the region's households. Since HCD assigns the Bay Area a fixed quantity of lower-income units, the proposed equity adjustment would require reducing the lower-income RHNA assigned to some jurisdictions and reassigning these units to jurisdictions whose allocations must be increased to meet the proportionality threshold.

Based on suggestions from HMC members at the September 4th meeting, the reassigned units would come from the 57 jurisdictions who are not identified as exclusionary according to the HMC-proposed composite score. If the HMC decides to use the equity adjustment, staff proposes that the allocations for the 57 jurisdictions would be reduced in proportion to their initial share of the region's lower-income RHNA. Staff suggests this method for the equity adjustment because it has an equitable impact on all jurisdictions from whom units are taken and would prevent any jurisdiction from having a disproportionately large reduction from its lower-income allocation. As all Bay Area jurisdictions greatly need additional affordable housing, staff wanted to ensure that no jurisdiction experienced too large of a reduction in its lower-income unit allocation.

Evaluating Methodology Options

As noted previously, Housing Element Law requires that the RHNA methodology meet the five statutory objectives of RHNA and that it be consistent with the forecasted development pattern from Plan Bay Area 2050. Staff has assessed the six methodology options mentioned above for consistency with Plan Bay Area 2050 and for how well they address the required RHNA objectives.[11] This evaluation includes the additional metric (Metric 5d.1/5d.2) for evaluating how well the methodology affirmatively furthers fair, which the HMC came to consensus about using at the September 4th meeting.

Consistency Between RHNA and Plan Bay Area 2050

Staff's approach for evaluating the consistency between RHNA and Plan Bay Area 2050 is to compare the 8-year RHNA allocations to the 30-year housing growth from Plan Bay Area 2050 at the county and sub-county geographies used in the Plan. If the 8-year growth level from RHNA does not exceed the 30-year growth level at either of these geographic levels, then RHNA

[11]View the agenda packet for the August 28 HMC meeting for more information about the process for developing the evaluation metrics.

and Plan Bay Area 2050 will be determined to be consistent. This approach provides the HMC some degree of flexibility, while still ensuring that near-to-medium term housing goals remain in alignment with the long-range housing vision in Plan Bay Area 2050. Staff evaluated the four methodologies using this approach and determined there are no consistency issues for any of the options as they are currently constructed.

Performance Evaluation Results for Methodology Options

Appendix 6 shows the performance evaluation results for the four methodology options described in Table 1. Appendix 6 provides results for these methodology options with the proposed equity adjustment as well as for the unmodified allocations. However, the results remain largely unchanged when the equity adjustment is included since this proposed adjustment moves relatively few units across the region. Below is a summary describing which methodology options appear to most effectively further each of the five statutory objectives. The summary does not specify whether the option discussed includes the equity adjustment, as the equity adjustment appears to have minimal impact on performance on the metrics.

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

- Metric 1a.1: Do jurisdictions with the most expensive housing costs receive a significant percentage of their RHNA *as lower-income units*?
- Metric 1a.2: Do jurisdictions with the most expensive housing costs receive a share of the region's housing need that is *at least proportional to their share of the region's households*?

- **Results**: **Option 6A** and **Option 5A** appear to perform best in furthering Objective 1. **Option 6A** assigns a slightly higher percentage of lower-income units to the 25 jurisdictions with the most expensive housing costs while both options perform similarly in assigning a share of the RHND that is greater than the jurisdictions' share of existing households.

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

- Metric 2a: Do jurisdictions with the largest share of the region's jobs have the highest *growth rates* resulting from RHNA?
- Metric 2b: Do jurisdictions with the largest share of the region's Transit Priority Area acres have the highest *growth rates* resulting from RHNA?
- Metric 2c: Do jurisdictions whose residents drive the least have the highest *growth rates* resulting from RHNA?

- **Results:** All of the methodology options perform well on the metrics for Objective 2. However, **Option 7A** and **Option 8A** result in the highest growth rates for jurisdictions with the most access to jobs and transit and the lowest vehicle miles traveled (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?*

- Metric 3a.1: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a significant percentage of their RHNA as *lower-income units*?
- Metric 3a.2: Do jurisdictions with the most low-wage workers per housing unit affordable to low-wage workers receive a share of the region's housing need that is *at least proportional to their share of the region's households*?

- **Results**: **Option 6A** and **Option 5A** appear to perform best in furthering Objective 3. **Option 7A** is the only option that does not assign the jurisdictions with the most imbalanced jobs-housing fit a larger share of their RHNA as lower-income units compared to other jurisdictions.

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

- Metric 4: Do jurisdictions with the largest percentage of high-income residents receive a larger share of their RHNA as *lower-income units* than jurisdictions with the largest percentage of low-income residents?

- **Results: Option 6A** performs best on Objective 4**. Option 7A** is the only option that does not assign the jurisdictions with the largest percentage of high-income residents a larger share of their RHNA as lower-income units compared to jurisdictions with the largest percentage of low-income residents.

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

- Metric 5a.1: Do jurisdictions with the largest percentage of households living in High or Highest Resource tracts receive a significant percentage of their RHNA *as lower-income units*?
- Metric 5a.2: Do jurisdictions with the largest percentage of households living in High or Highest Resource tracts receive a share of the region's housing need that is *at least proportional to their share of the region's households*?

- Metric 5b: Do jurisdictions exhibiting racial and economic exclusion receive a share of the region's housing need that is *at least proportional to their share of the region's households*?
- Metric 5c: Do jurisdictions with the largest percentage of high-income residents receive a share of the region's housing need that is *at least proportional to their share of the region's households*?
- Metric 5d.1: Do jurisdictions with levels of racial and socioeconomic exclusion above the regional average receive a total share of the region's very low− and low−income housing need that is *at least proportional to their total share of the region's households*?
- Metric 5d.2: Does each jurisdiction exhibiting 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 its total share of the region's households*?

- **Results: Option 5A** and **Option 6A** consistently appear to perform best on the metrics related to Objective 5. **Option 6A** performs best on the newly added metrics related to allocating lower-income units to jurisdictions with above average levels of racial and socioeconomic exclusion (Metric 5d.1 and Metric 5d.2). As a group, the 49 jurisdictions identified by the composite score receive a share of lower-income units that is about 25 percent greater than their share of the region's households. Individually, 75 percent of the 49 jurisdictions receive lower-income allocations that are at least proportional to the jurisdiction's share of existing households (see Appendix 5 for details).

Staff Recommendations

1. *The HMC should move forward with **Option 6A: Modified High Opportunity Areas Emphasis** because it appears to perform best across all metrics*

   This option:

   - Performs particularly well on metrics for Objective 1, Objective 3, Objective 4, and Objective 5.
   - Achieves the best results overall on Objective 5 when considering both the share of lower-income units and the total unit allocations assigned to jurisdictions with the highest housing costs, jurisdictions with the most imbalanced jobs-housing fit, jurisdictions with the most access to resources, and jurisdictions with most high-income residents.
   - Outperforms other methodology options on the new metric proposed by HMC members for Objective 5, with approximately 75 percent of jurisdictions identified as exhibiting above average racial and economic exclusion receiving an allocation of lower-income units that is at least proportional to its share of existing households.

For Objective 2, **Option 7A** and **Option 8A** performed best. However, these options were less effective than other options on the metrics for the rest of the RHNA objectives. On this objective, **Option 6A** outperforms **Option 5A**, with jurisdictions with the largest share of the region's jobs, jurisdictions with the most land near transit, and jurisdictions with the lowest VMT receiving allocations that result in average growth rates that are significantly higher than the growth rates for other jurisdictions in the region.

Therefore, **Option 6A** appears to most successfully further the statutory RHNA objectives and align with the HMC's guiding principles.

2. *Do not use the equity adjustment proposed by HMC members in the RHNA methodology.*

While staff agrees that the metric proposed by the HMC can be helpful when evaluating which methodology option most effectively furthers fair housing, staff recommends that the HMC should not use this metric to introduce an equity adjustment in the methodology, for the following reasons:

- **The proposed equity adjustment increases the complexity of the RHNA methodology for minimal impact on RHNA allocations.** The proposed equity adjustment would shift only 1 to 2 percent of the region's lower-income RHNA to the jurisdictions identified as exhibiting above average racial and socioeconomic exclusion. However, the underlying methodology for the composite score and adjustment approach is complicated and would make it more difficult for local policy makers and members of the public to understand the RHNA methodology.
- **The proposed equity adjustment redistributes lower-income units in ways that do not necessarily align with the HMC's policy priorities.** Appendix 5 shows that for **Option 6A** only 12 of the 49 jurisdictions identified by the composite score do not receive a proportional allocation of lower-income units. Of these 12, Pleasant Hill, Monte Sereno, and Livermore receive between 96 and 99 percent of a proportional allocation, so the equity adjustment makes a minimal difference in the allocations to these three jurisdictions. While this adjustment was proposed to direct more lower-income units toward jurisdictions exhibiting racial exclusion, 3 of the 12 jurisdictions have significant Black and Latinx populations: Hercules is 15 percent Black and 15 percent Latinx, Daly City is 24 percent Latinx, and Union City is 20 percent Latinx.[12] Another 5 of these 12 jurisdictions (Gilroy, Healdsburg, St. Helena, Unincorporated Napa County, and Windsor) are in more rural parts of the region with more limited access to jobs and resources. Moreover,

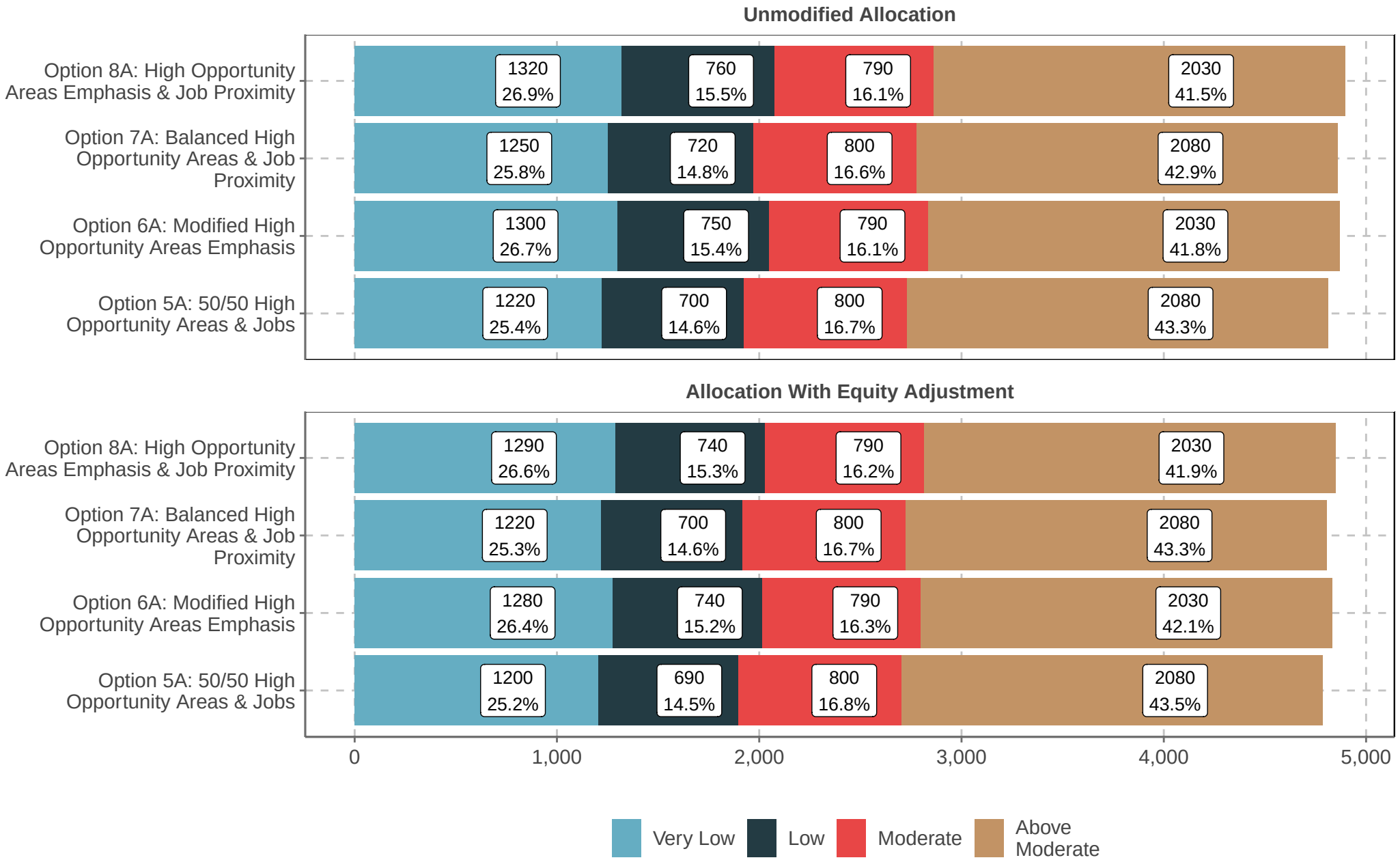
[12] This demographic data comes from the most recently available information from U.S. Census Bureau QuickFacts (2019 estimates).

some of the jurisdictions among the group of 57 that would have their lower-income allocations reduced because of the equity adjustment are higher-cost cities with the most access to jobs, transit, and high opportunity areas, such as Mountain View and Walnut Creek.

- **Allocations for jurisdictions affected by the proposed equity adjustment would be based solely on demographic characteristics, rather than the other factors the HMC has incorporated into the RHNA methodology.** The equity adjustment does not take into account other factors that the HMC has emphasized when deciding how to allocate lower-income units, including access to opportunity and proximity to jobs. Therefore, the equity adjustment may ultimately impede the HMC's attempt to use policy-driven factors to allocate very low- and low-income units across the region in a way that increases access to opportunity for all households.

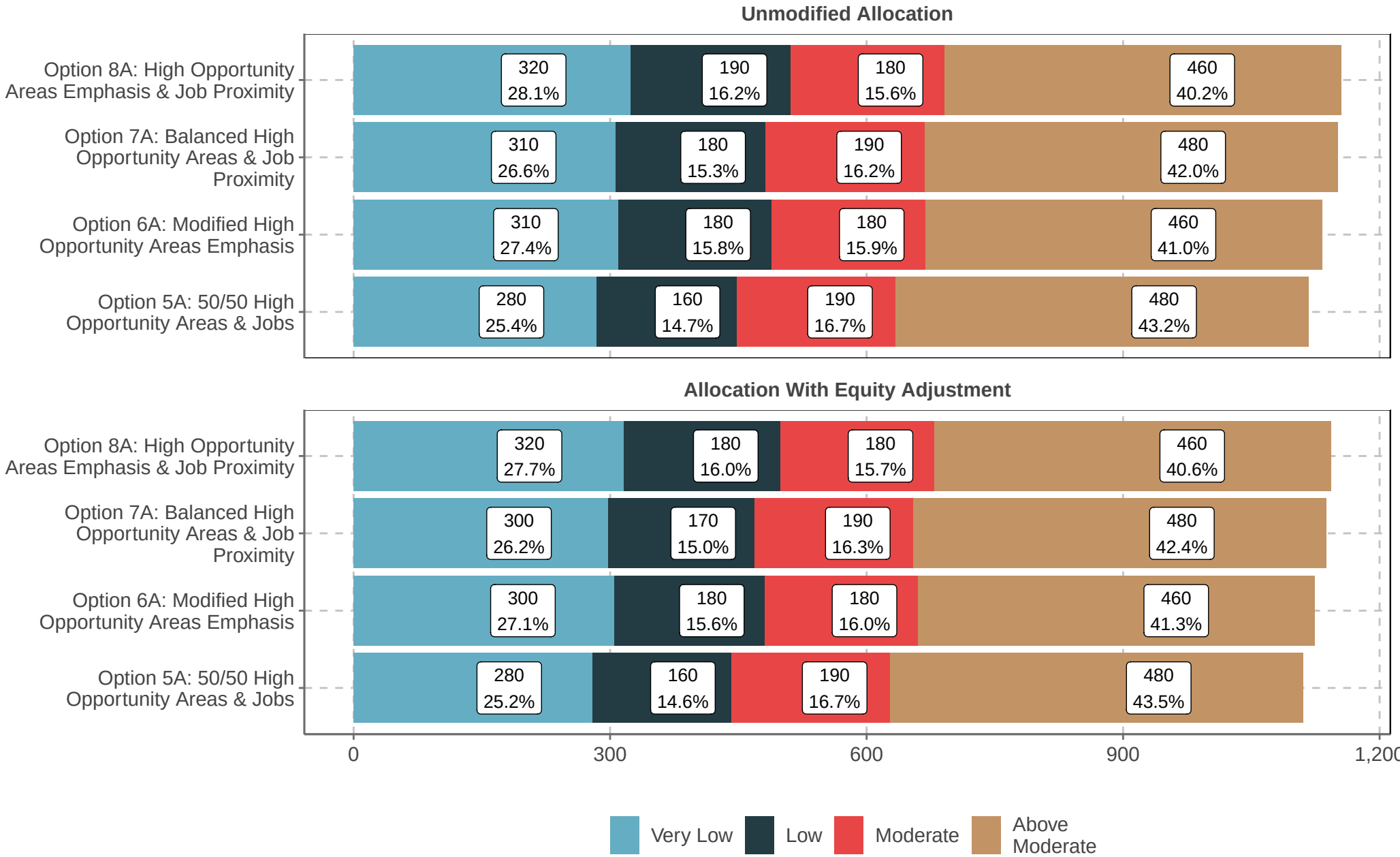
Appendix 1: Potential RHNA Allocation, Income Distribution
Alameda
(2019 households: 30742)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



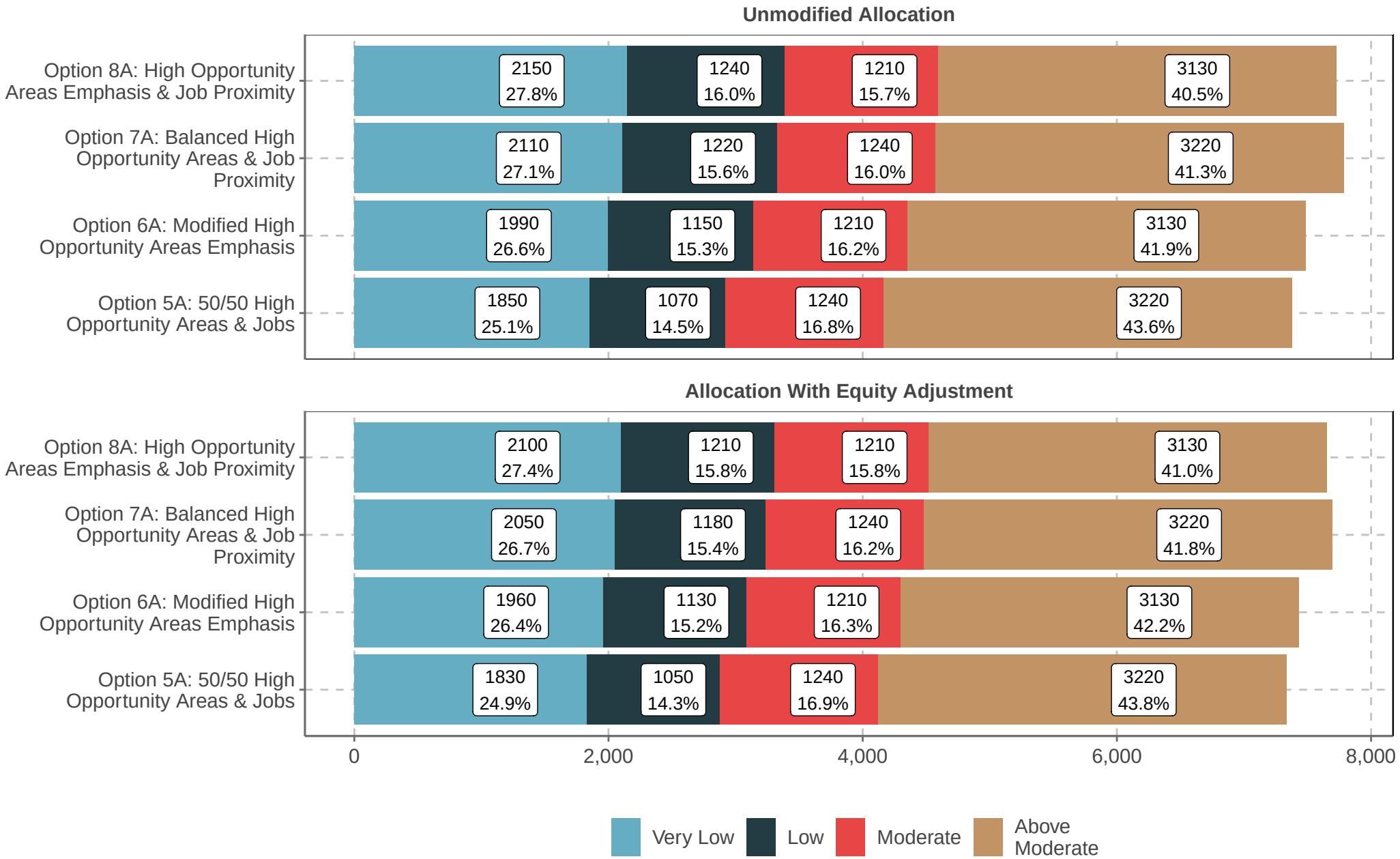
Appendix 1: Potential RHNA Allocation, Income Distribution
Albany
(2019 households: 6552)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



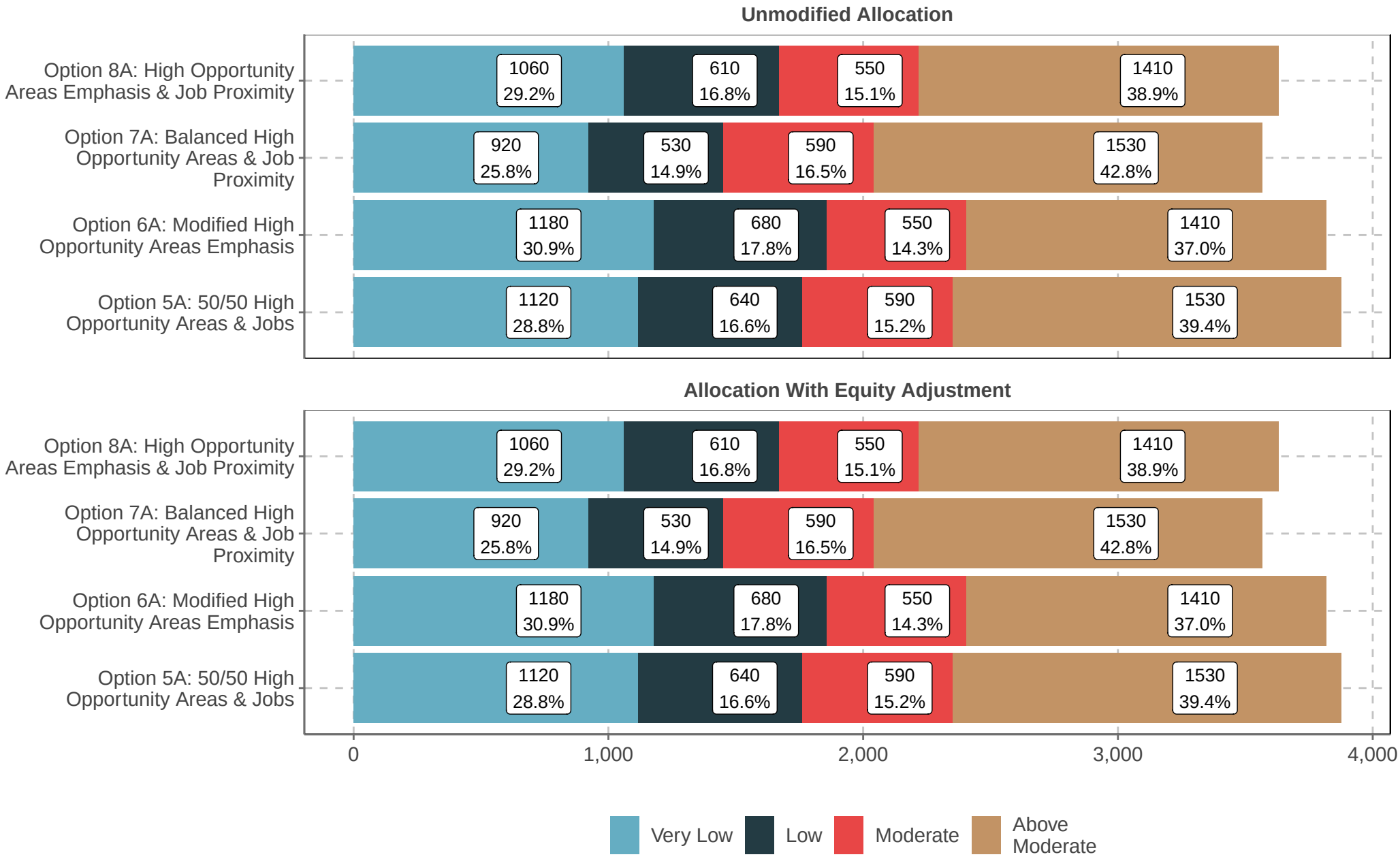
Appendix 1: Potential RHNA Allocation, Income Distribution
Berkeley
(2019 households: 47604)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



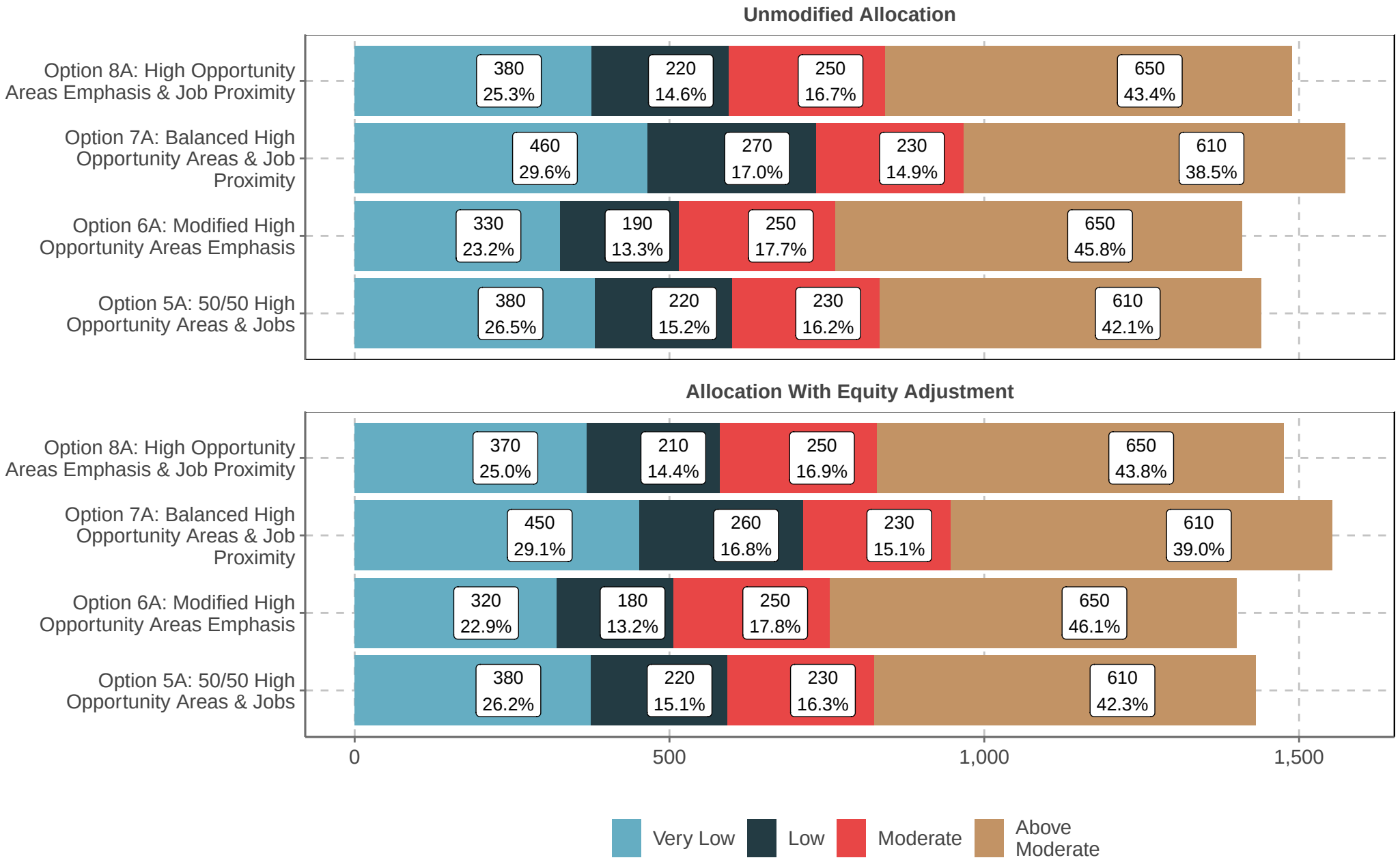
Appendix 1: Potential RHNA Allocation, Income Distribution
Dublin
(2019 households: 21502)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



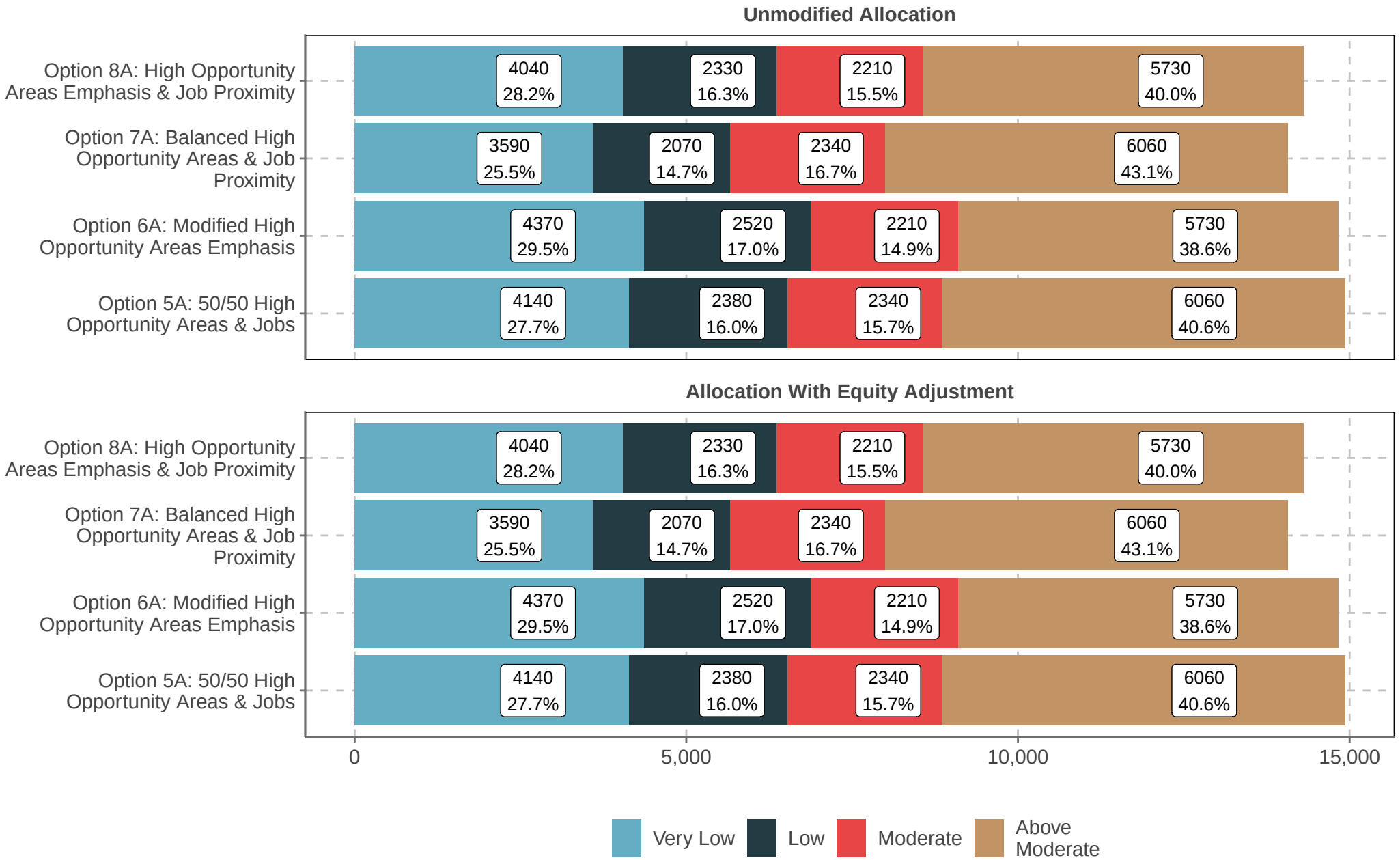
Appendix 1: Potential RHNA Allocation, Income Distribution
Emeryville
(2019 households: 6381)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



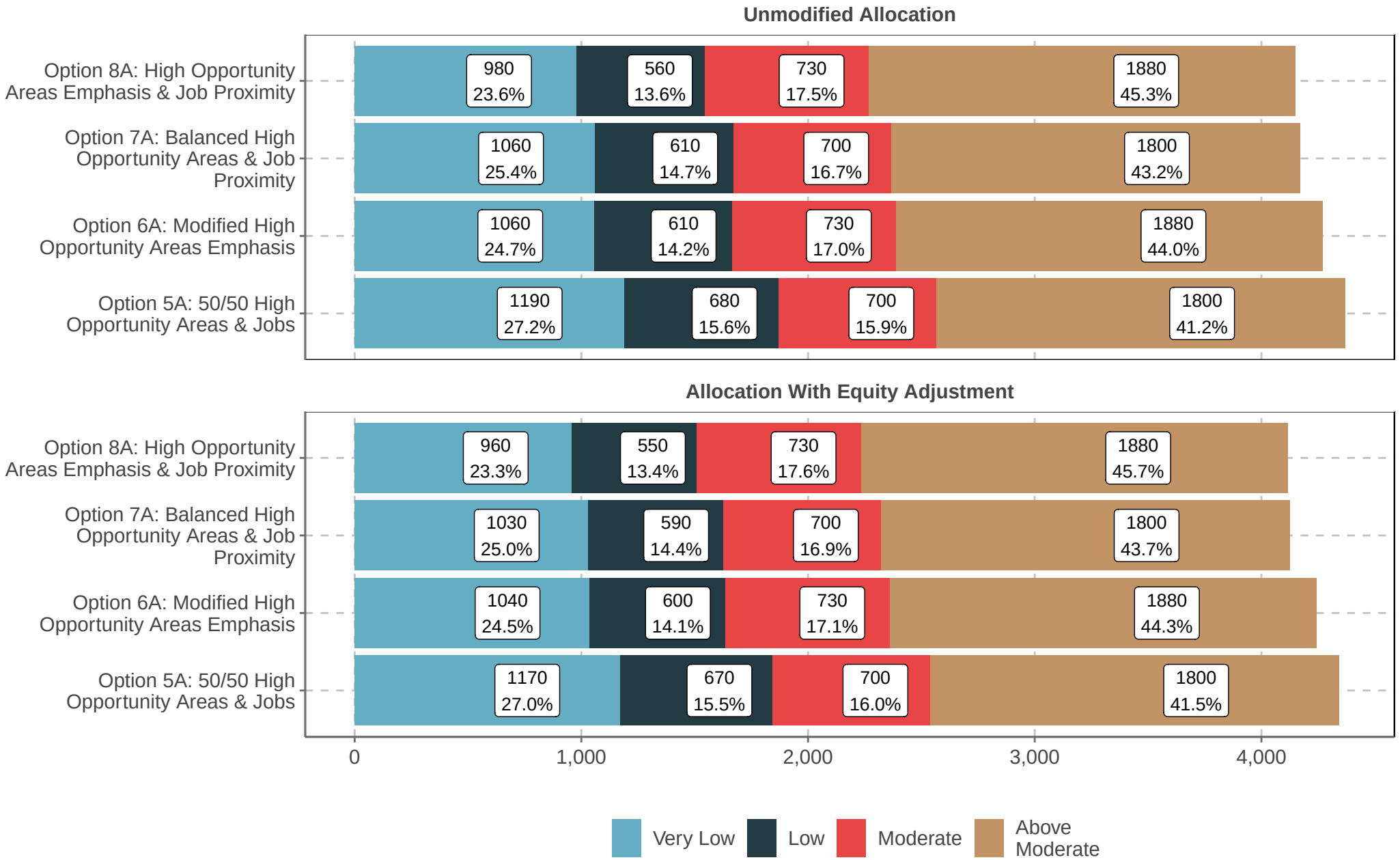
Appendix 1: Potential RHNA Allocation, Income Distribution
Fremont
(2019 households: 73263)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



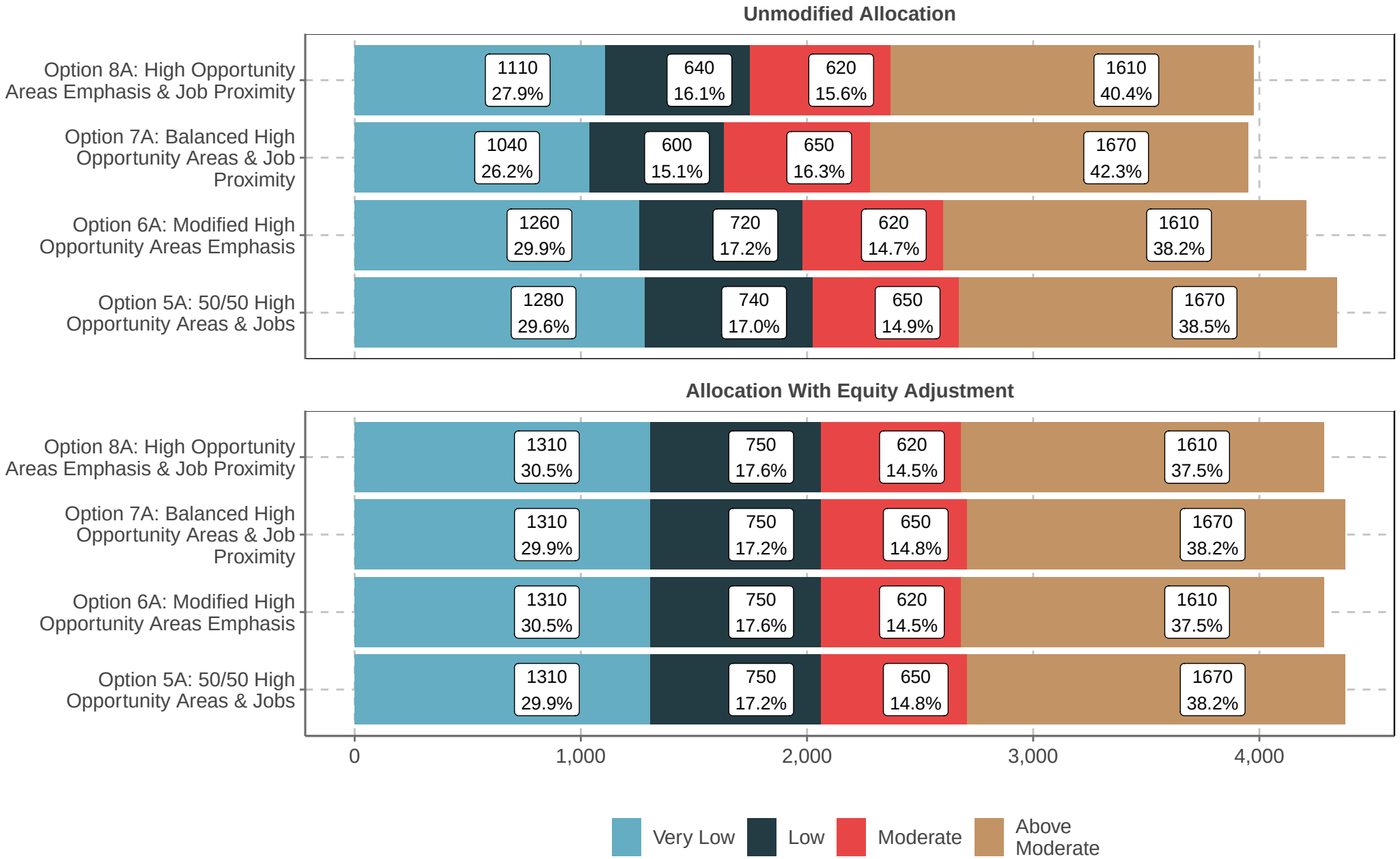
Appendix 1: Potential RHNA Allocation, Income Distribution
Hayward
(2019 households: 47532)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



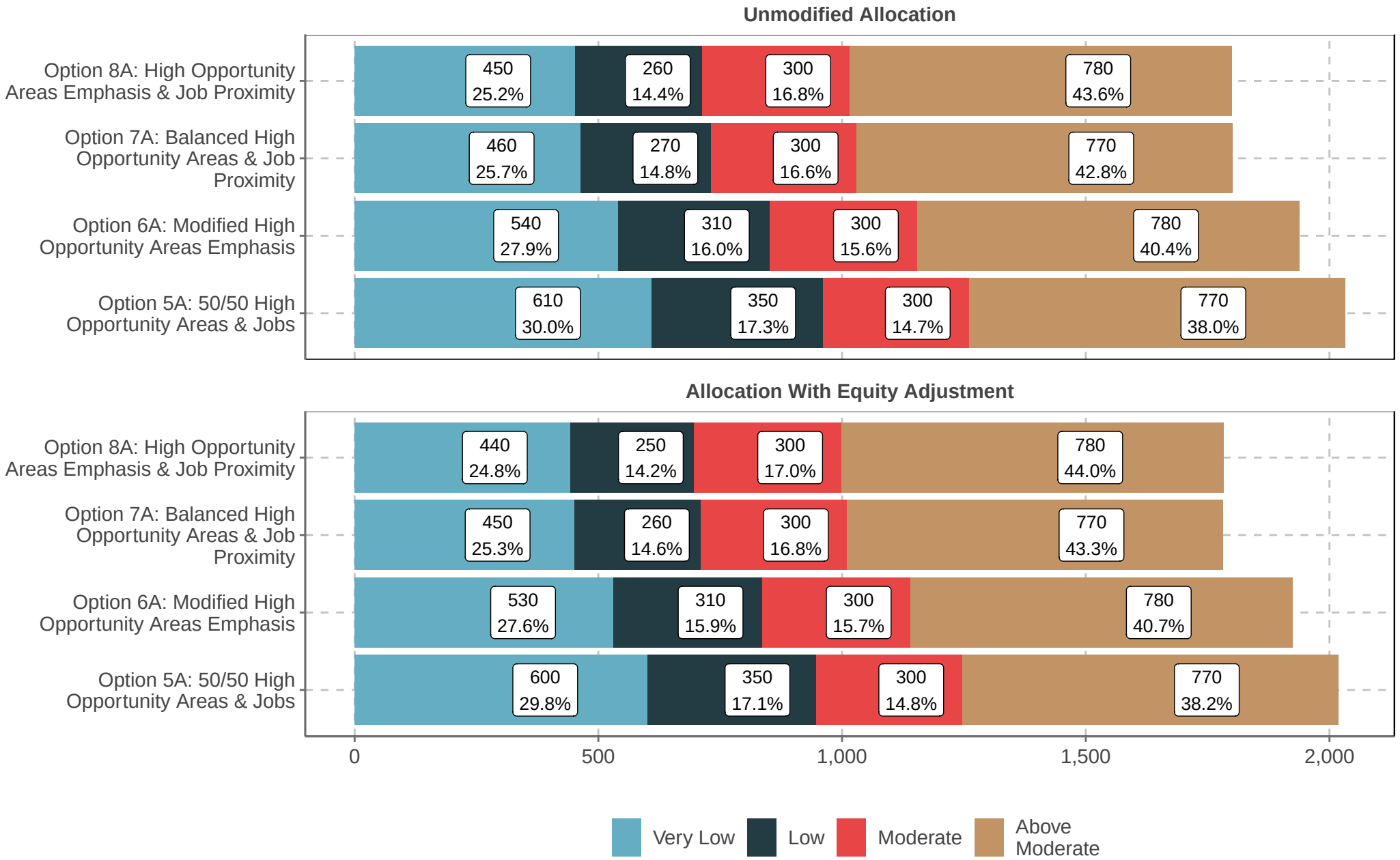
Appendix 1: Potential RHNA Allocation, Income Distribution
Livermore
(2019 households: 31124)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



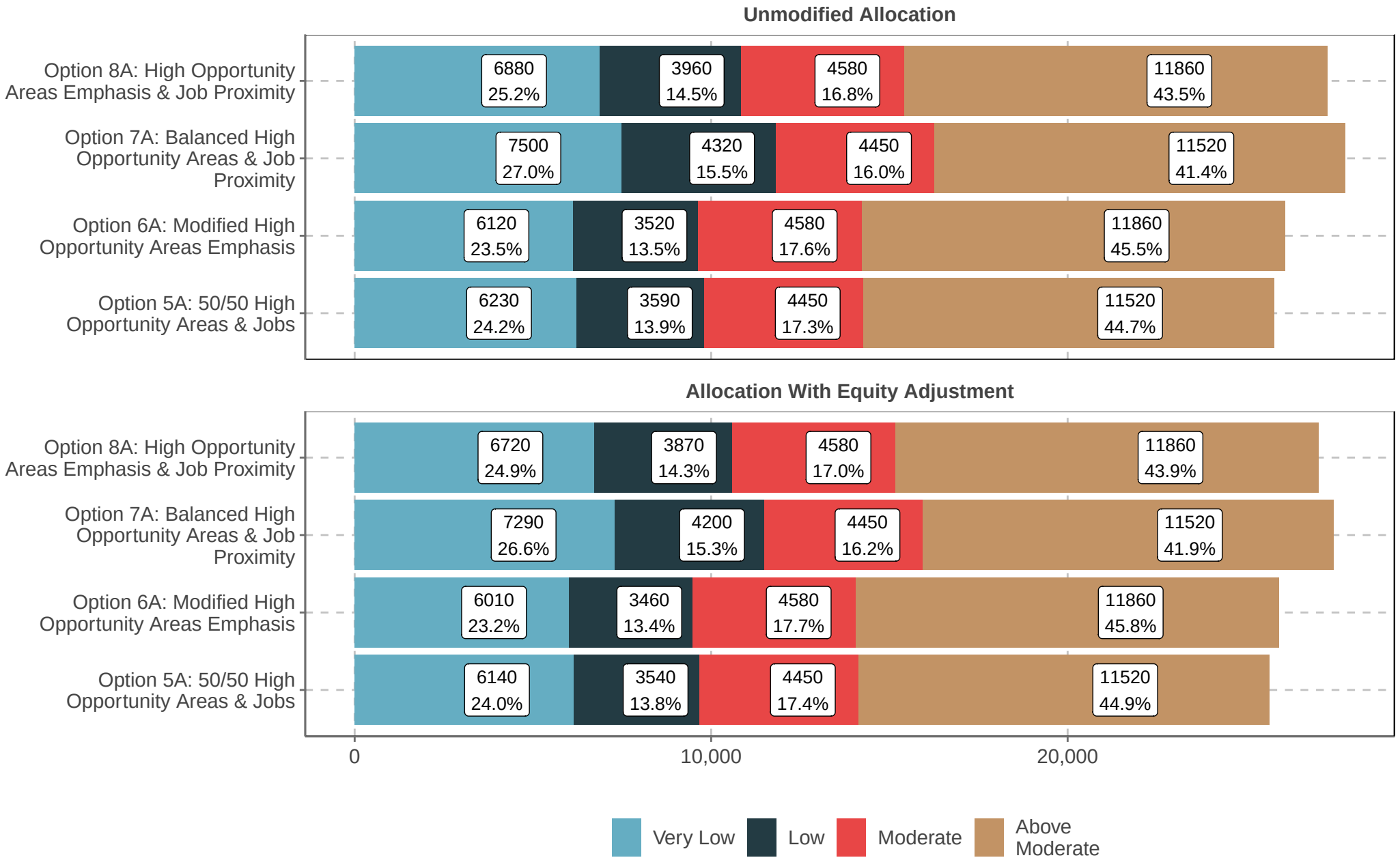
Appendix 1: Potential RHNA Allocation, Income Distribution
Newark
(2019 households: 14098)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



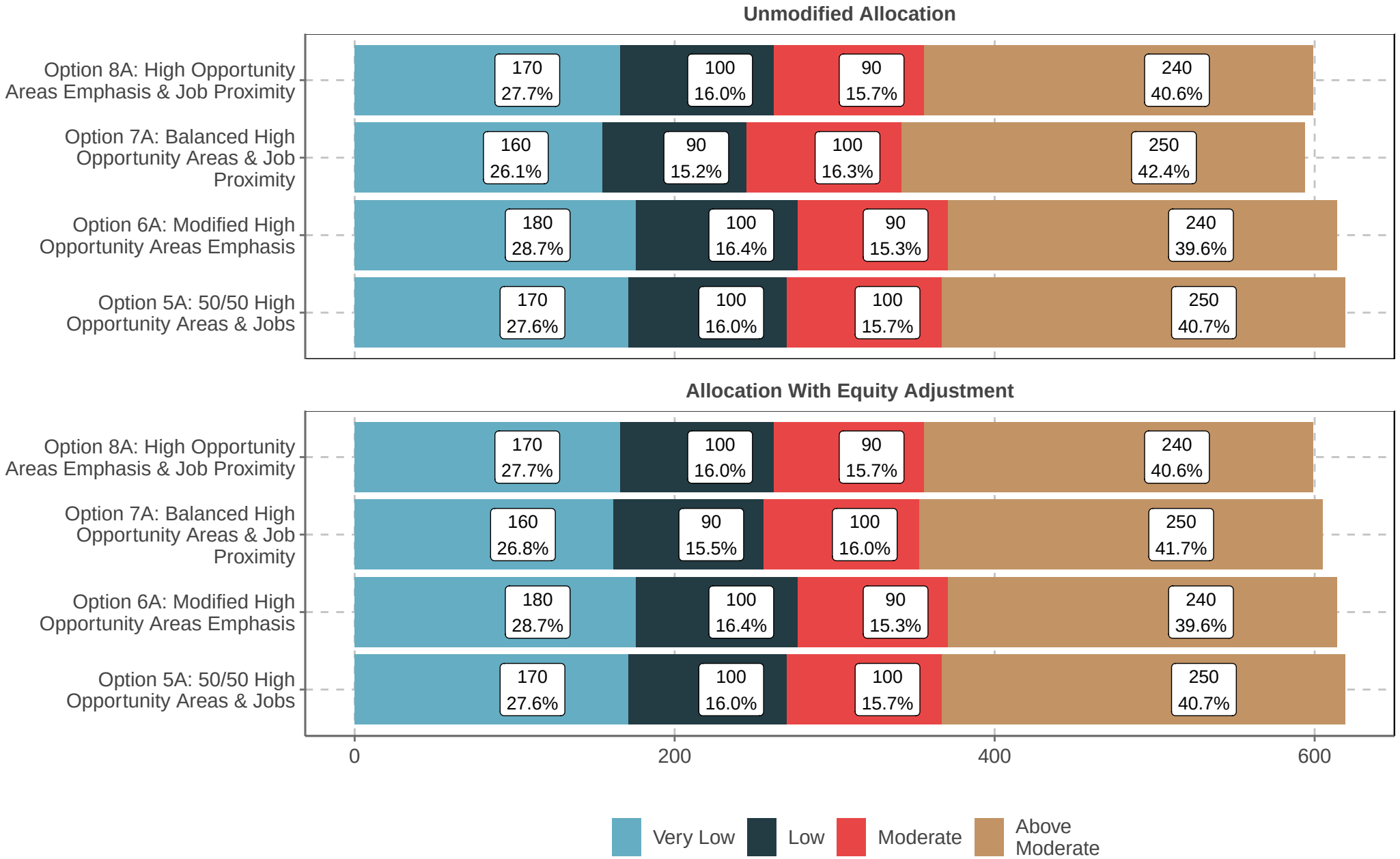
Appendix 1: Potential RHNA Allocation, Income Distribution
Oakland
(2019 households: 162246)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



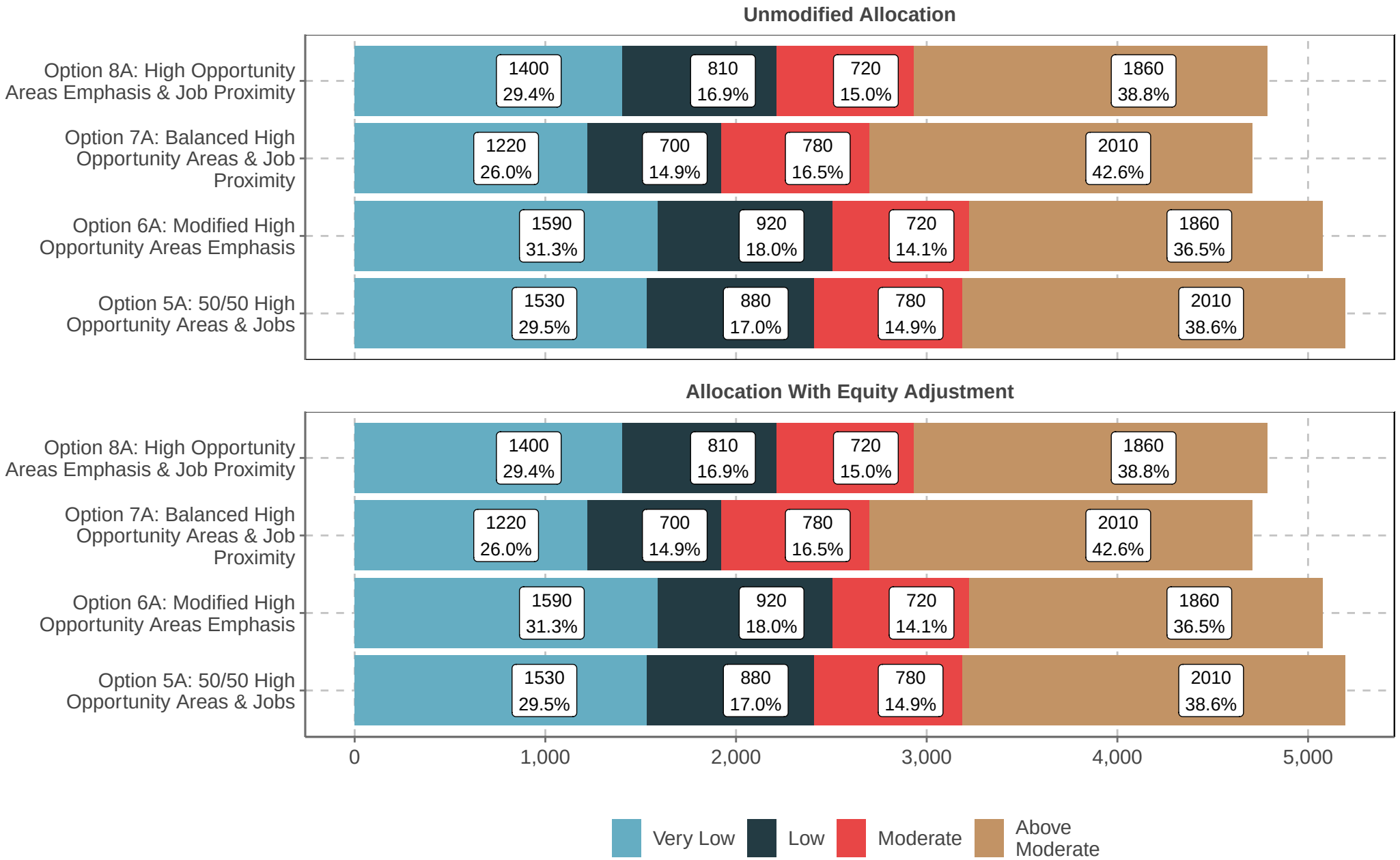
Appendix 1: Potential RHNA Allocation, Income Distribution
Piedmont
(2019 households: 3863)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



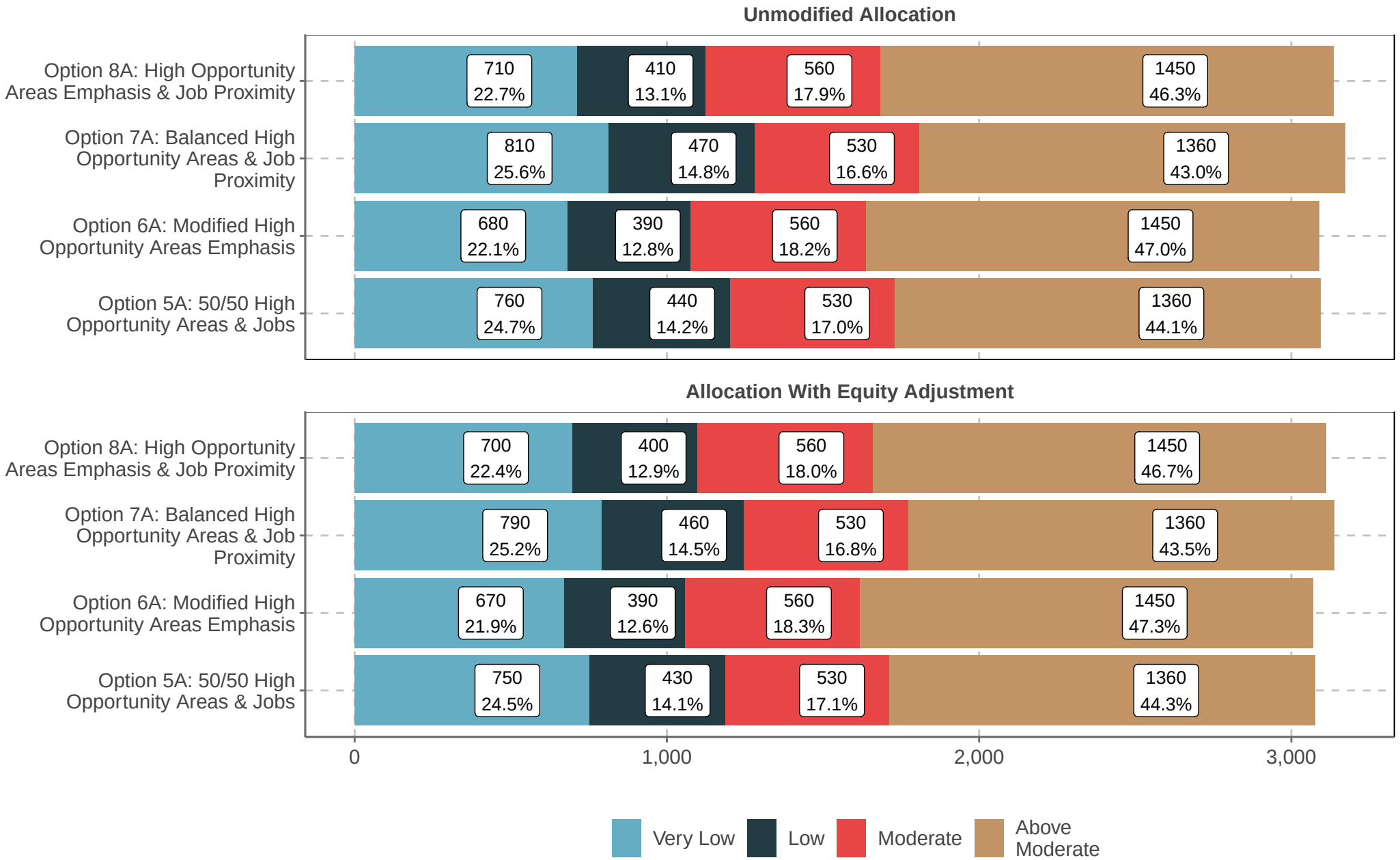
Appendix 1: Potential RHNA Allocation, Income Distribution
Pleasanton
(2019 households: 27433)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



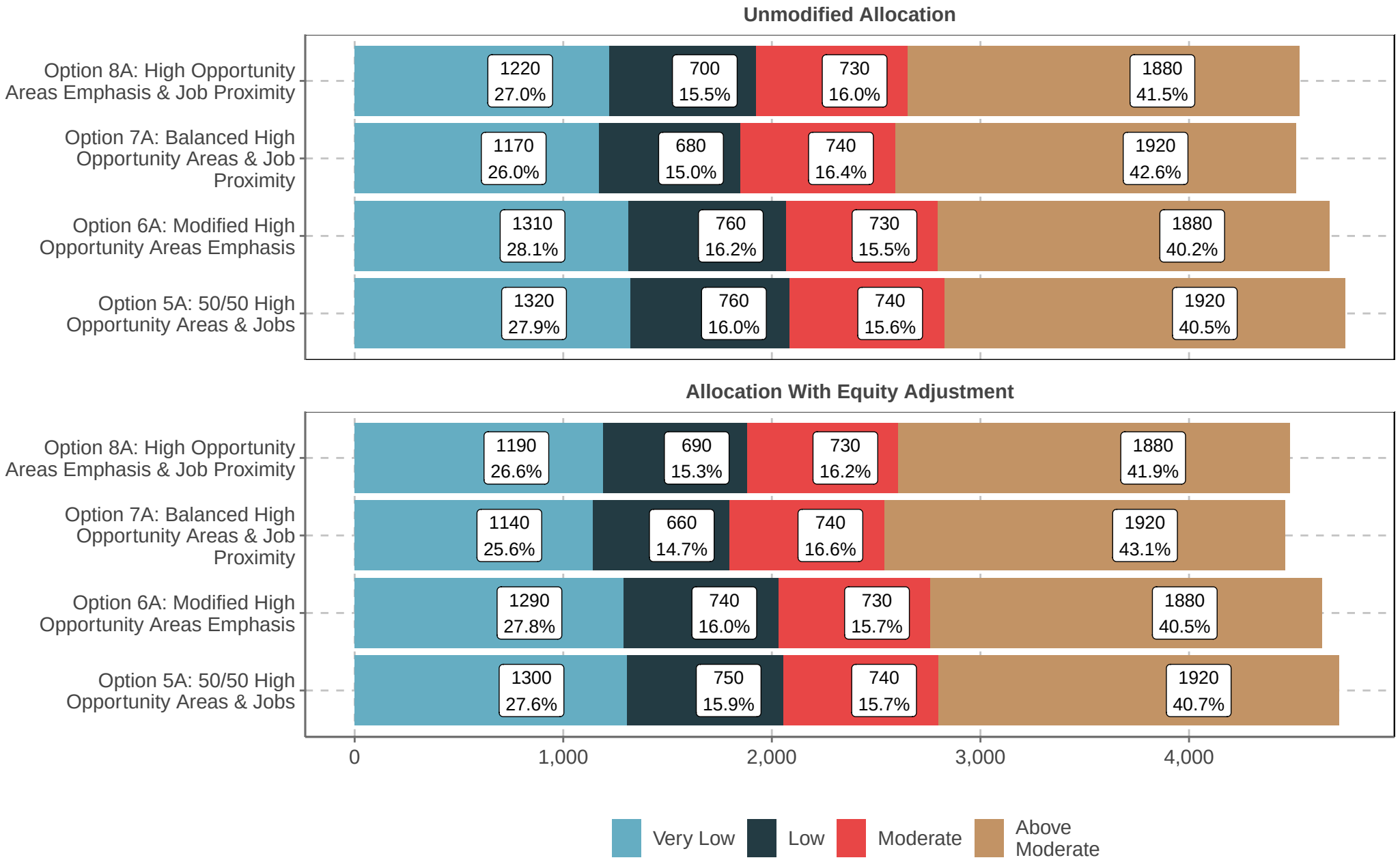
Appendix 1: Potential RHNA Allocation, Income Distribution
San Leandro
(2019 households: 30851)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



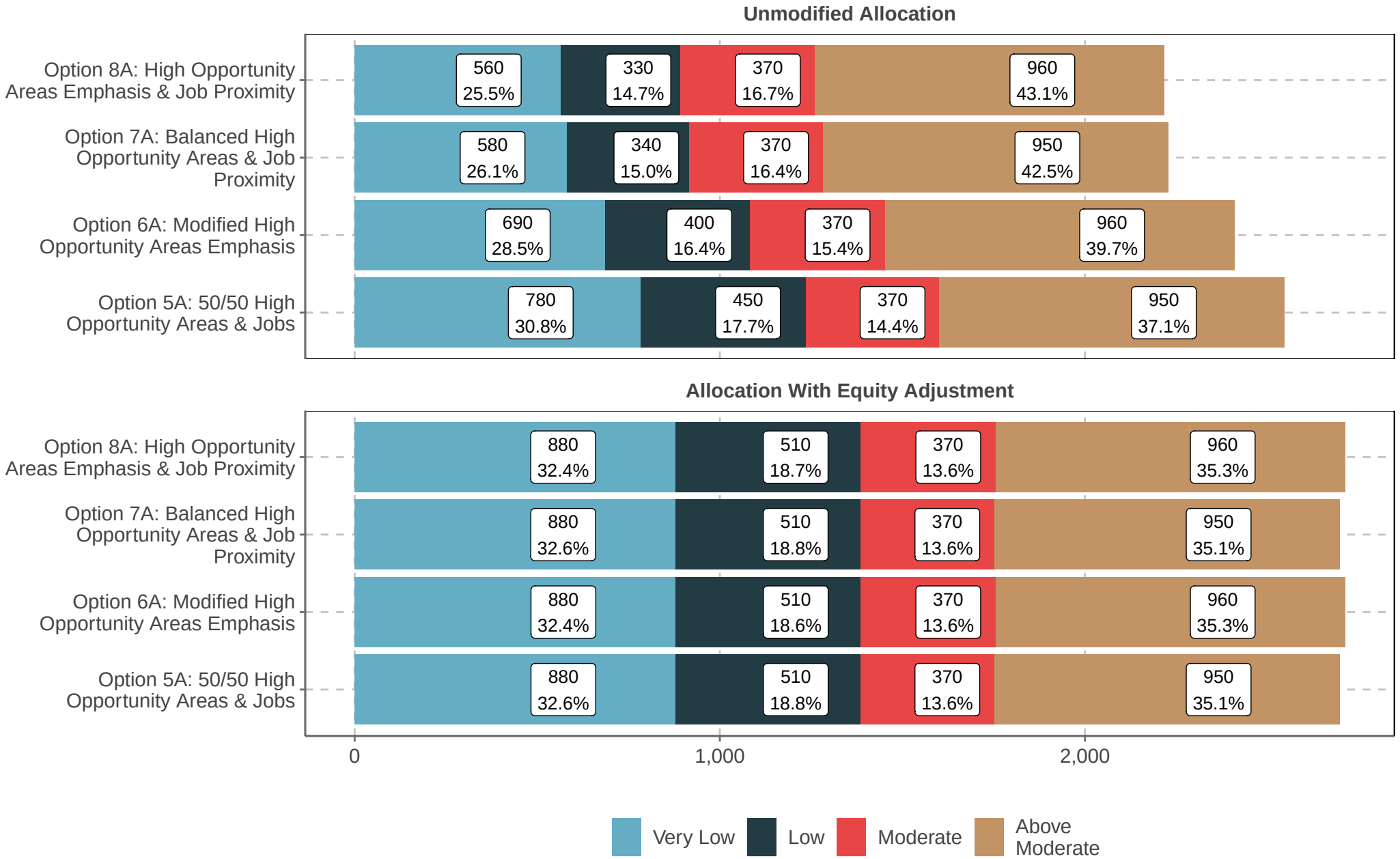
Appendix 1: Potential RHNA Allocation, Income Distribution
Uninc. Alameda
(2019 households: 48810)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



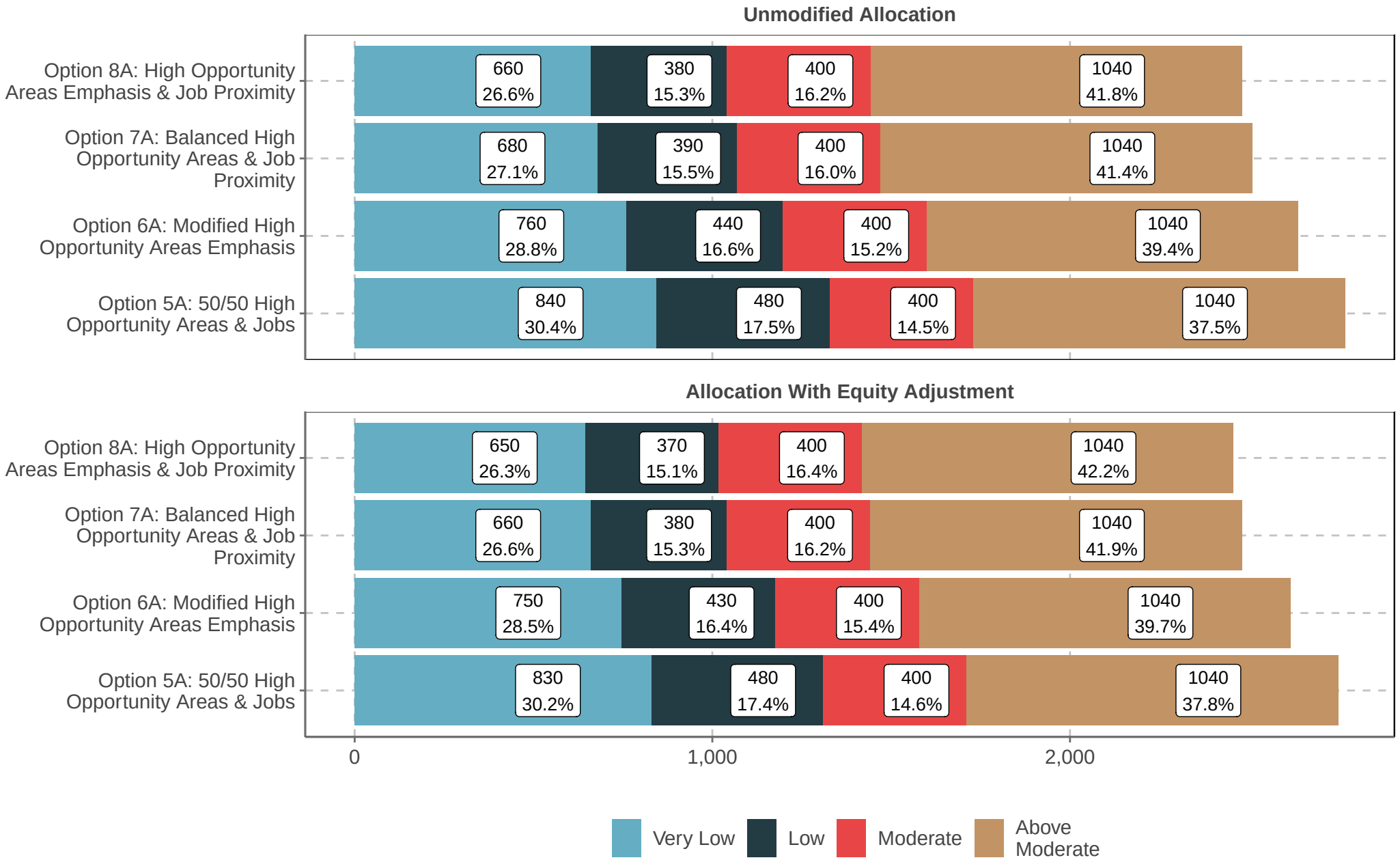
Appendix 1: Potential RHNA Allocation, Income Distribution
Union City
(2019 households: 20917)
(Alameda County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



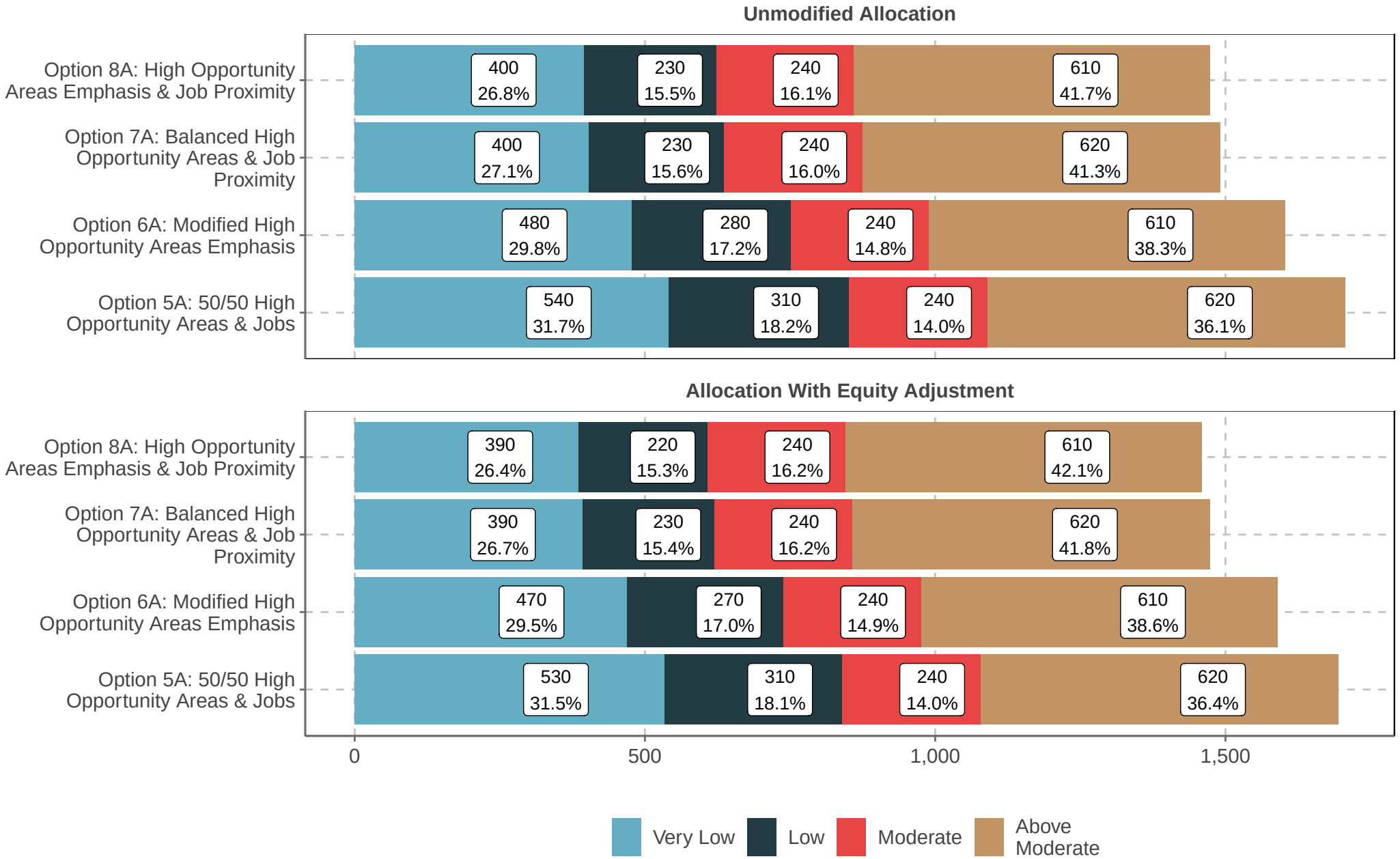
Appendix 1: Potential RHNA Allocation, Income Distribution
Antioch
(2019 households: 33875)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



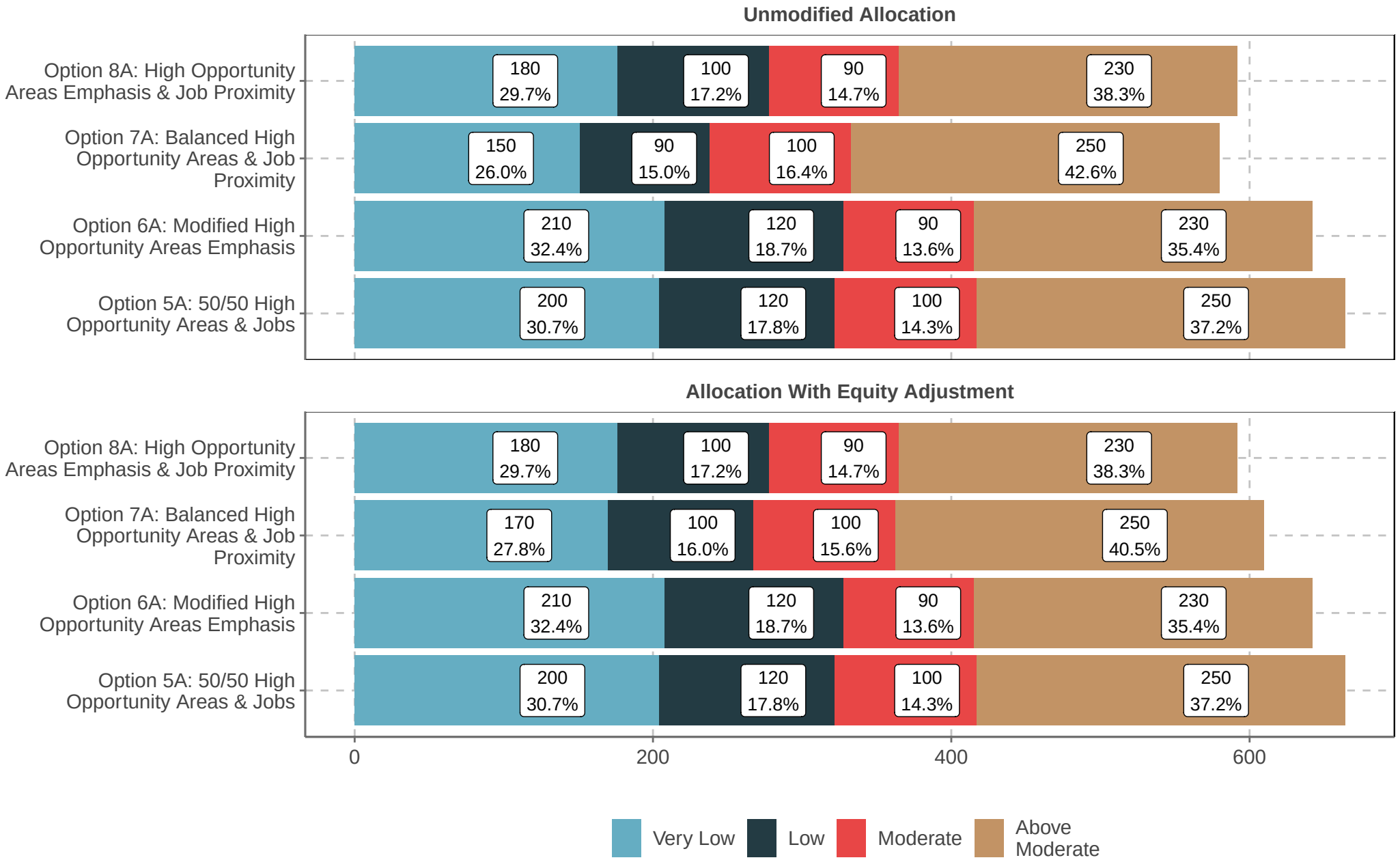
Appendix 1: Potential RHNA Allocation, Income Distribution
Brentwood
(2019 households: 19252)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



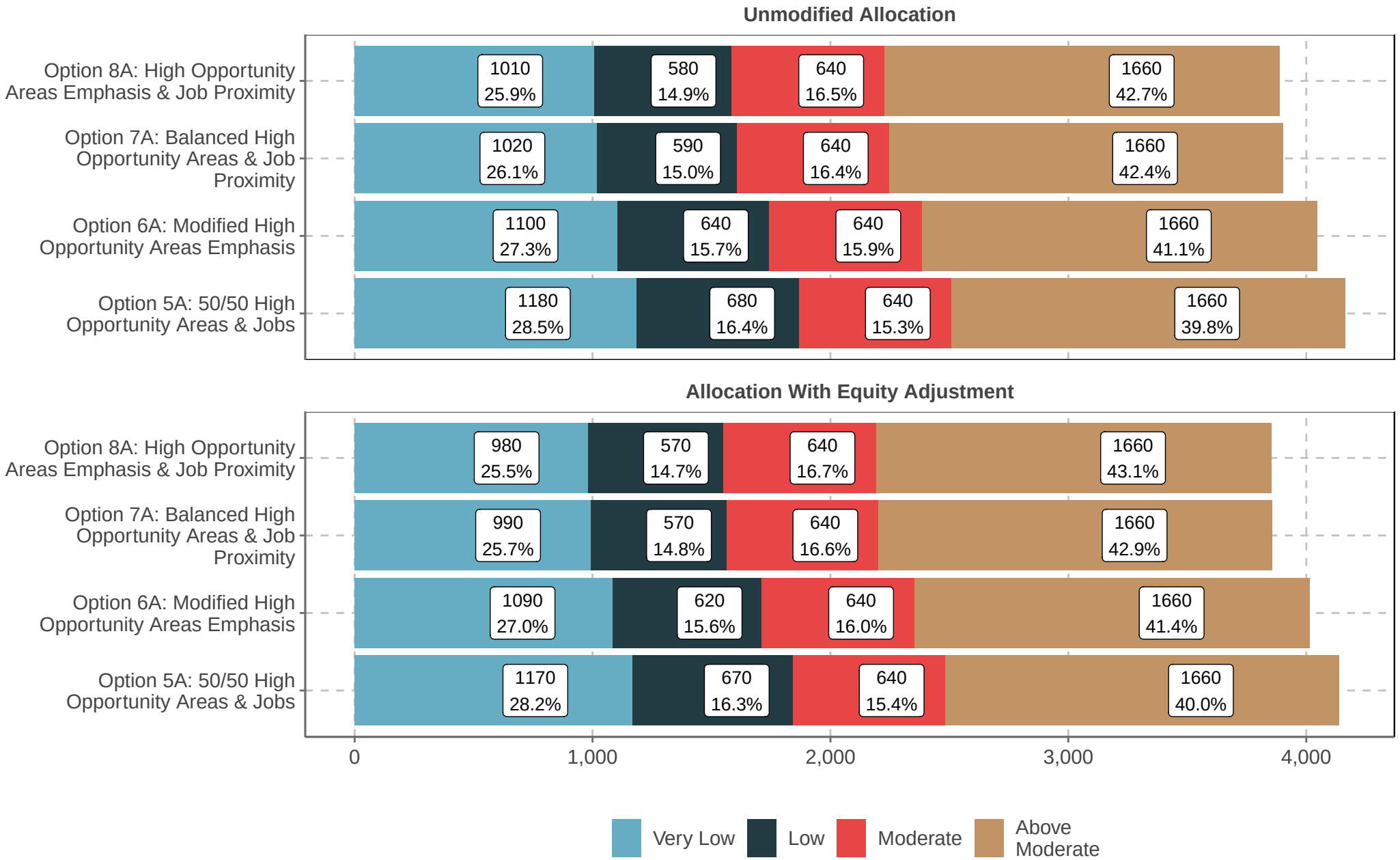
Appendix 1: Potential RHNA Allocation, Income Distribution
Clayton
(2019 households: 4041)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



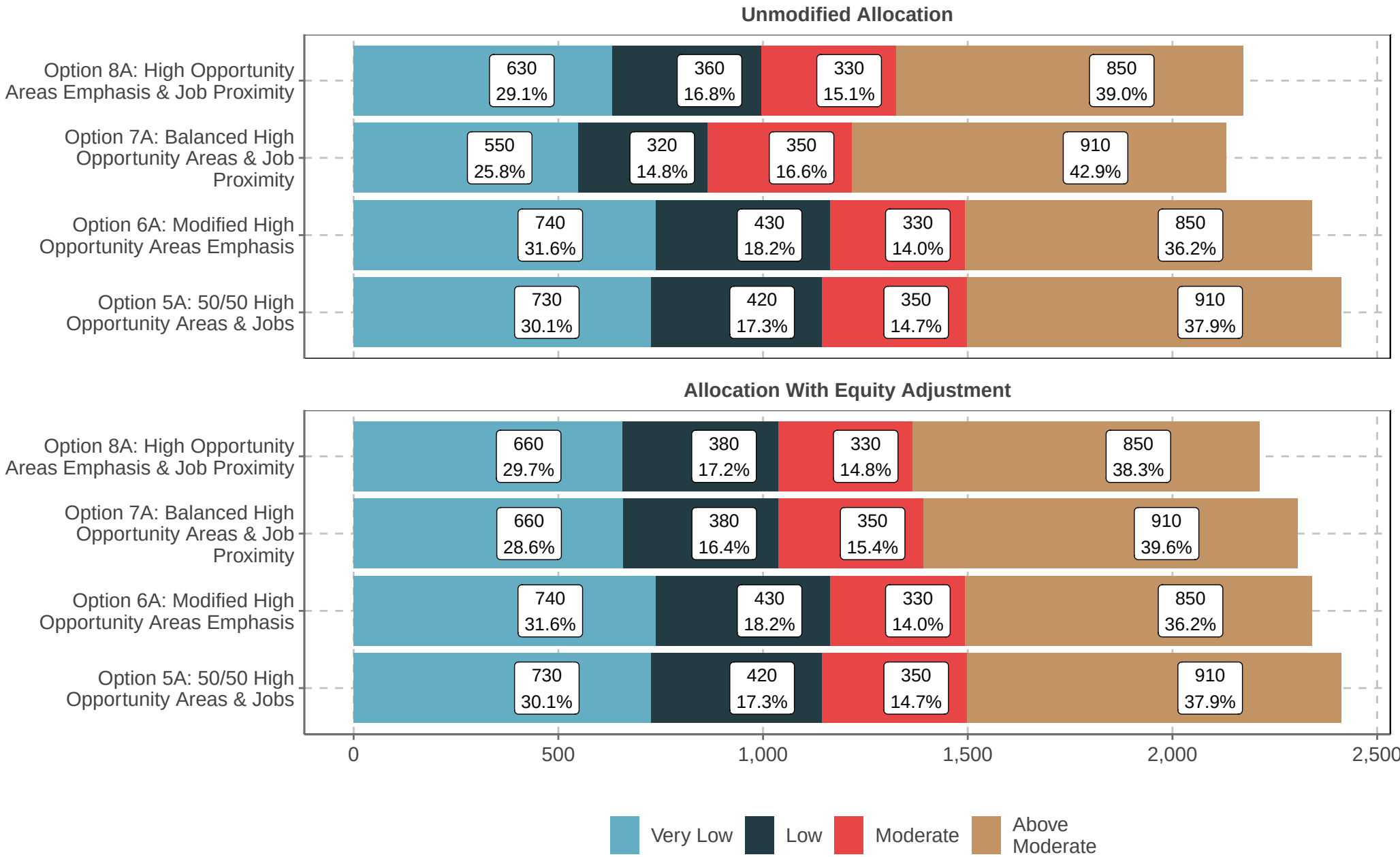
Appendix 1: Potential RHNA Allocation, Income Distribution
Concord
(2019 households: 44367)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



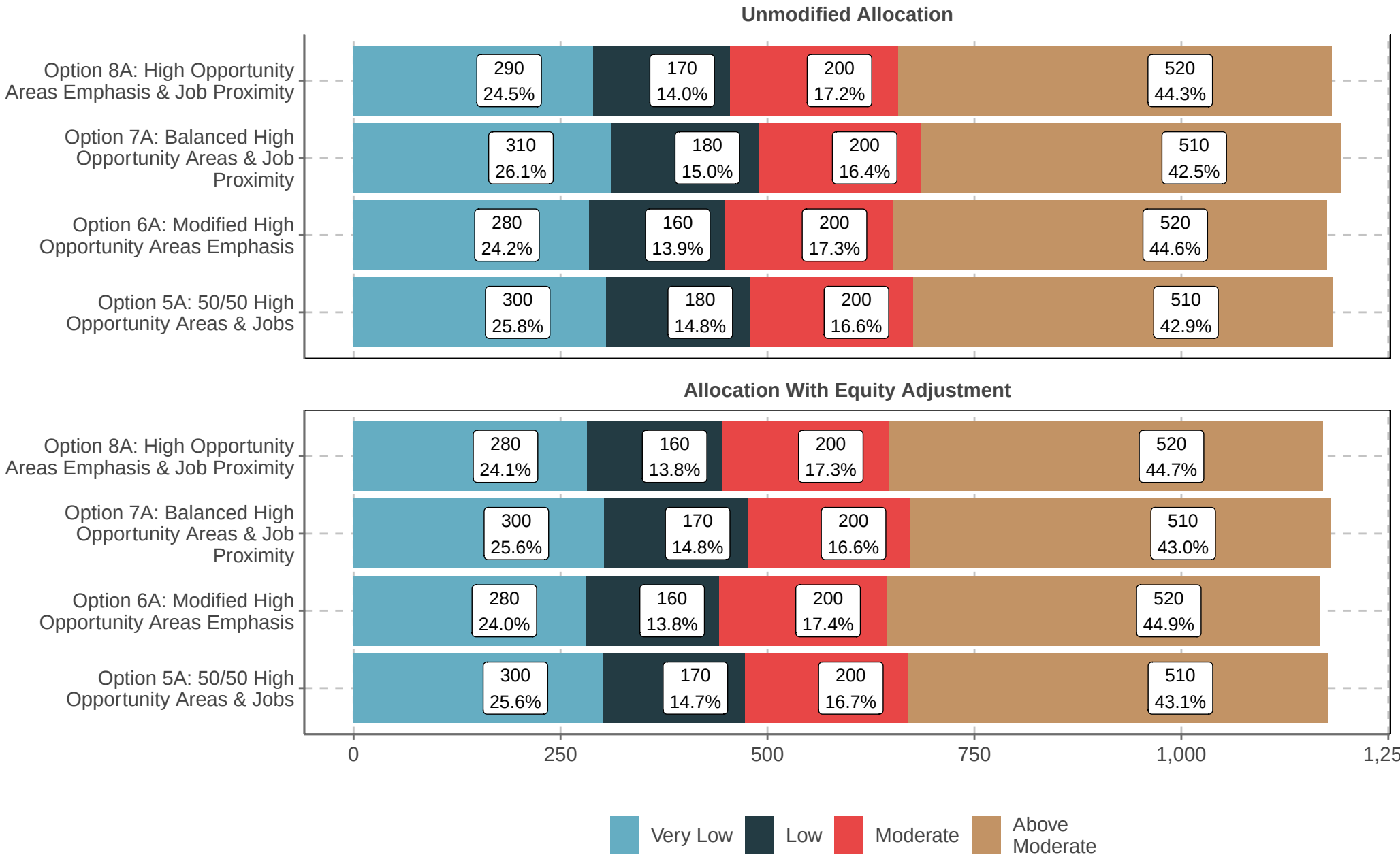
Appendix 1: Potential RHNA Allocation, Income Distribution
Danville
(2019 households: 15670)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



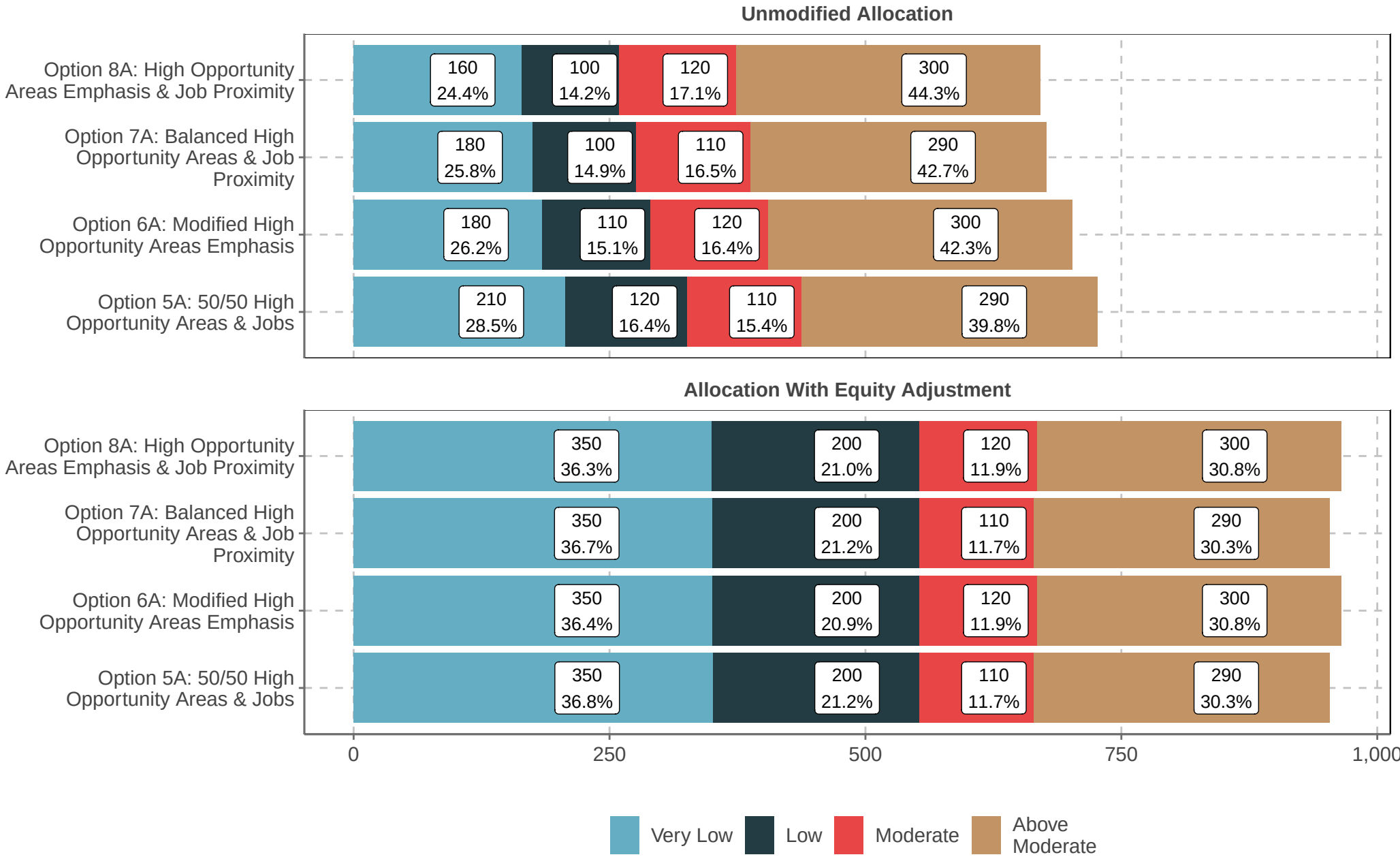
Appendix 1: Potential RHNA Allocation, Income Distribution
El Cerrito
(2019 households: 10346)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



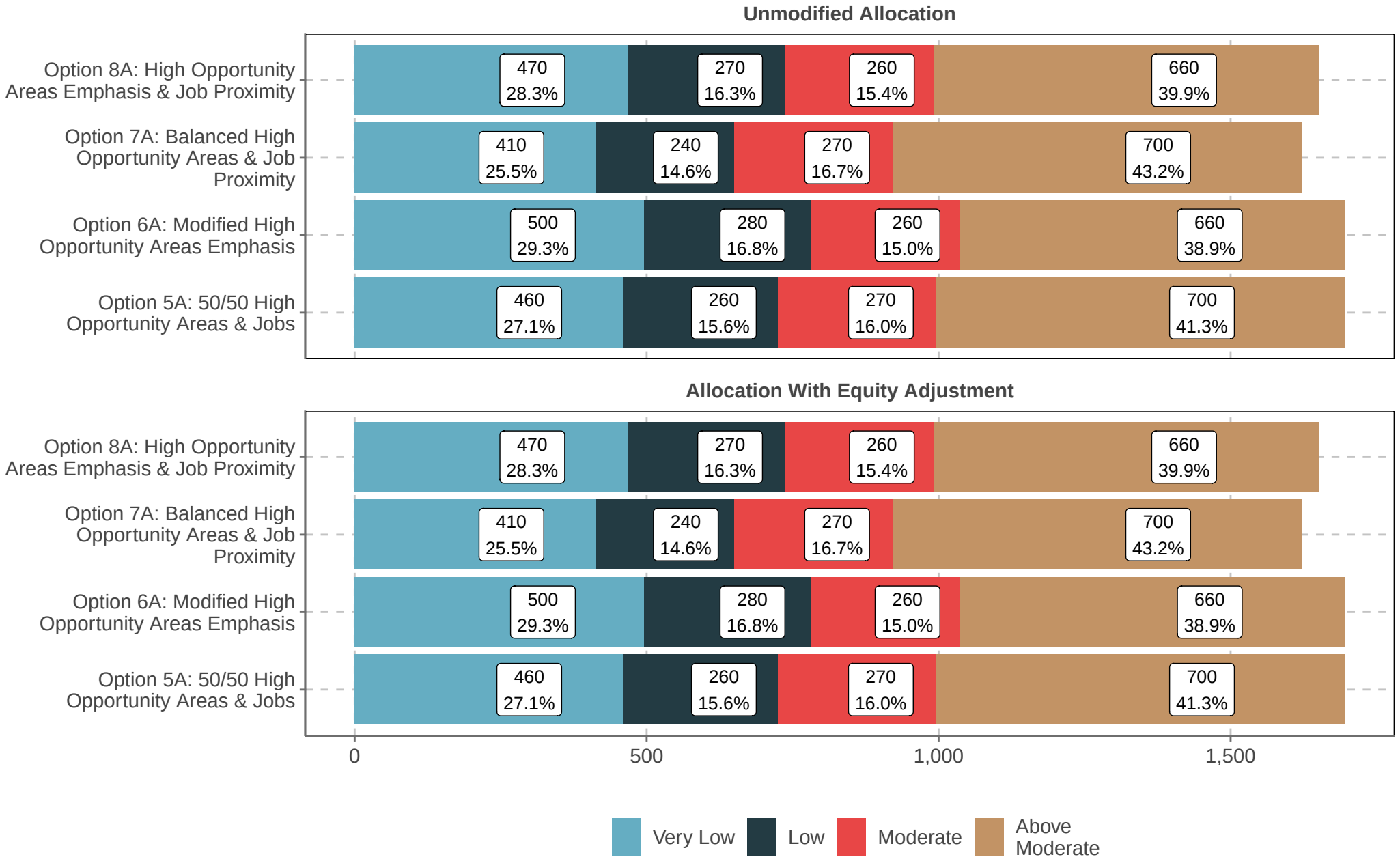
Appendix 1: Potential RHNA Allocation, Income Distribution
Hercules
(2019 households: 8347)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



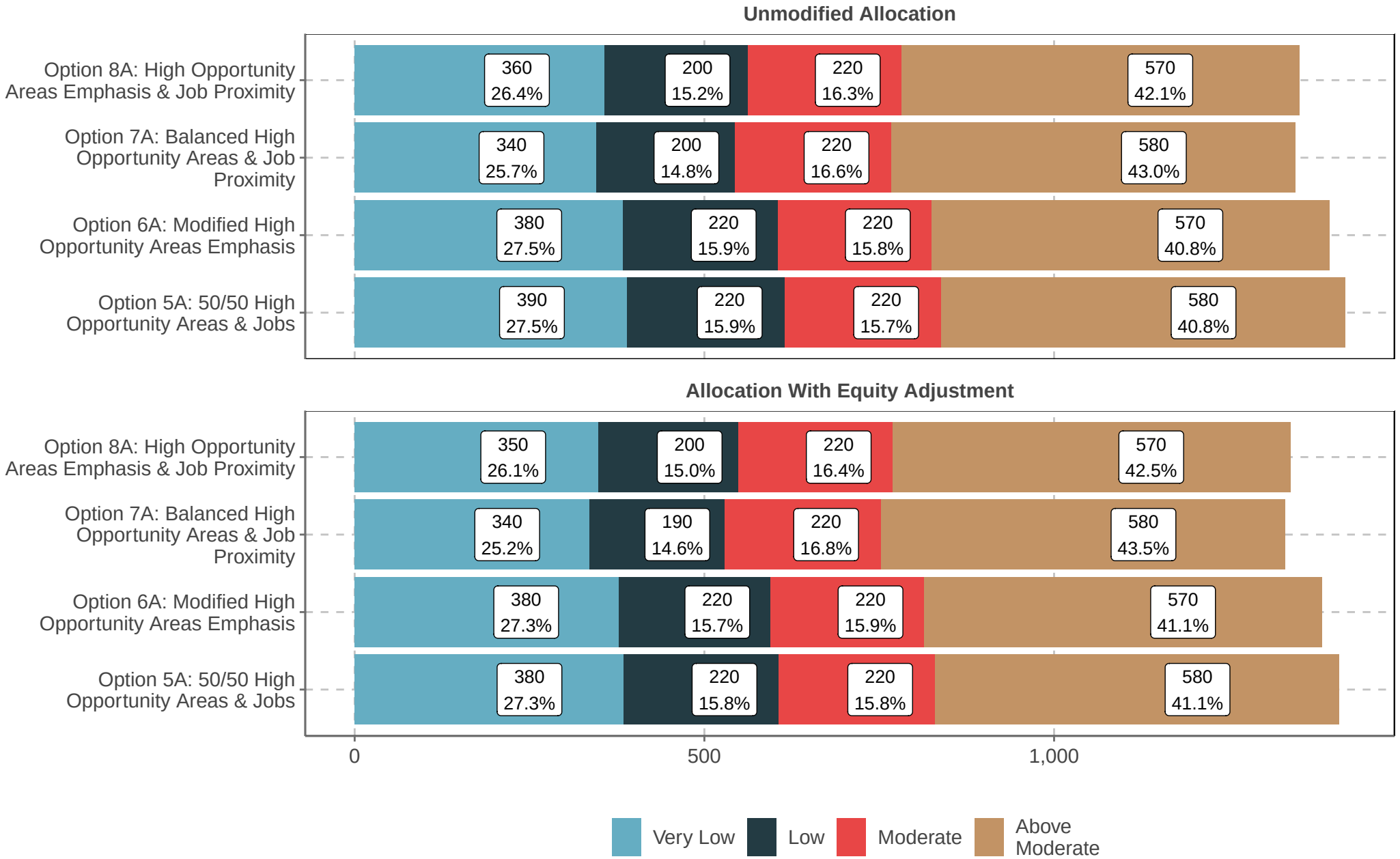
Appendix 1: Potential RHNA Allocation, Income Distribution
Lafayette
(2019 households: 9591)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



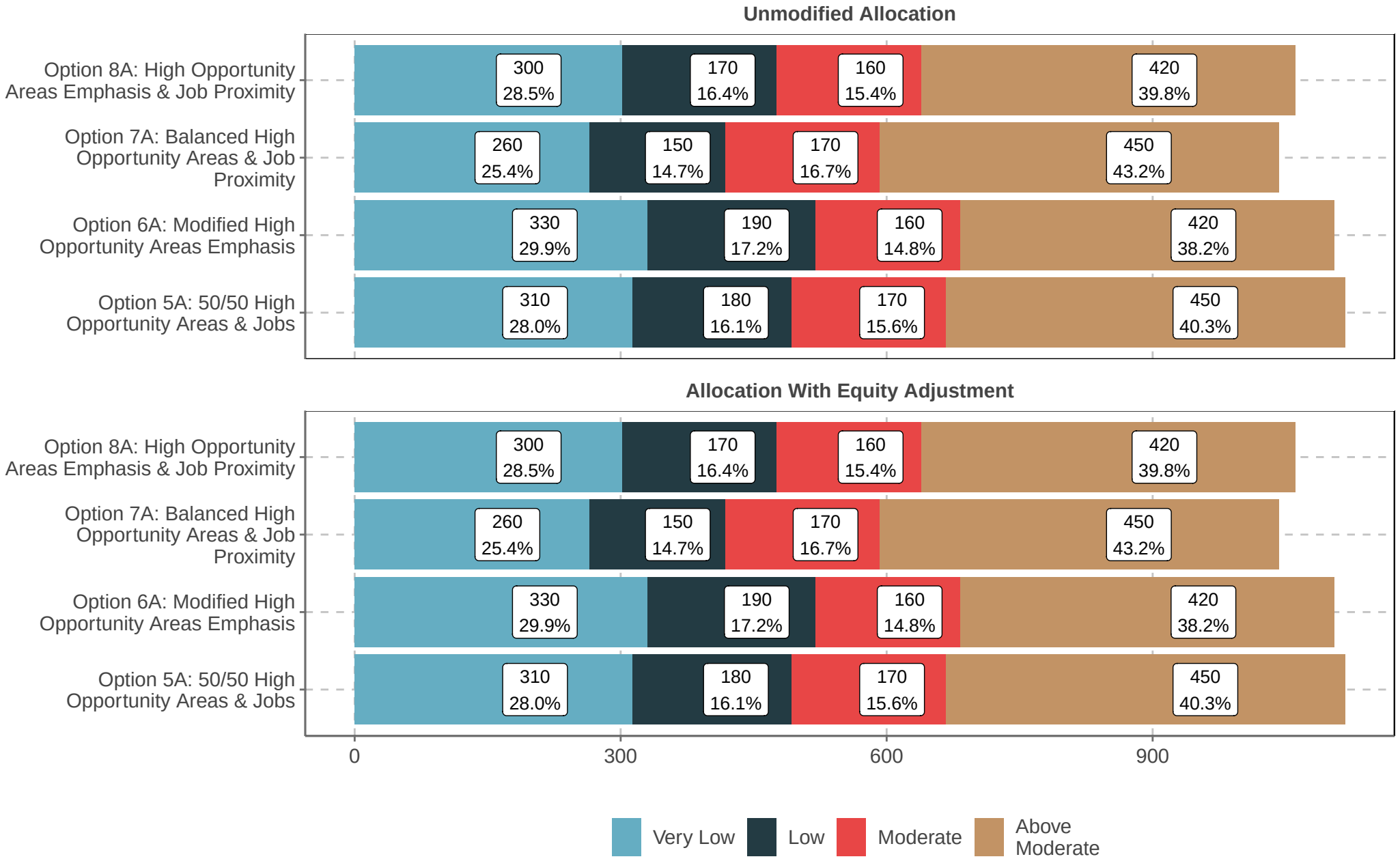
Appendix 1: Potential RHNA Allocation, Income Distribution
Martinez
(2019 households: 14522)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



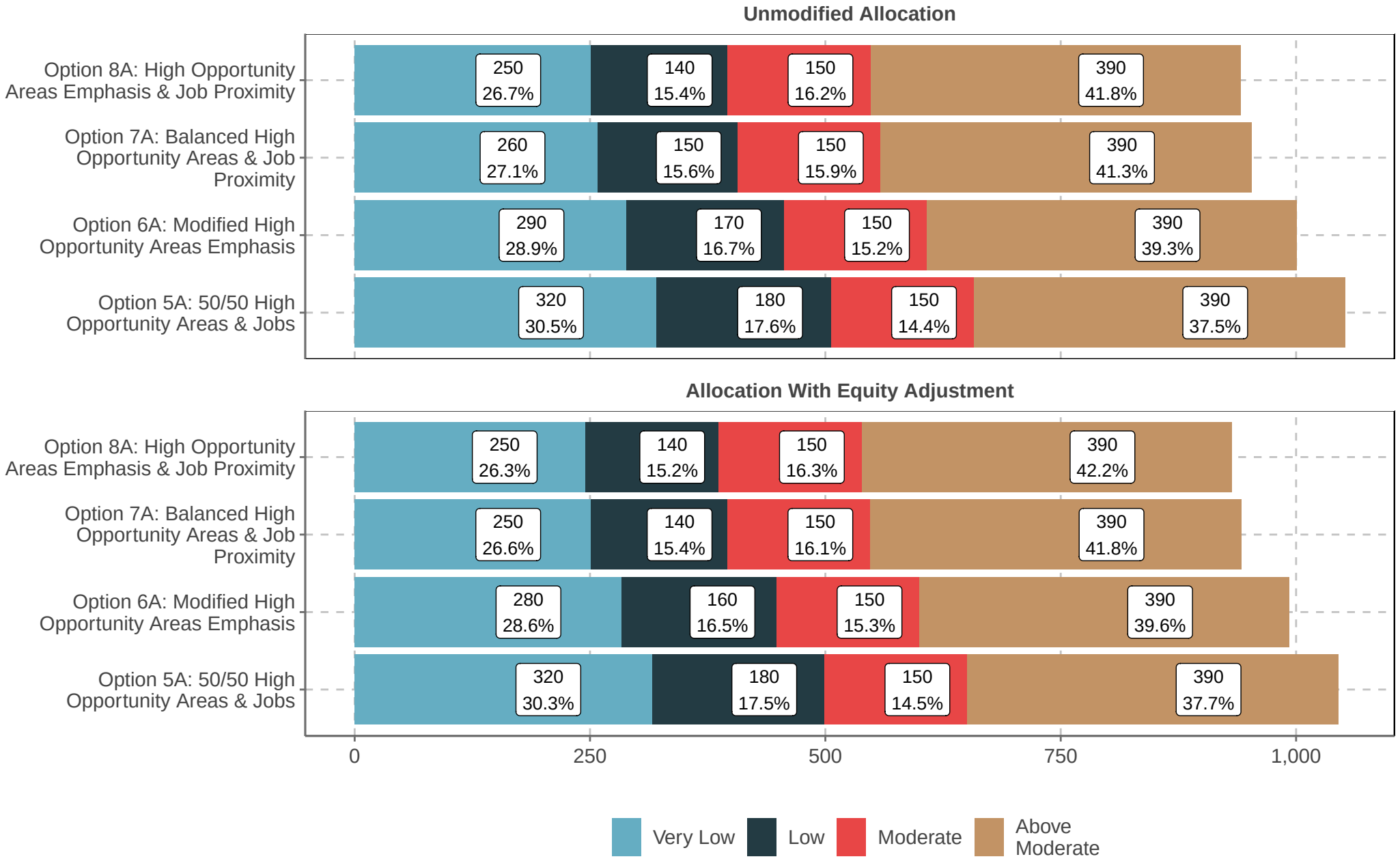
Appendix 1: Potential RHNA Allocation, Income Distribution
Moraga
(2019 households: 5594)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



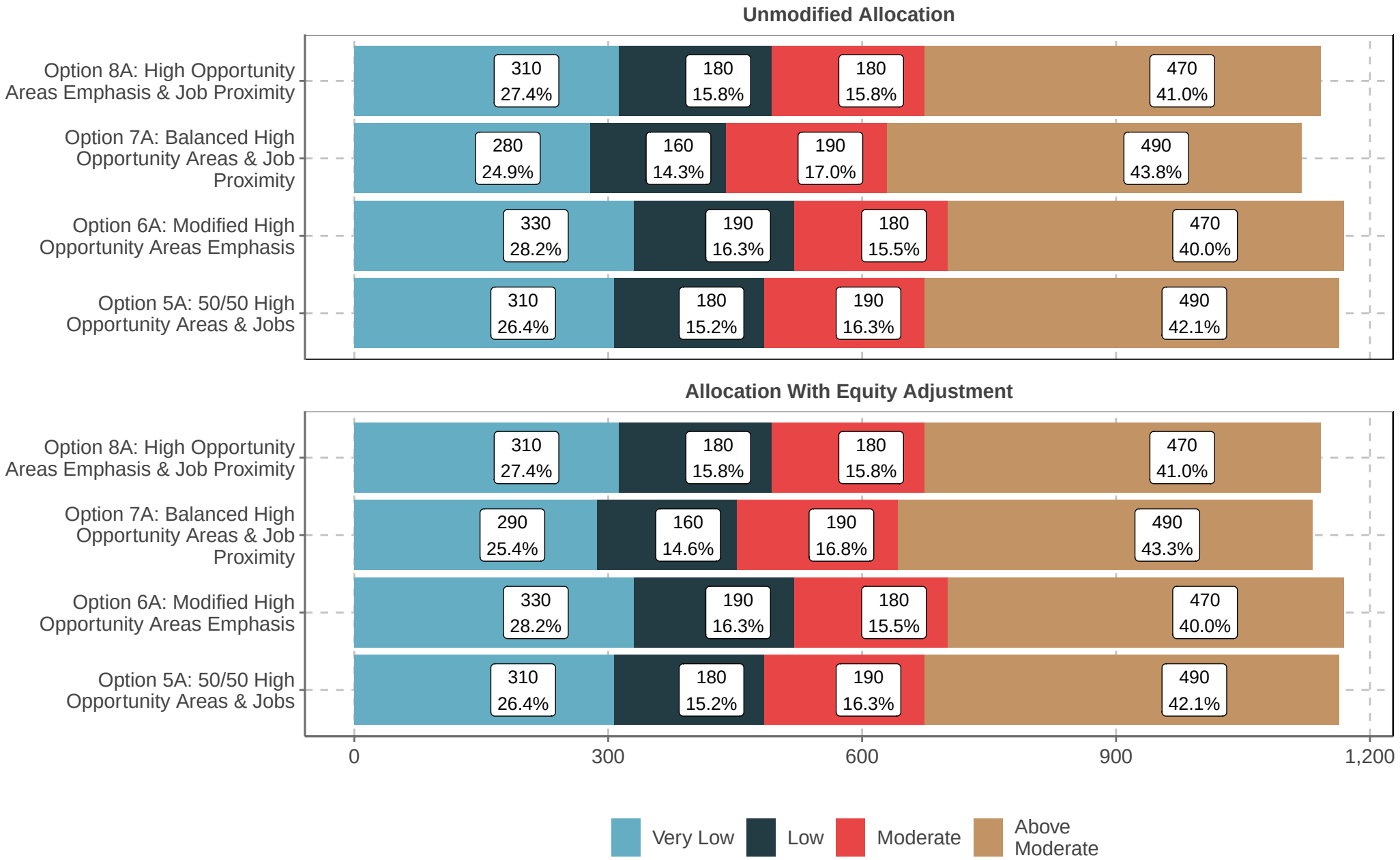
Appendix 1: Potential RHNA Allocation, Income Distribution
Oakley
(2019 households: 11931)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



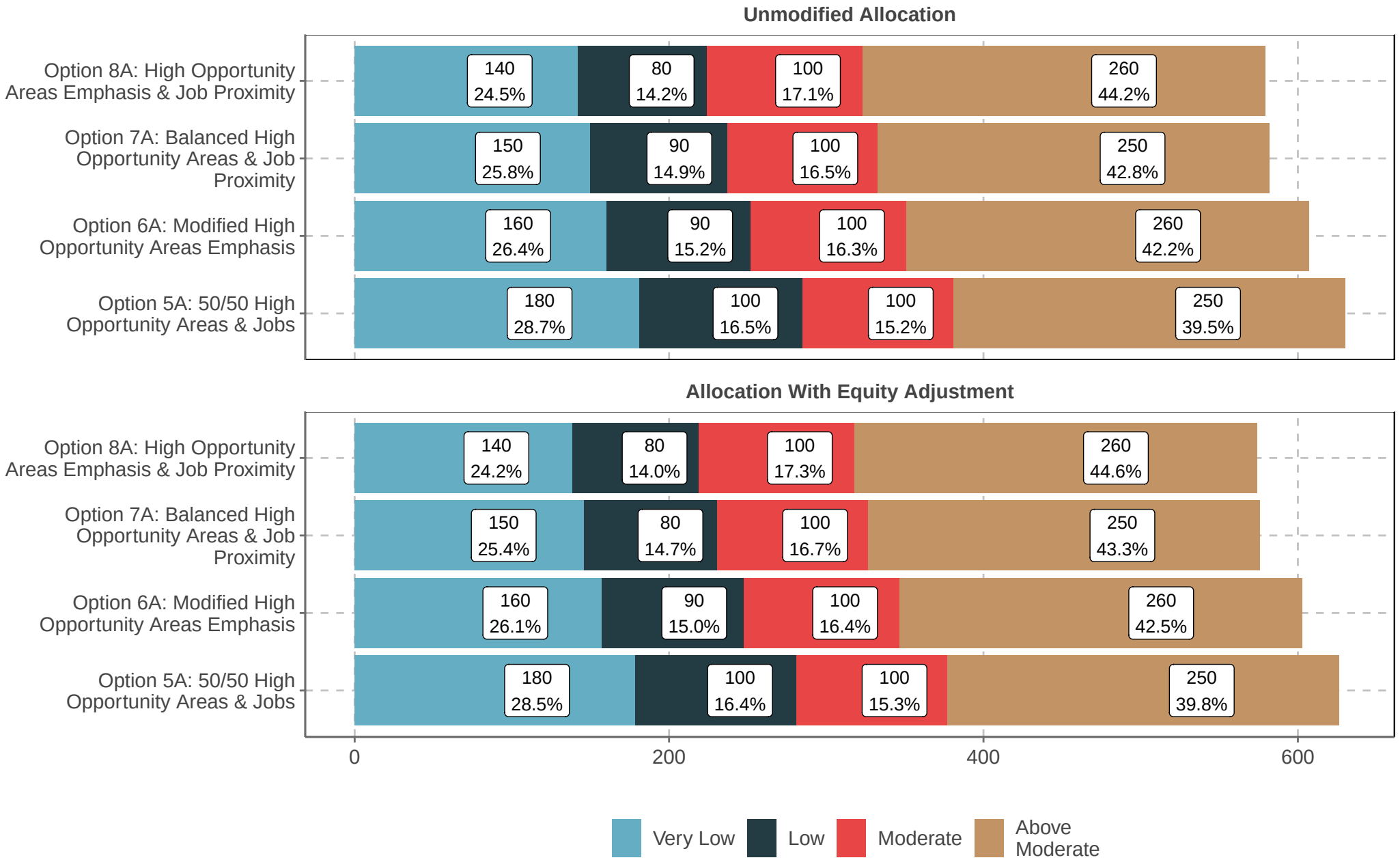
Appendix 1: Potential RHNA Allocation, Income Distribution
Orinda
(2019 households: 6827)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



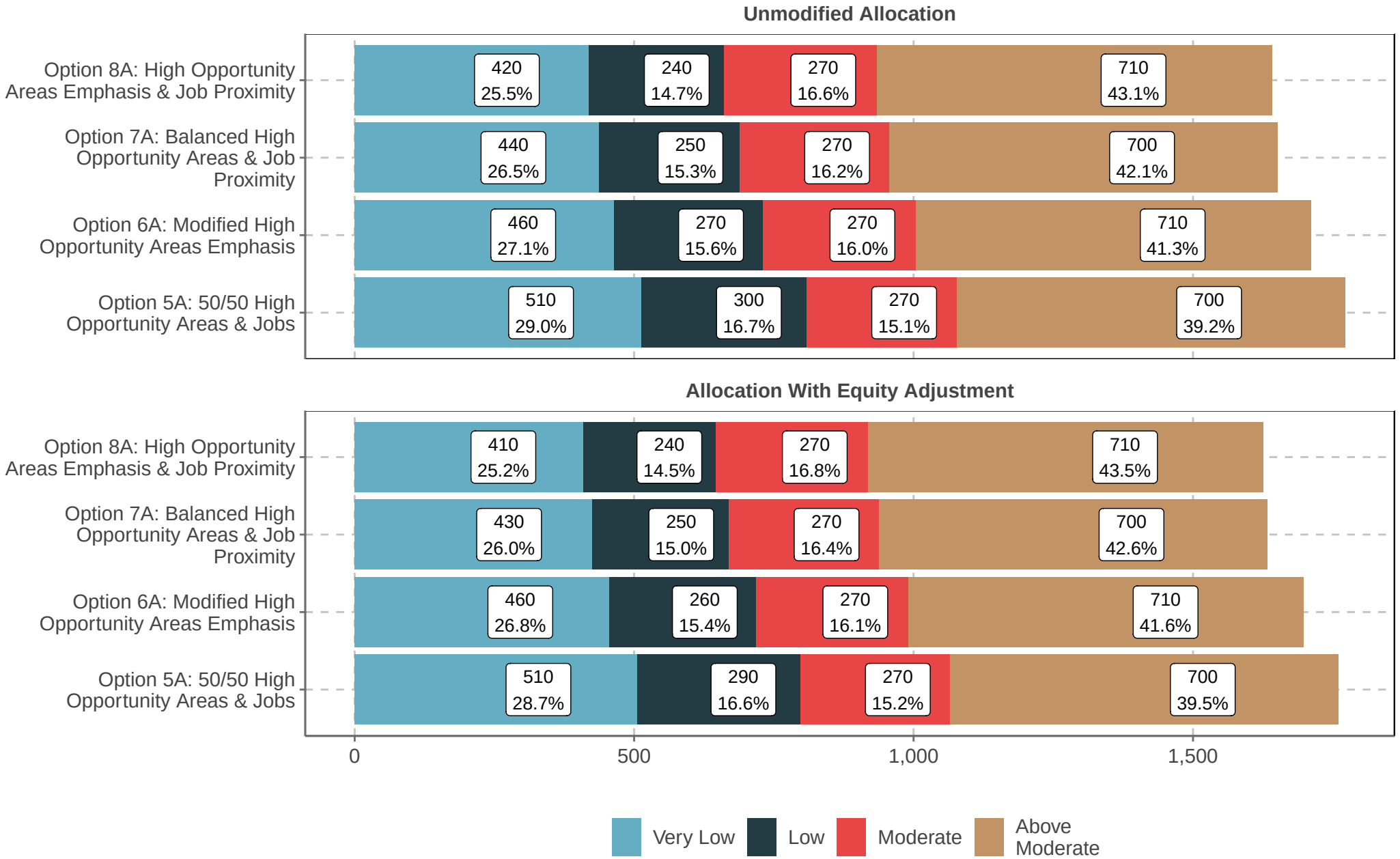
Appendix 1: Potential RHNA Allocation, Income Distribution
Pinole
(2019 households: 6778)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



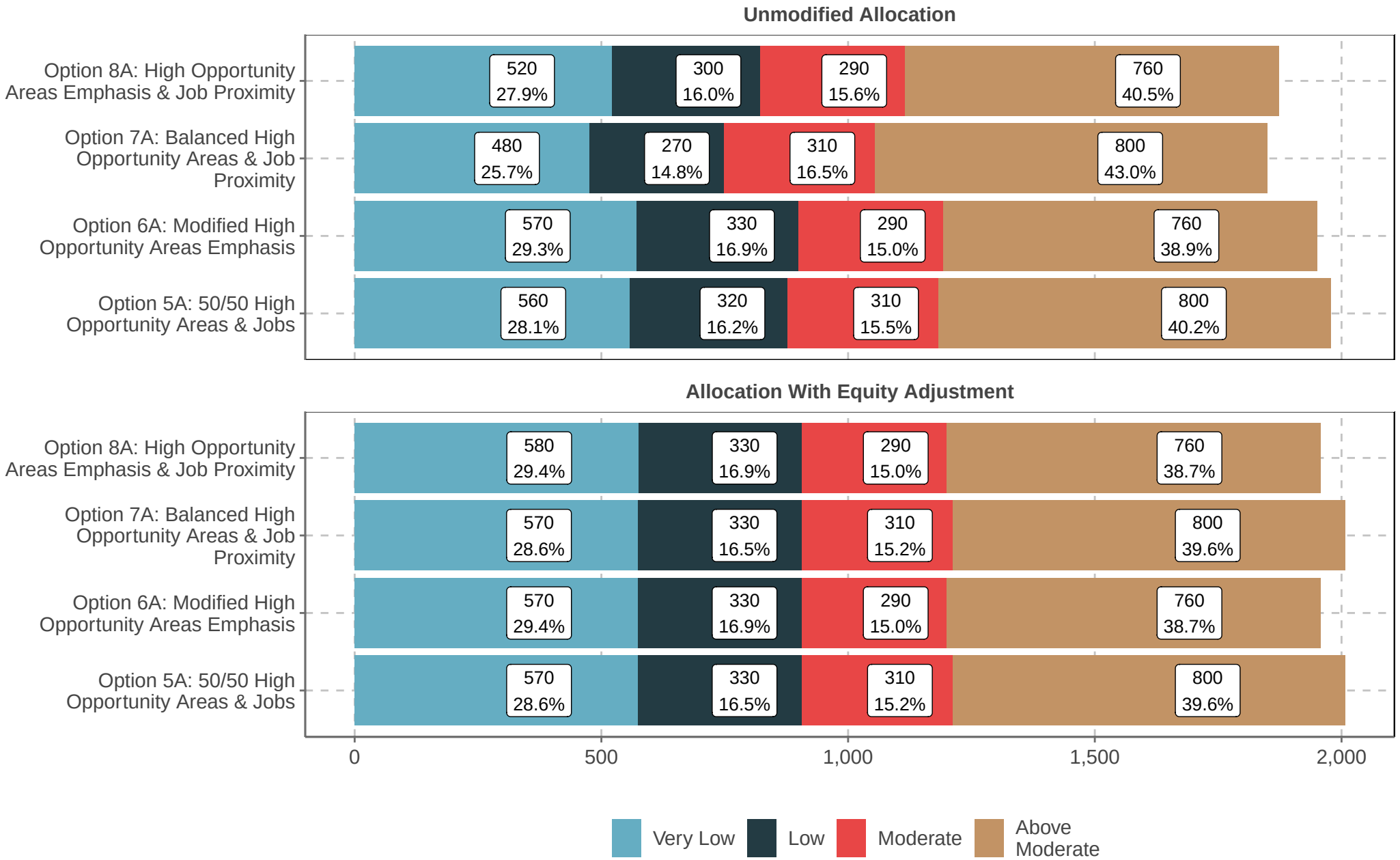
Appendix 1: Potential RHNA Allocation, Income Distribution
Pittsburg
(2019 households: 21136)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



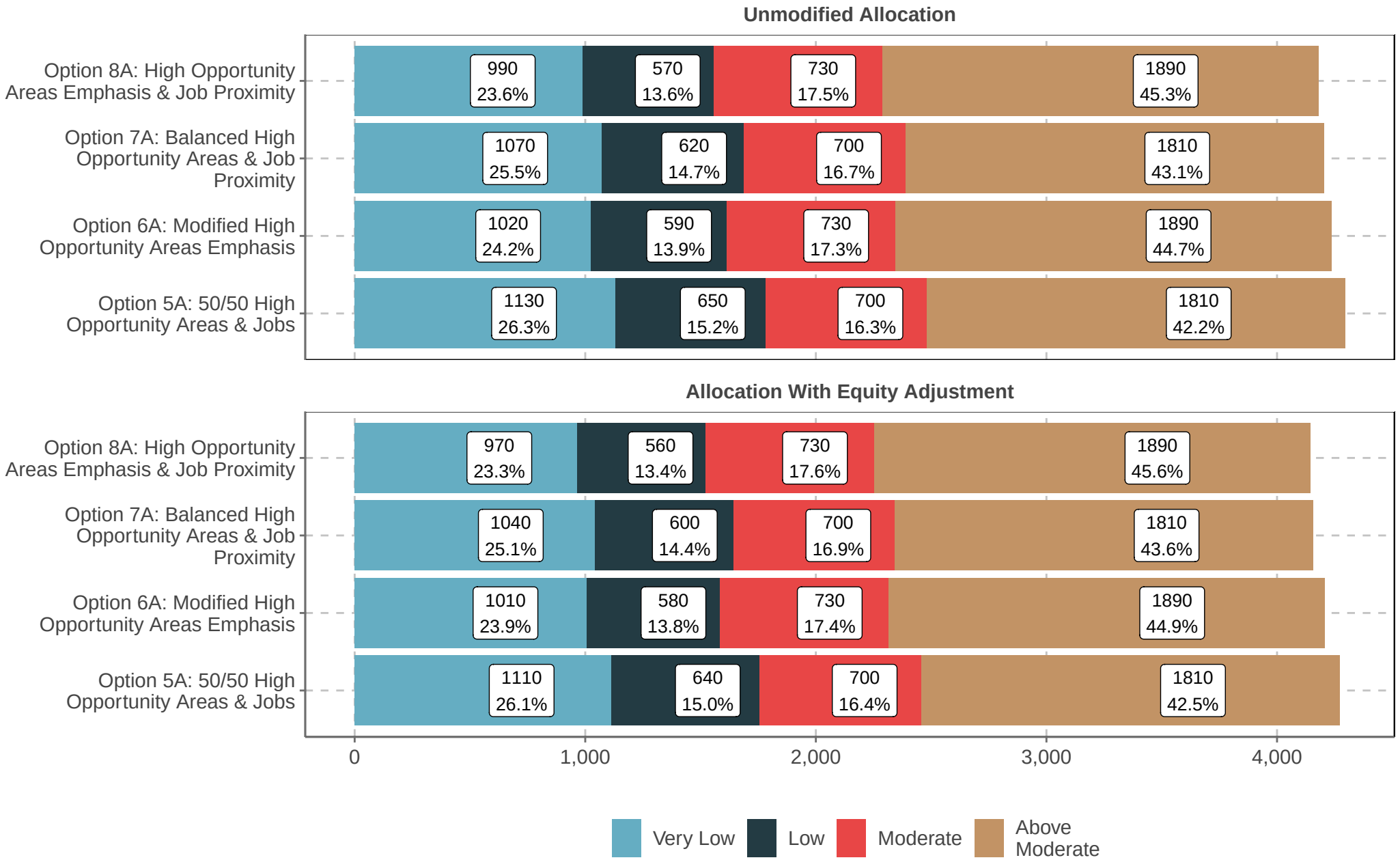
Appendix 1: Potential RHNA Allocation, Income Distribution
Pleasant Hill
(2019 households: 13685)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



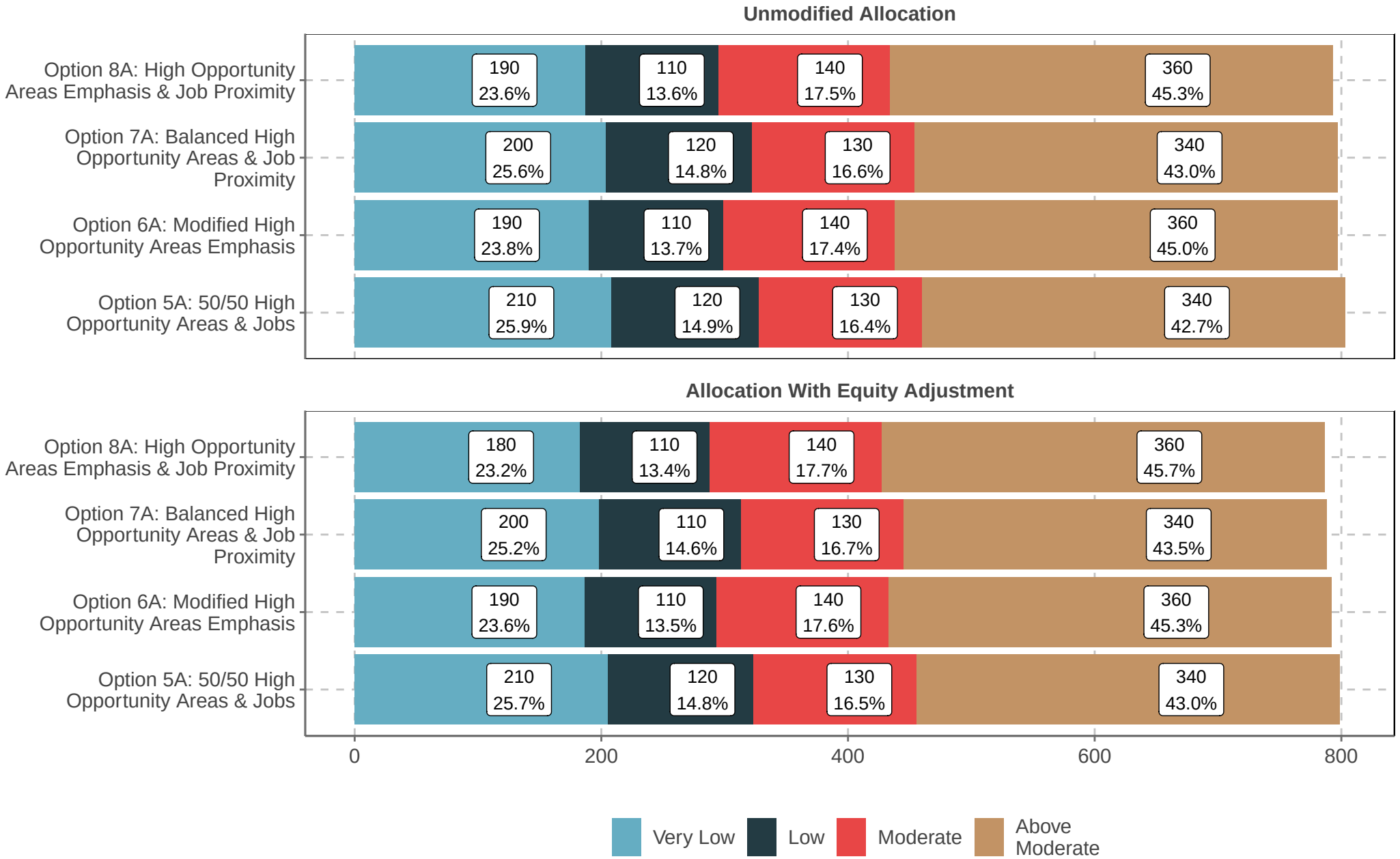
Appendix 1: Potential RHNA Allocation, Income Distribution
Richmond
(2019 households: 36352)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



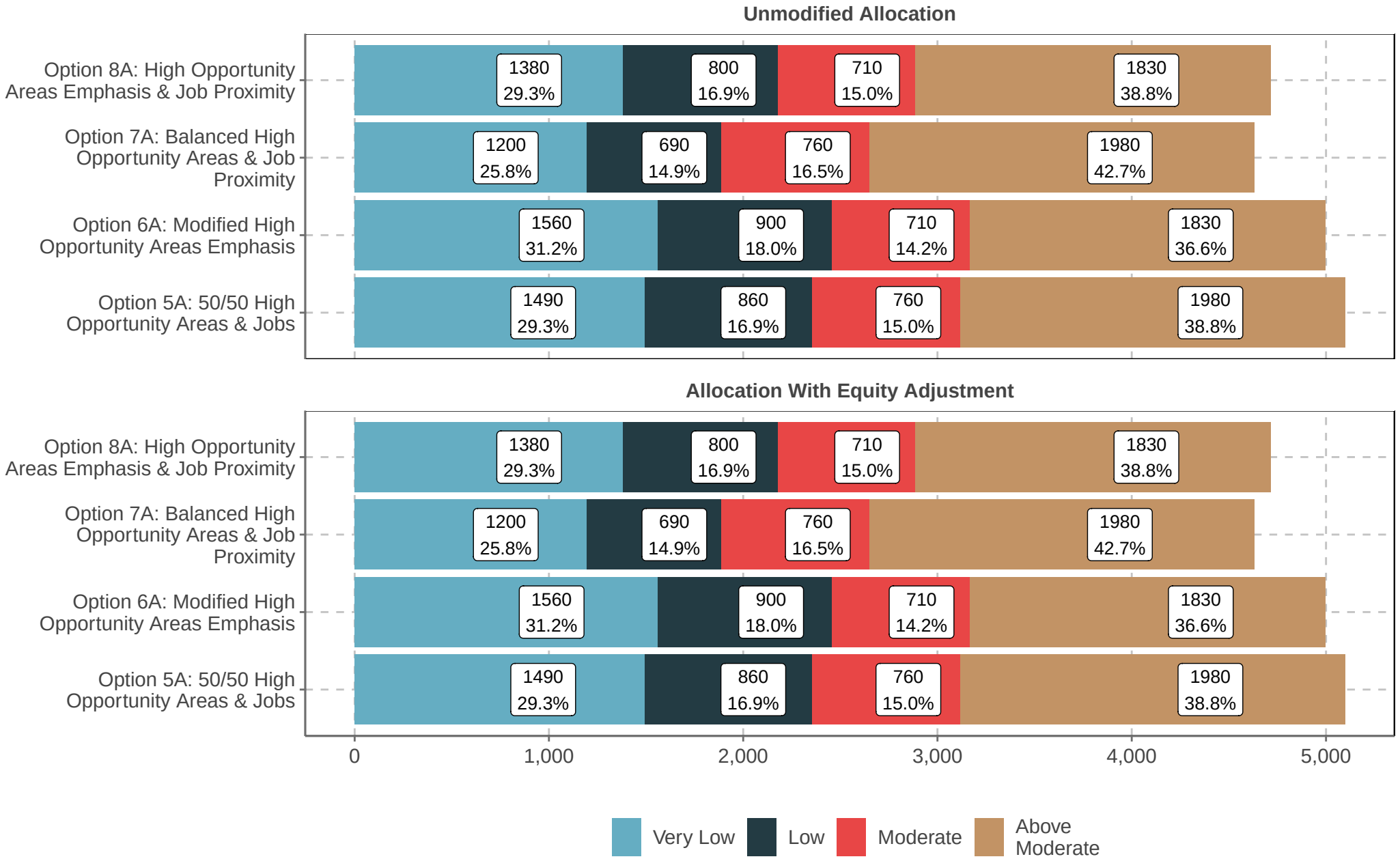
Appendix 1: Potential RHNA Allocation, Income Distribution
San Pablo
(2019 households: 9036)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



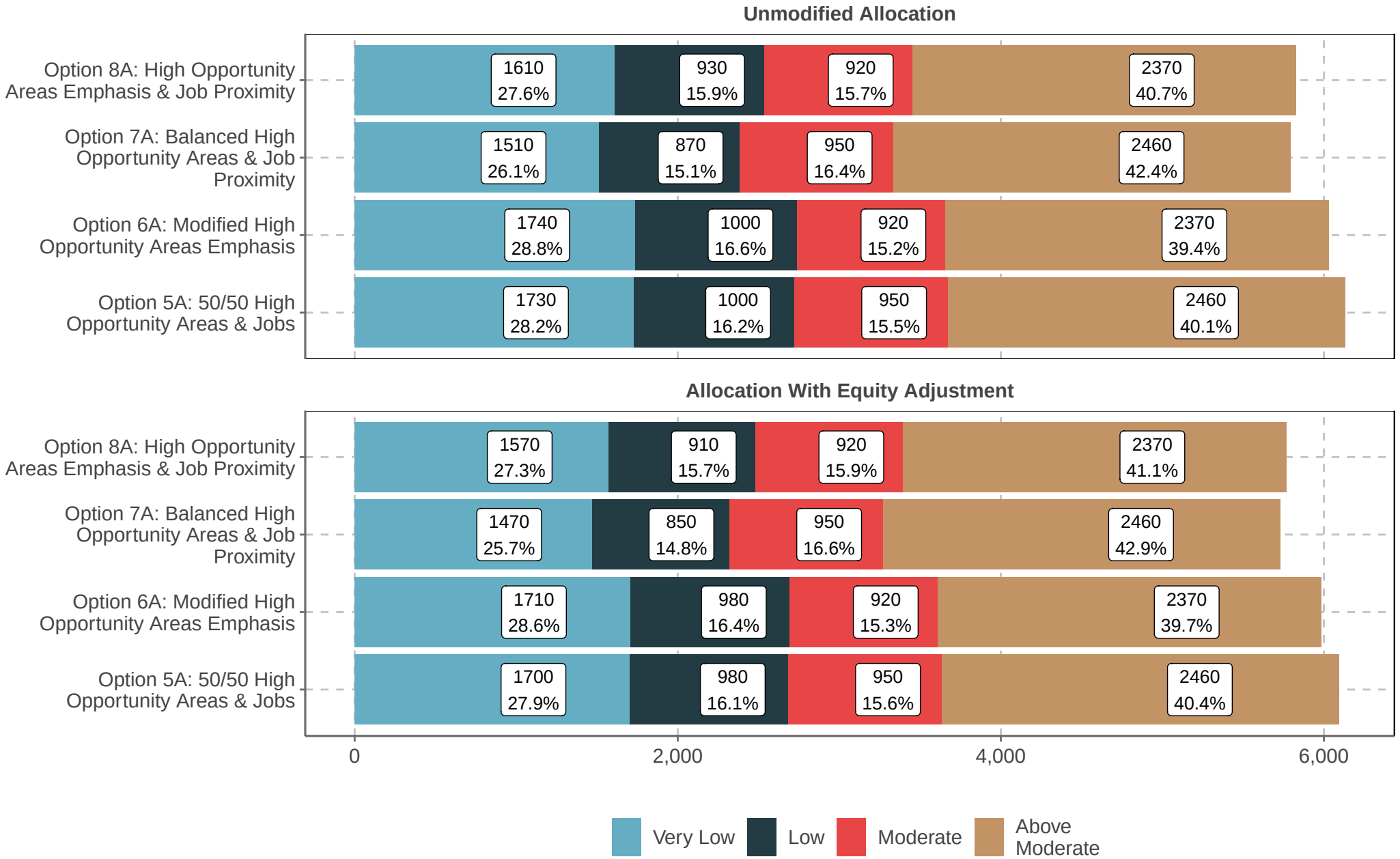
Appendix 1: Potential RHNA Allocation, Income Distribution
San Ramon
(2019 households: 27761)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



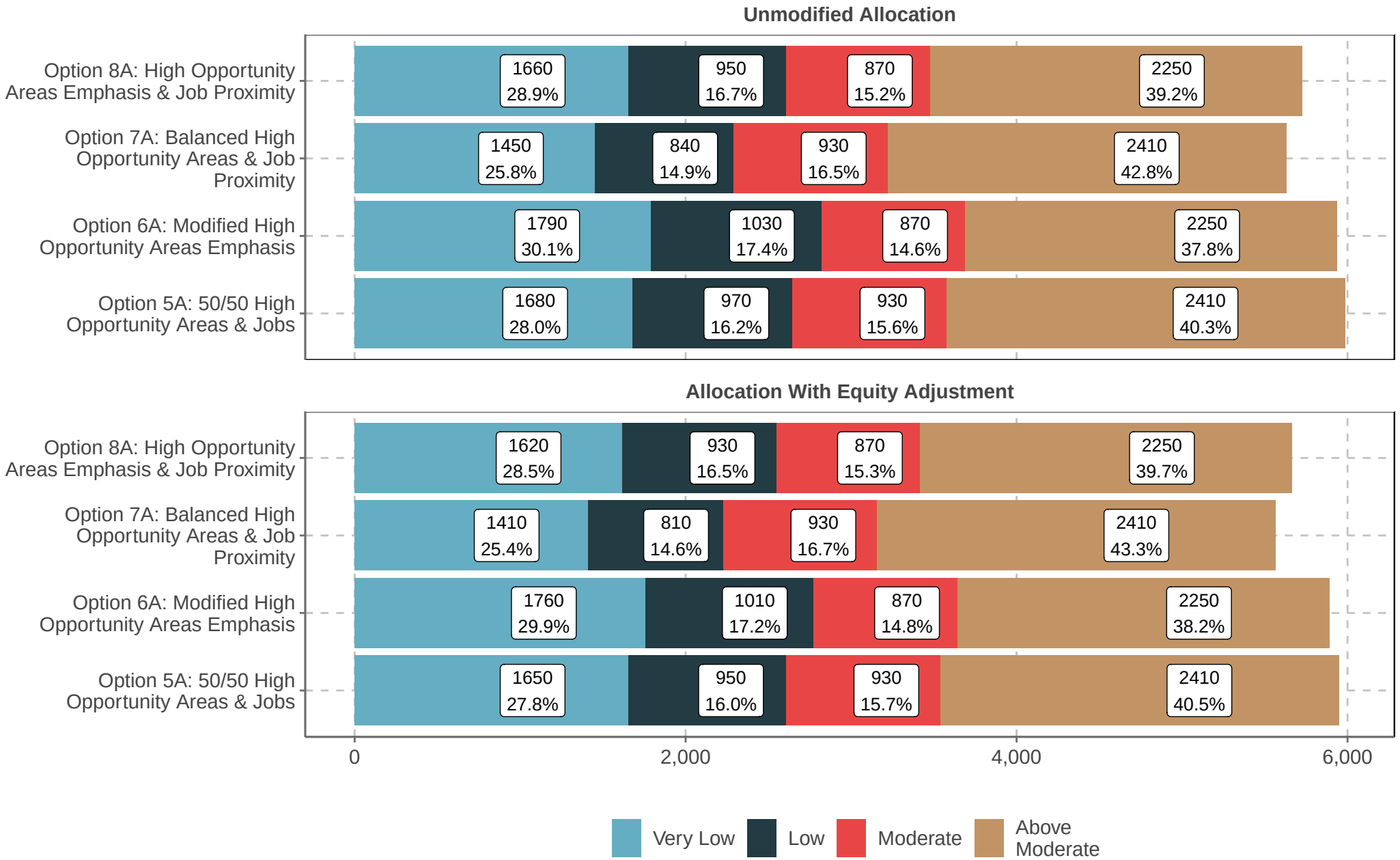
Appendix 1: Potential RHNA Allocation, Income Distribution
Uninc. Contra Costa
(2019 households: 59109)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



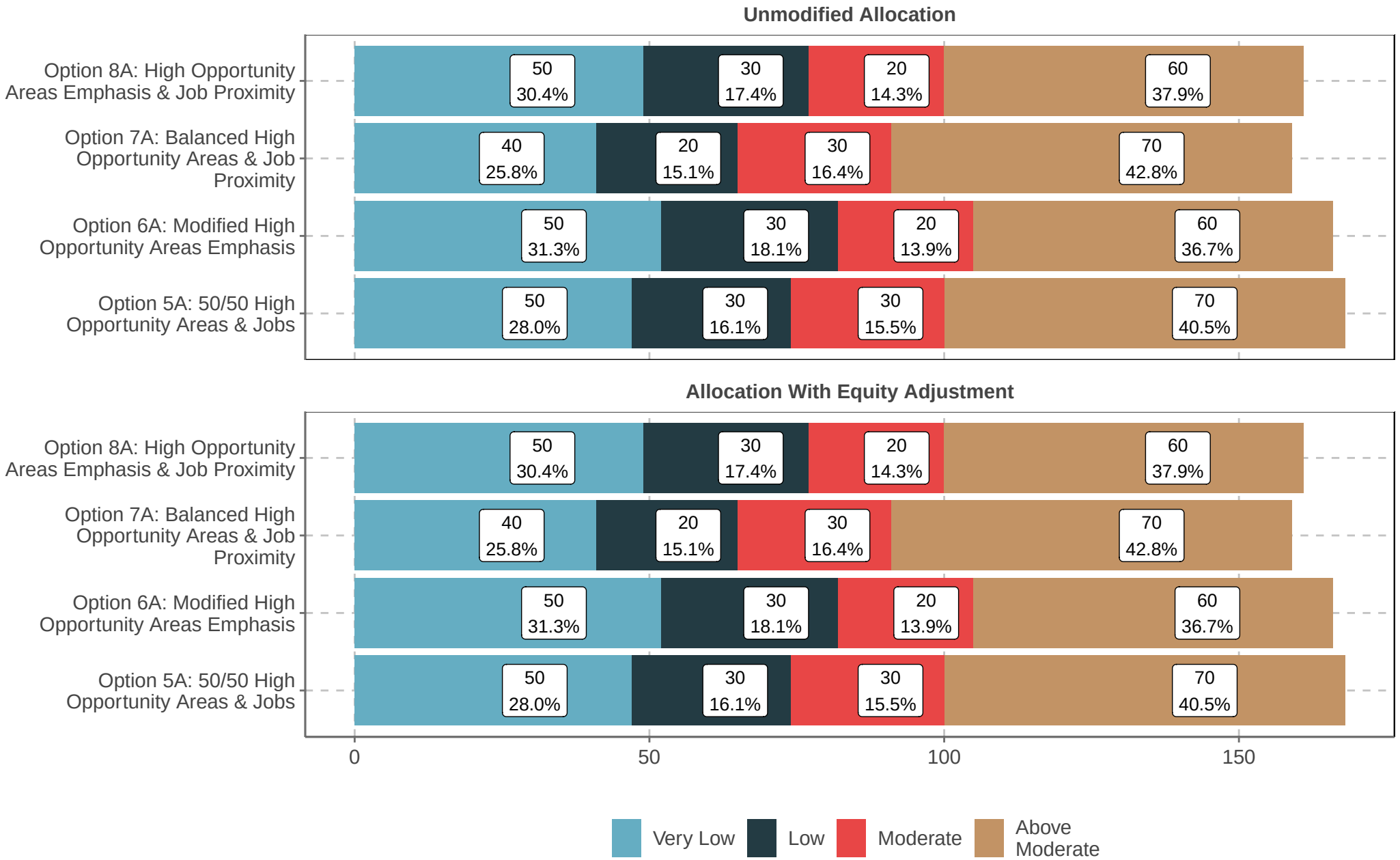
Appendix 1: Potential RHNA Allocation, Income Distribution
Walnut Creek
(2019 households: 31424)
(Contra Costa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



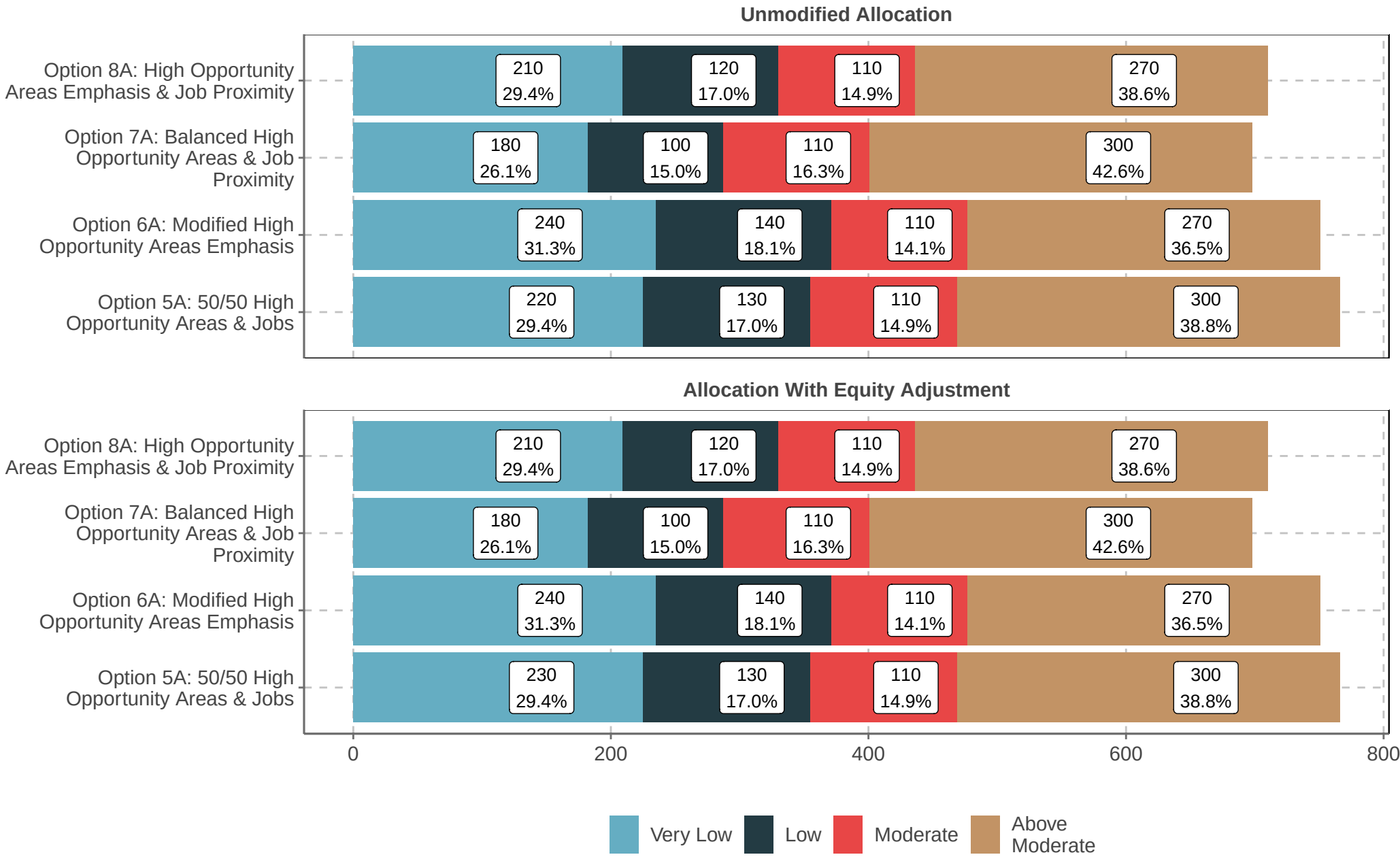
Appendix 1: Potential RHNA Allocation, Income Distribution
Belvedere
(2019 households: 931)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



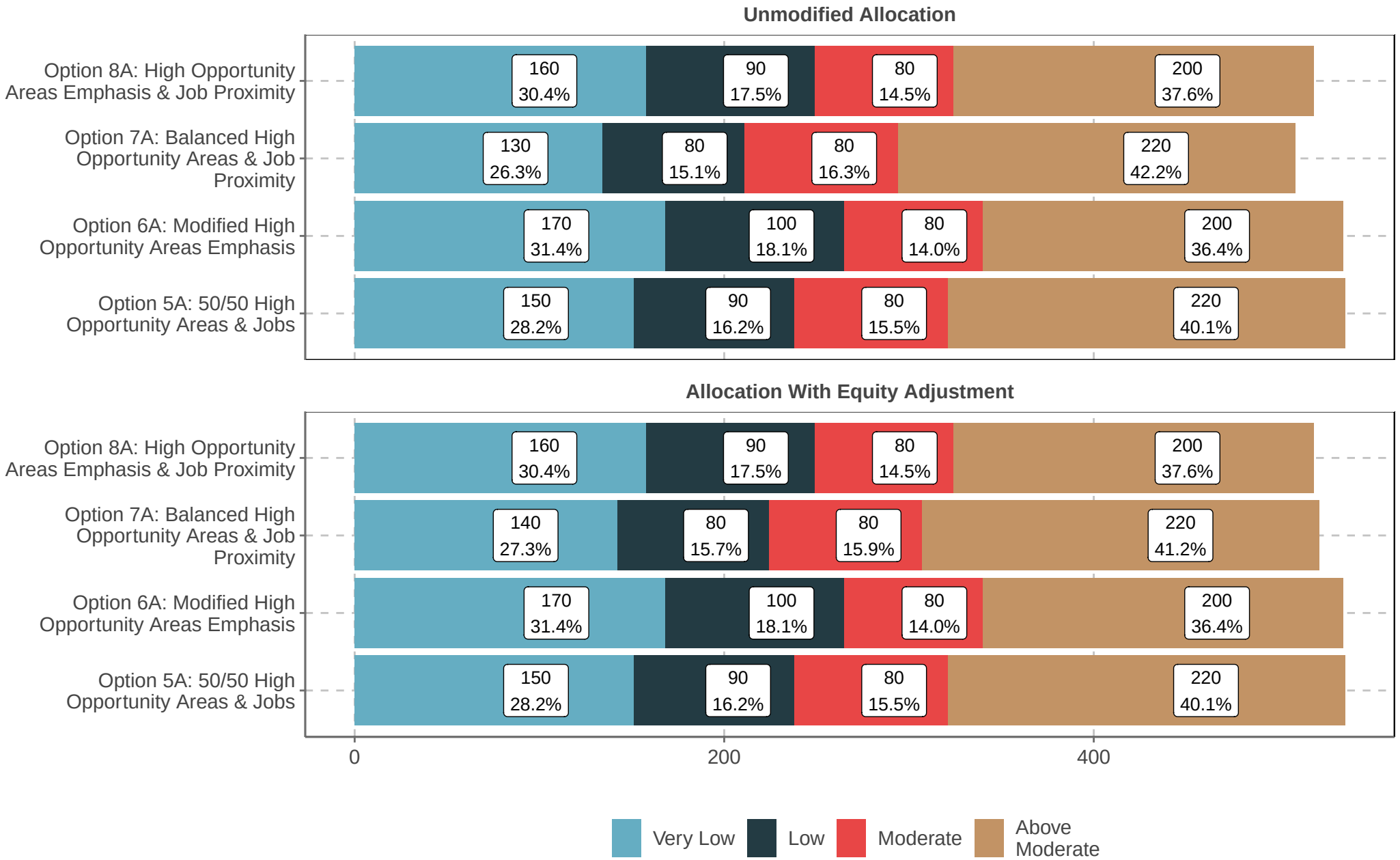
Appendix 1: Potential RHNA Allocation, Income Distribution
Corte Madera
(2019 households: 3978)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



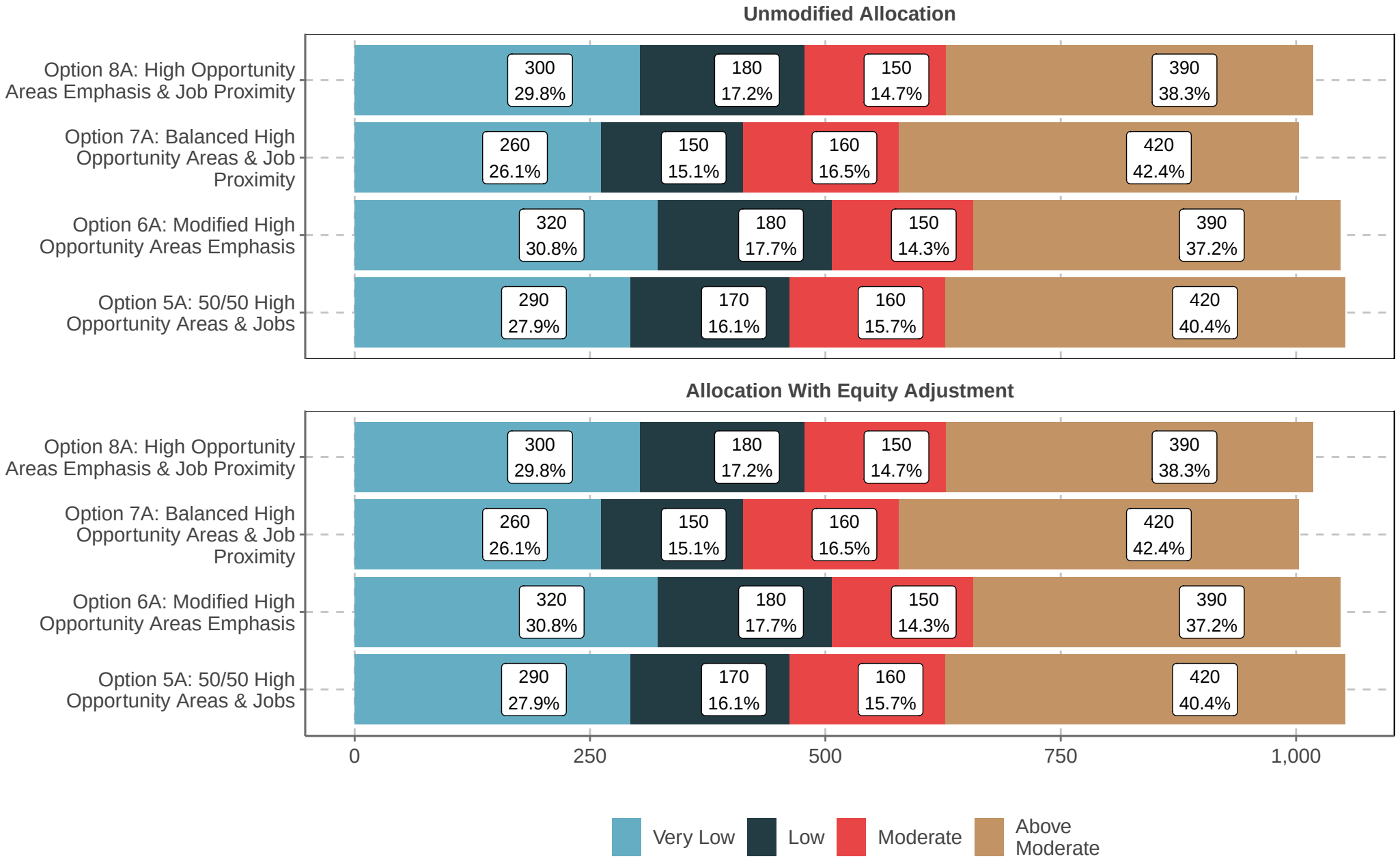
Appendix 1: Potential RHNA Allocation, Income Distribution
Fairfax
(2019 households: 3386)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



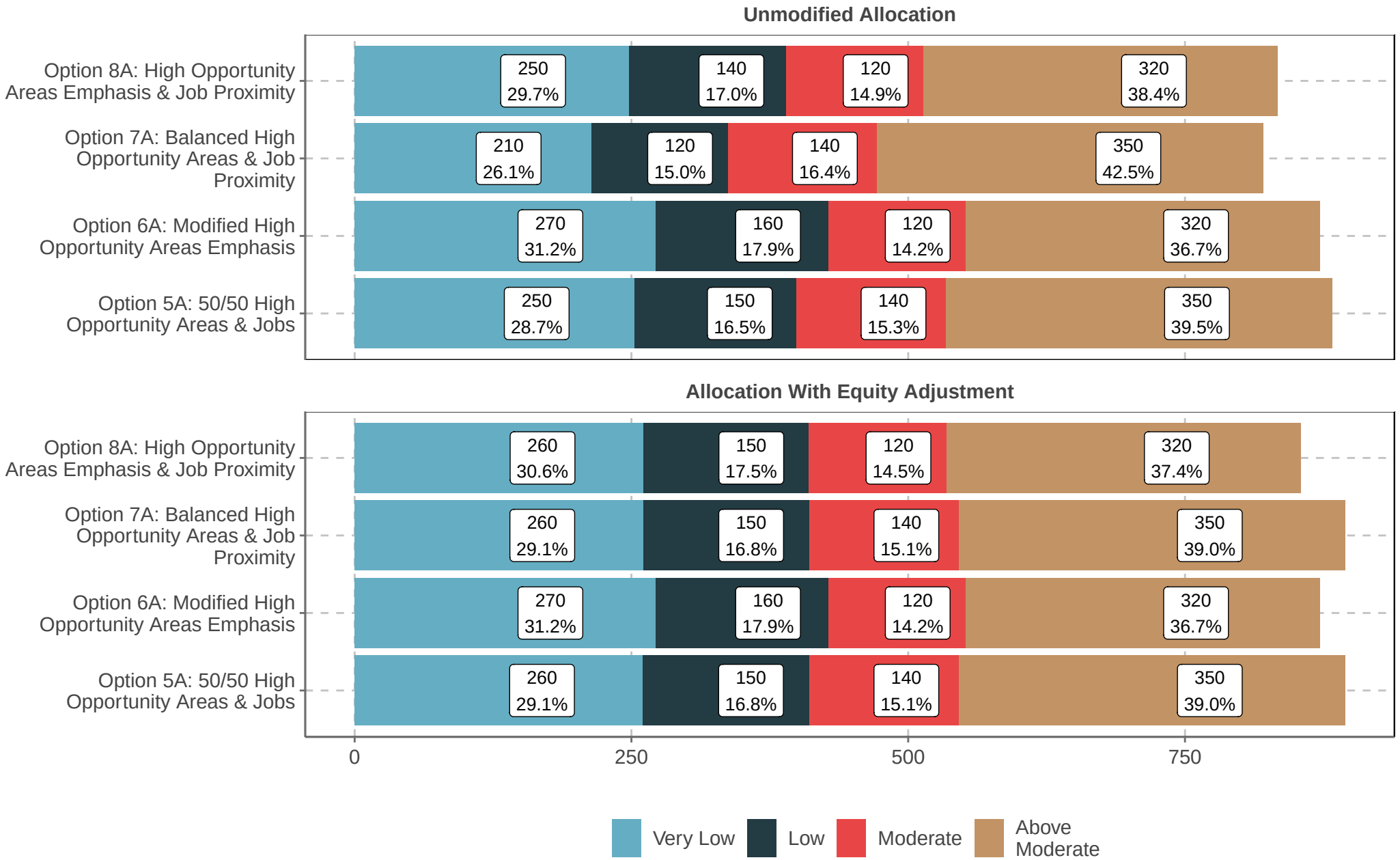
Appendix 1: Potential RHNA Allocation, Income Distribution
Larkspur
(2019 households: 6020)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



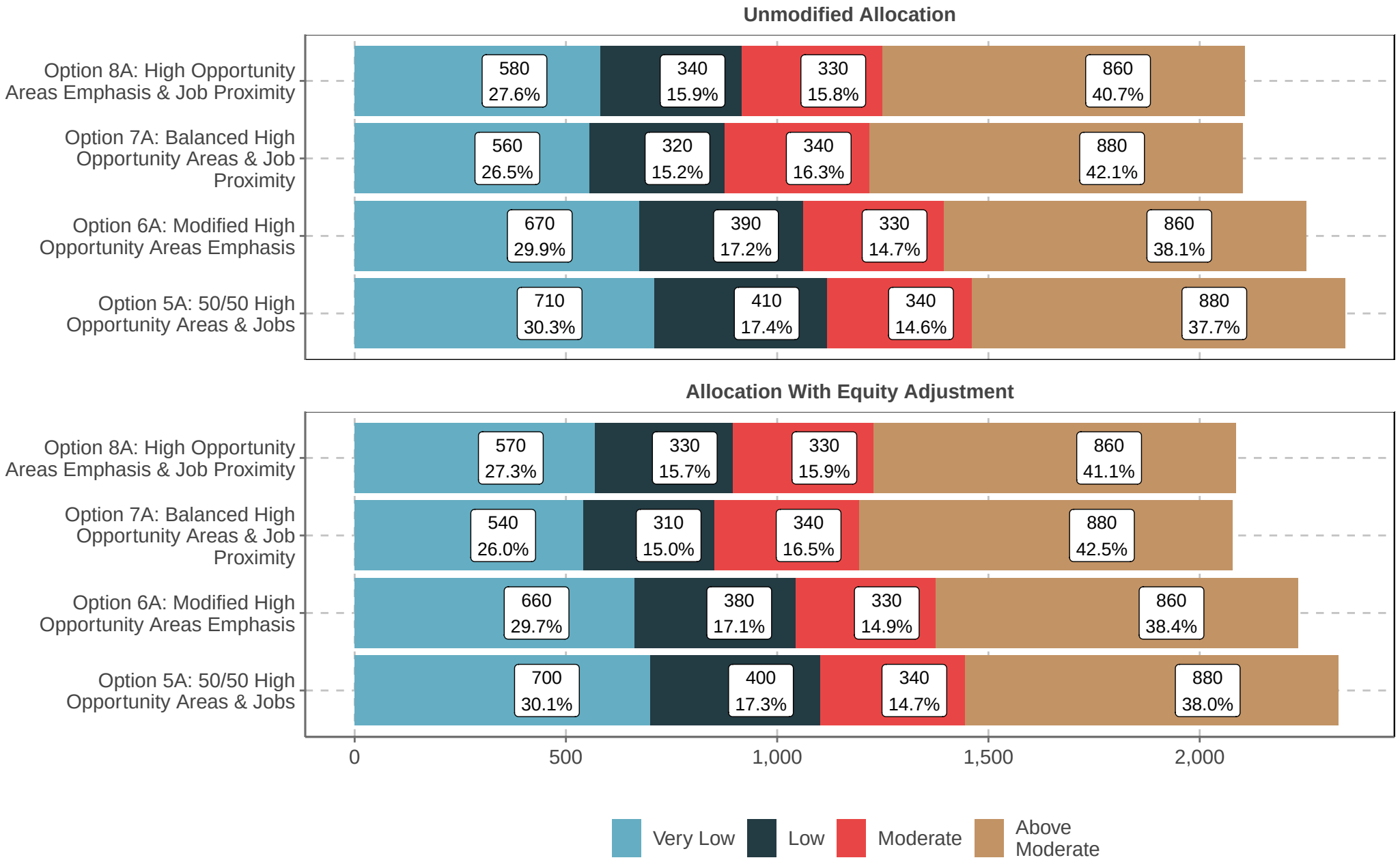
Appendix 1: Potential RHNA Allocation, Income Distribution
Mill Valley
(2019 households: 6201)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



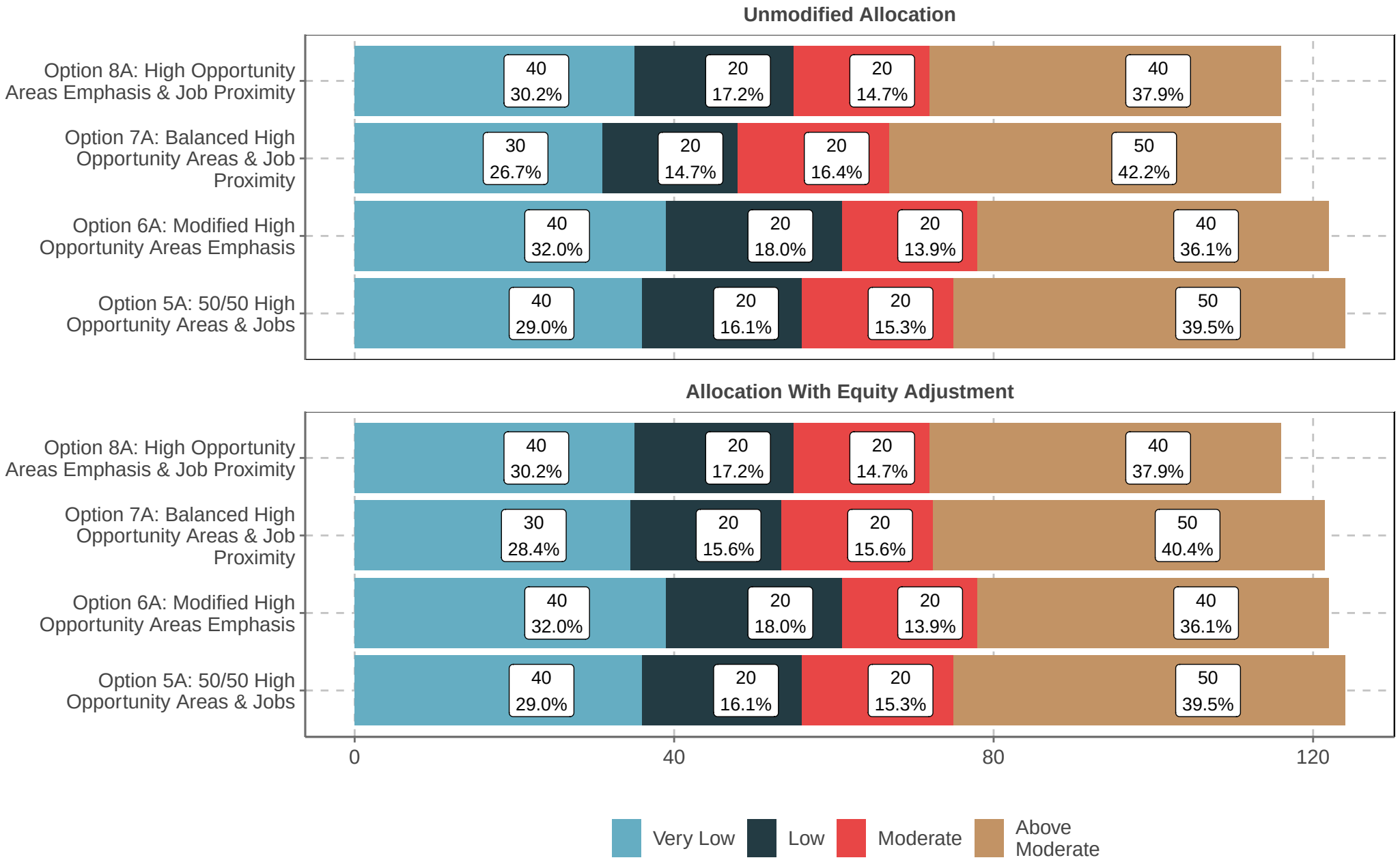
Appendix 1: Potential RHNA Allocation, Income Distribution
Novato
(2019 households: 20445)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



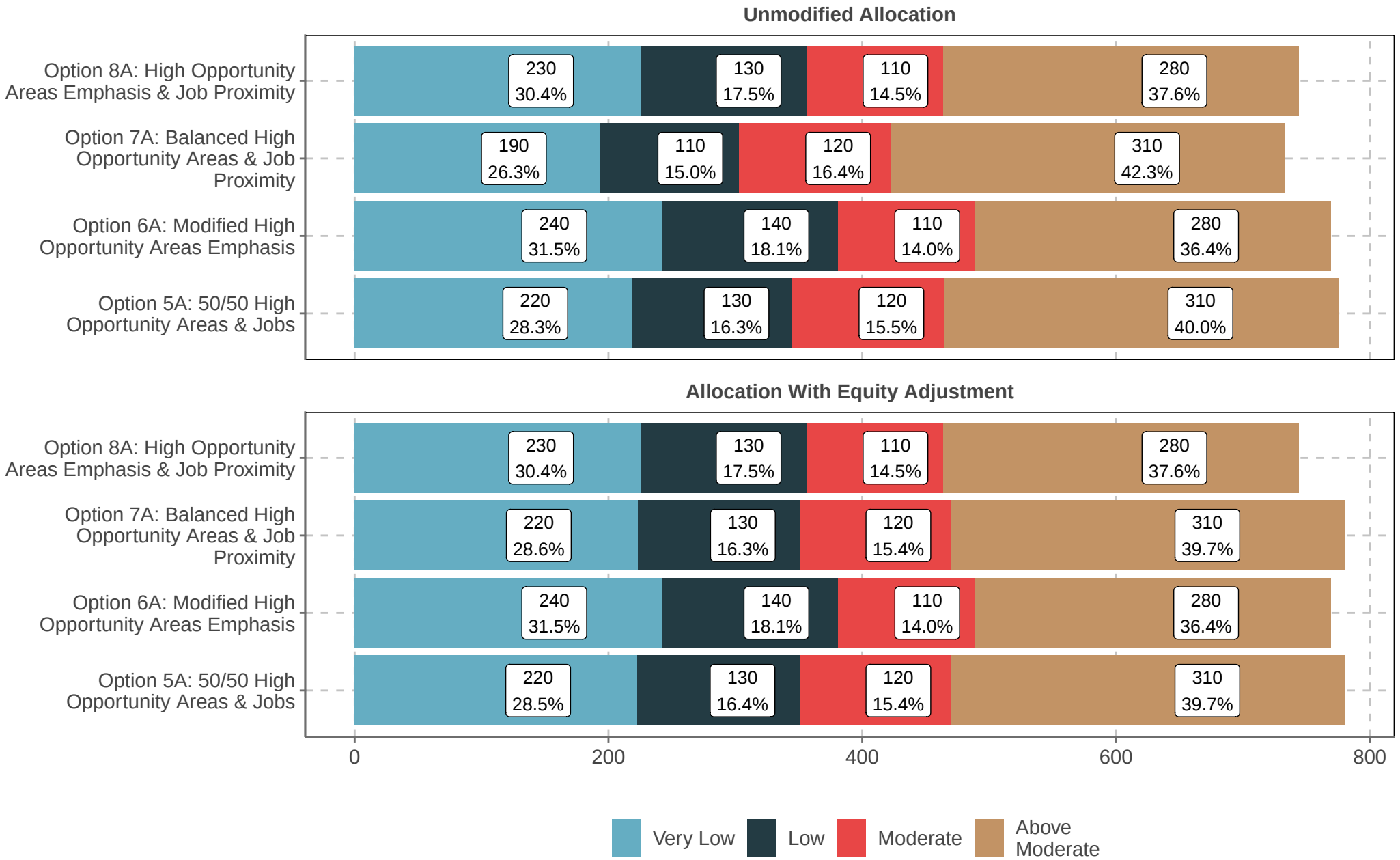
Appendix 1: Potential RHNA Allocation, Income Distribution
Ross
(2019 households: 807)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



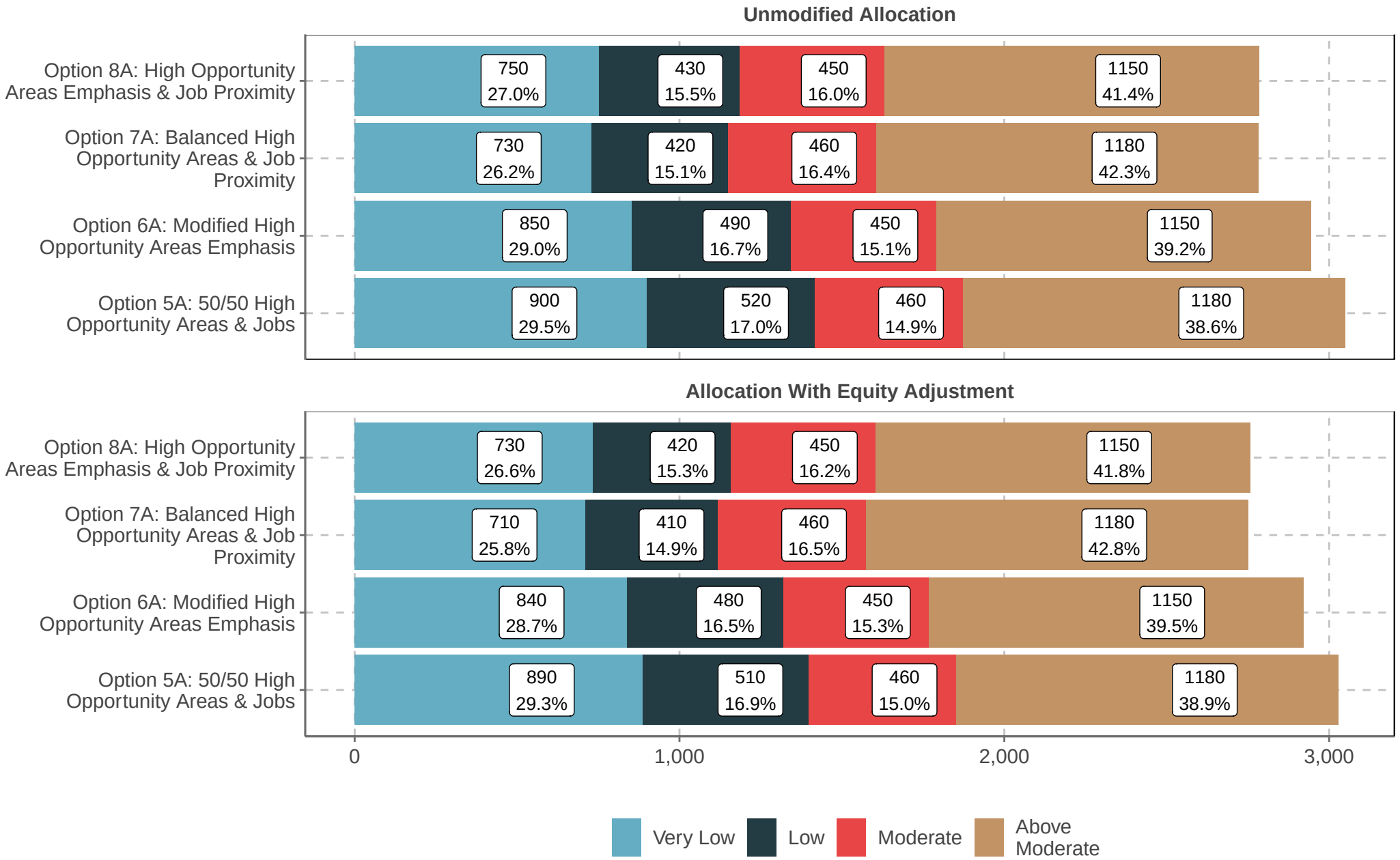
Appendix 1: Potential RHNA Allocation, Income Distribution
San Anselmo
(2019 households: 5293)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



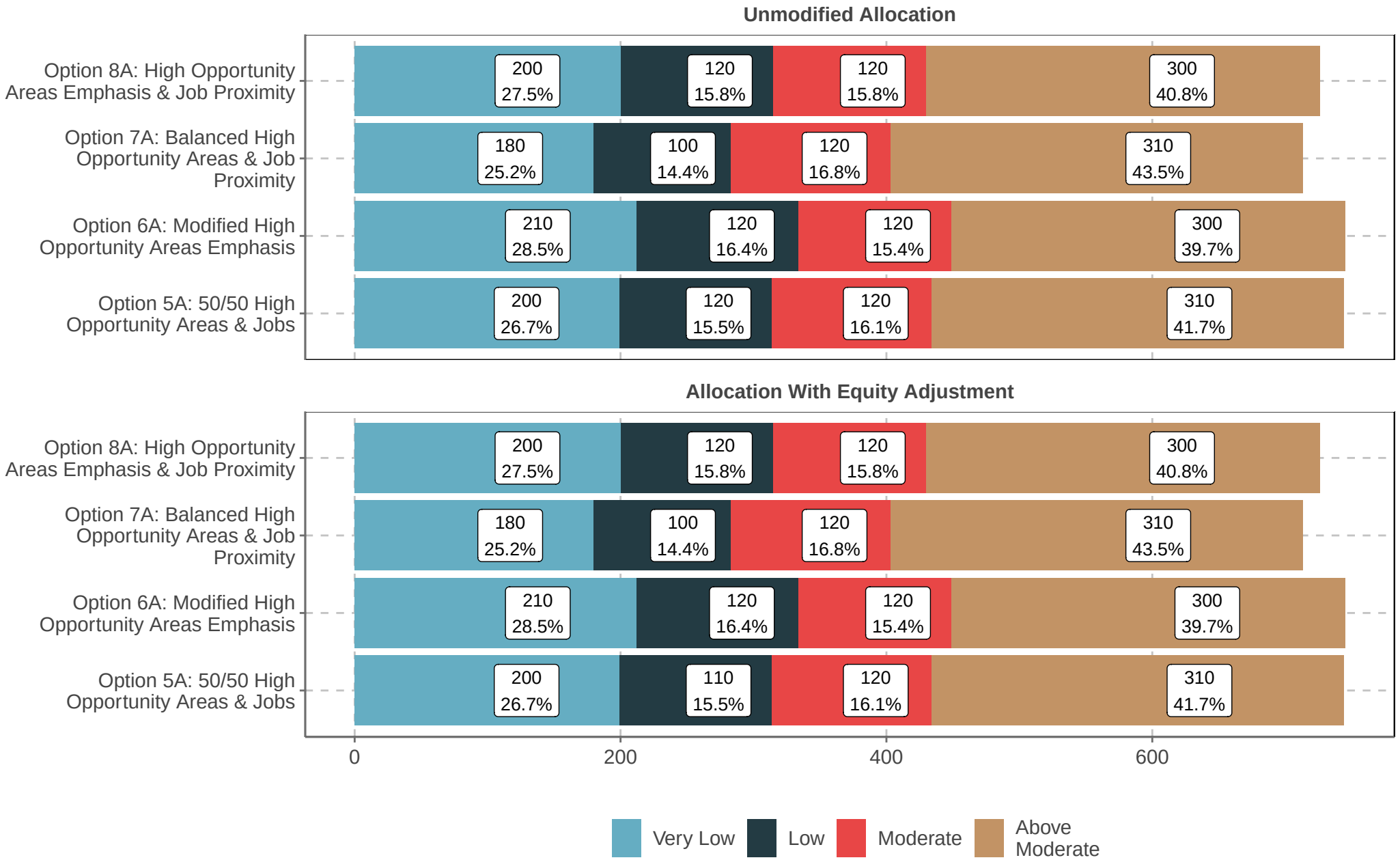
Appendix 1: Potential RHNA Allocation, Income Distribution
San Rafael
(2019 households: 22876)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



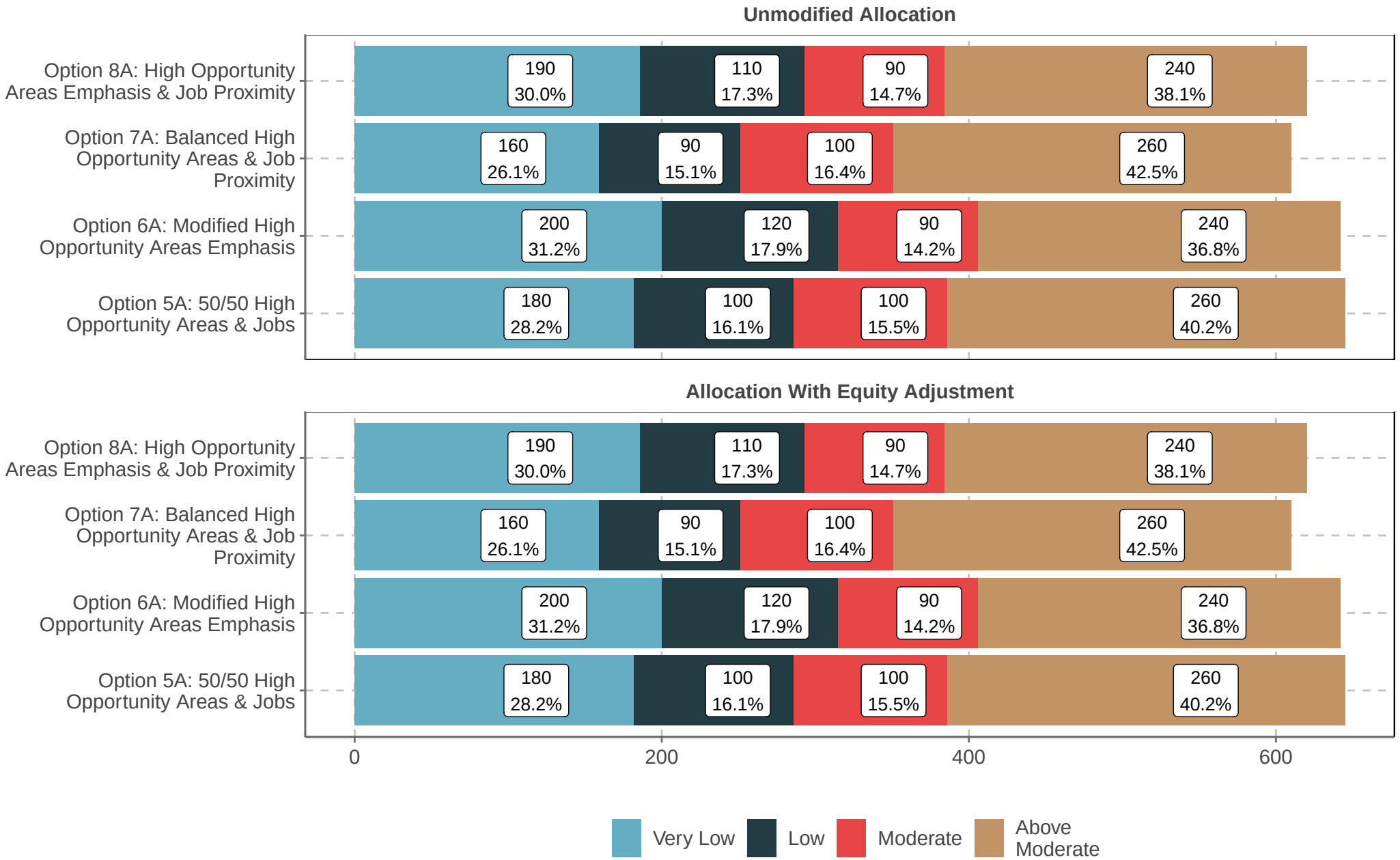
Appendix 1: Potential RHNA Allocation, Income Distribution
Sausalito
(2019 households: 4170)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



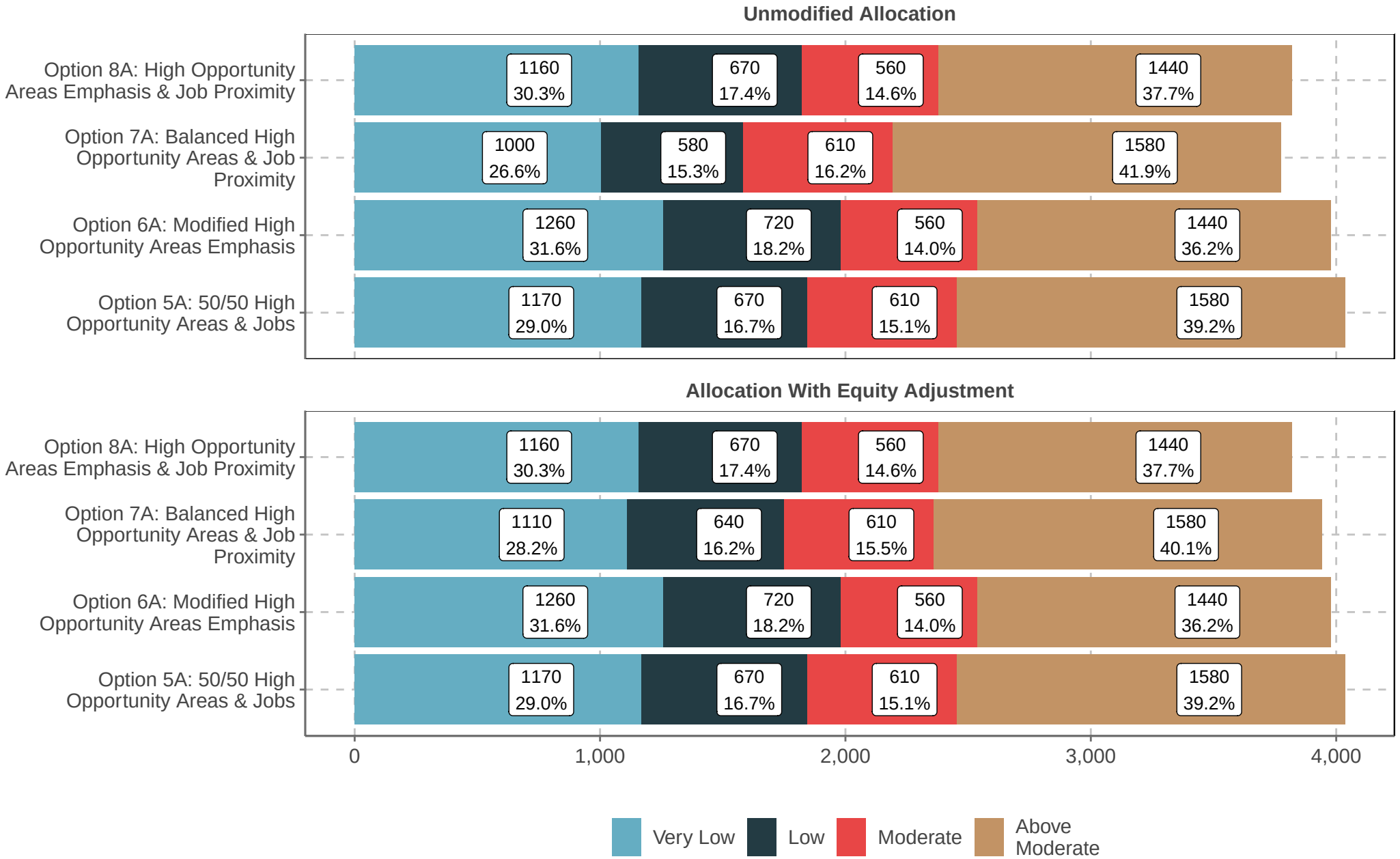
Appendix 1: Potential RHNA Allocation, Income Distribution
Tiburon
(2019 households: 3761)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



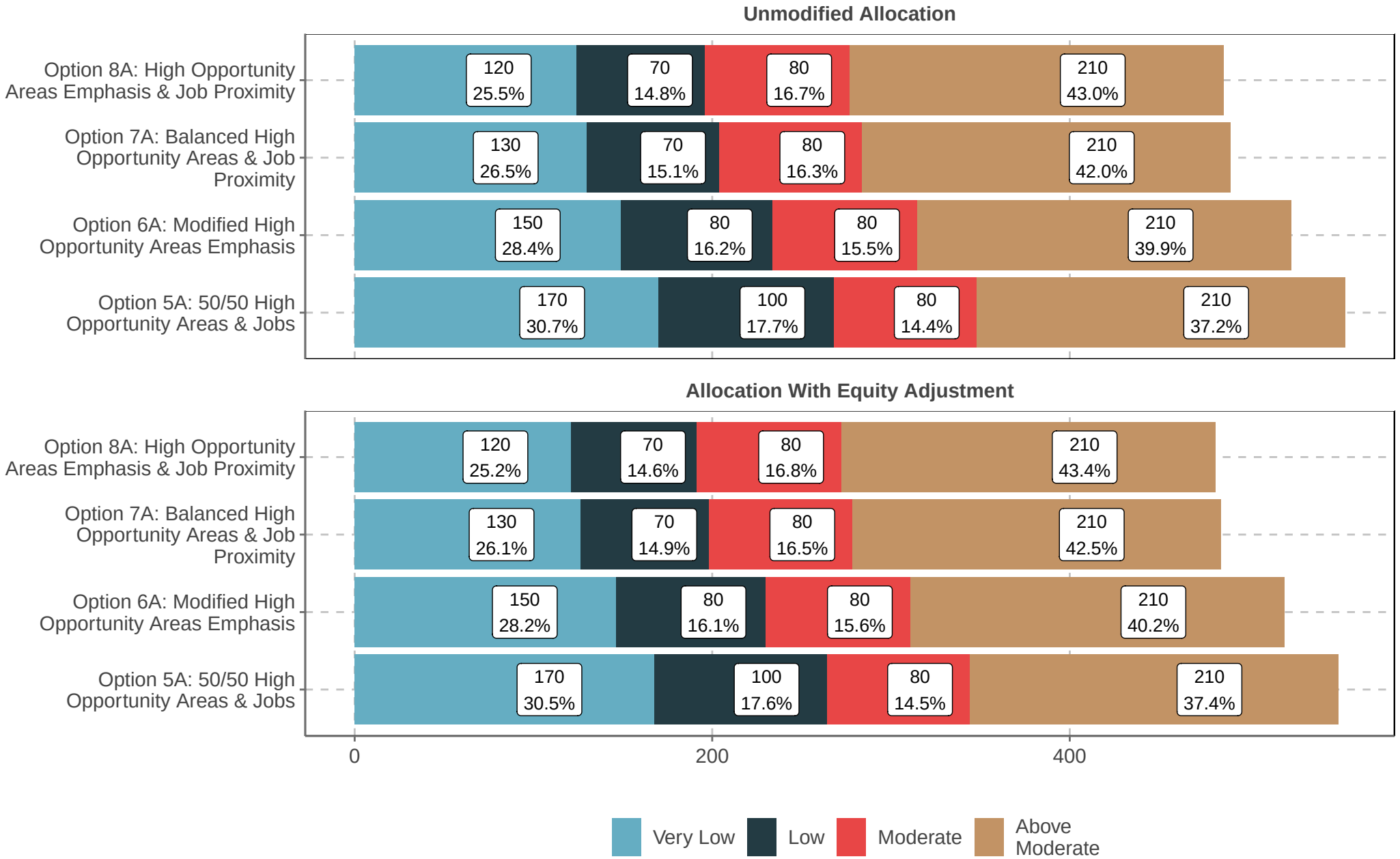
Appendix 1: Potential RHNA Allocation, Income Distribution
Uninc. Marin
(2019 households: 26421)
(Marin County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



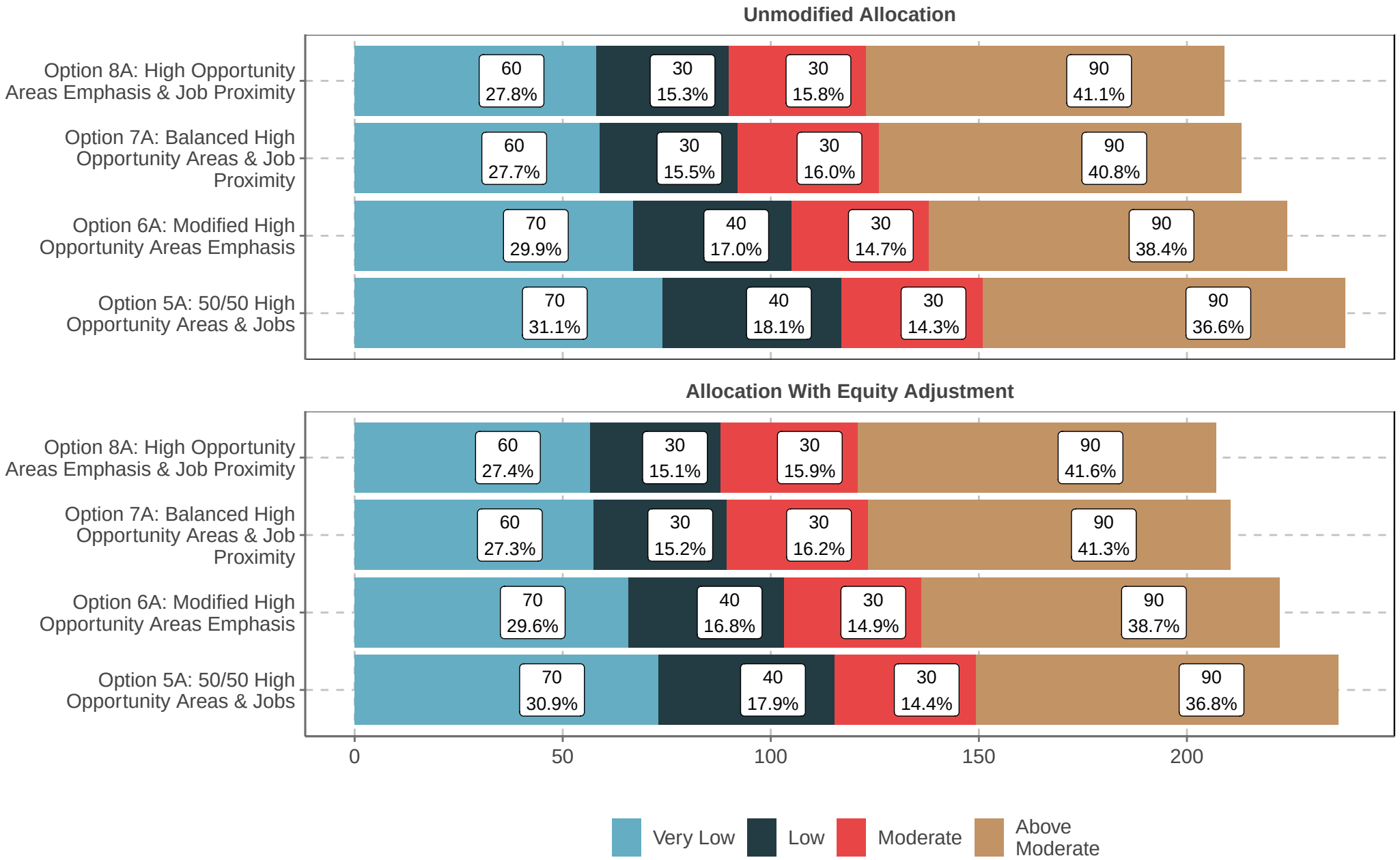
Appendix 1: Potential RHNA Allocation, Income Distribution
American Canyon
(2019 households: 5884)
(Napa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



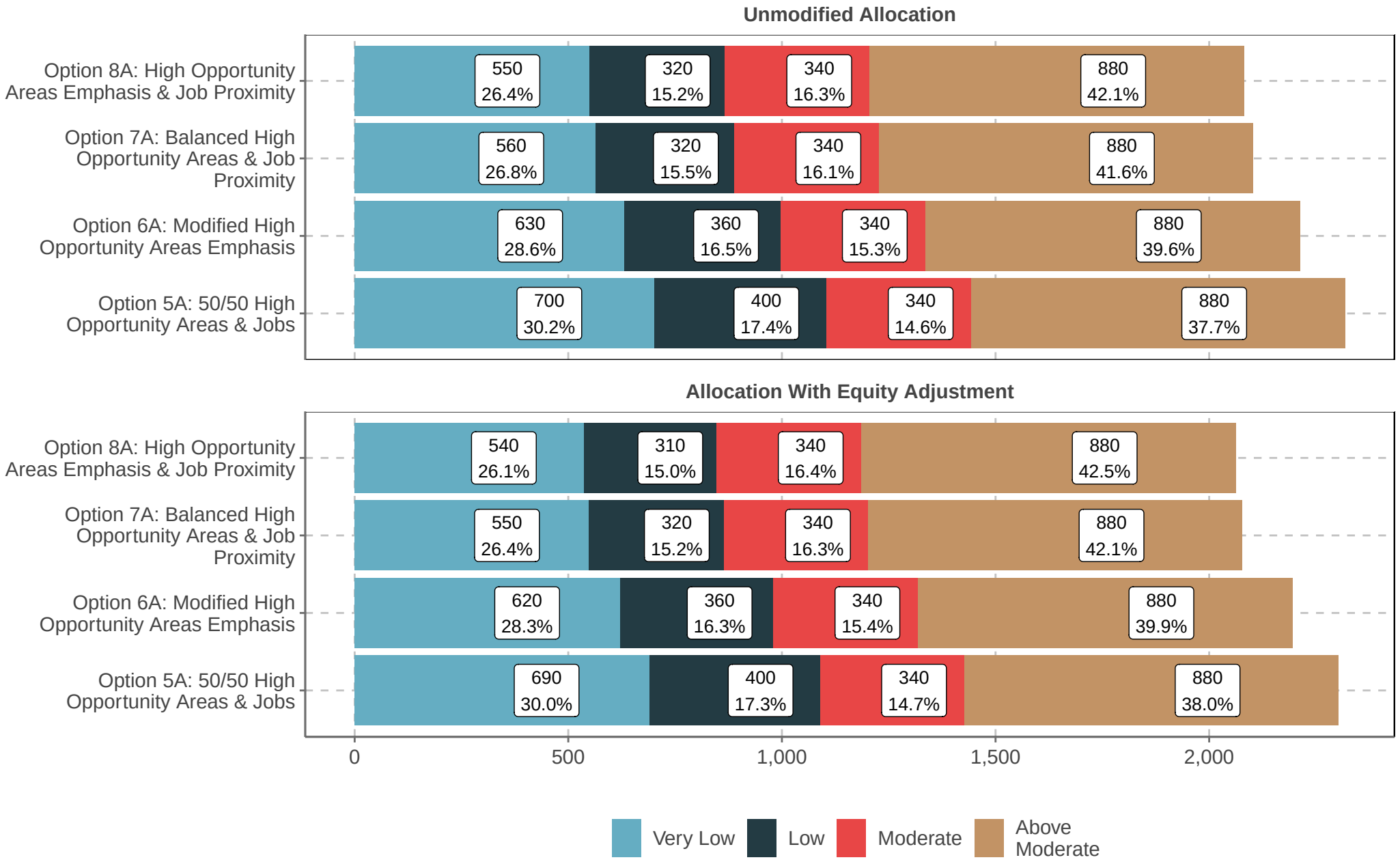
Appendix 1: Potential RHNA Allocation, Income Distribution
Calistoga
(2019 households: 2100)
(Napa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



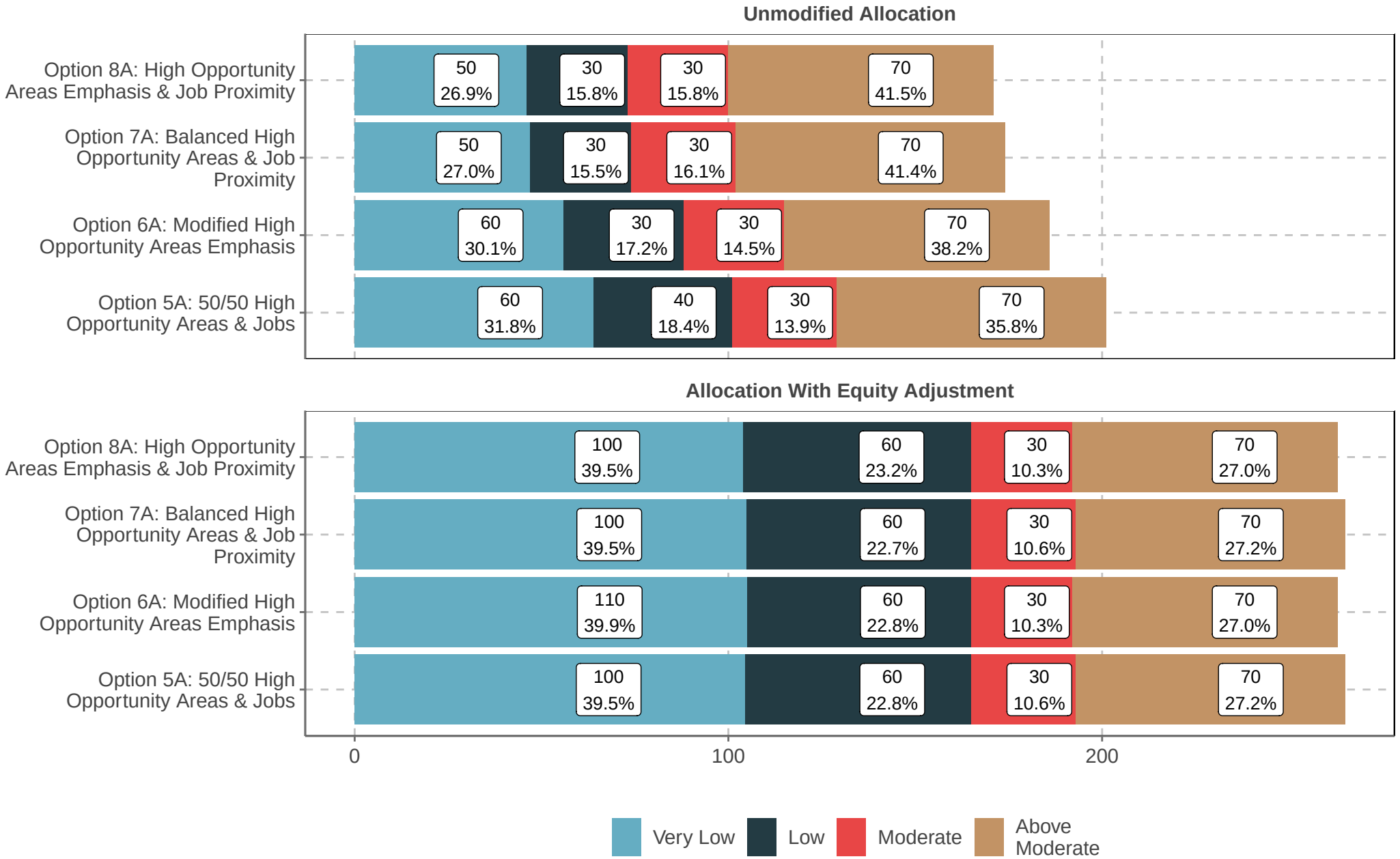
Appendix 1: Potential RHNA Allocation, Income Distribution
Napa
(2019 households: 28619)
(Napa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



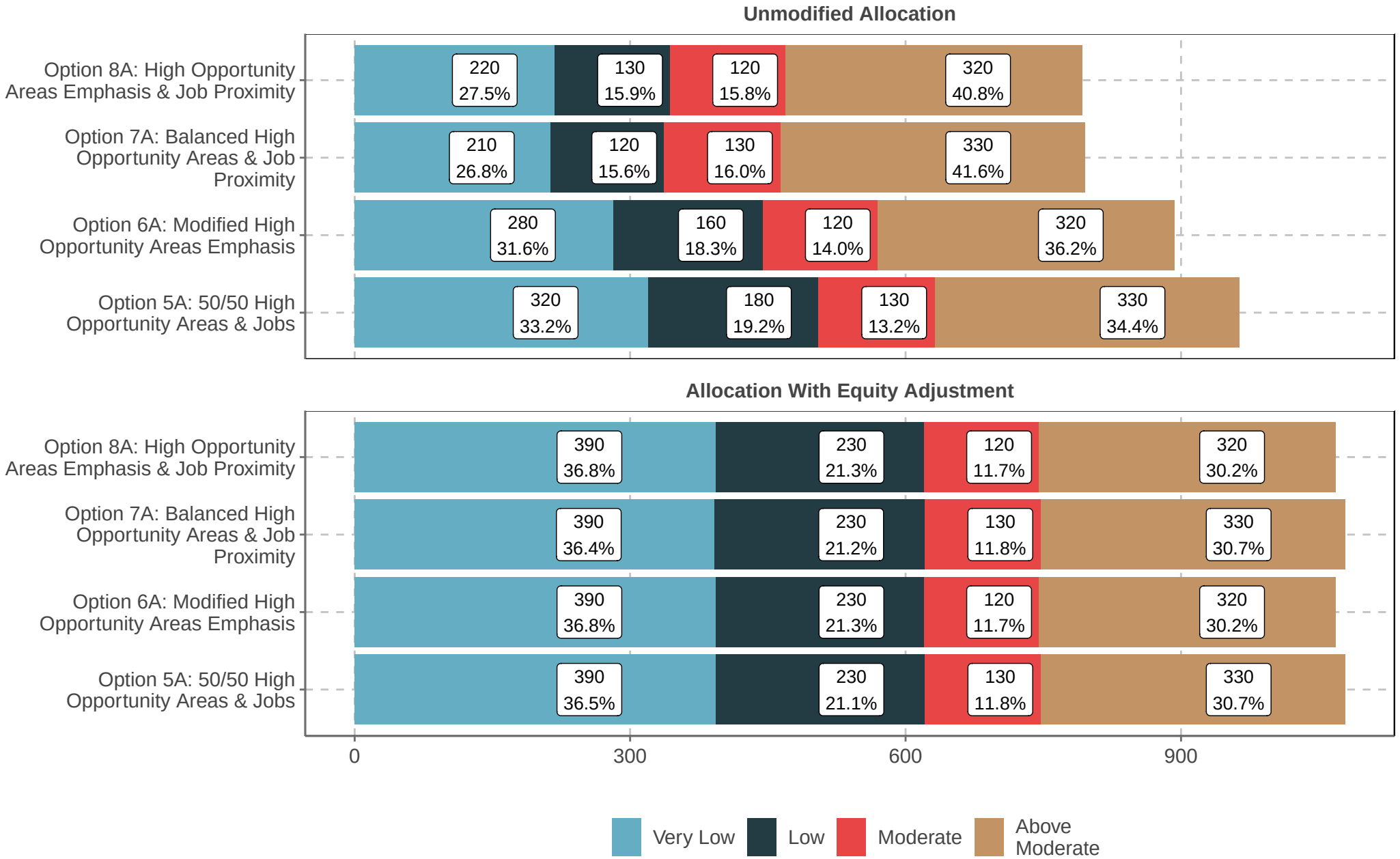
Appendix 1: Potential RHNA Allocation, Income Distribution
St. Helena
(2019 households: 2492)
(Napa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



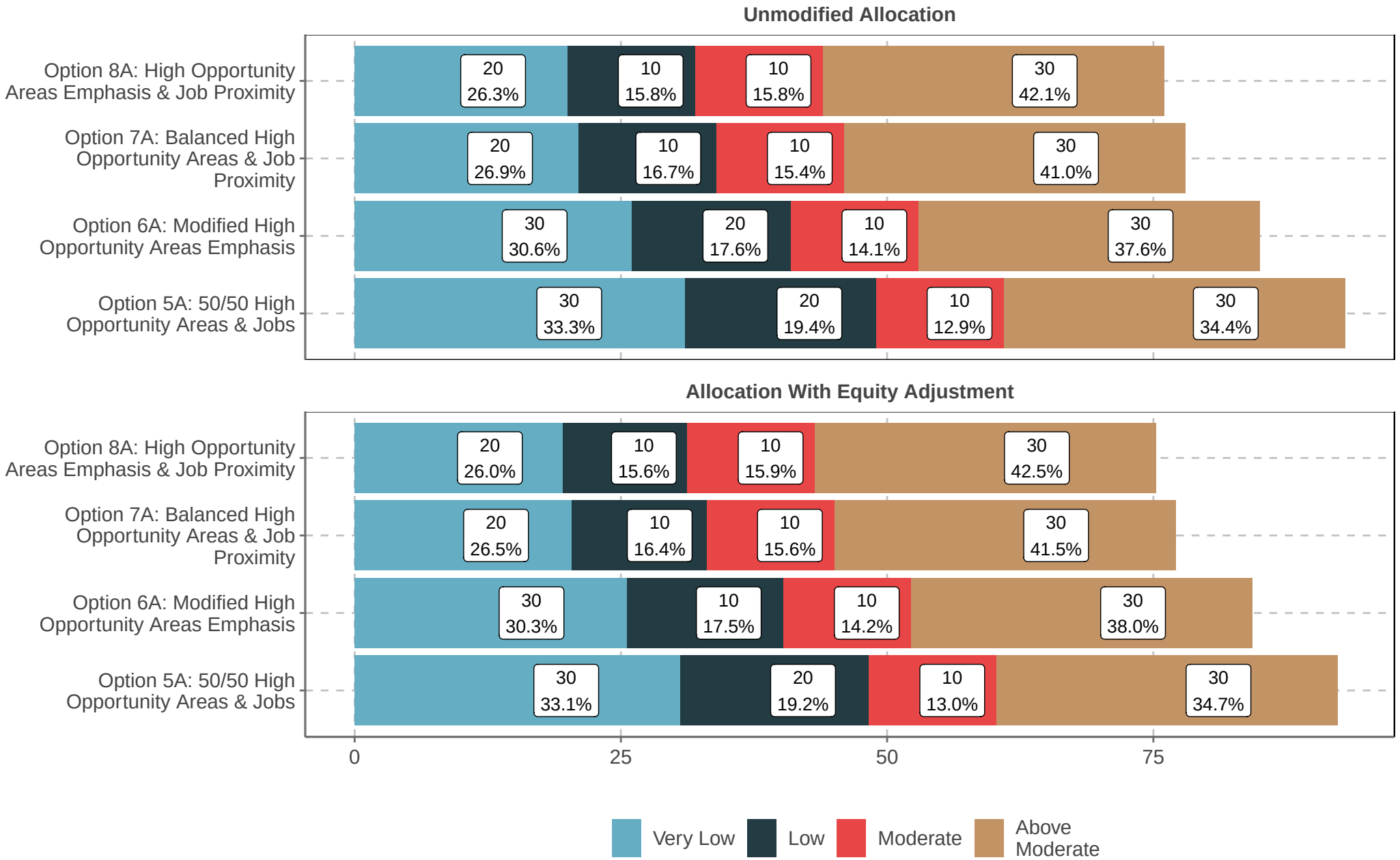
Appendix 1: Potential RHNA Allocation, Income Distribution
Uninc. Napa
(2019 households: 9373)
(Napa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



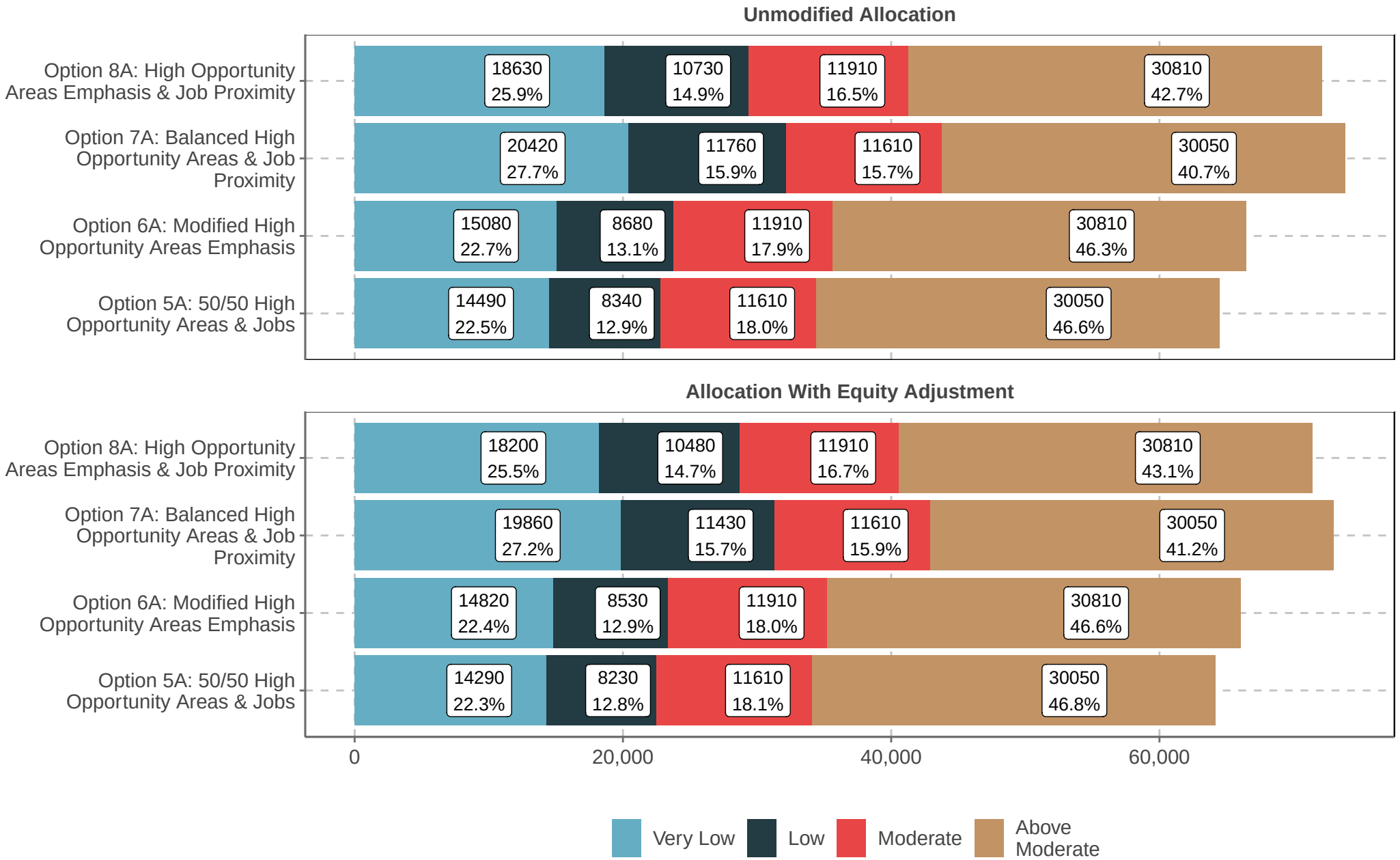
Appendix 1: Potential RHNA Allocation, Income Distribution
Yountville
(2019 households: 1113)
(Napa County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



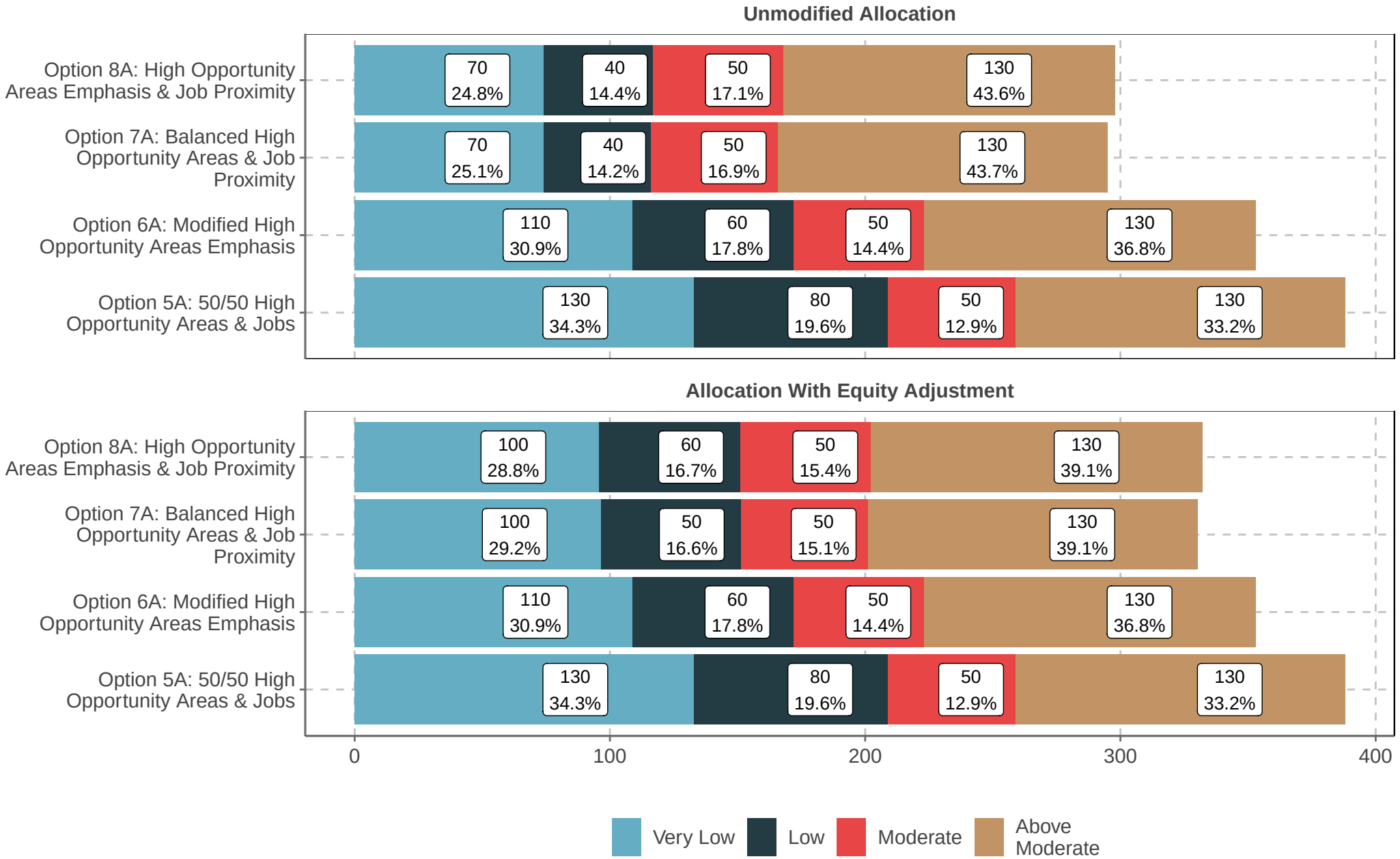
Appendix 1: Potential RHNA Allocation, Income Distribution
San Francisco
(2019 households: 365197)
(San Francisco County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



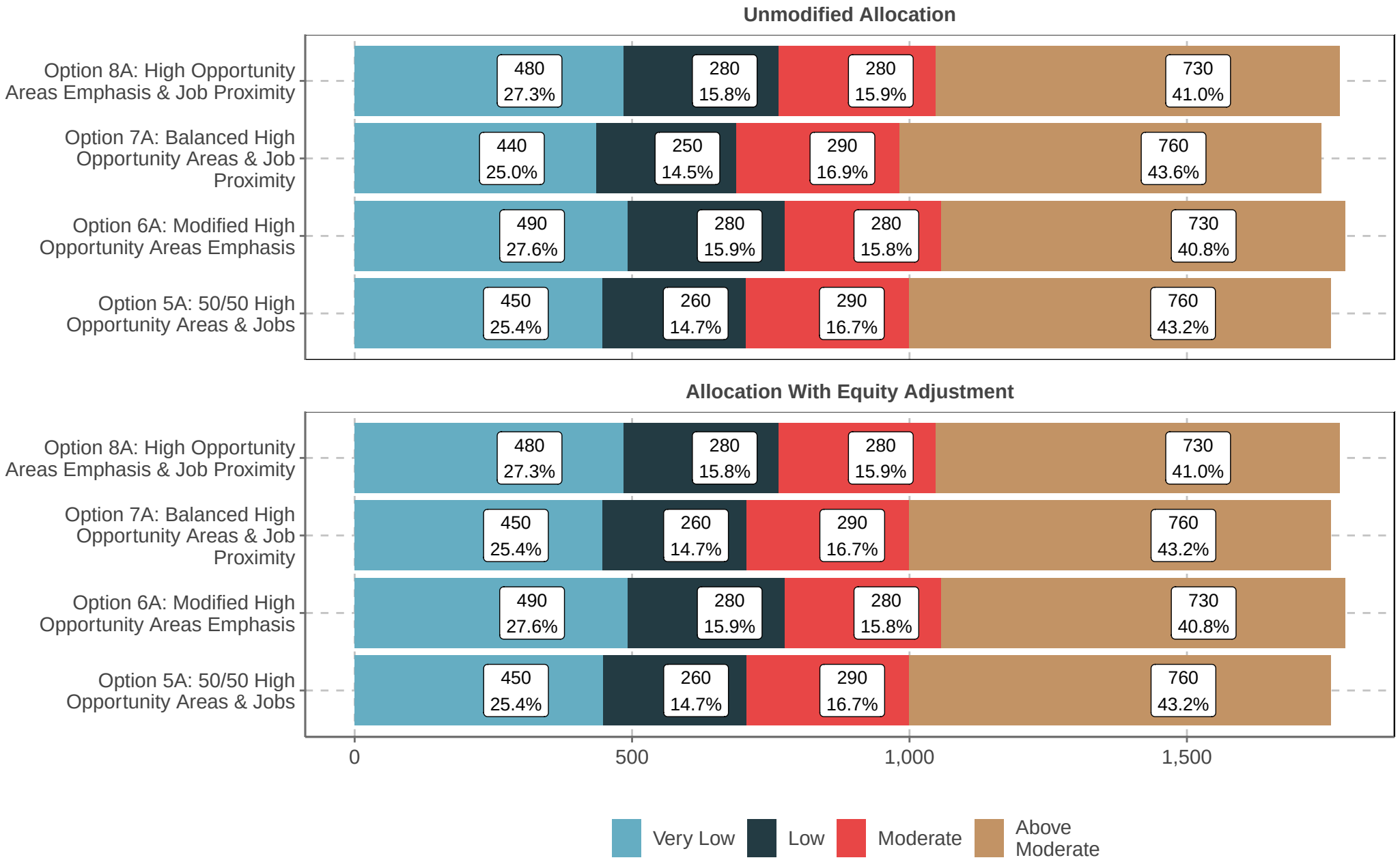
Appendix 1: Potential RHNA Allocation, Income Distribution
Atherton
(2019 households: 2284)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



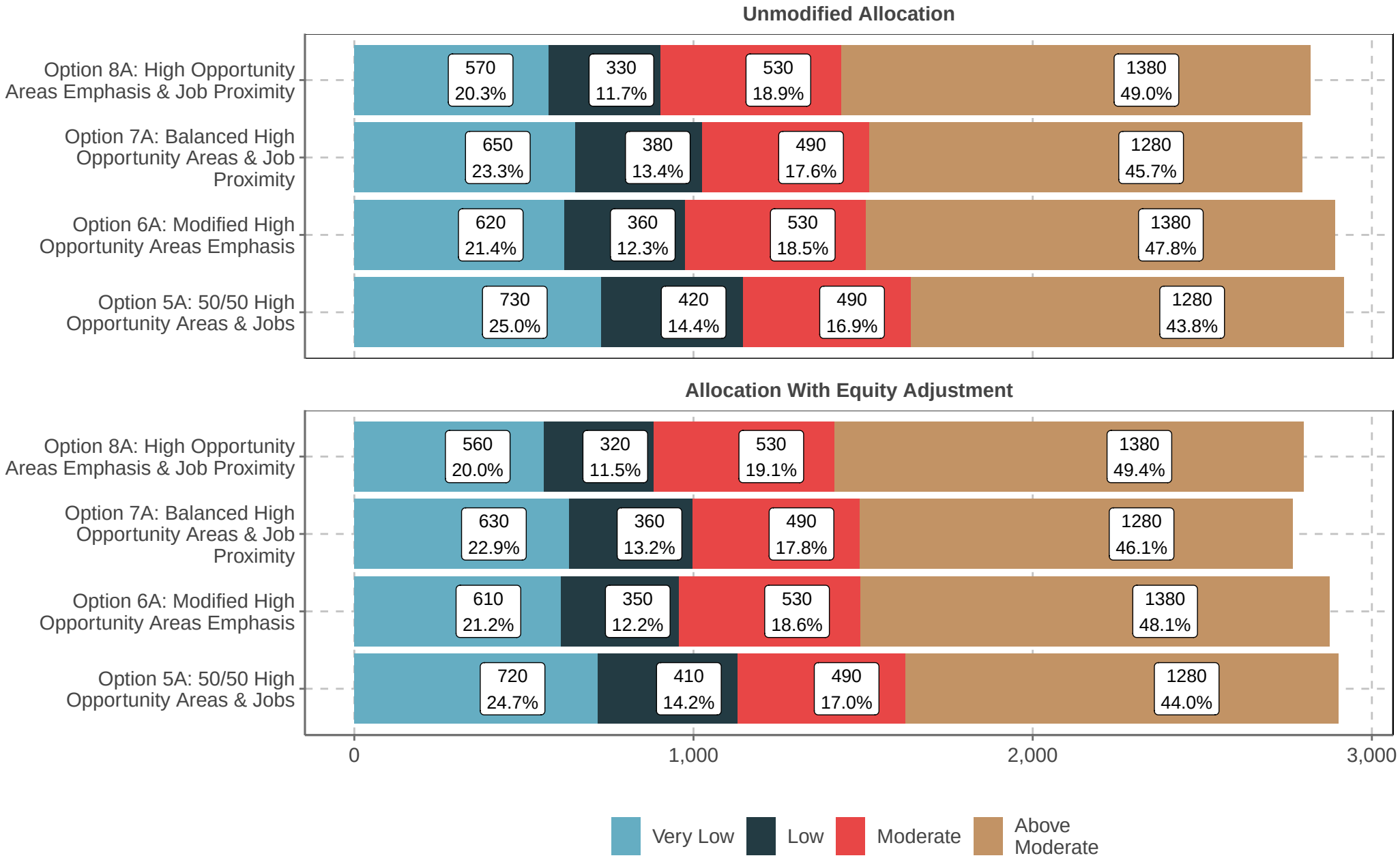
Appendix 1: Potential RHNA Allocation, Income Distribution
Belmont
(2019 households: 10658)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



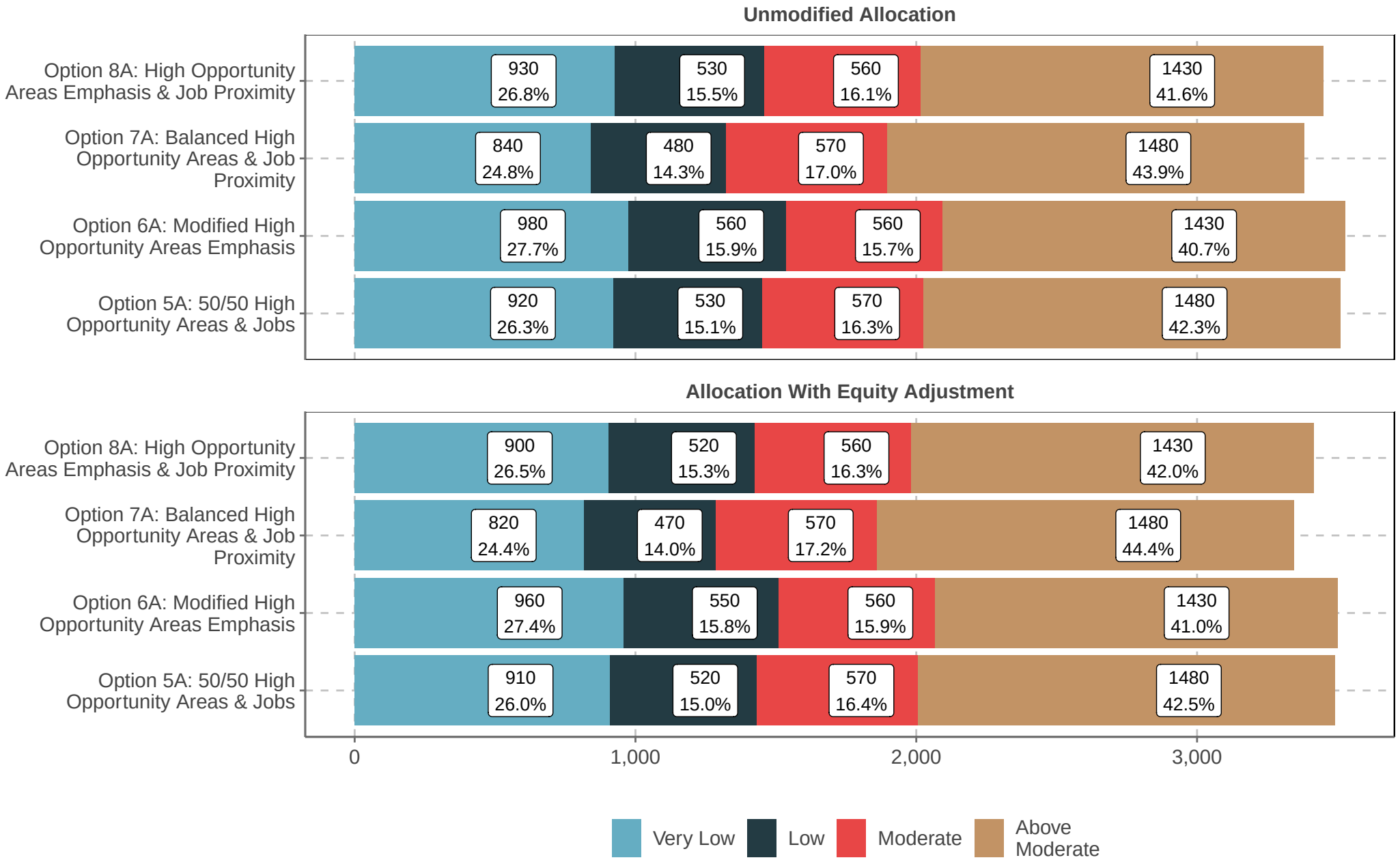
Appendix 1: Potential RHNA Allocation, Income Distribution
Brisbane
(2019 households: 1913)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



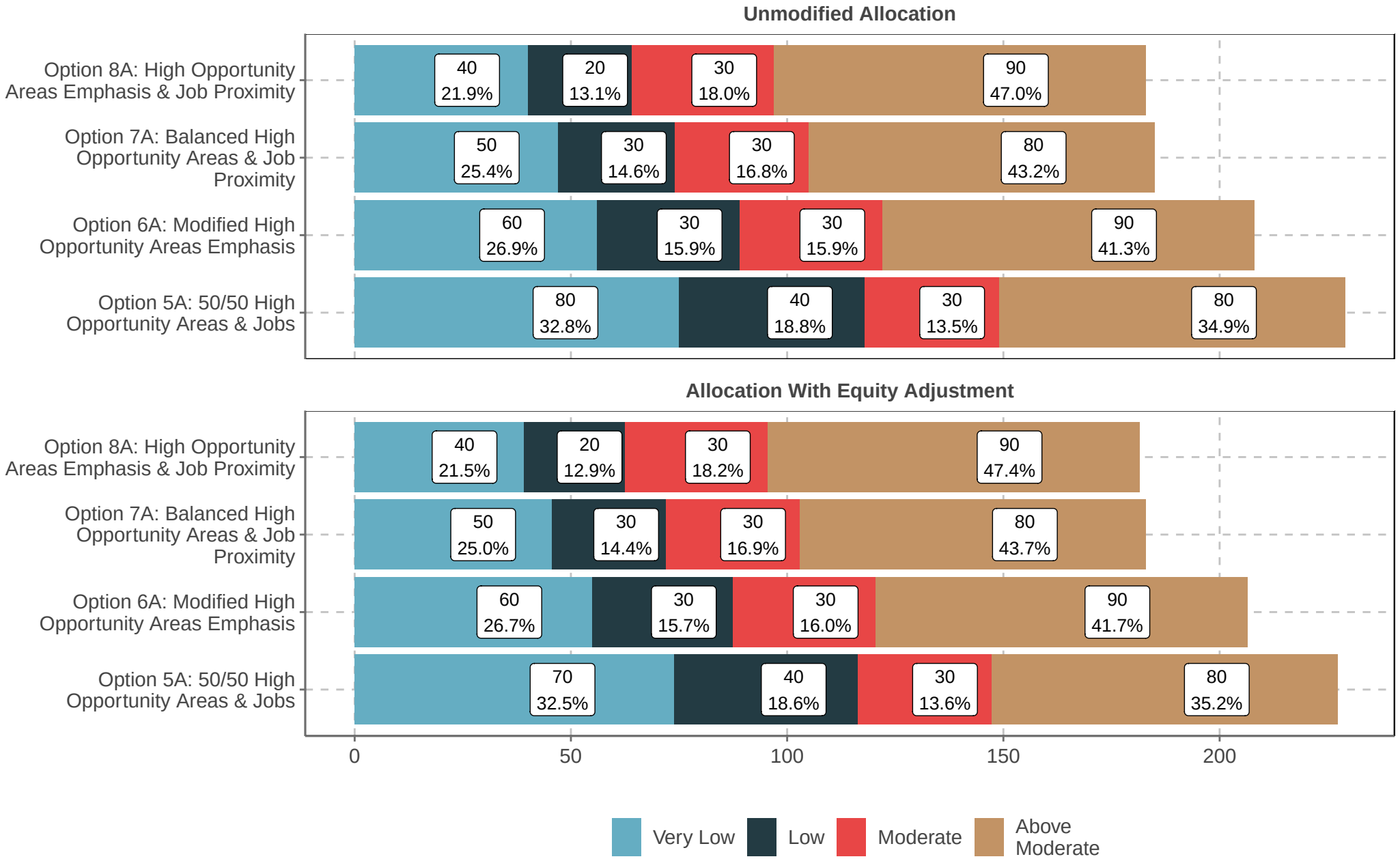
Appendix 1: Potential RHNA Allocation, Income Distribution
Burlingame
(2019 households: 12465)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



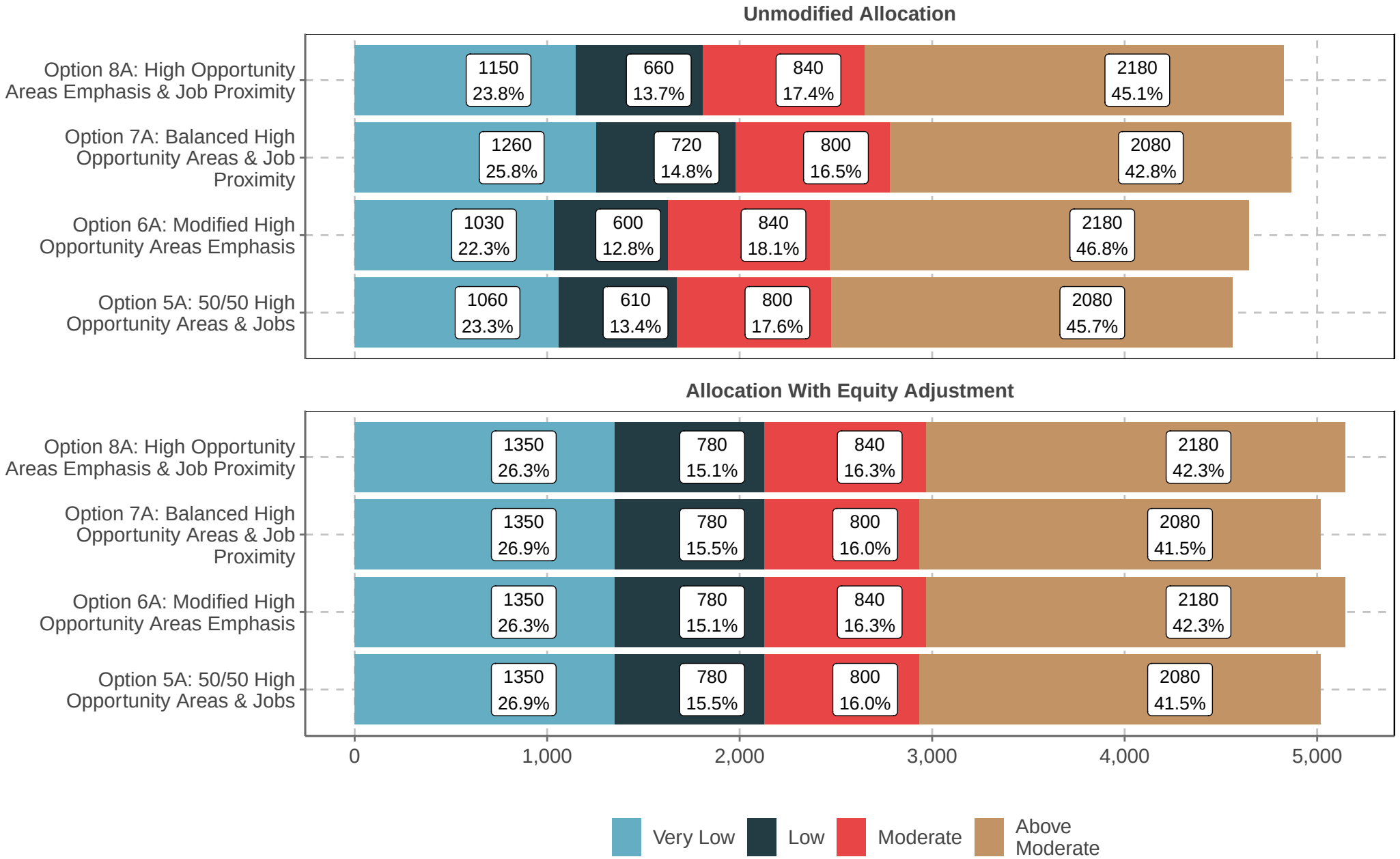
Appendix 1: Potential RHNA Allocation, Income Distribution
Colma
(2019 households: 435)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



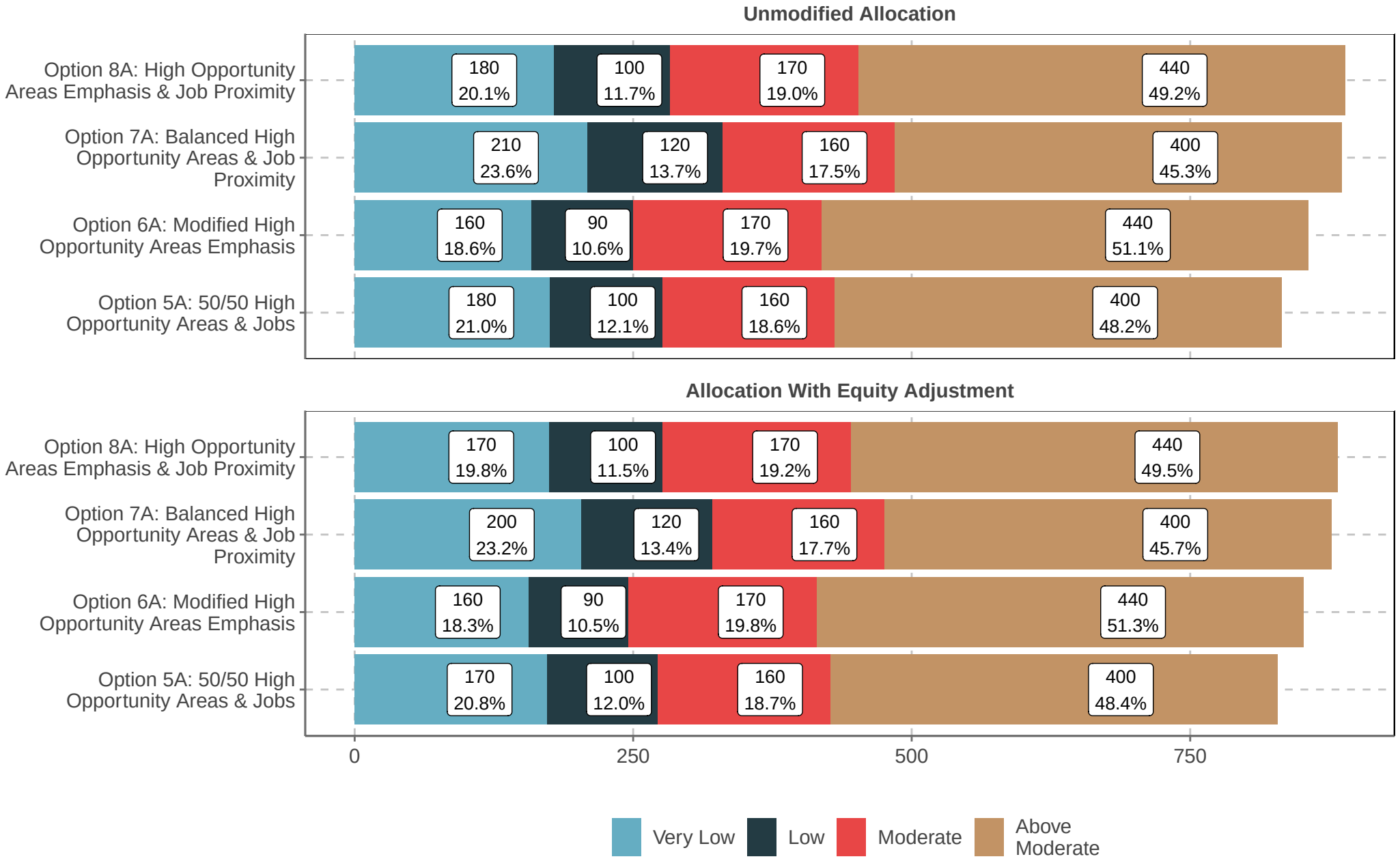
Appendix 1: Potential RHNA Allocation, Income Distribution
Daly City
(2019 households: 32151)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



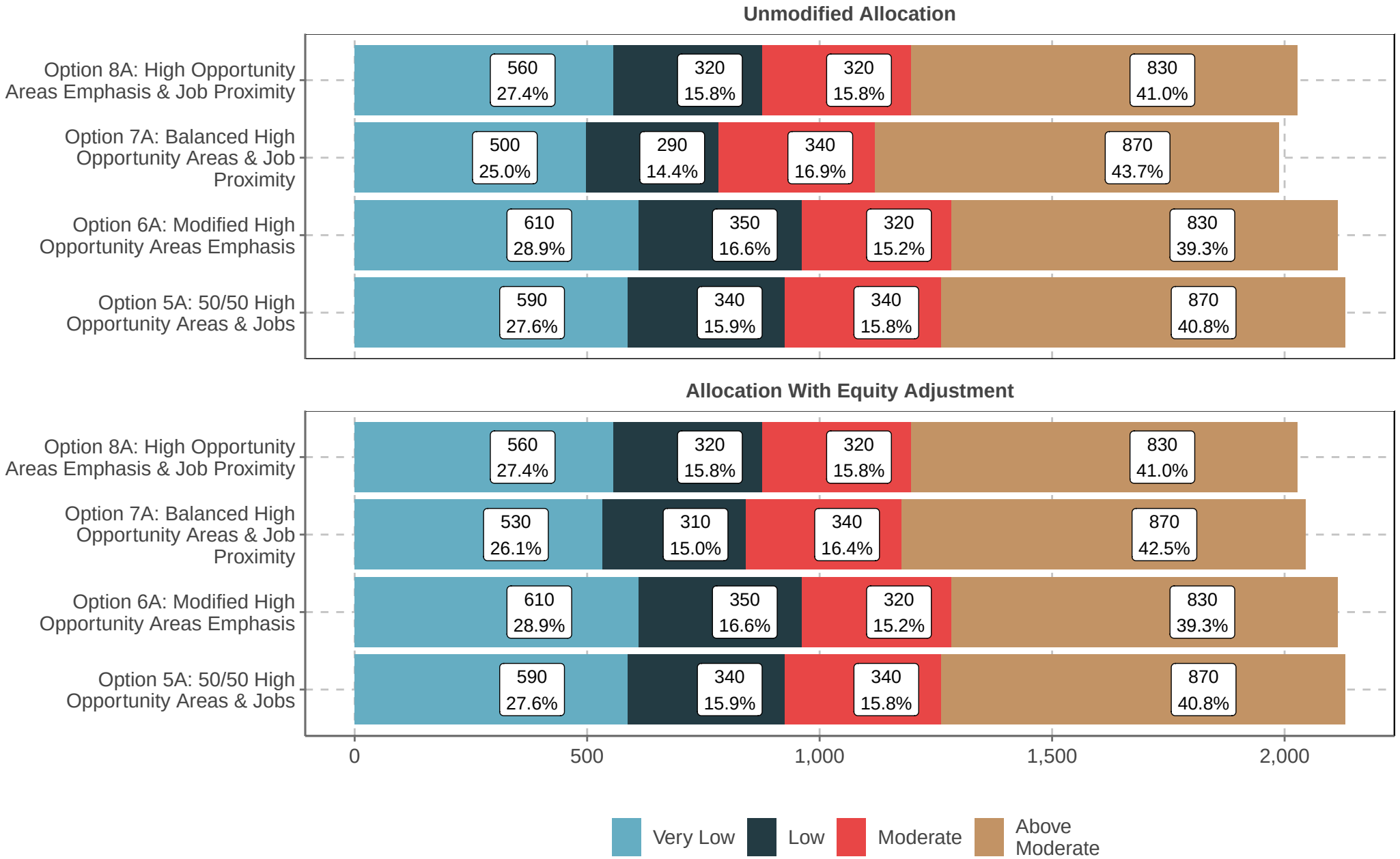
Appendix 1: Potential RHNA Allocation, Income Distribution
East Palo Alto
(2019 households: 7202)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



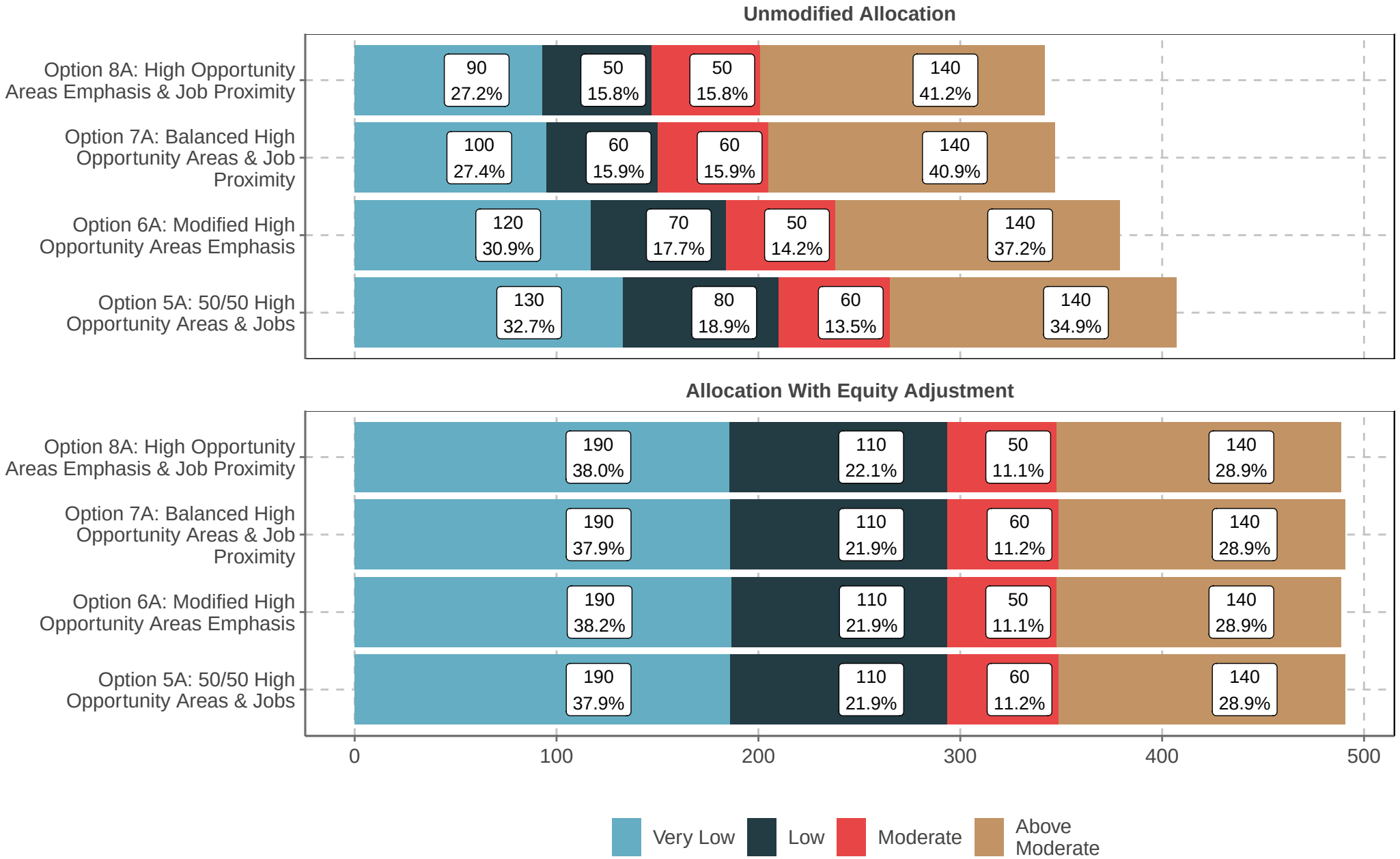
Appendix 1: Potential RHNA Allocation, Income Distribution
Foster City
(2019 households: 12696)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



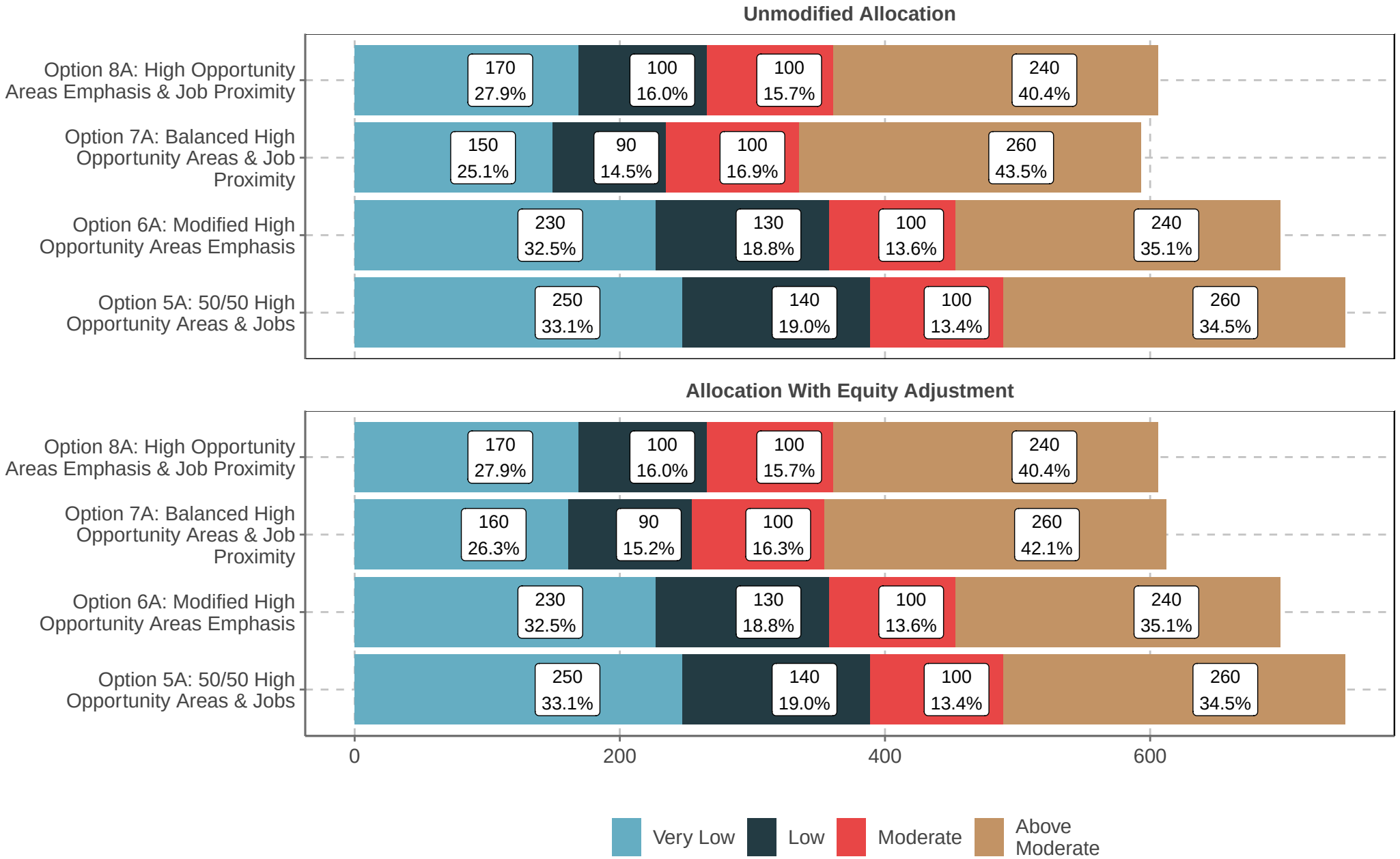
Appendix 1: Potential RHNA Allocation, Income Distribution
Half Moon Bay
(2019 households: 4434)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



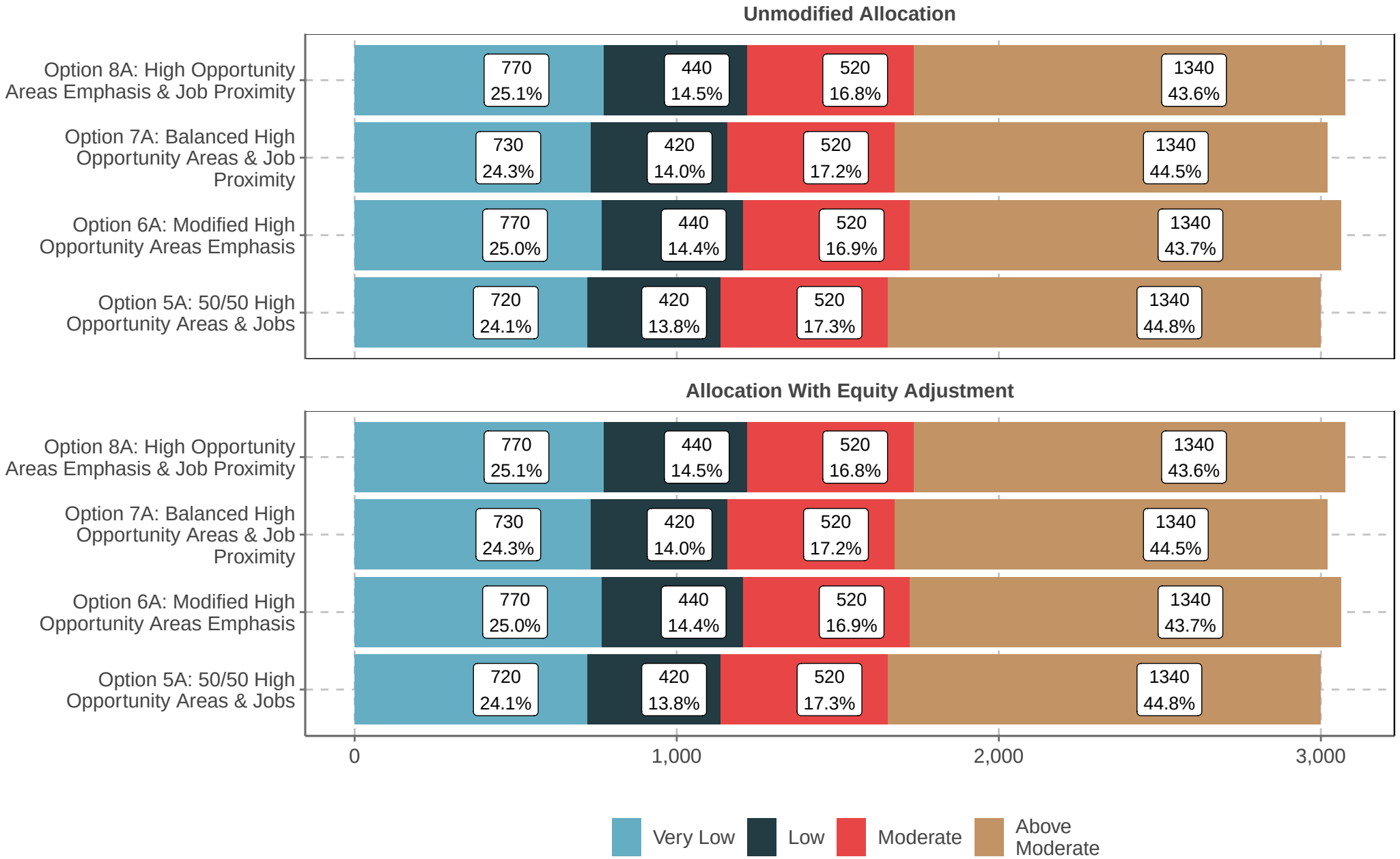
Appendix 1: Potential RHNA Allocation, Income Distribution
Hillsborough
(2019 households: 3843)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



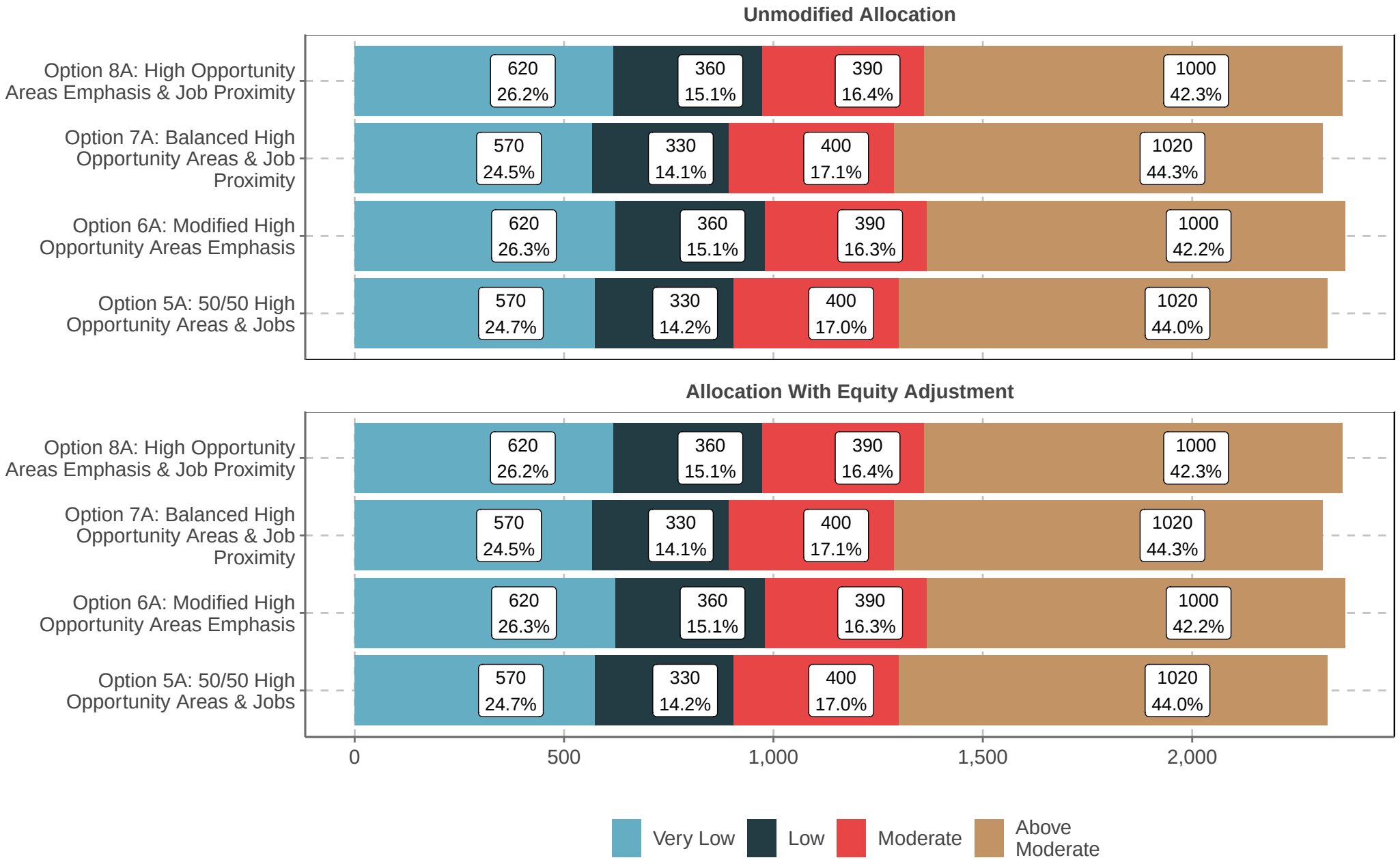
Appendix 1: Potential RHNA Allocation, Income Distribution
Menlo Park
(2019 households: 13277)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



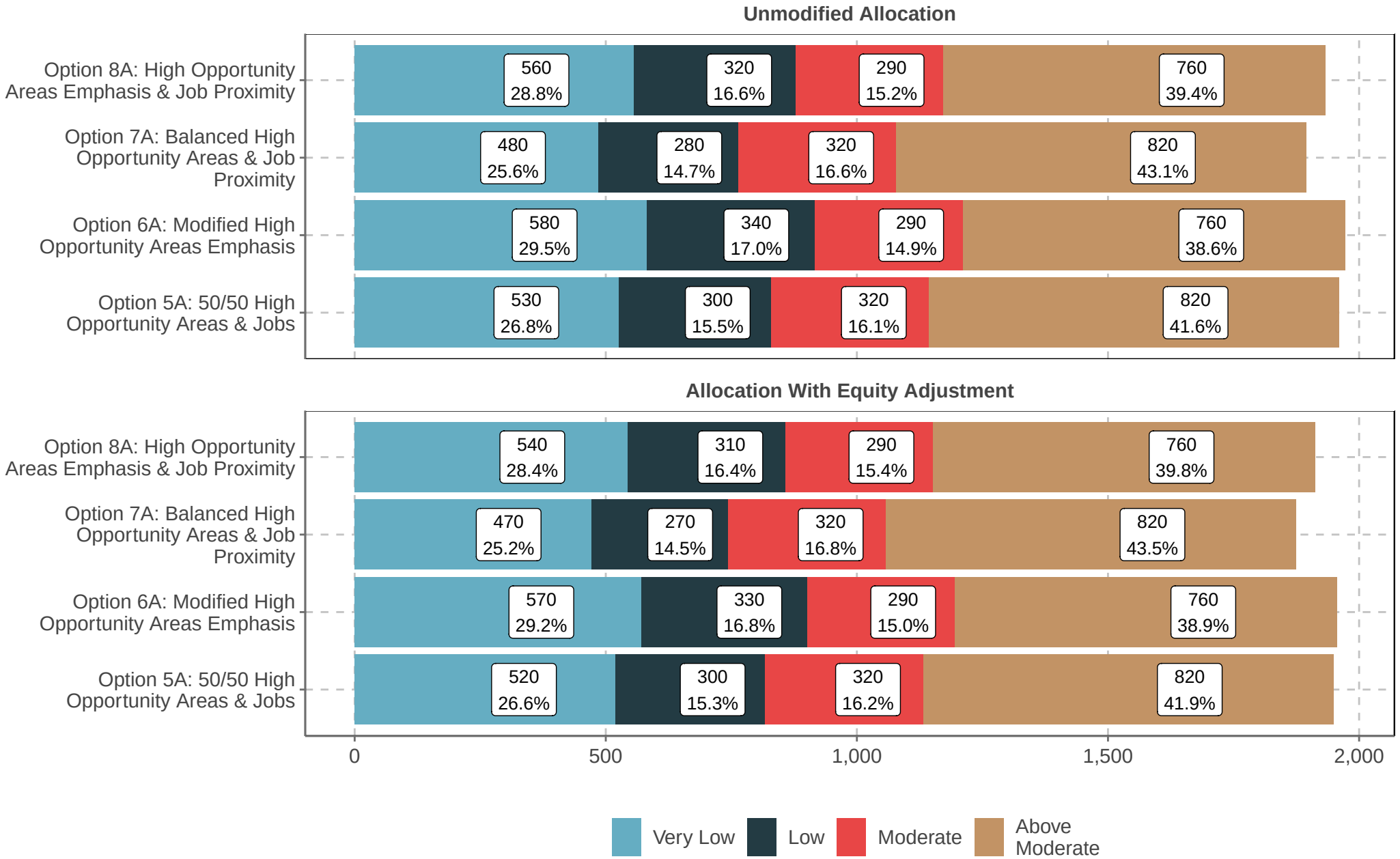
Appendix 1: Potential RHNA Allocation, Income Distribution
Millbrae
(2019 households: 8241)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



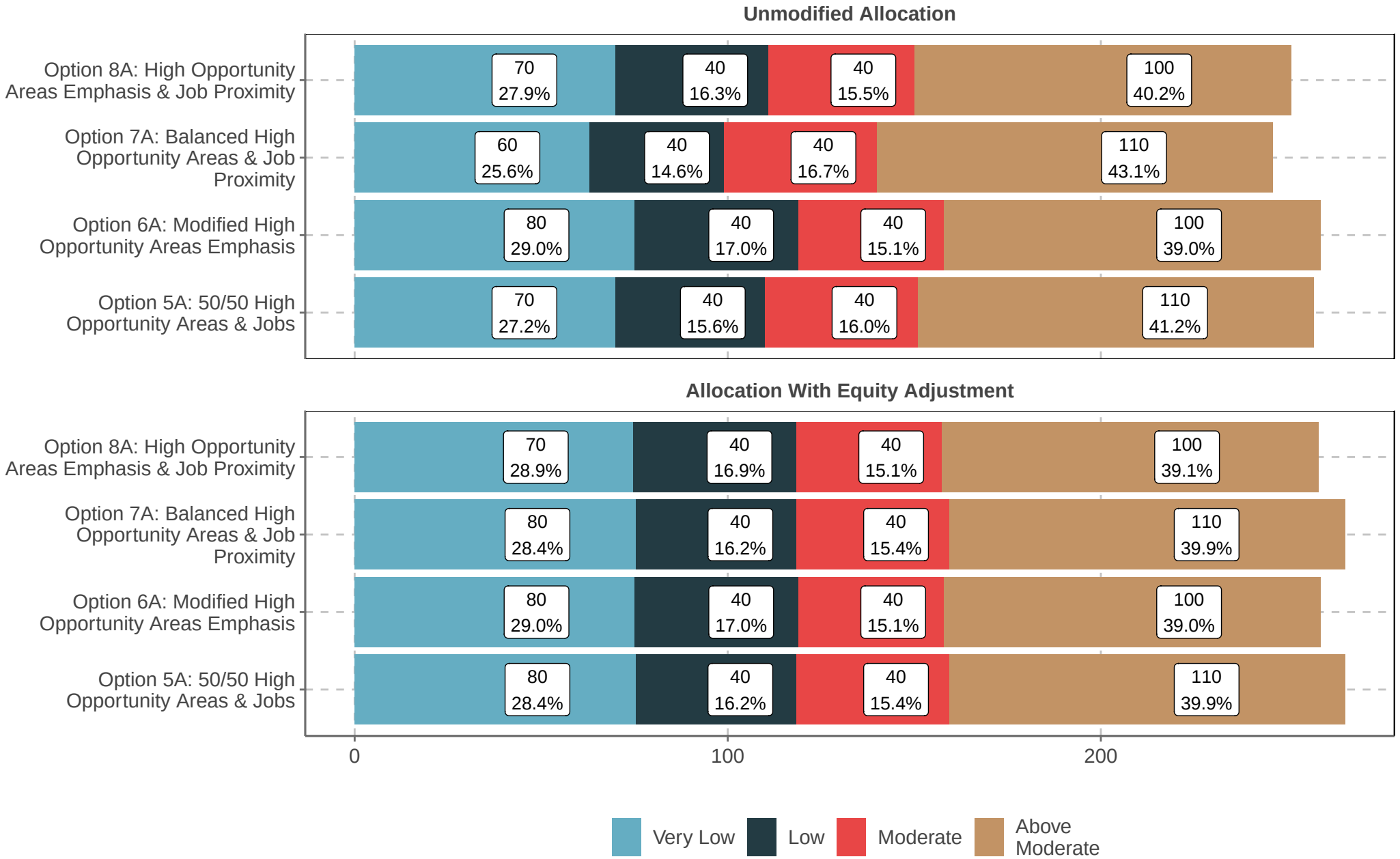
Appendix 1: Potential RHNA Allocation, Income Distribution
Pacifica
(2019 households: 13894)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



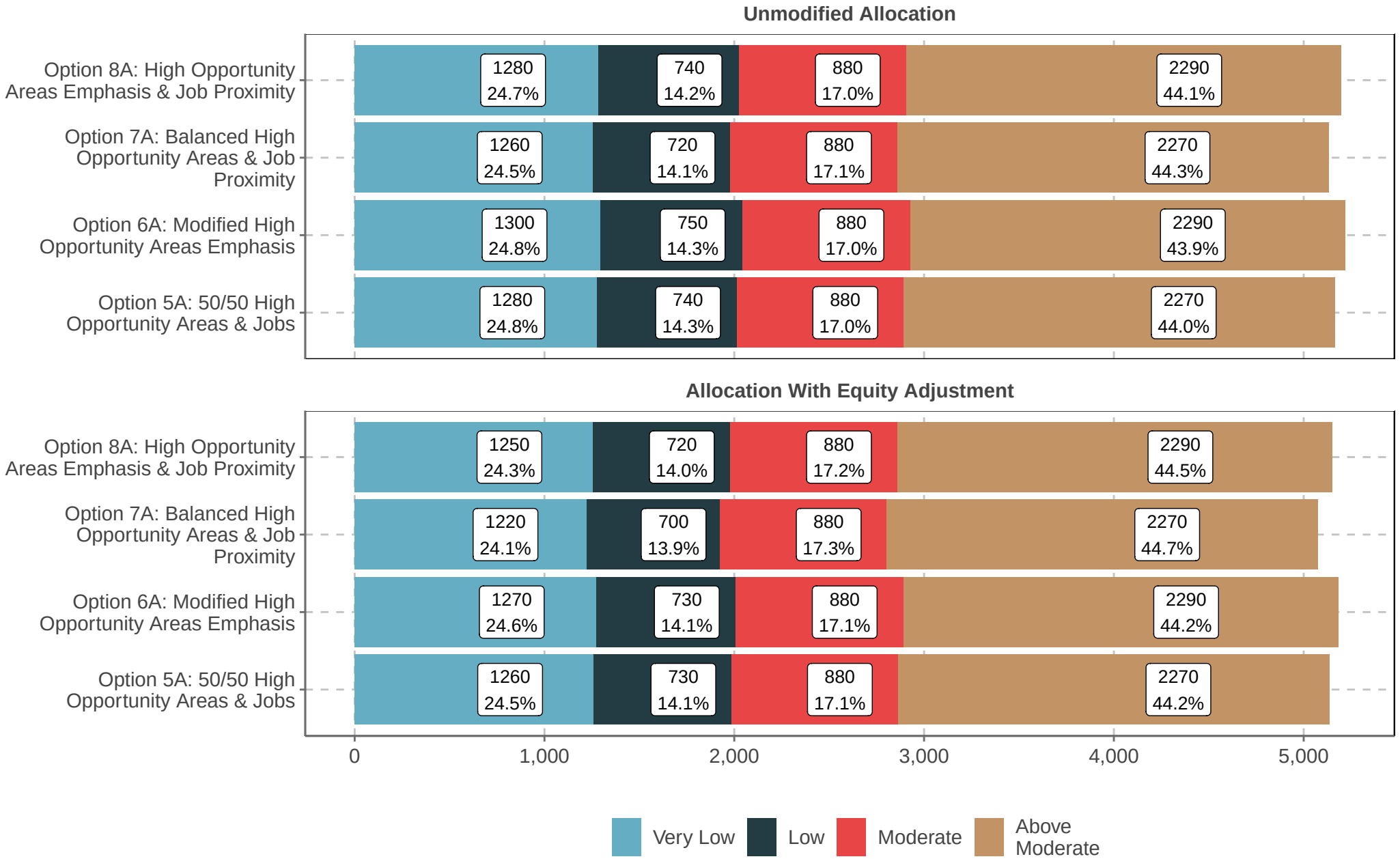
Appendix 1: Potential RHNA Allocation, Income Distribution
Portola Valley
(2019 households: 1789)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



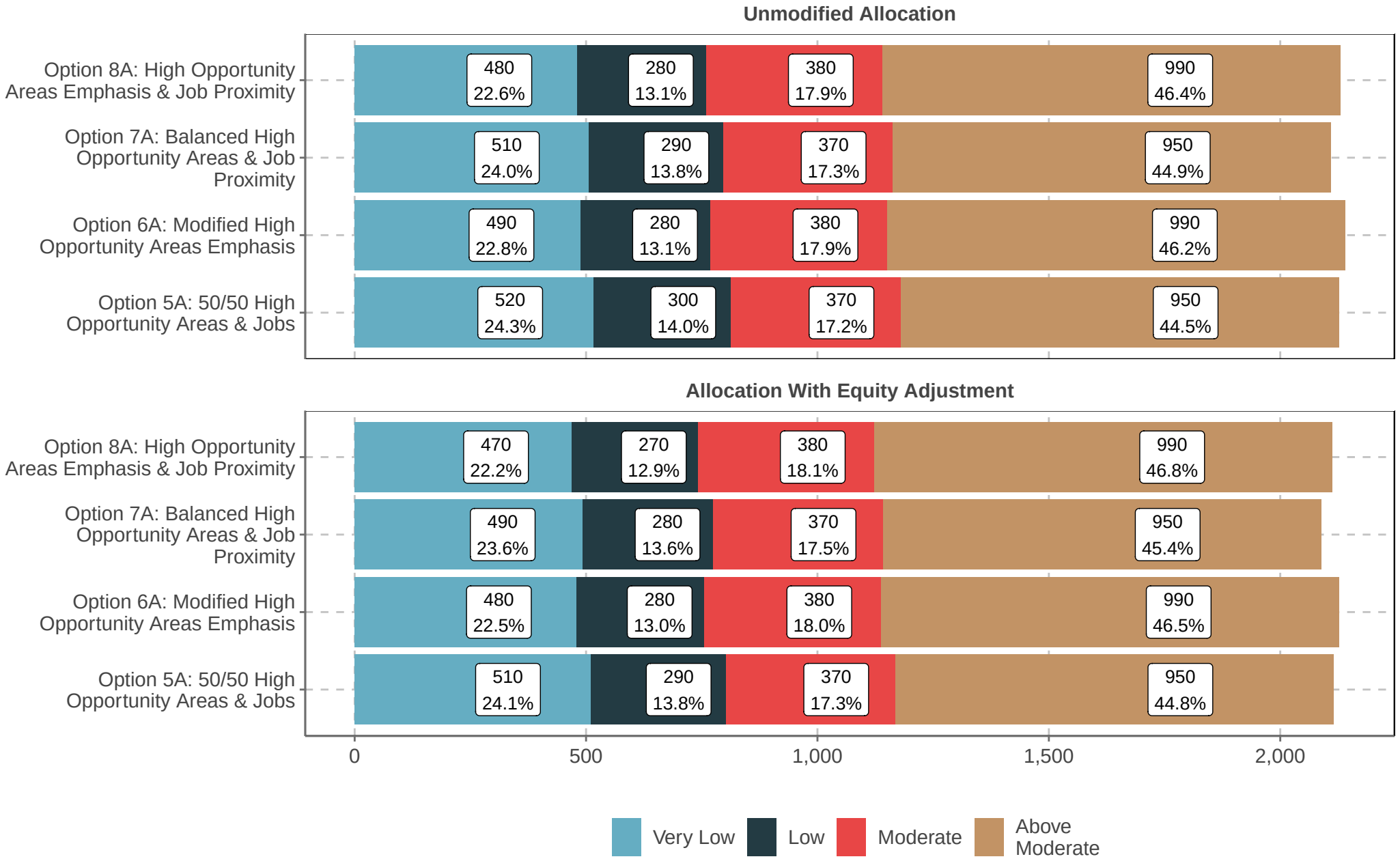
Appendix 1: Potential RHNA Allocation, Income Distribution
Redwood City
(2019 households: 29842)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



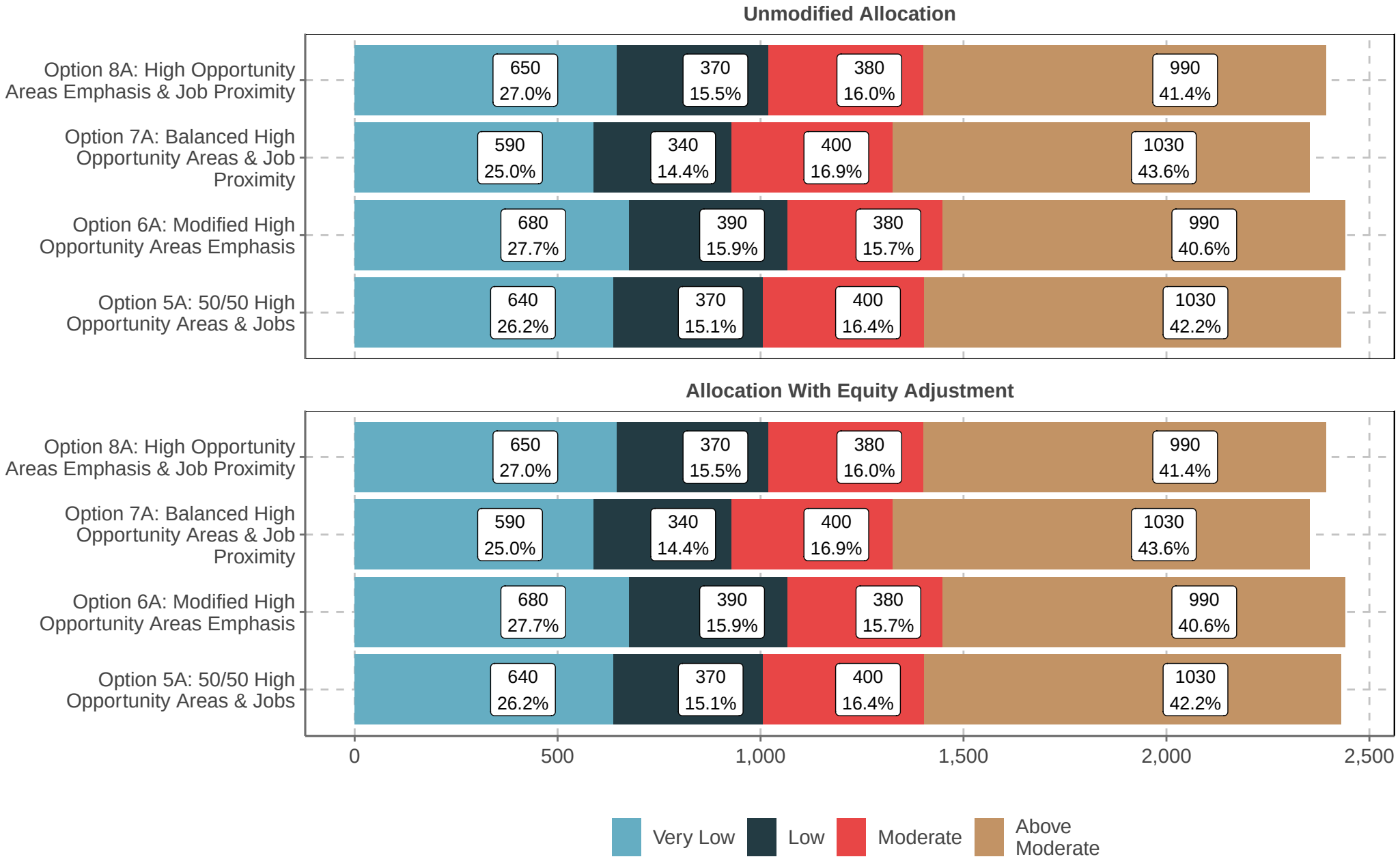
Appendix 1: Potential RHNA Allocation, Income Distribution
San Bruno
(2019 households: 15502)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



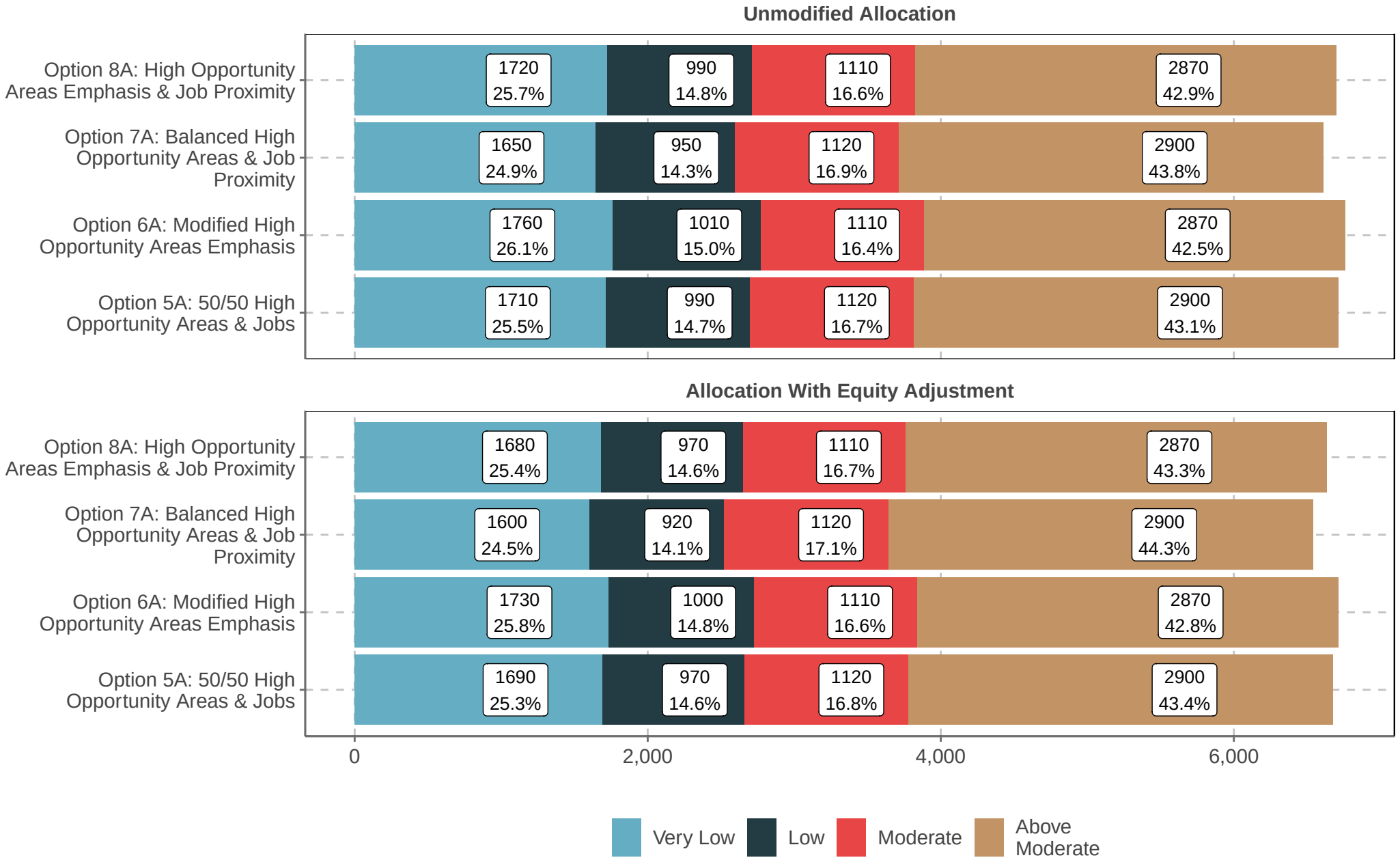
Appendix 1: Potential RHNA Allocation, Income Distribution
San Carlos
(2019 households: 11590)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



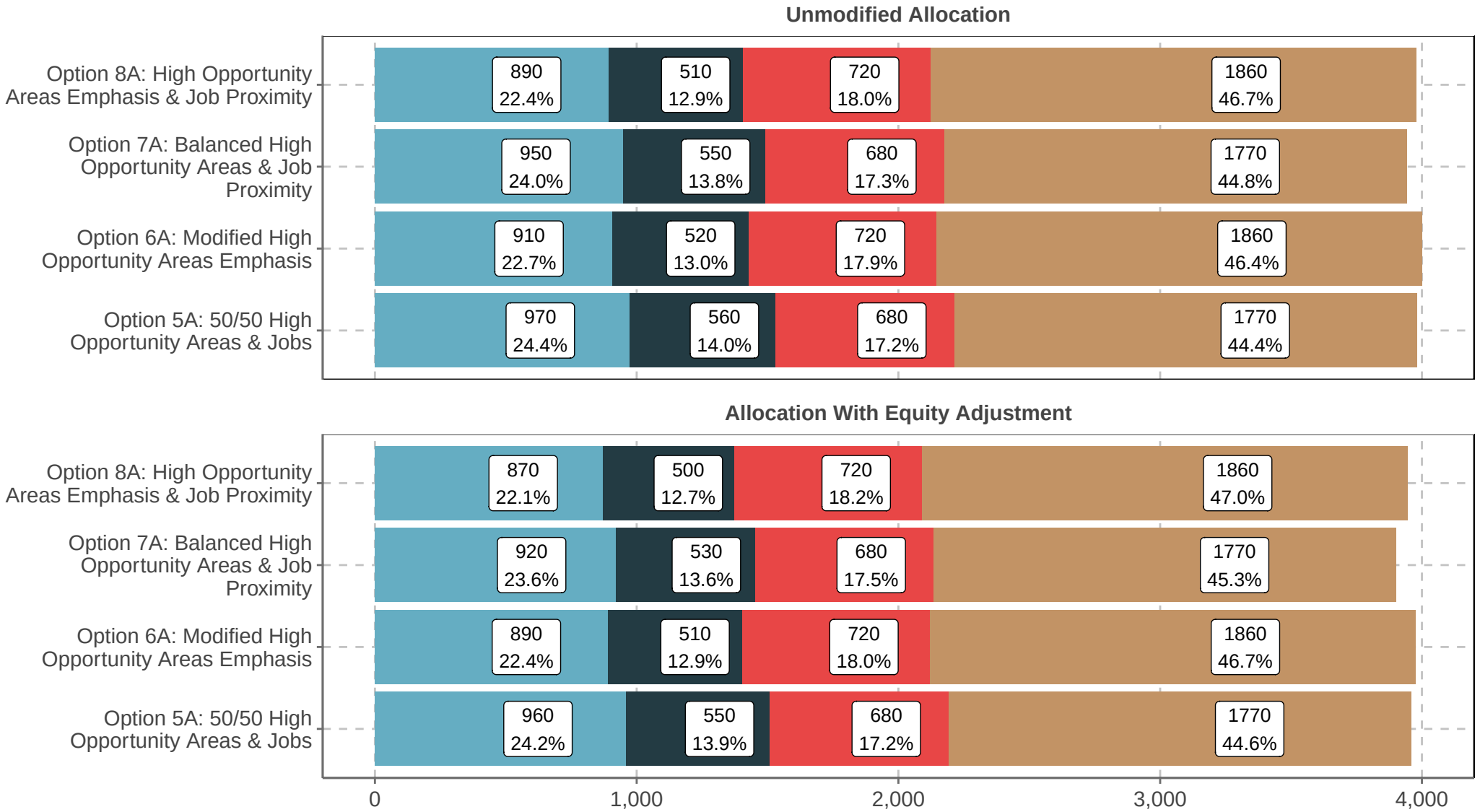
Appendix 1: Potential RHNA Allocation, Income Distribution
San Mateo
(2019 households: 39428)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



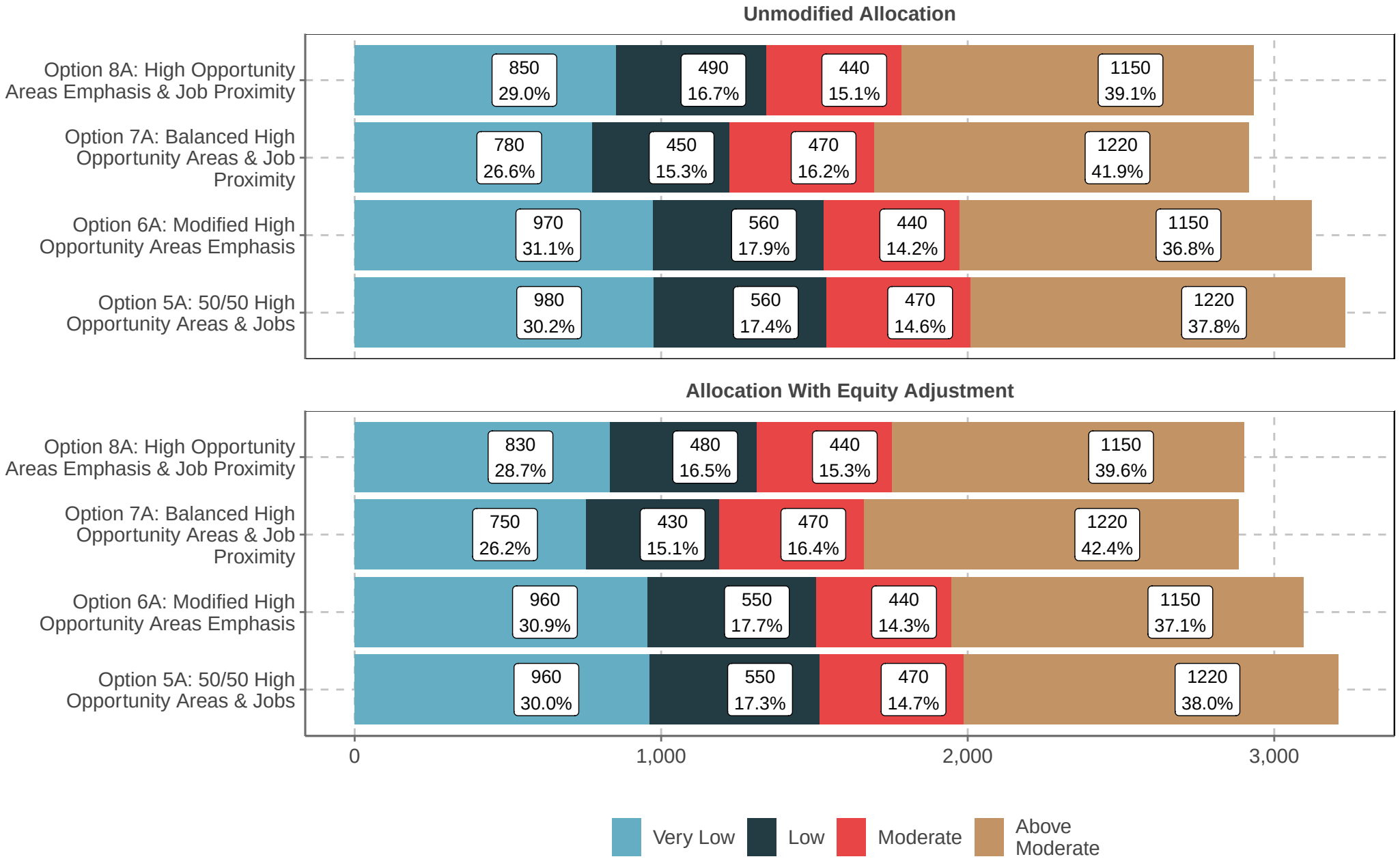
Appendix 1: Potential RHNA Allocation, Income Distribution
South San Francisco
(2019 households: 21147)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



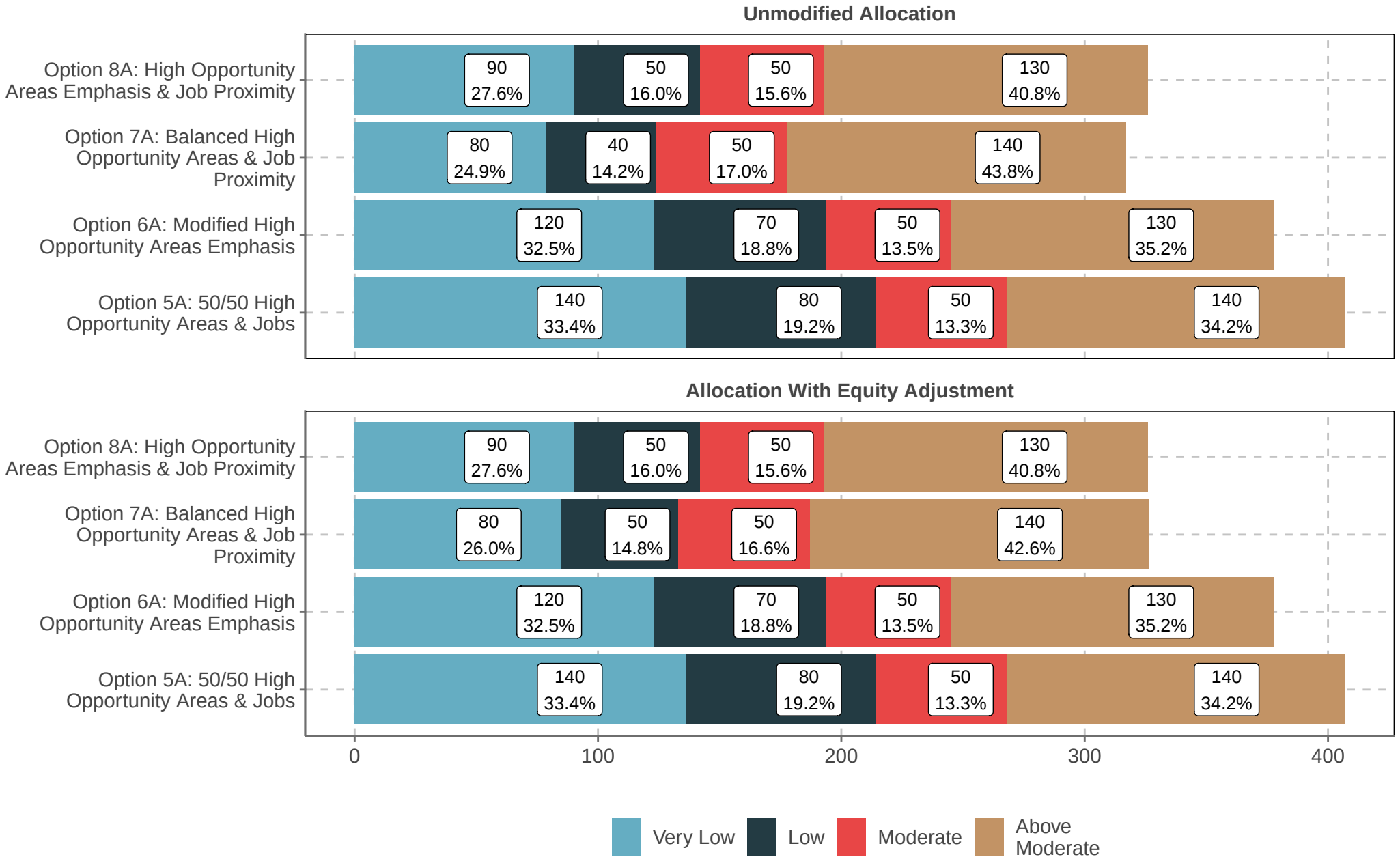
Appendix 1: Potential RHNA Allocation, Income Distribution
Uninc. San Mateo
(2019 households: 21415)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



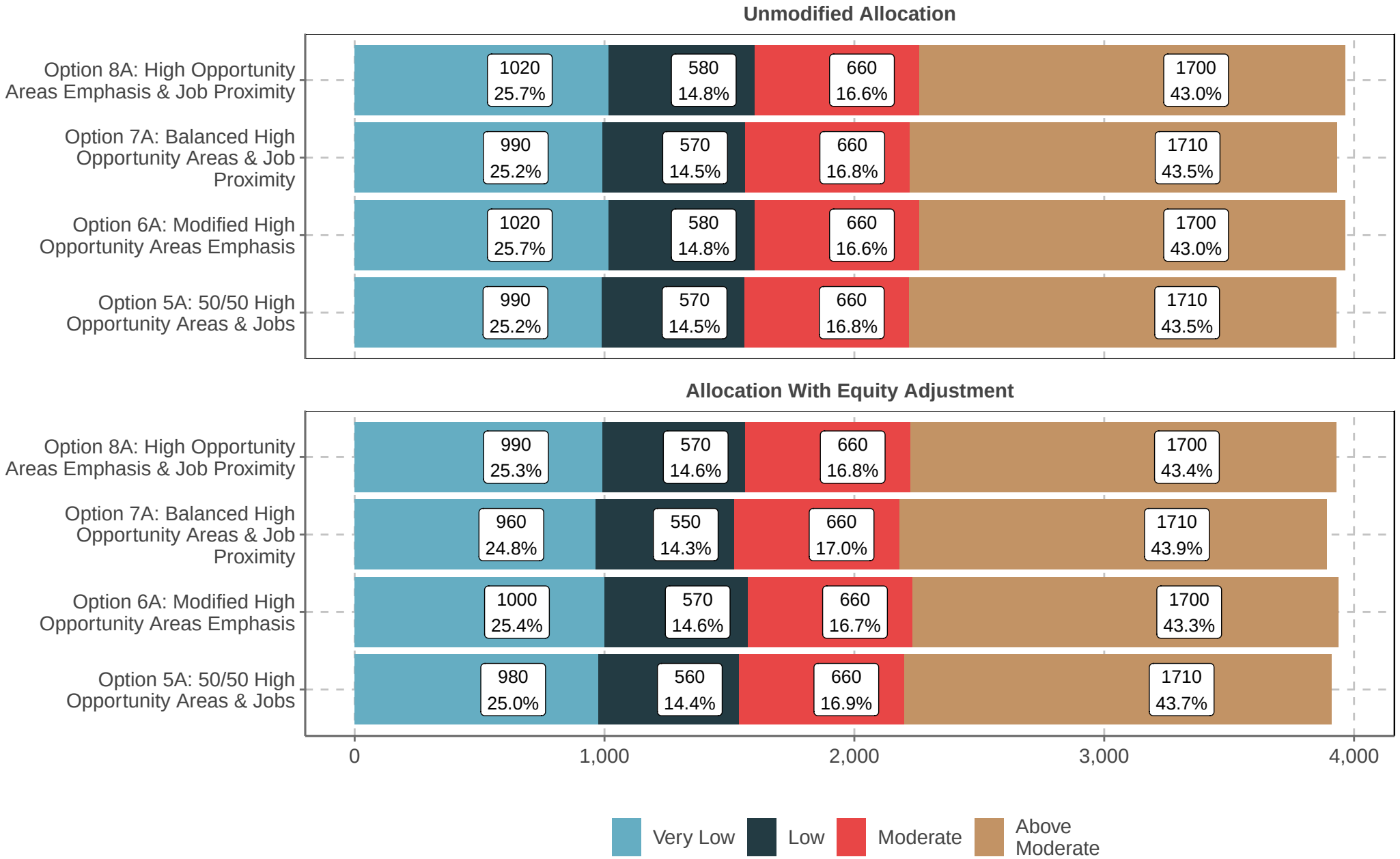
Appendix 1: Potential RHNA Allocation, Income Distribution
Woodside
(2019 households: 2011)
(San Mateo County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



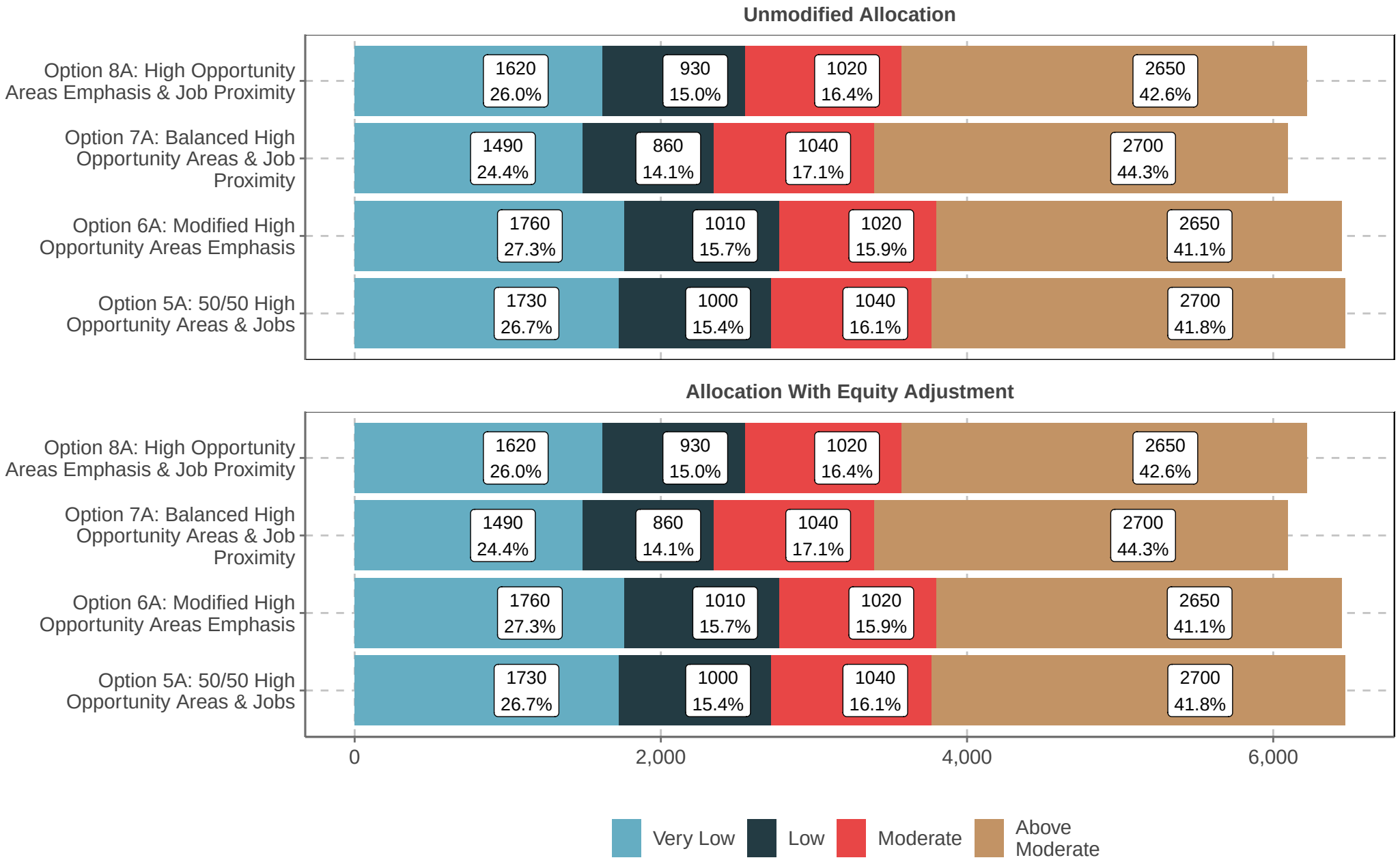
Appendix 1: Potential RHNA Allocation, Income Distribution
Campbell
(2019 households: 17177)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



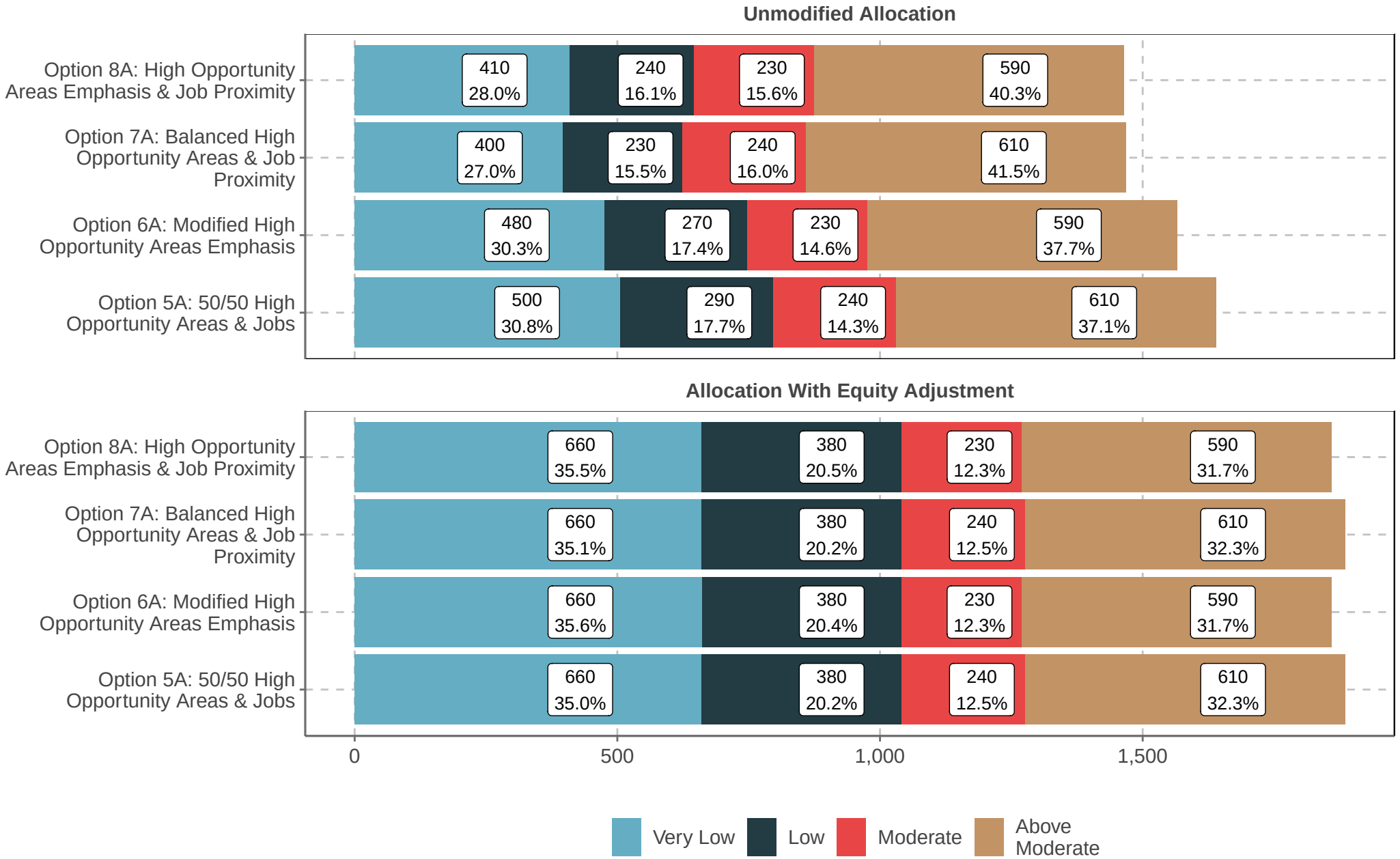
Appendix 1: Potential RHNA Allocation, Income Distribution
Cupertino
(2019 households: 20035)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



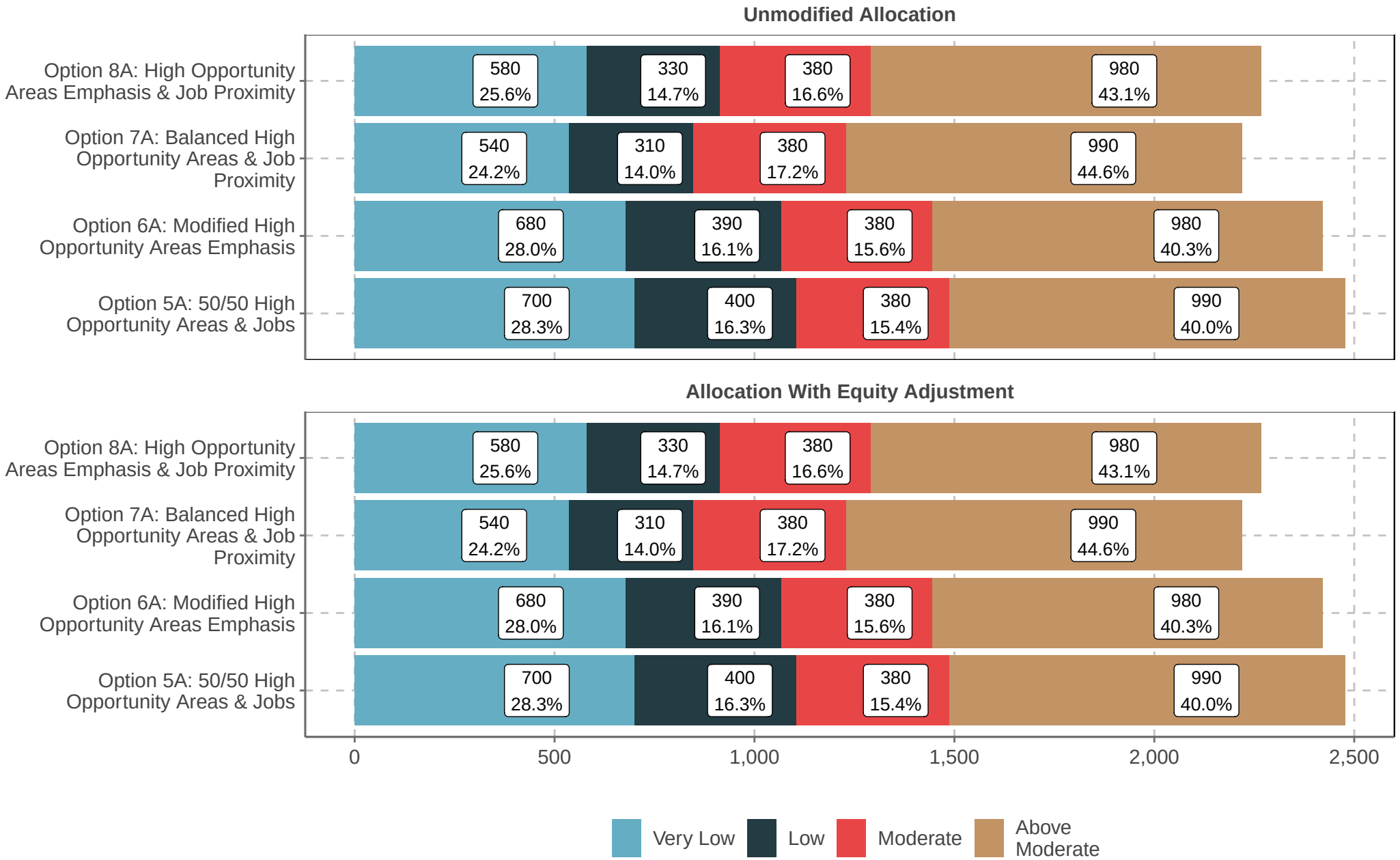
Appendix 1: Potential RHNA Allocation, Income Distribution
Gilroy
(2019 households: 15725)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



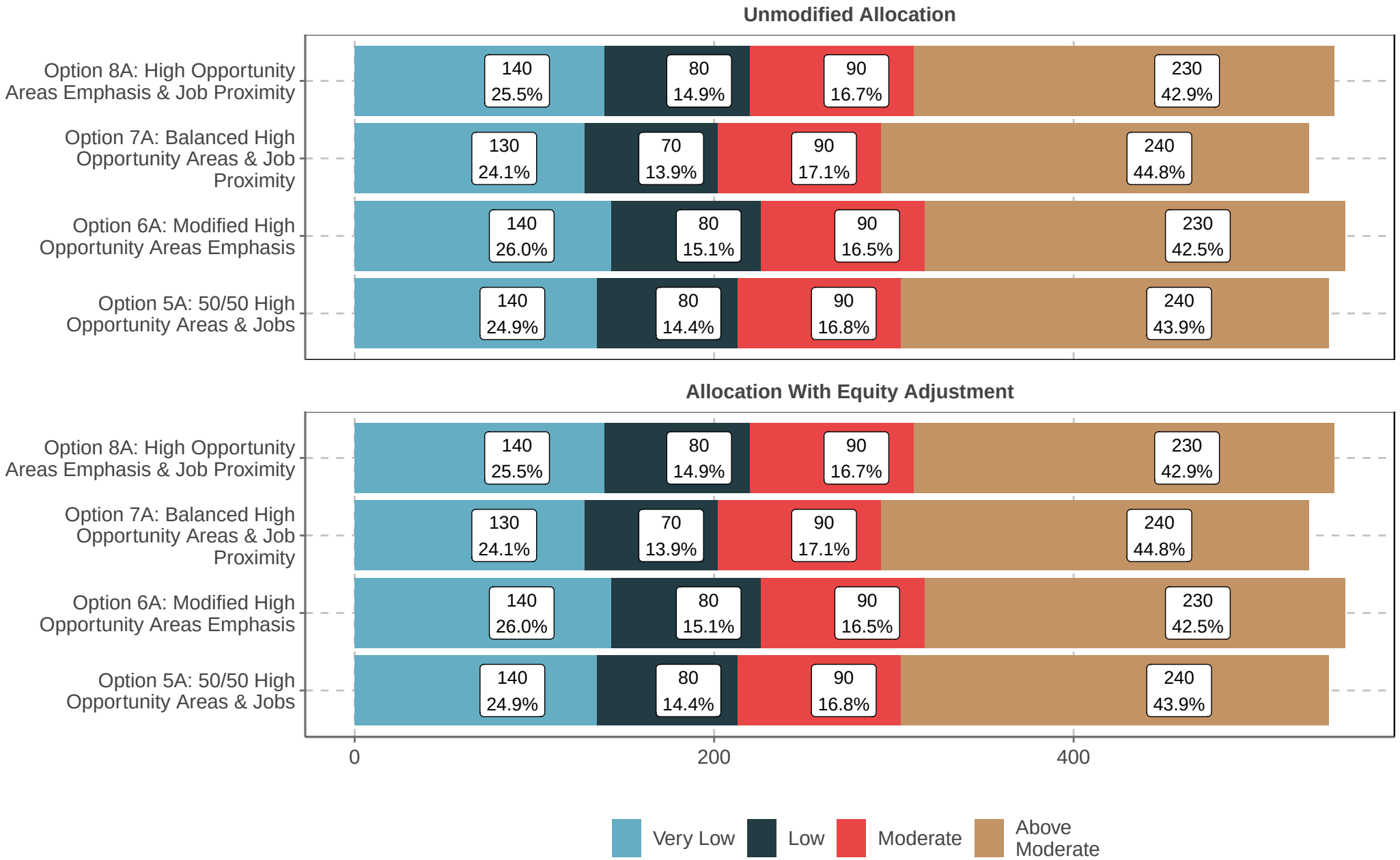
Appendix 1: Potential RHNA Allocation, Income Distribution
Los Altos
(2019 households: 11181)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



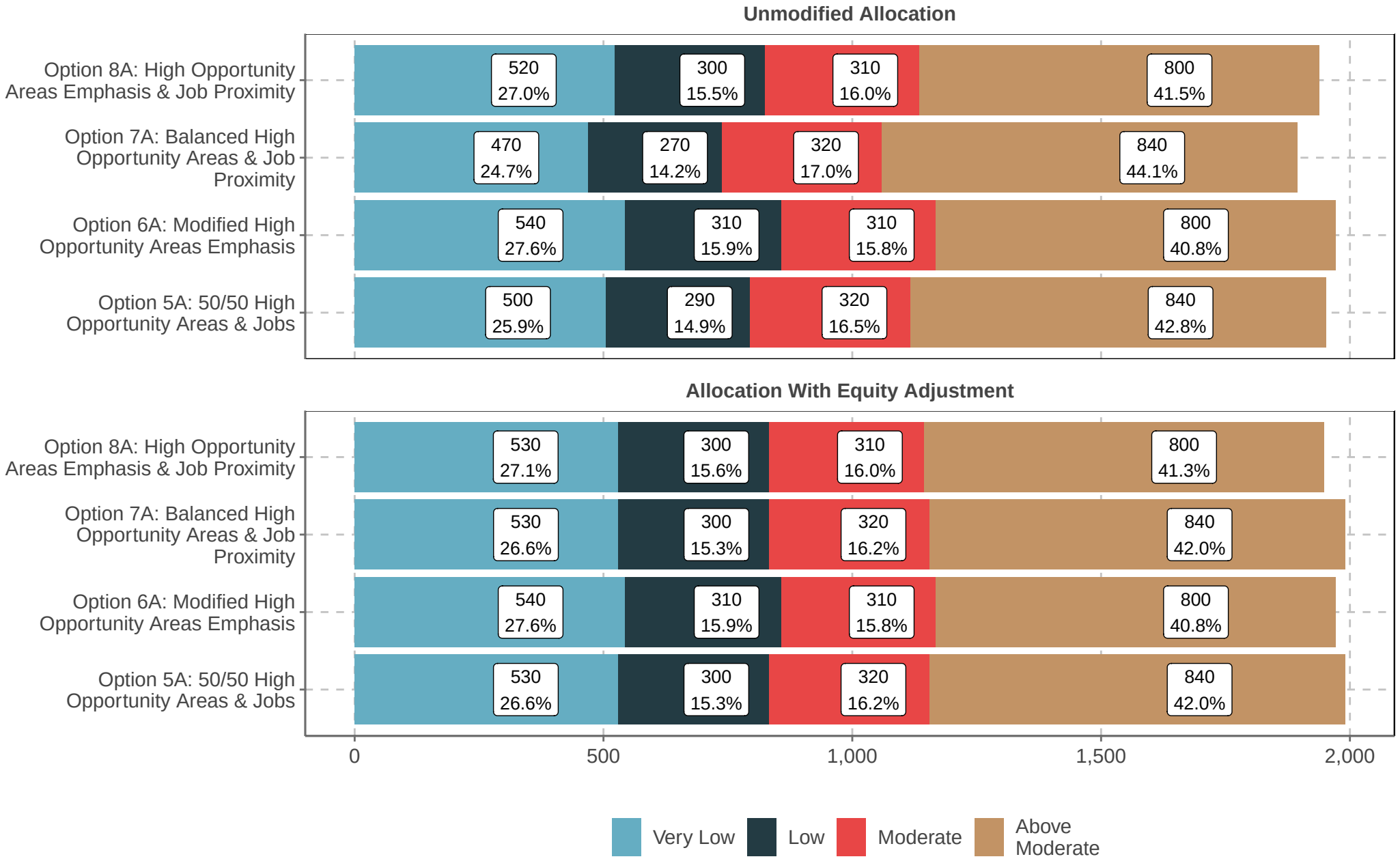
Appendix 1: Potential RHNA Allocation, Income Distribution
Los Altos Hills
(2019 households: 3034)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



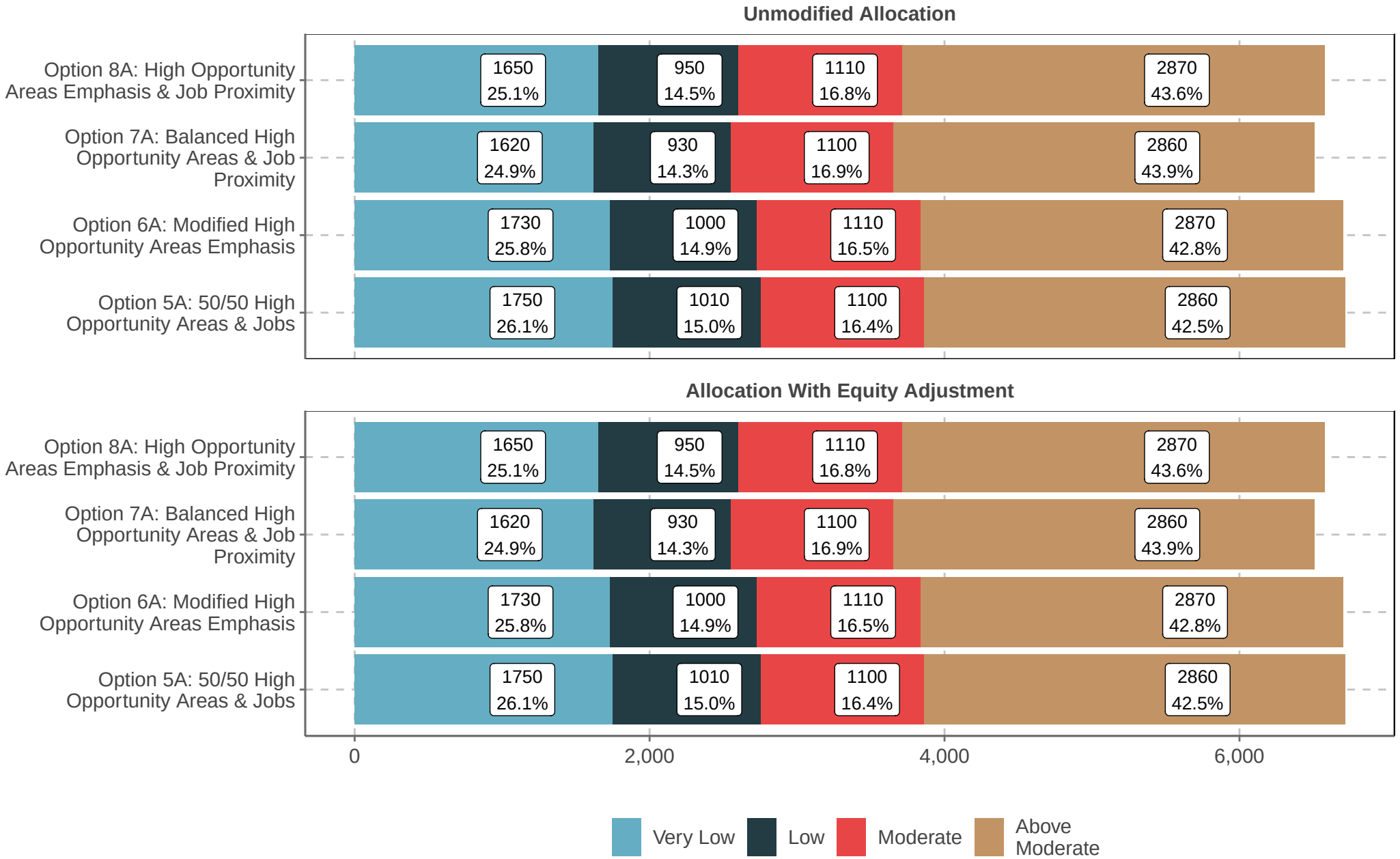
Appendix 1: Potential RHNA Allocation, Income Distribution
Los Gatos
(2019 households: 12584)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



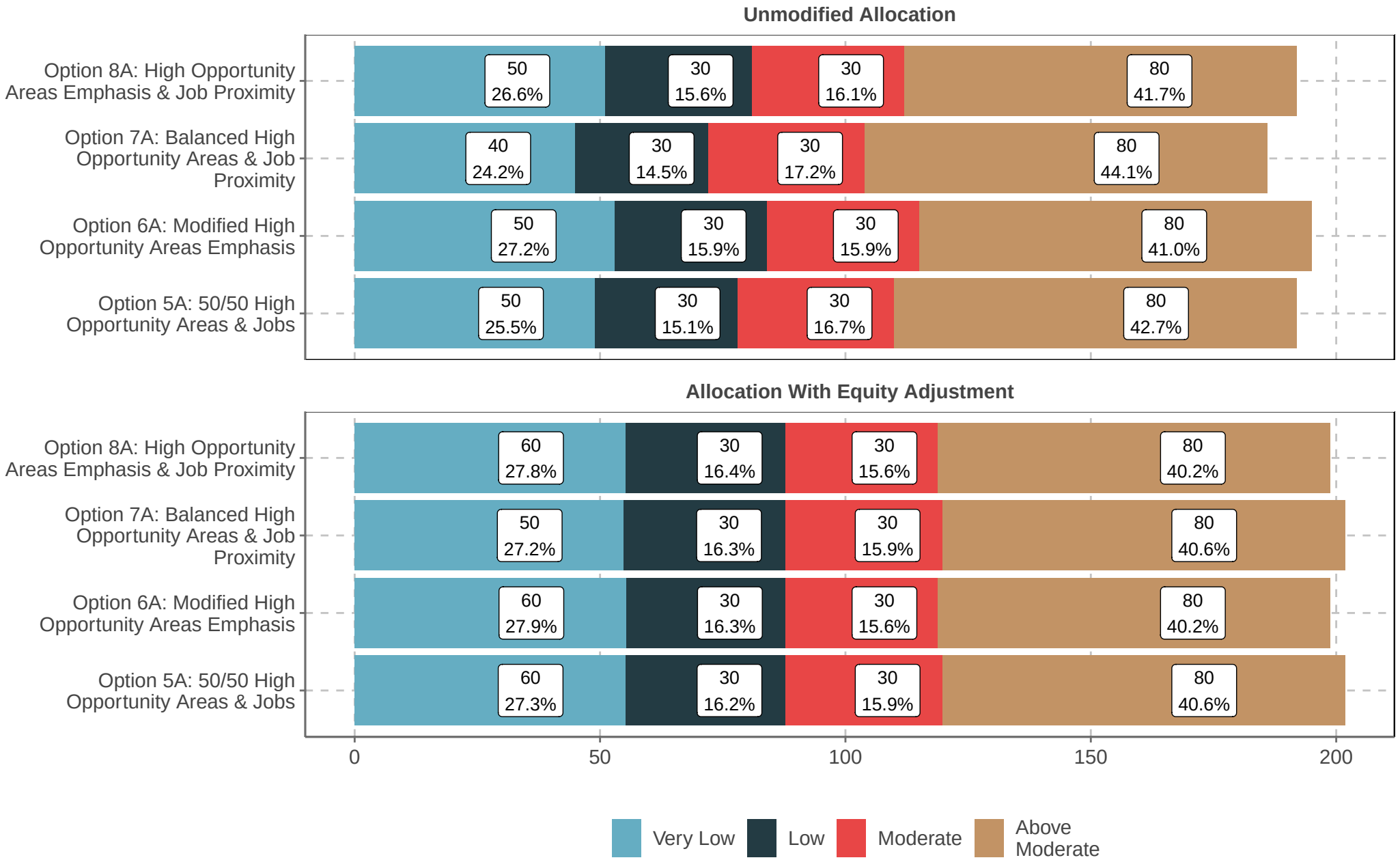
Appendix 1: Potential RHNA Allocation, Income Distribution
Milpitas
(2019 households: 21285)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



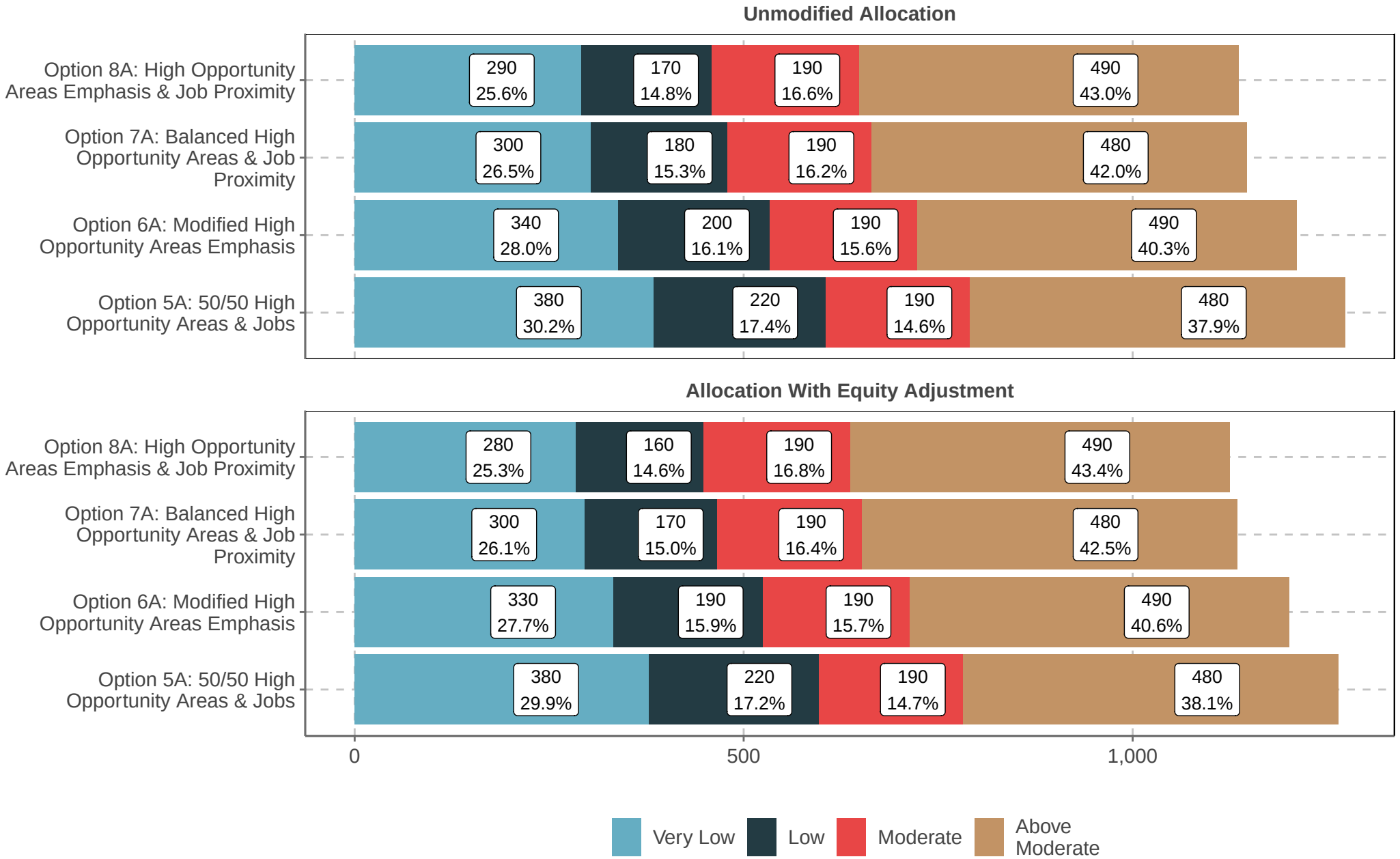
Appendix 1: Potential RHNA Allocation, Income Distribution
Monte Sereno
(2019 households: 1326)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



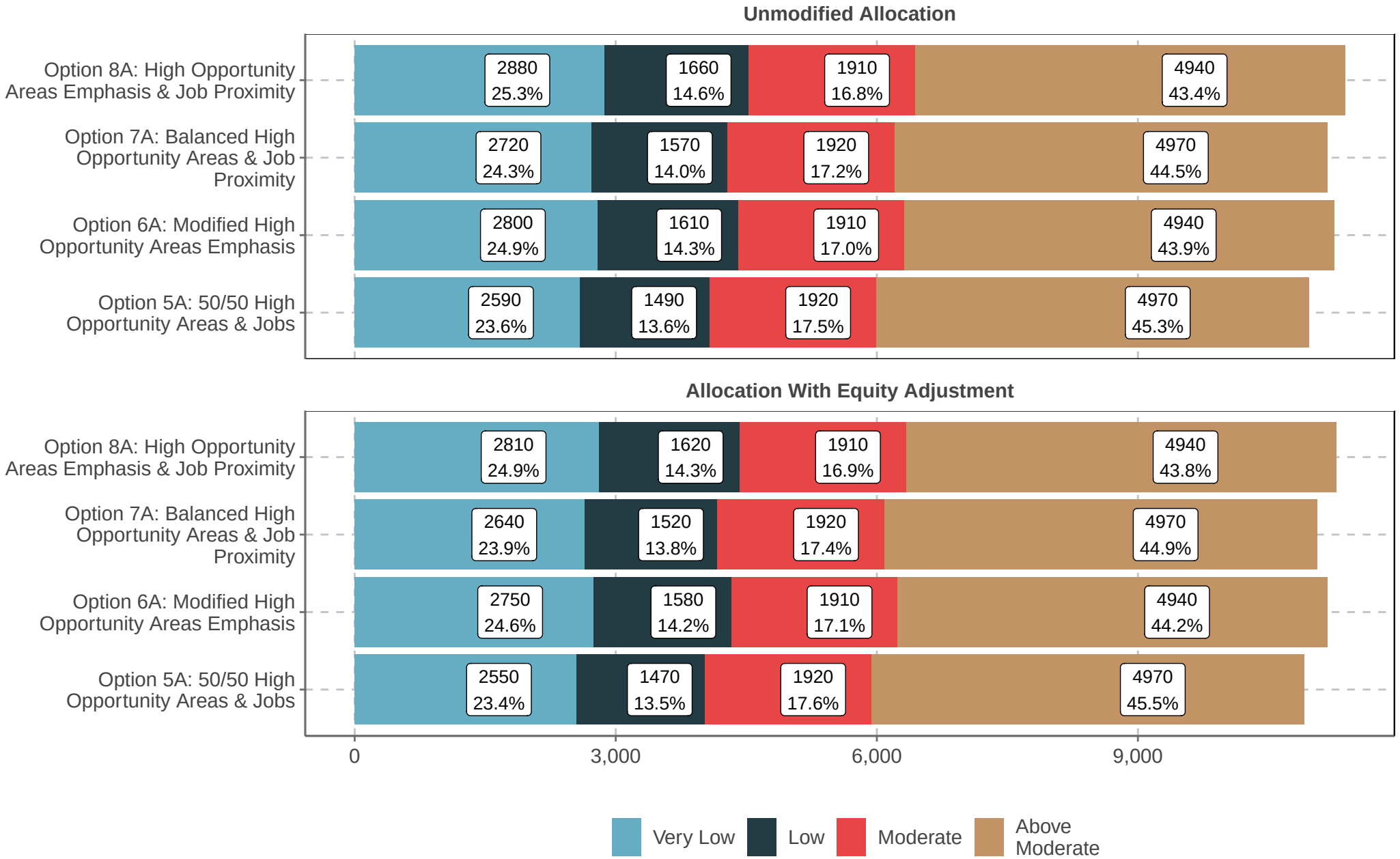
Appendix 1: Potential RHNA Allocation, Income Distribution
Morgan Hill
(2019 households: 14409)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



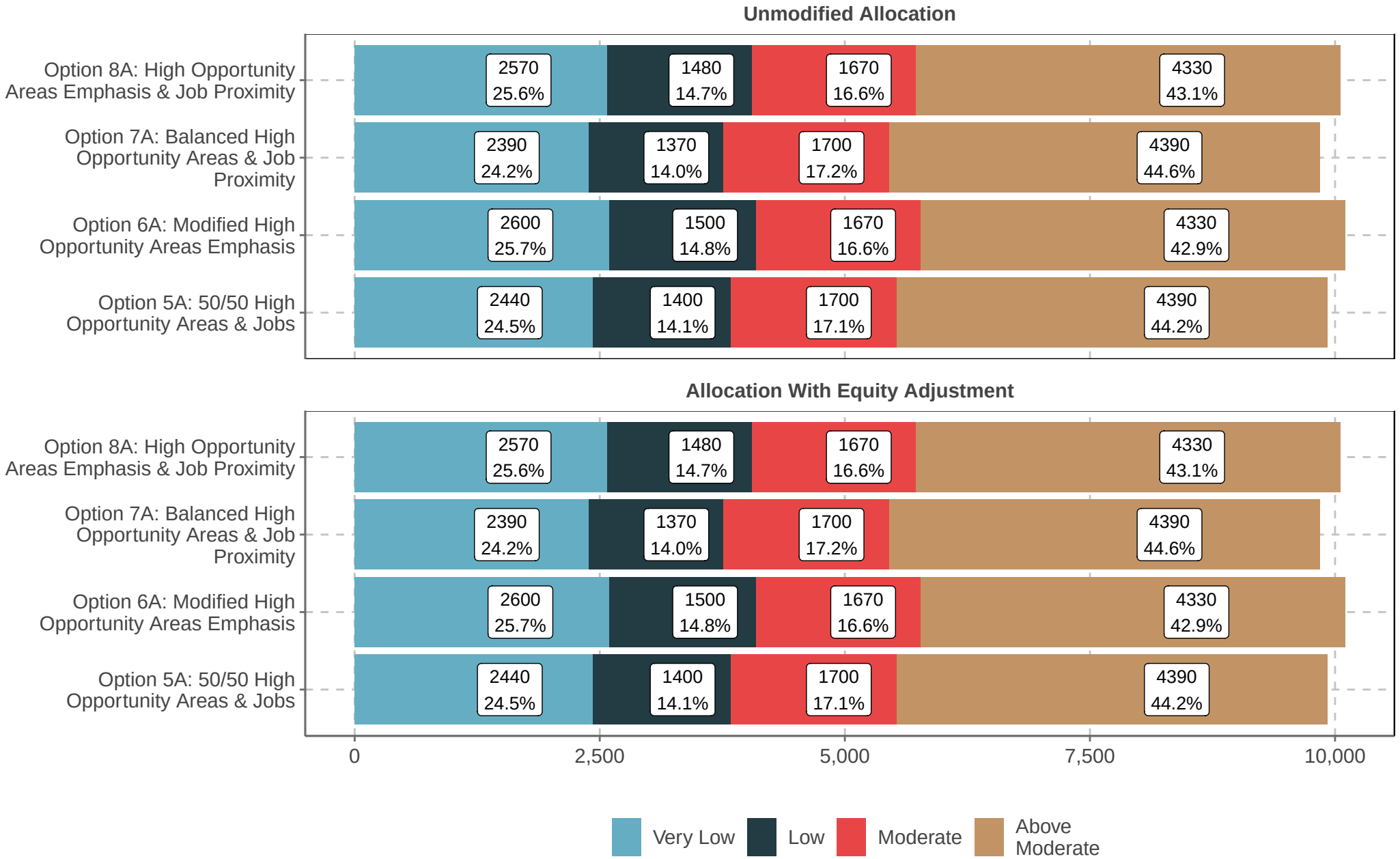
Appendix 1: Potential RHNA Allocation, Income Distribution
Mountain View
(2019 households: 34195)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



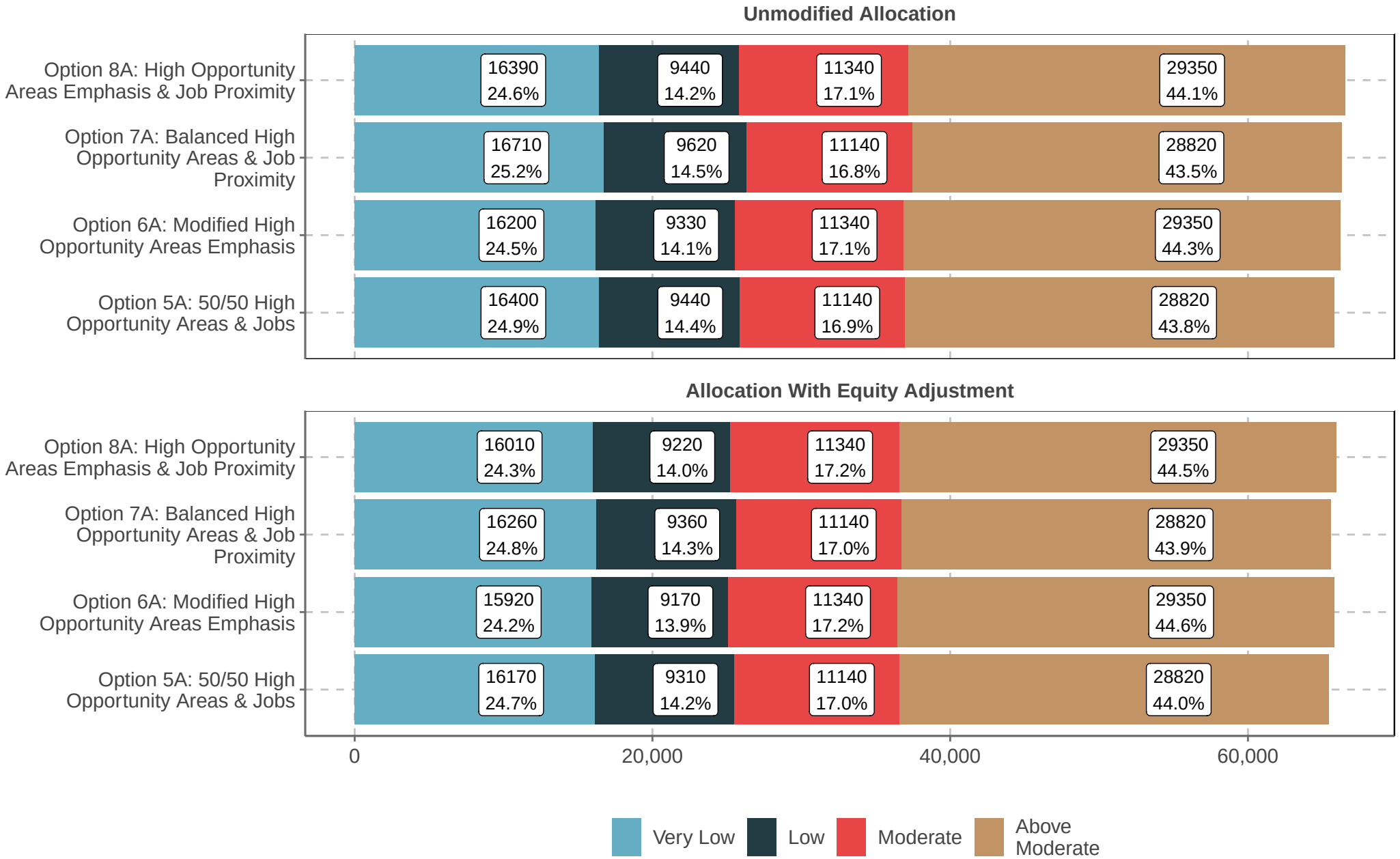
Appendix 1: Potential RHNA Allocation, Income Distribution
Palo Alto
(2019 households: 27629)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



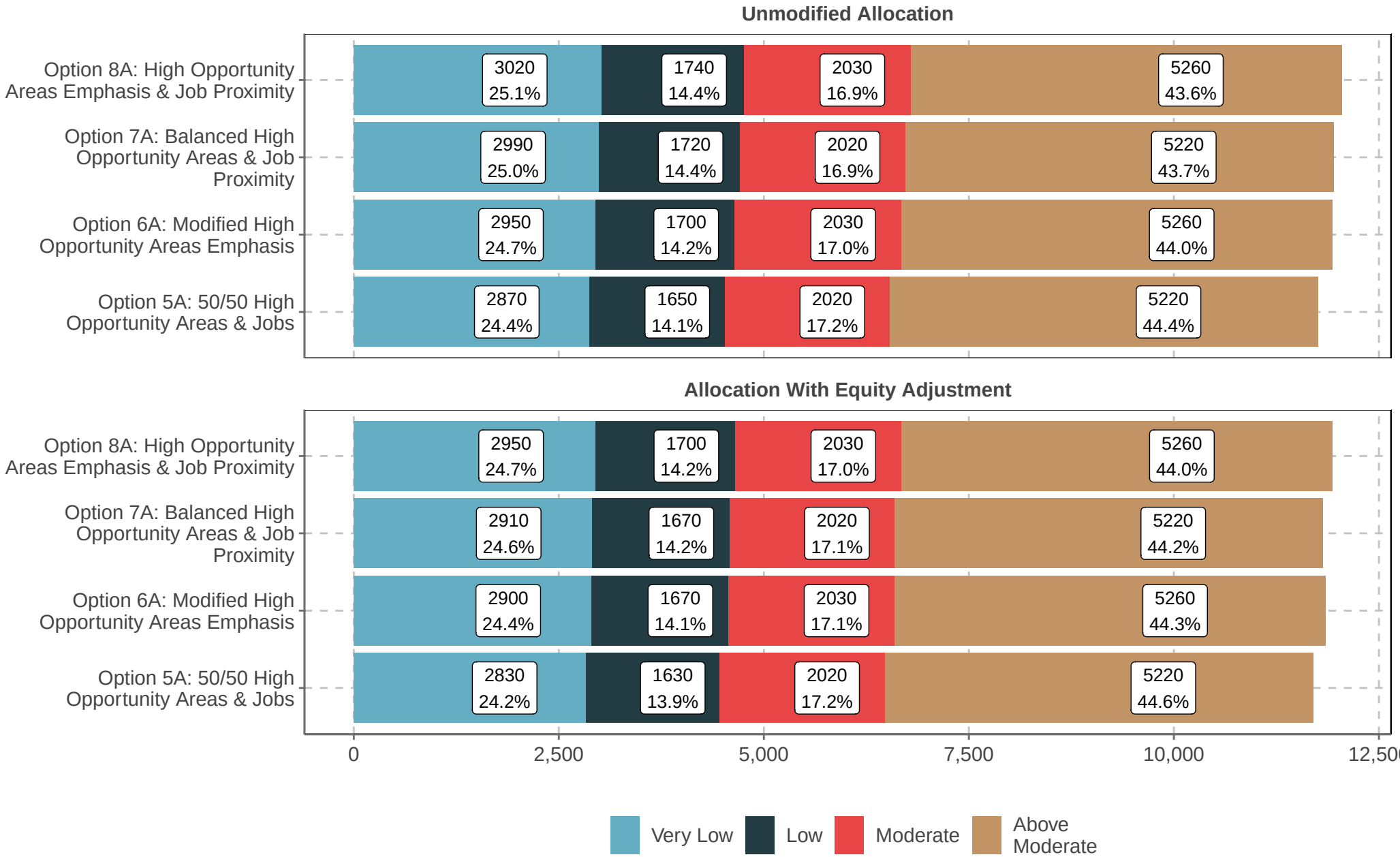
Appendix 1: Potential RHNA Allocation, Income Distribution
San Jose
(2019 households: 321556)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



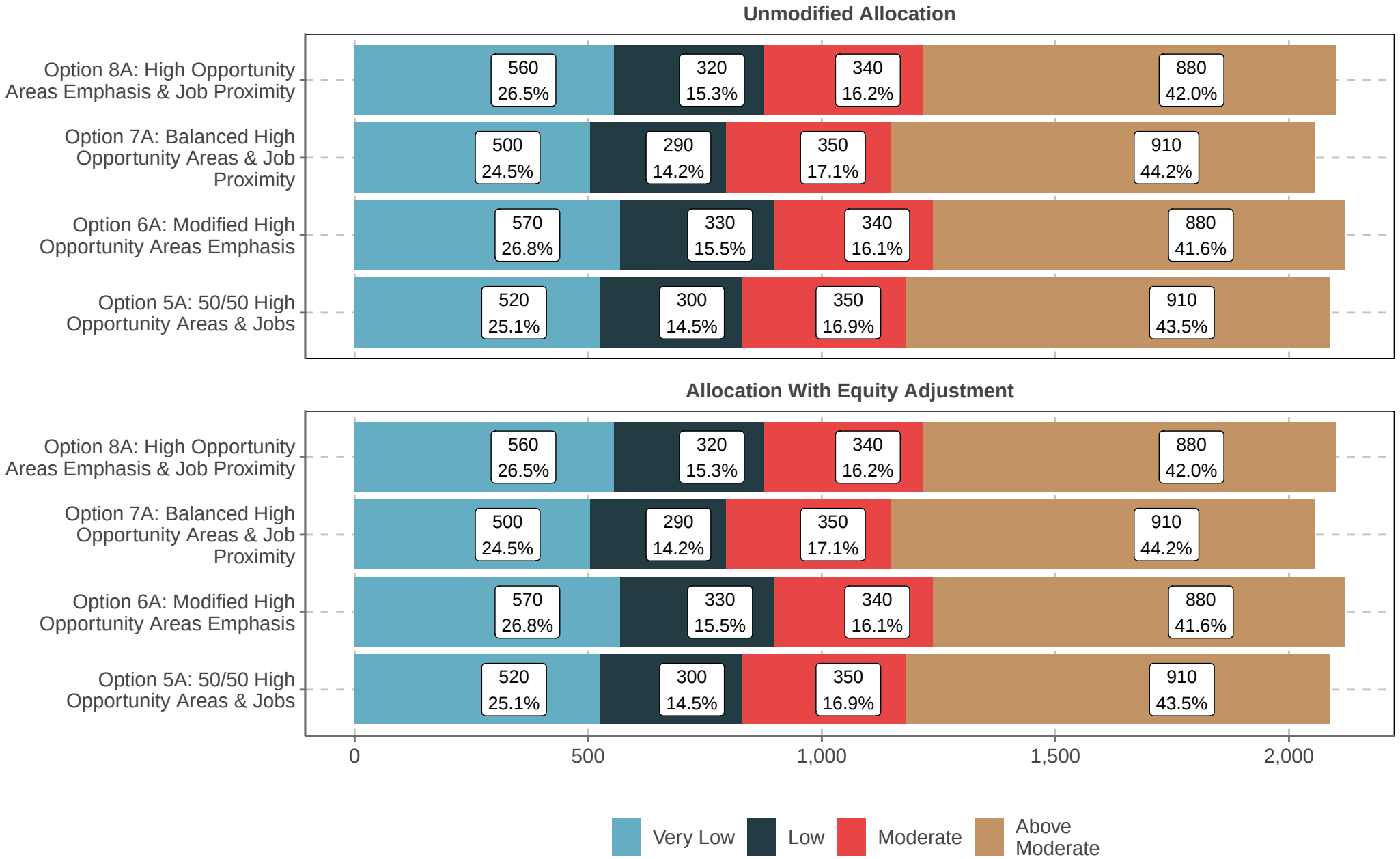
Appendix 1: Potential RHNA Allocation, Income Distribution
Santa Clara
(2019 households: 46070)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



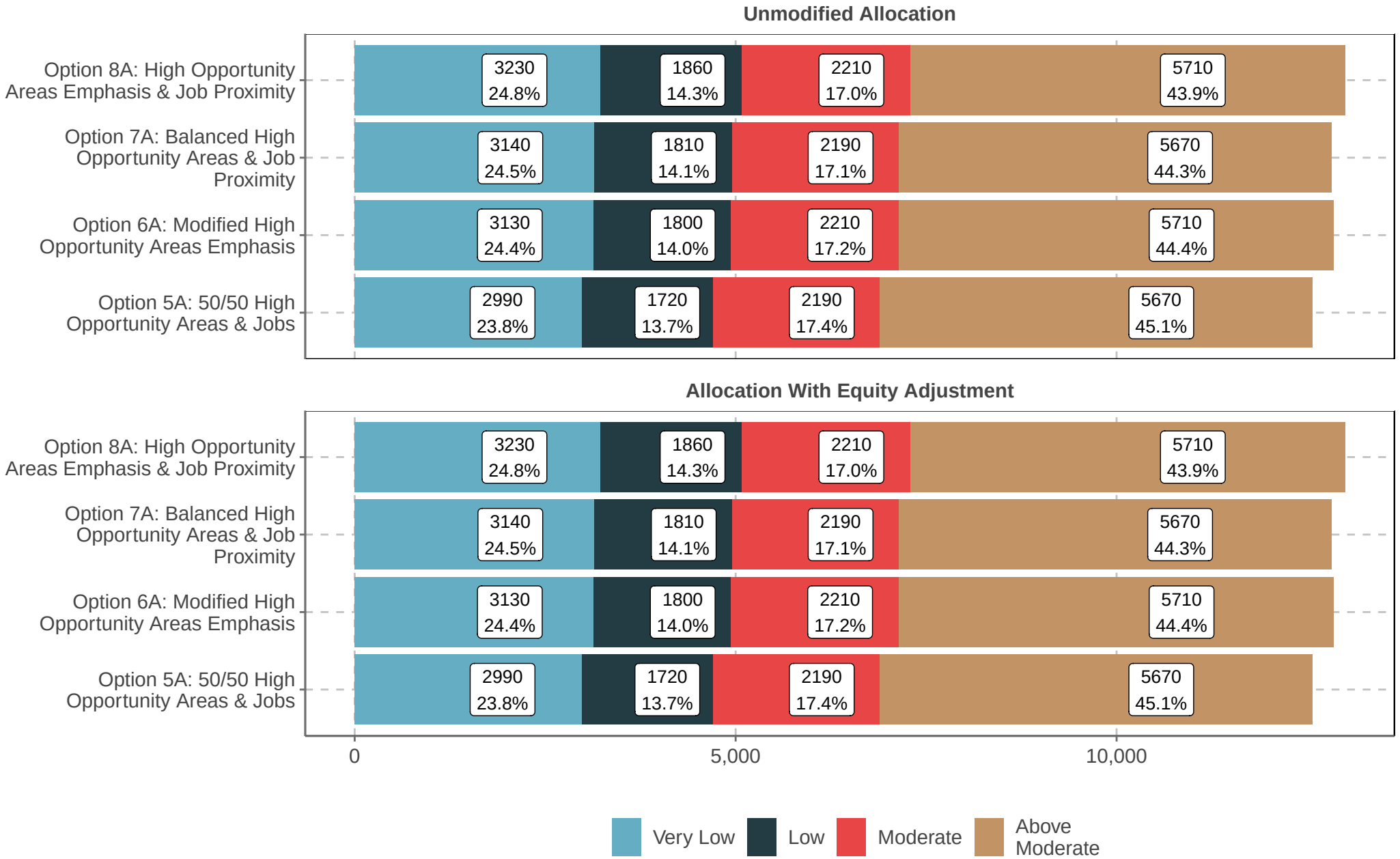
Appendix 1: Potential RHNA Allocation, Income Distribution
Saratoga
(2019 households: 10887)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



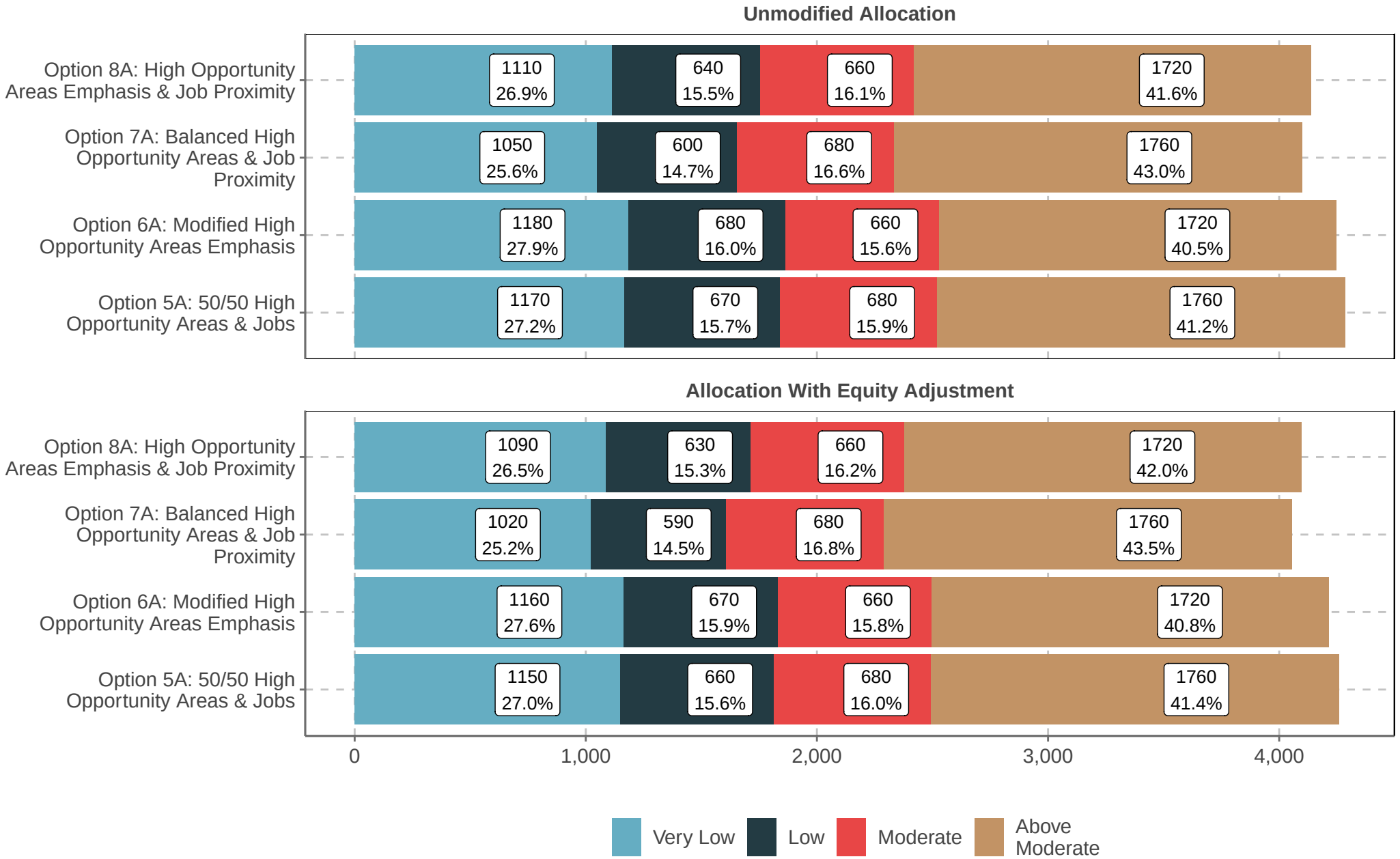
Appendix 1: Potential RHNA Allocation, Income Distribution
Sunnyvale
(2019 households: 57327)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



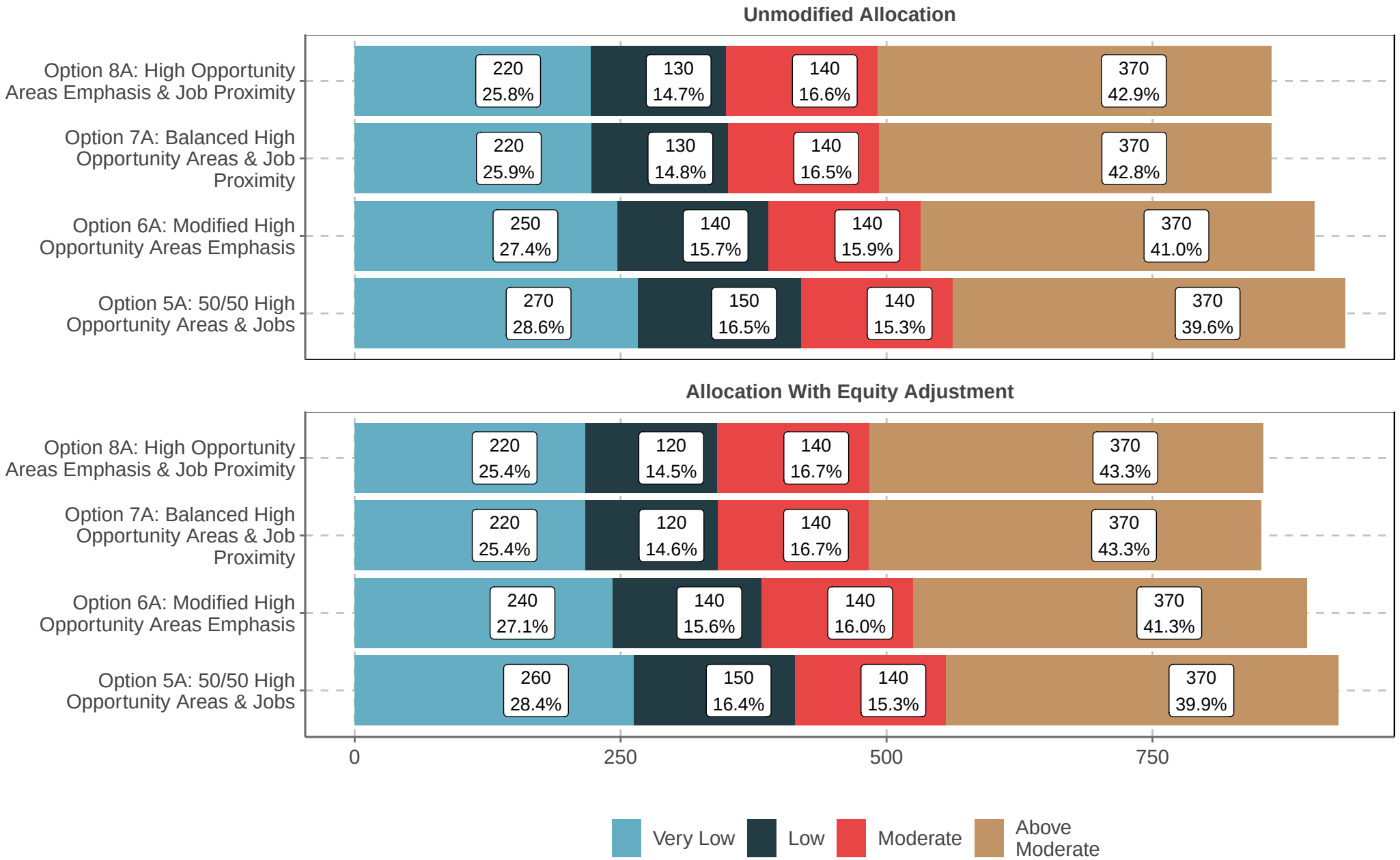
Appendix 1: Potential RHNA Allocation, Income Distribution
Uninc. Santa Clara
(2019 households: 26599)
(Santa Clara County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



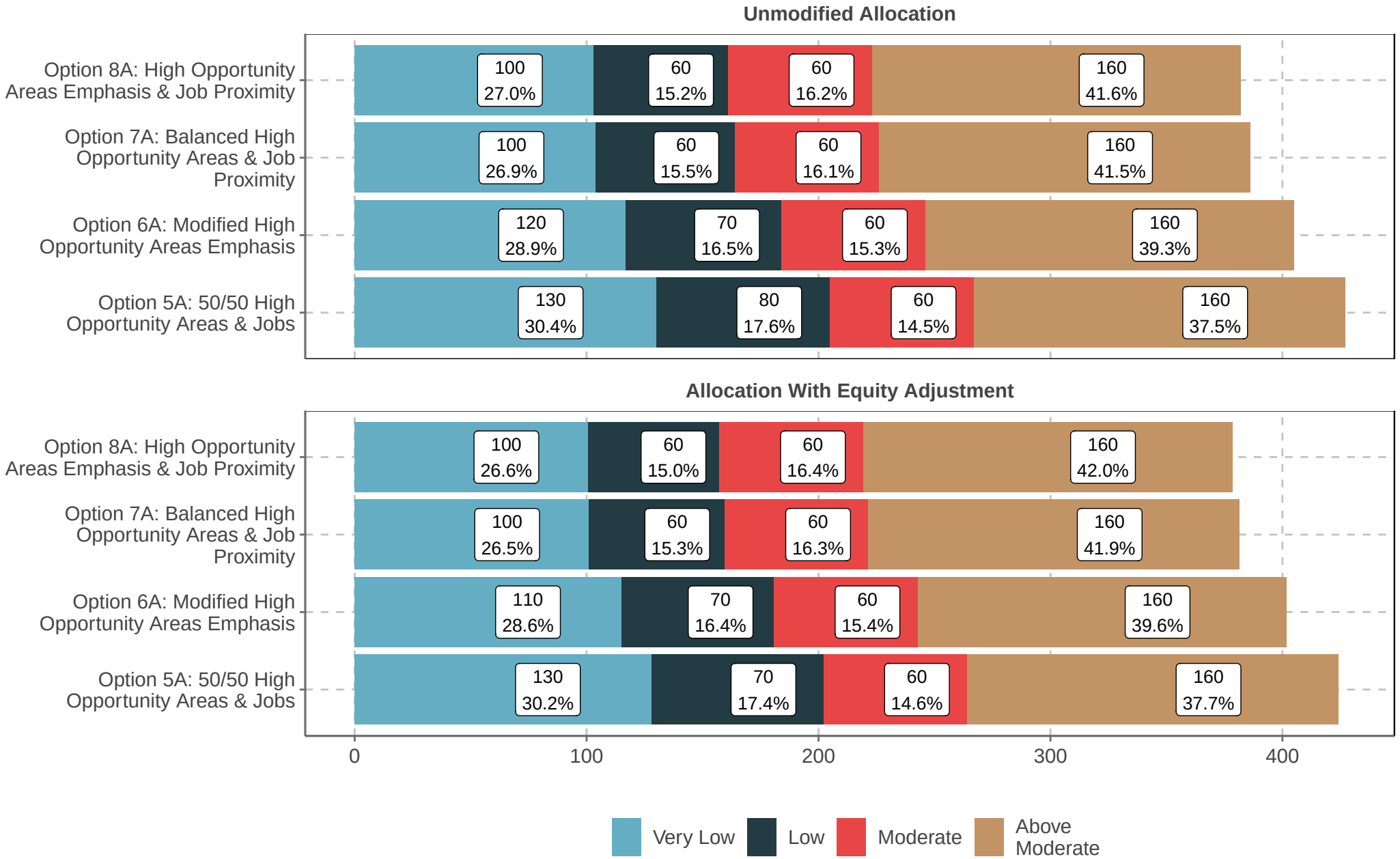
Appendix 1: Potential RHNA Allocation, Income Distribution
Benicia
(2019 households: 10666)
(Solano County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



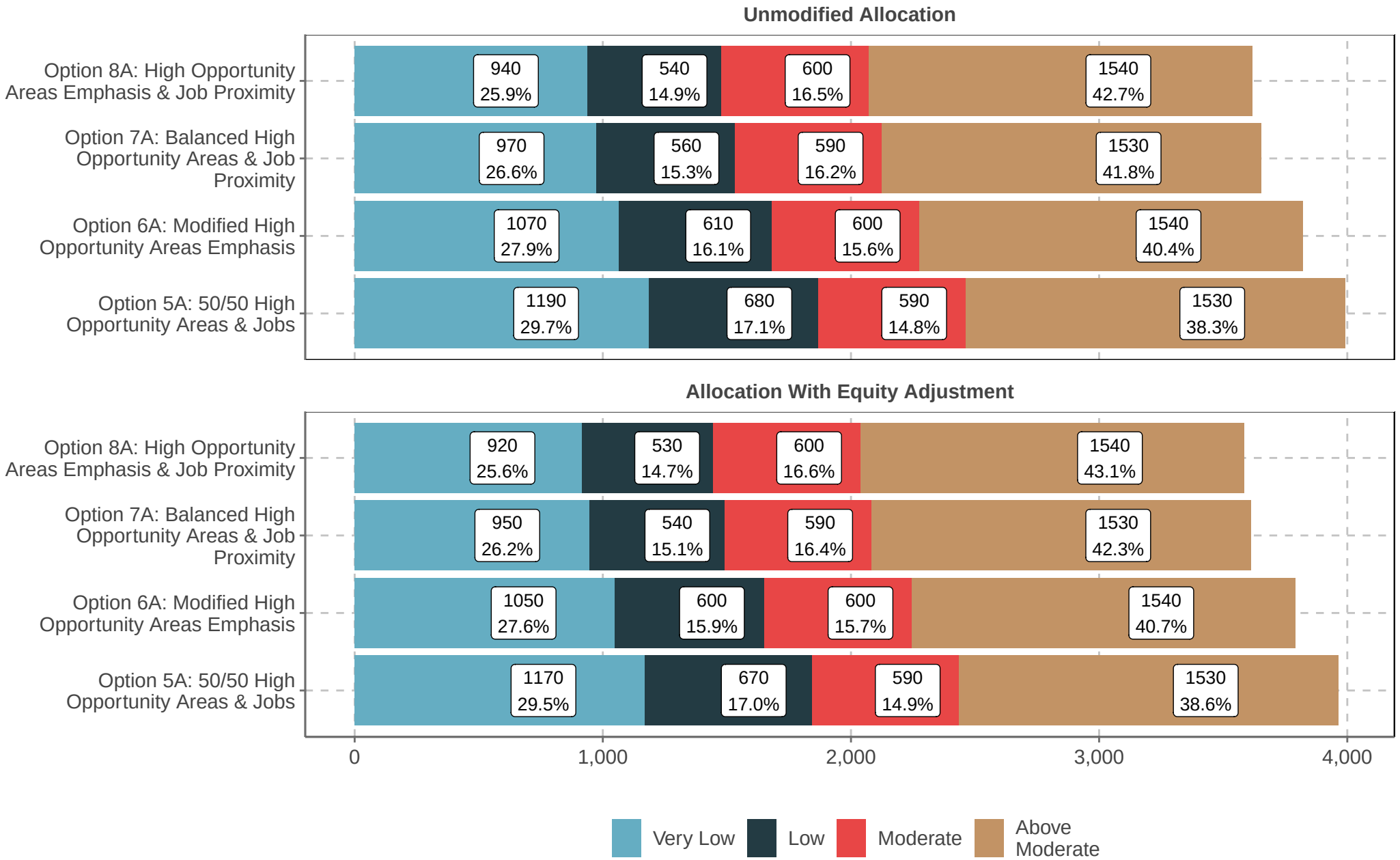
Appendix 1: Potential RHNA Allocation, Income Distribution
Dixon
(2019 households: 6174)
(Solano County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



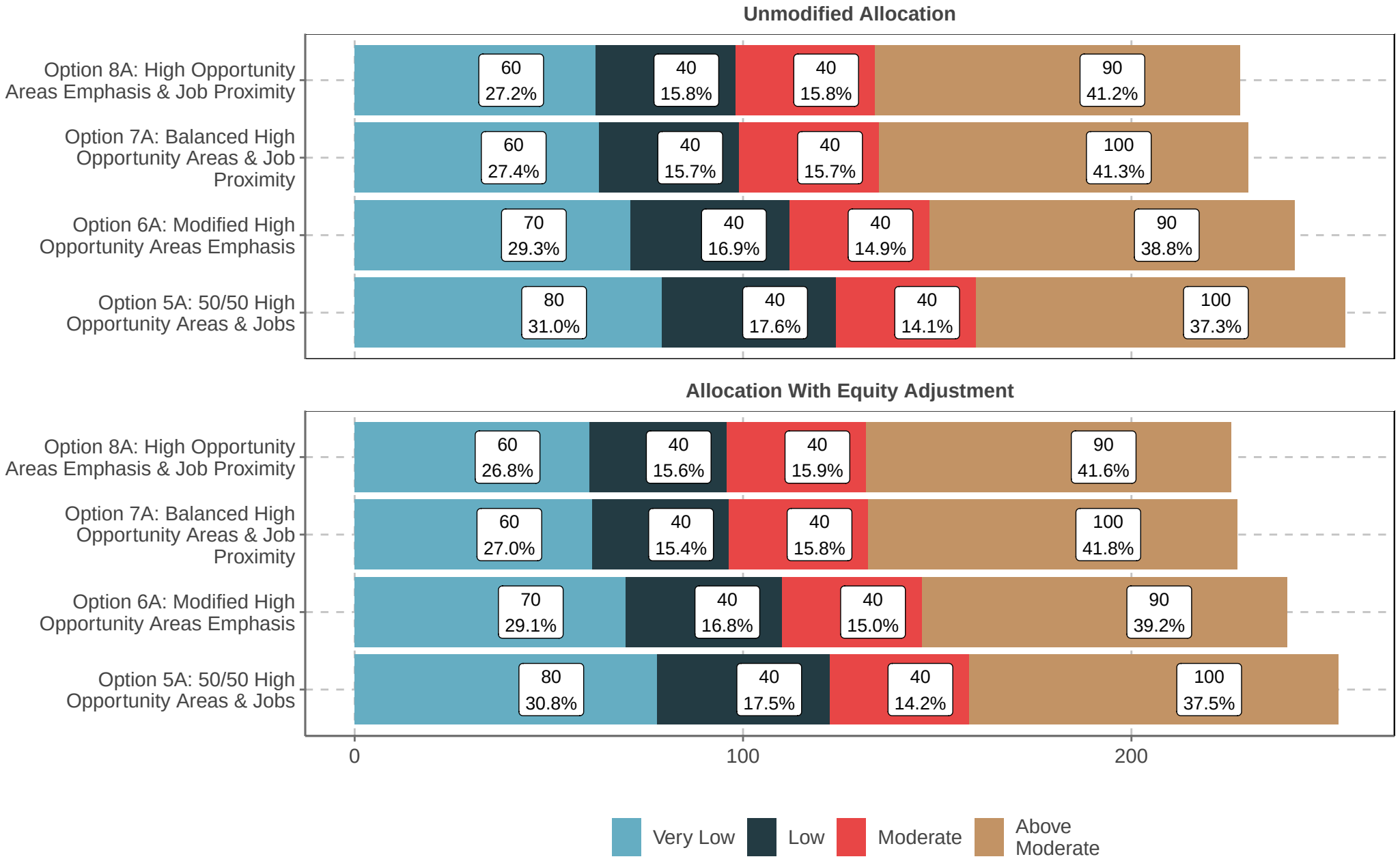
Appendix 1: Potential RHNA Allocation, Income Distribution
Fairfield
(2019 households: 37344)
(Solano County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



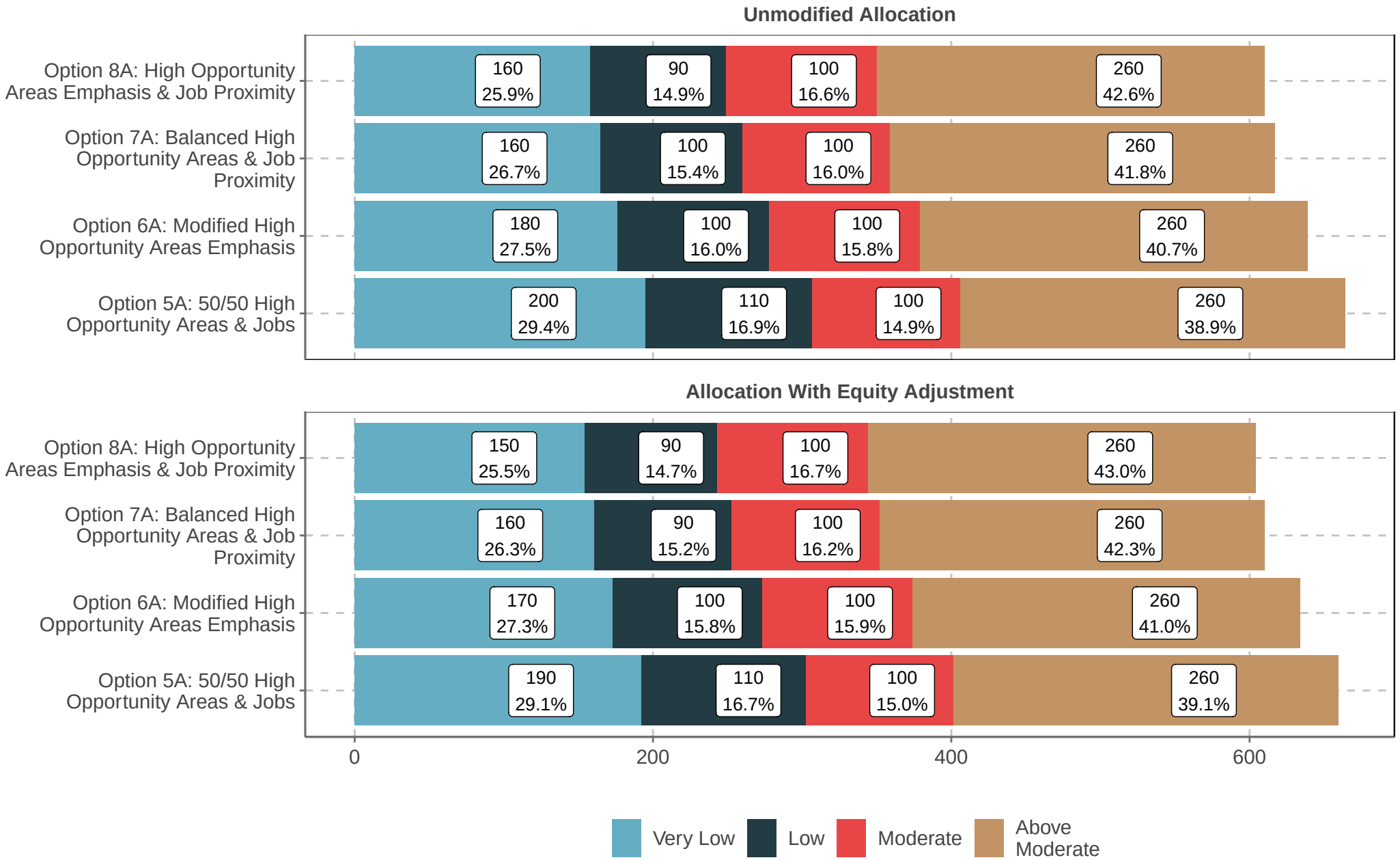
Appendix 1: Potential RHNA Allocation, Income Distribution
Rio Vista
(2019 households: 4319)
(Solano County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



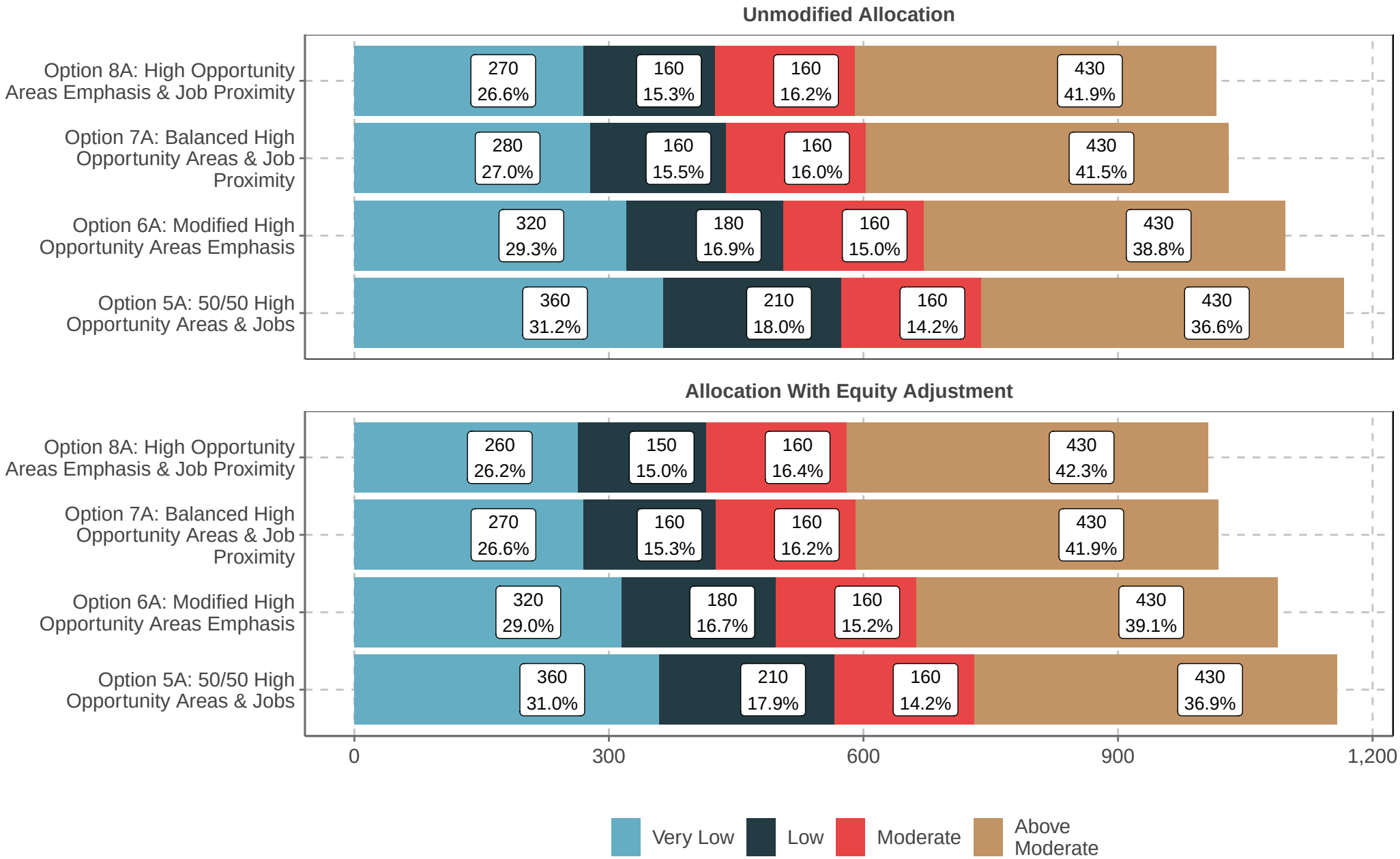
Appendix 1: Potential RHNA Allocation, Income Distribution
Suisun City
(2019 households: 9114)
(Solano County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



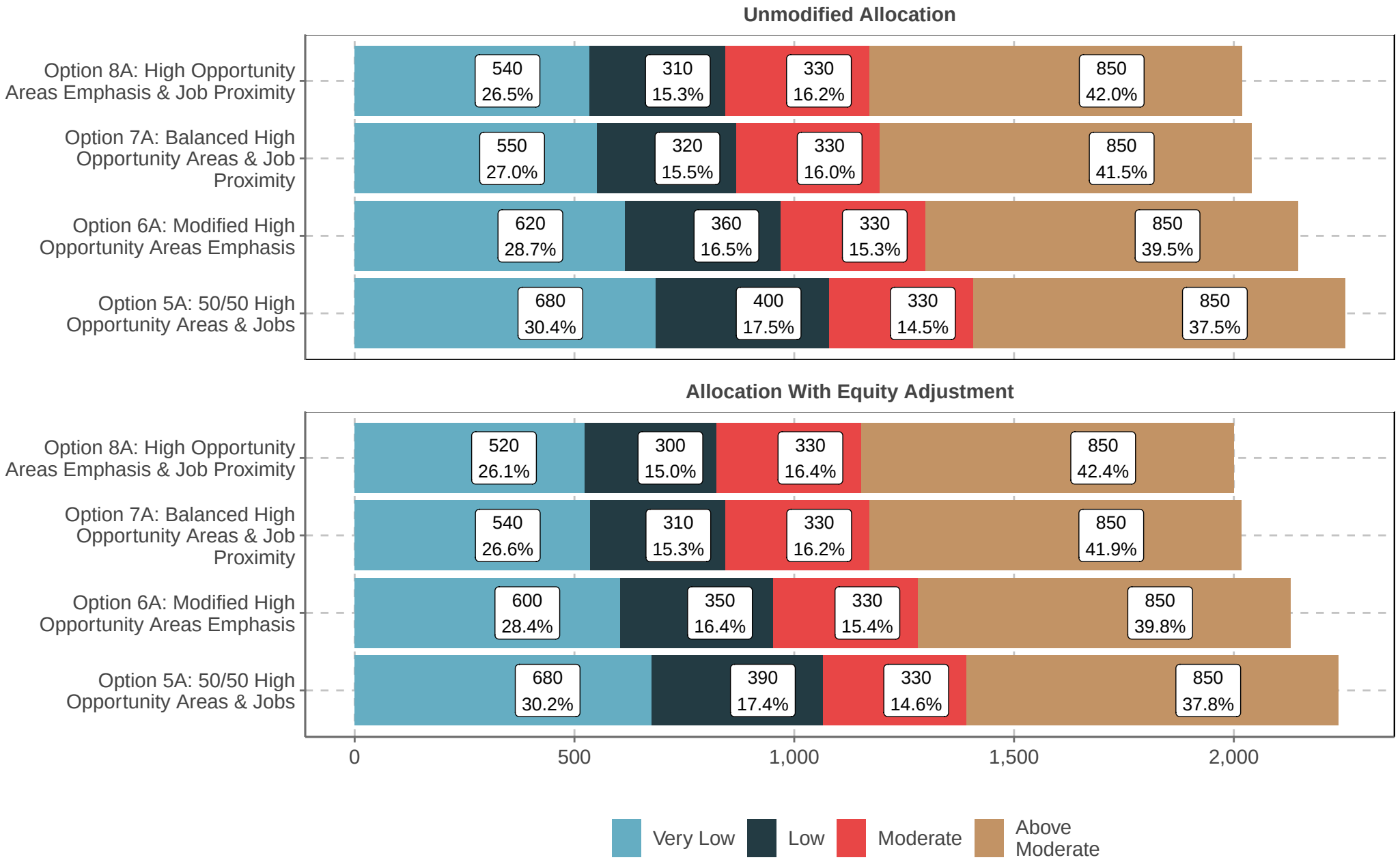
Appendix 1: Potential RHNA Allocation, Income Distribution
Uninc. Solano
(2019 households: 6820)
(Solano County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



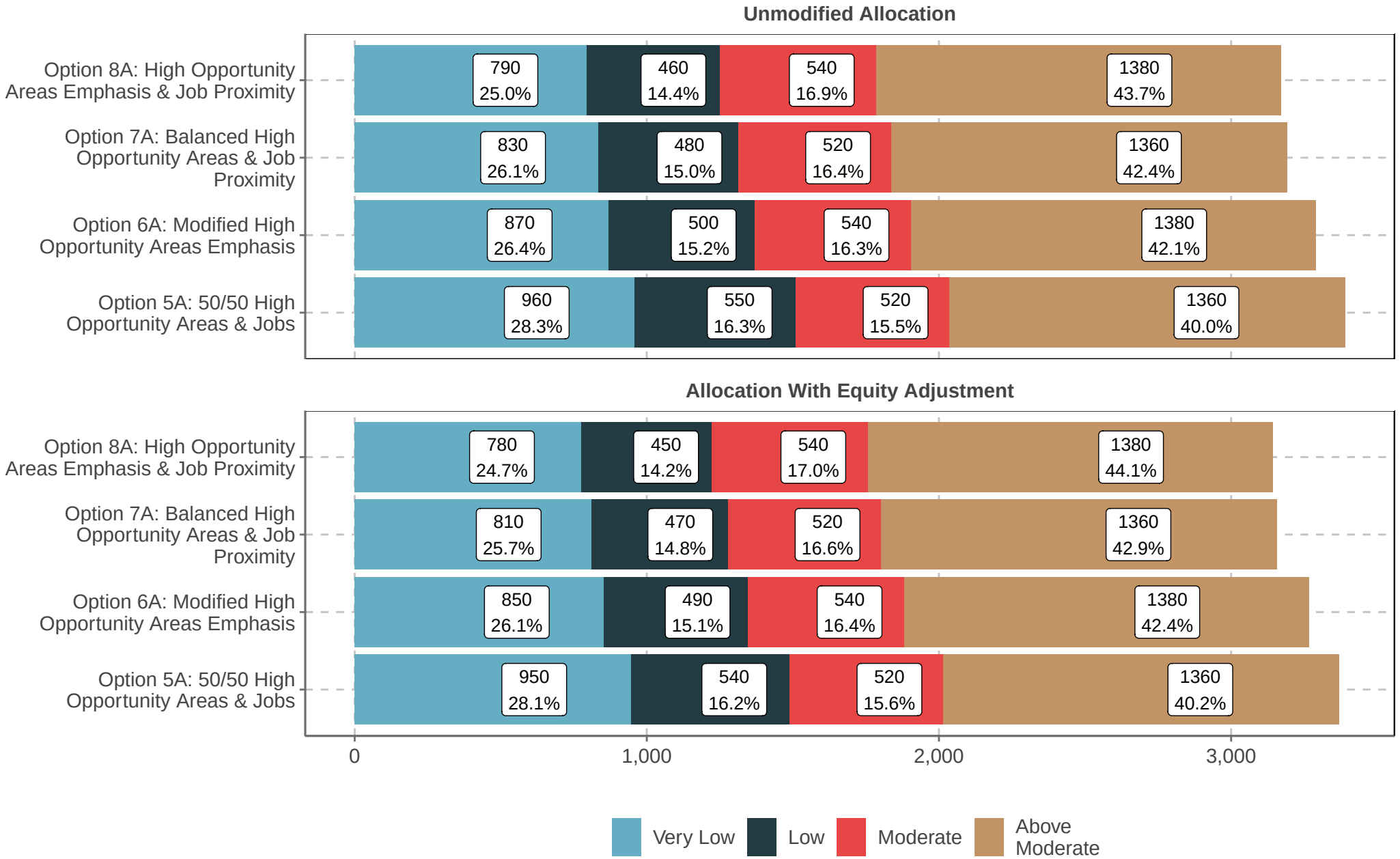
Appendix 1: Potential RHNA Allocation, Income Distribution
Vacaville
(2019 households: 33136)
(Solano County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



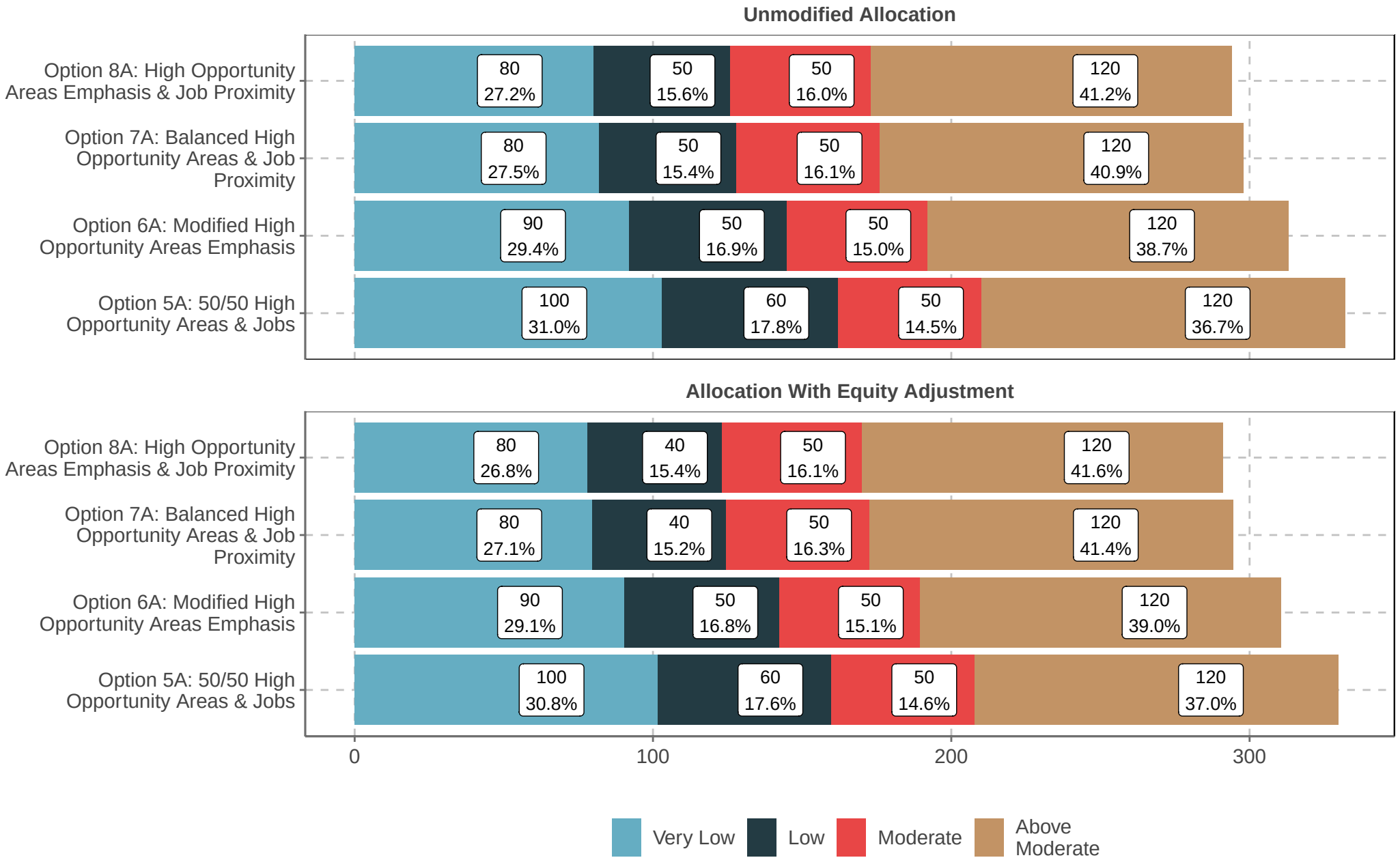
Appendix 1: Potential RHNA Allocation, Income Distribution
Vallejo
(2019 households: 40728)
(Solano County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



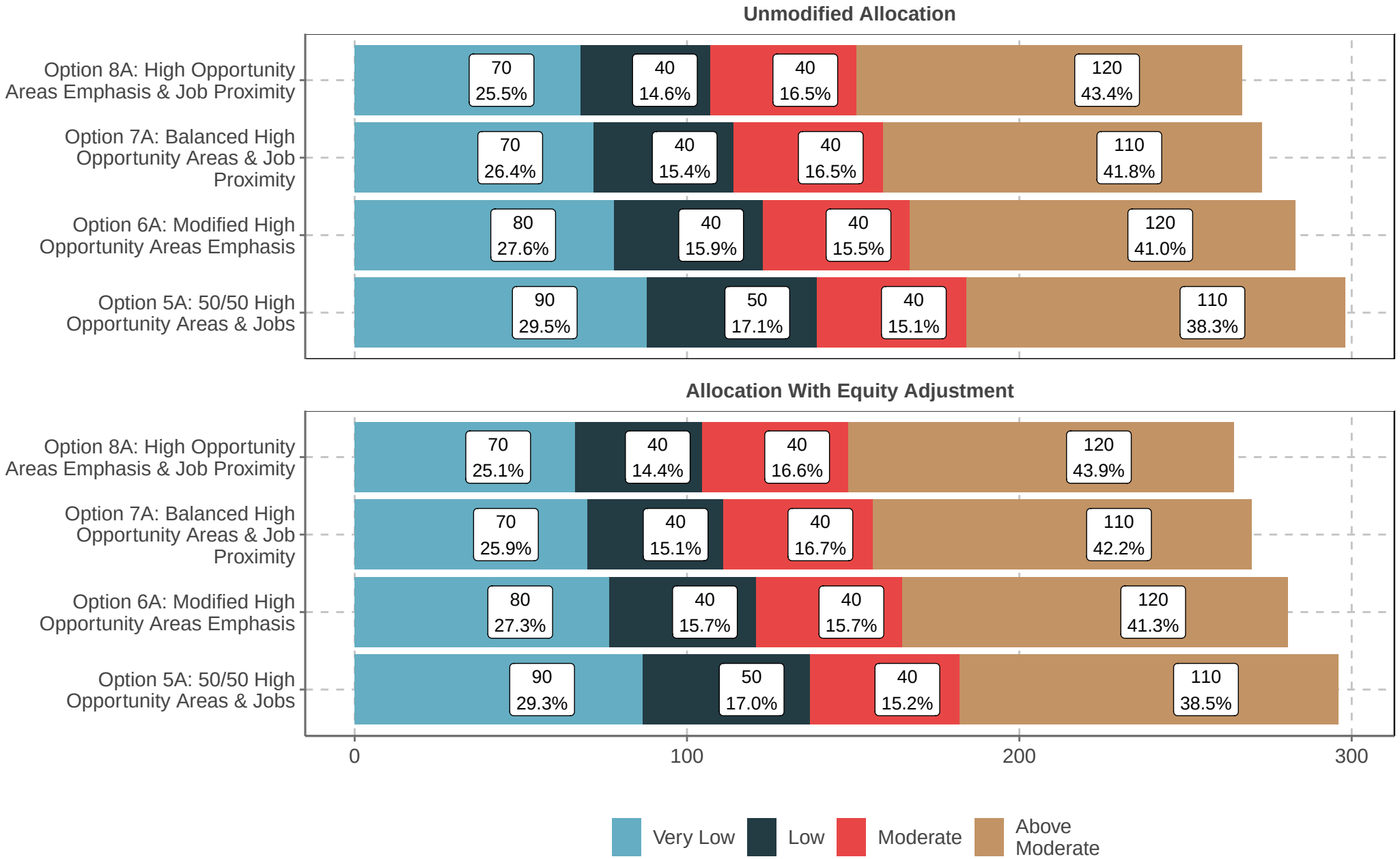
Appendix 1: Potential RHNA Allocation, Income Distribution
Cloverdale
(2019 households: 3252)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



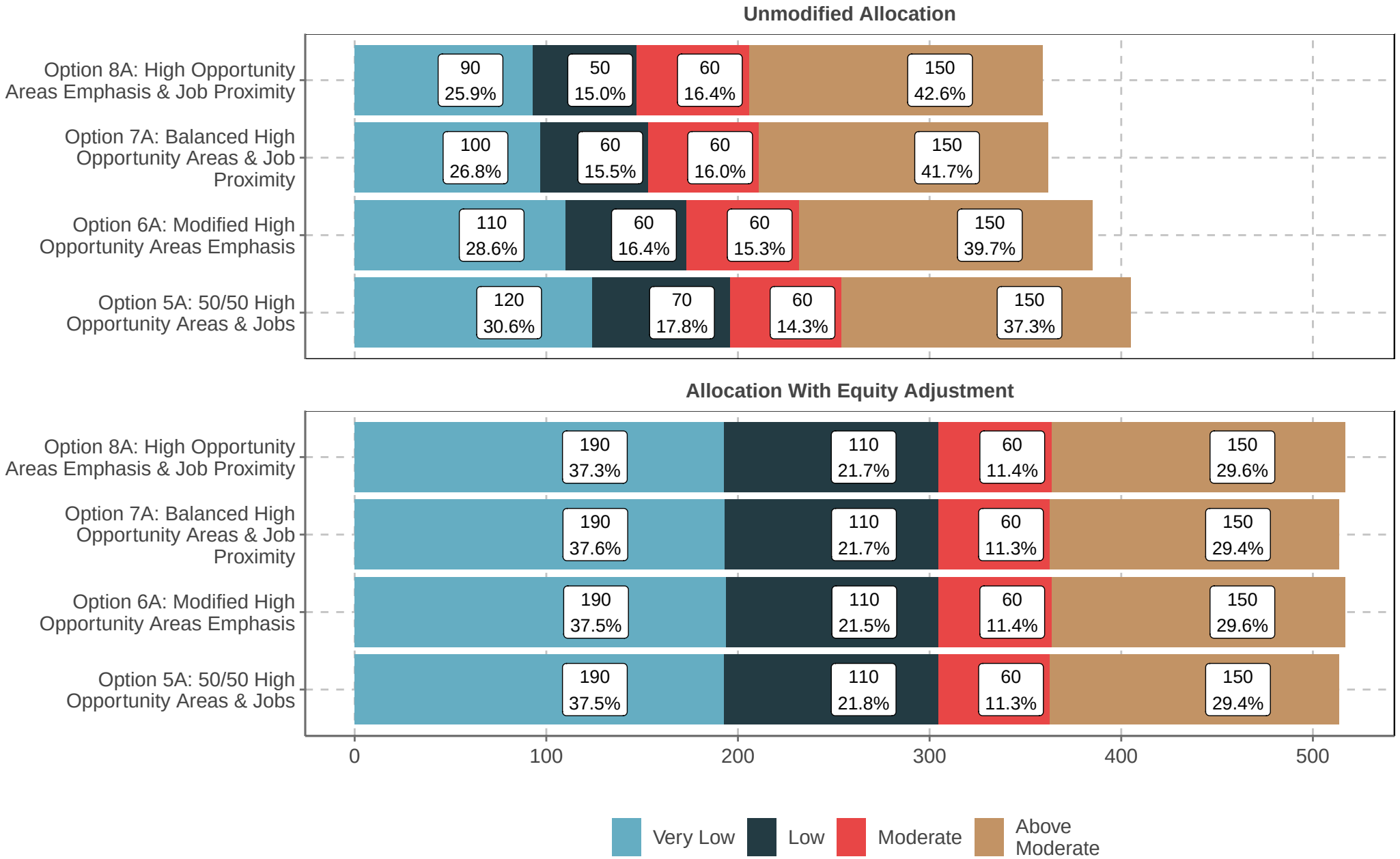
Appendix 1: Potential RHNA Allocation, Income Distribution
Cotati
(2019 households: 3071)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



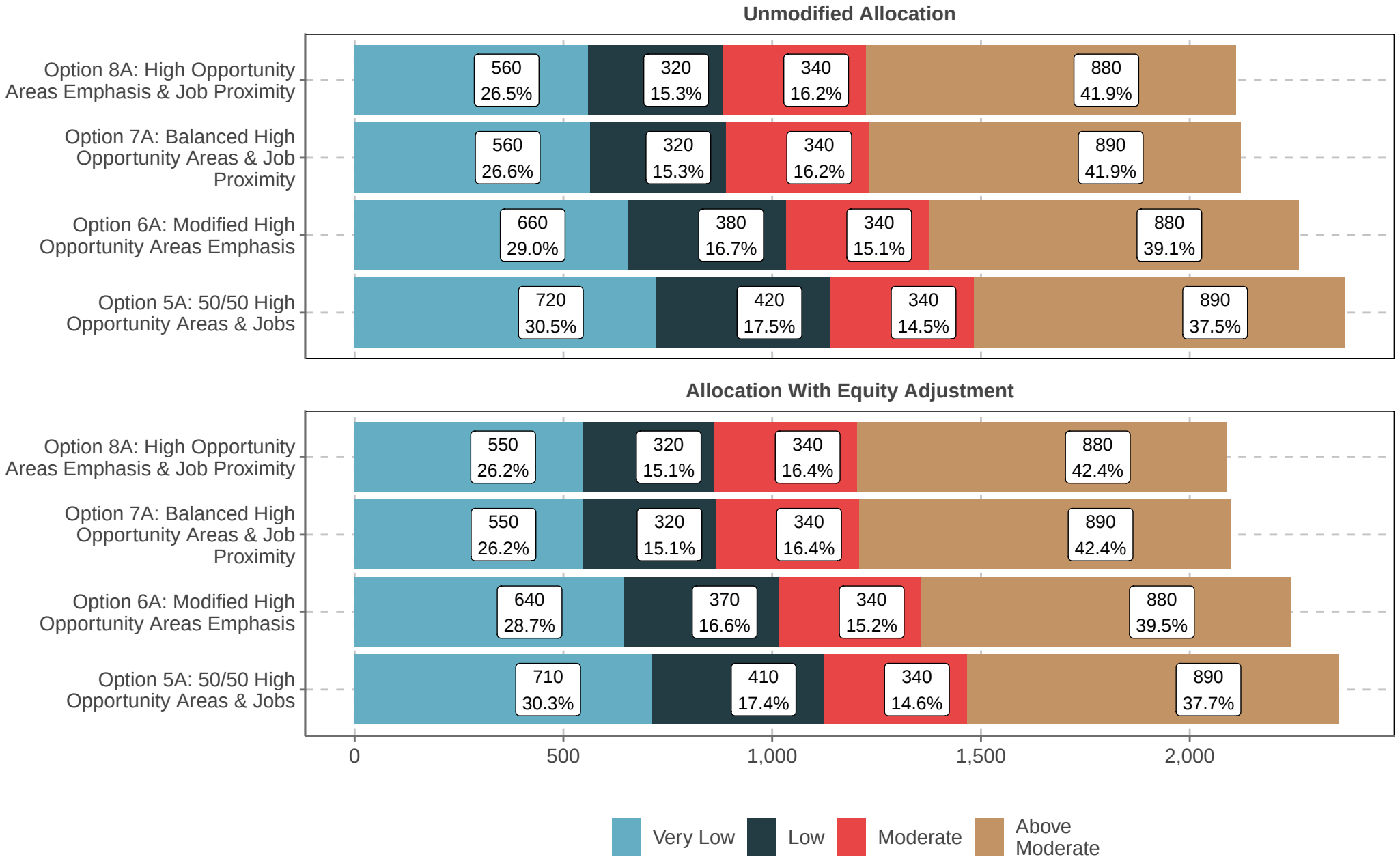
Appendix 1: Potential RHNA Allocation, Income Distribution
Healdsburg
(2019 households: 4603)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



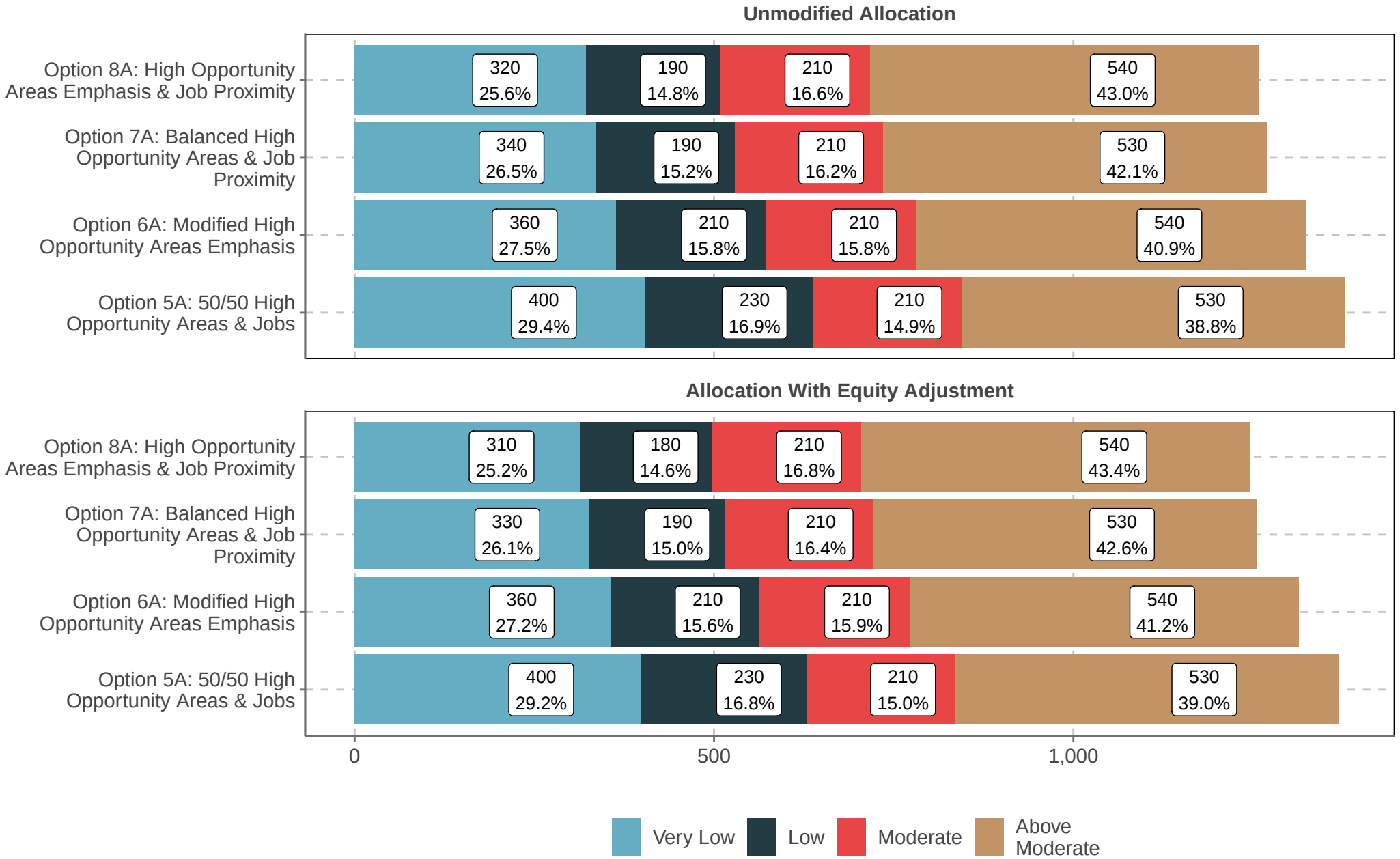
Appendix 1: Potential RHNA Allocation, Income Distribution
Petaluma
(2019 households: 22519)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



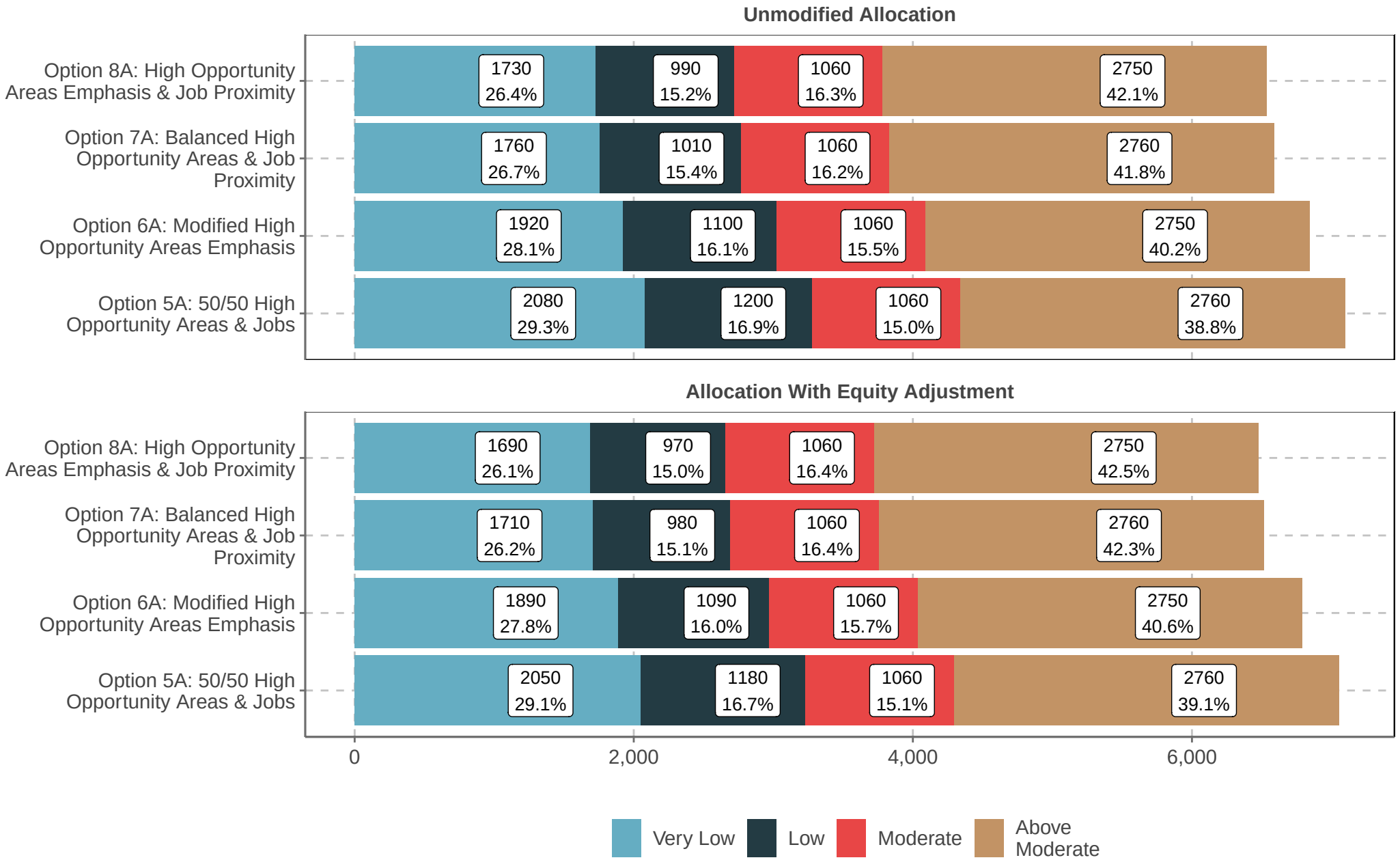
Appendix 1: Potential RHNA Allocation, Income Distribution
Rohnert Park
(2019 households: 16356)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



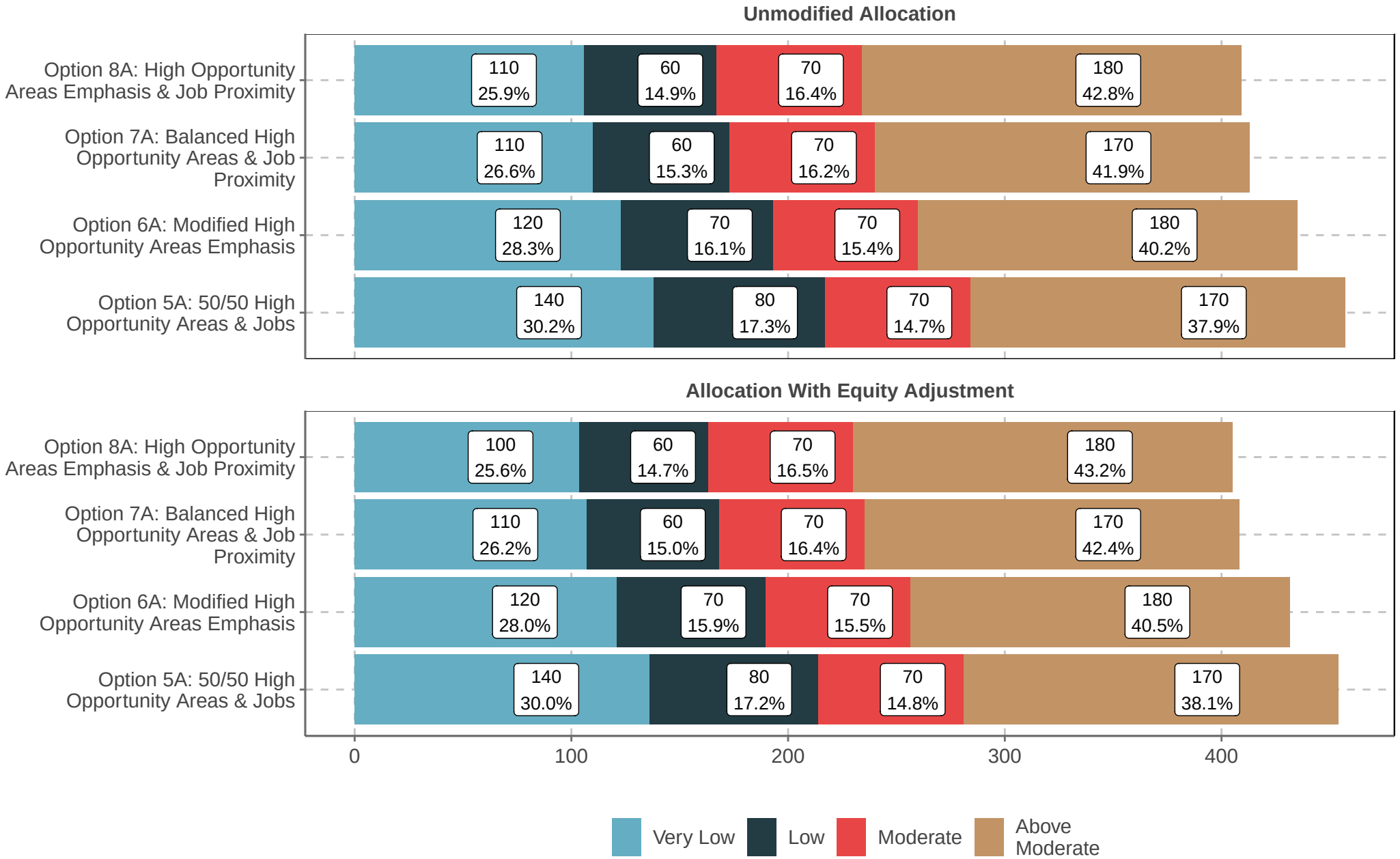
Appendix 1: Potential RHNA Allocation, Income Distribution
Santa Rosa
(2019 households: 64977)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



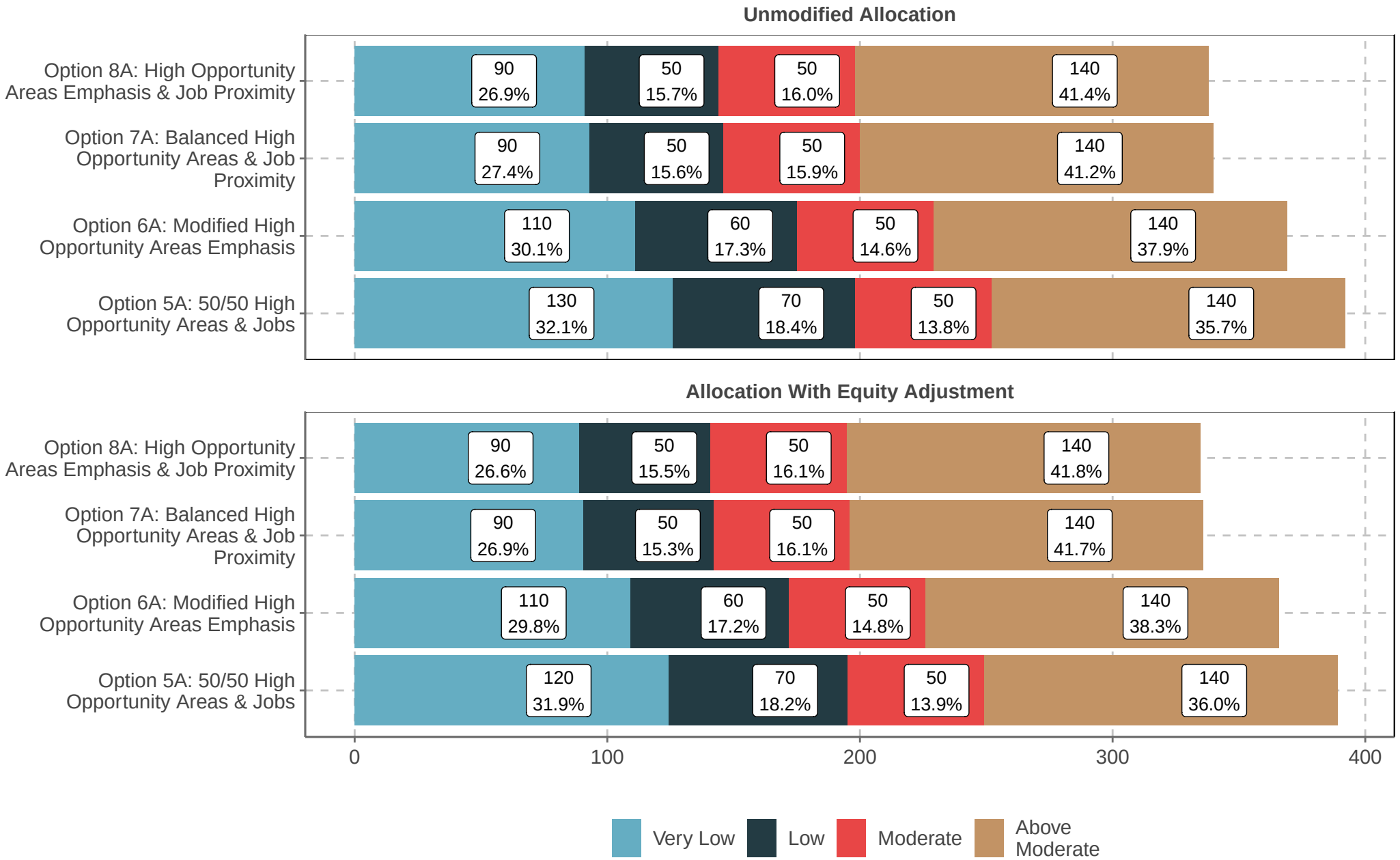
Appendix 1: Potential RHNA Allocation, Income Distribution
Sebastopol
(2019 households: 3334)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



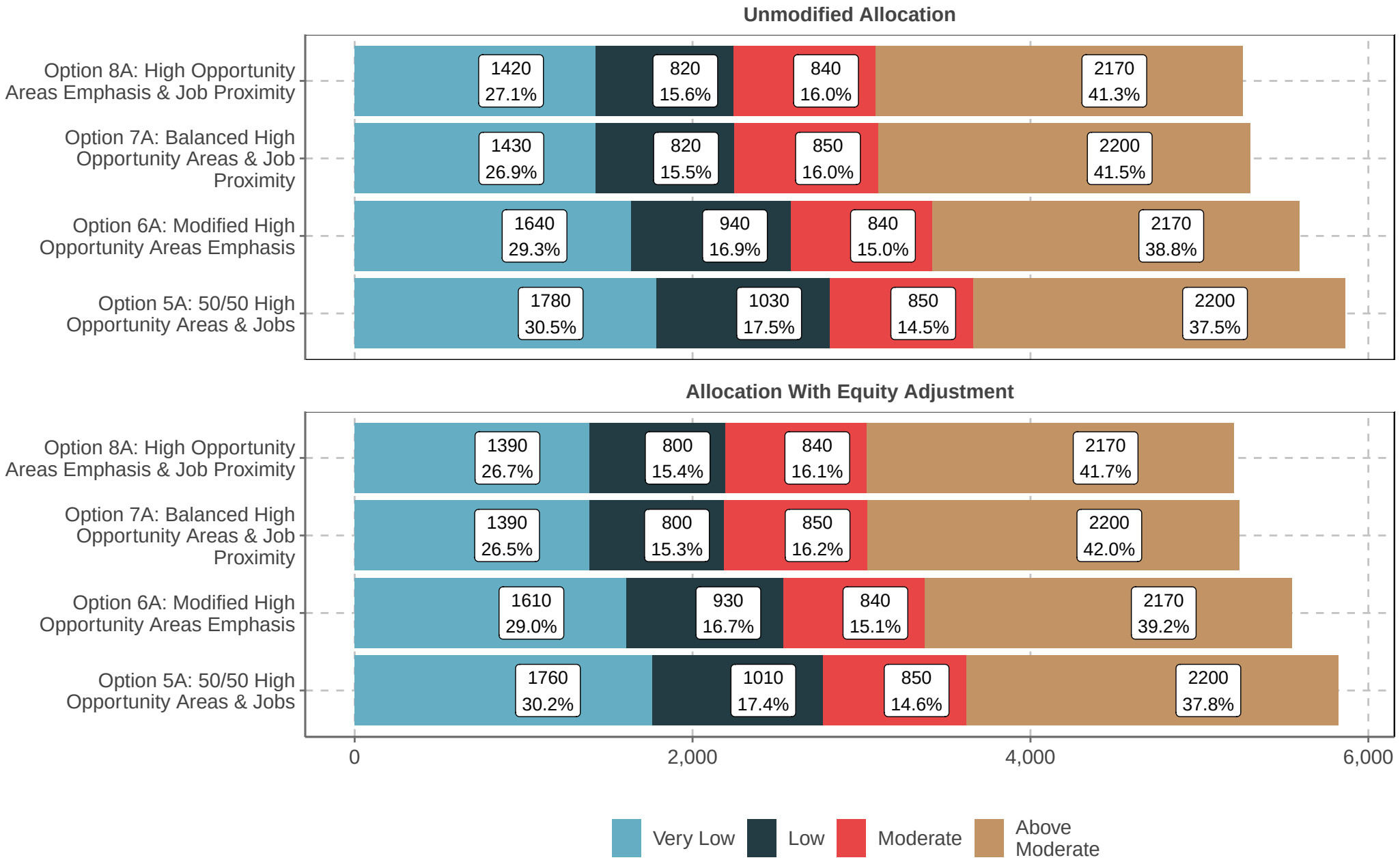
Appendix 1: Potential RHNA Allocation, Income Distribution
Sonoma
(2019 households: 5122)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



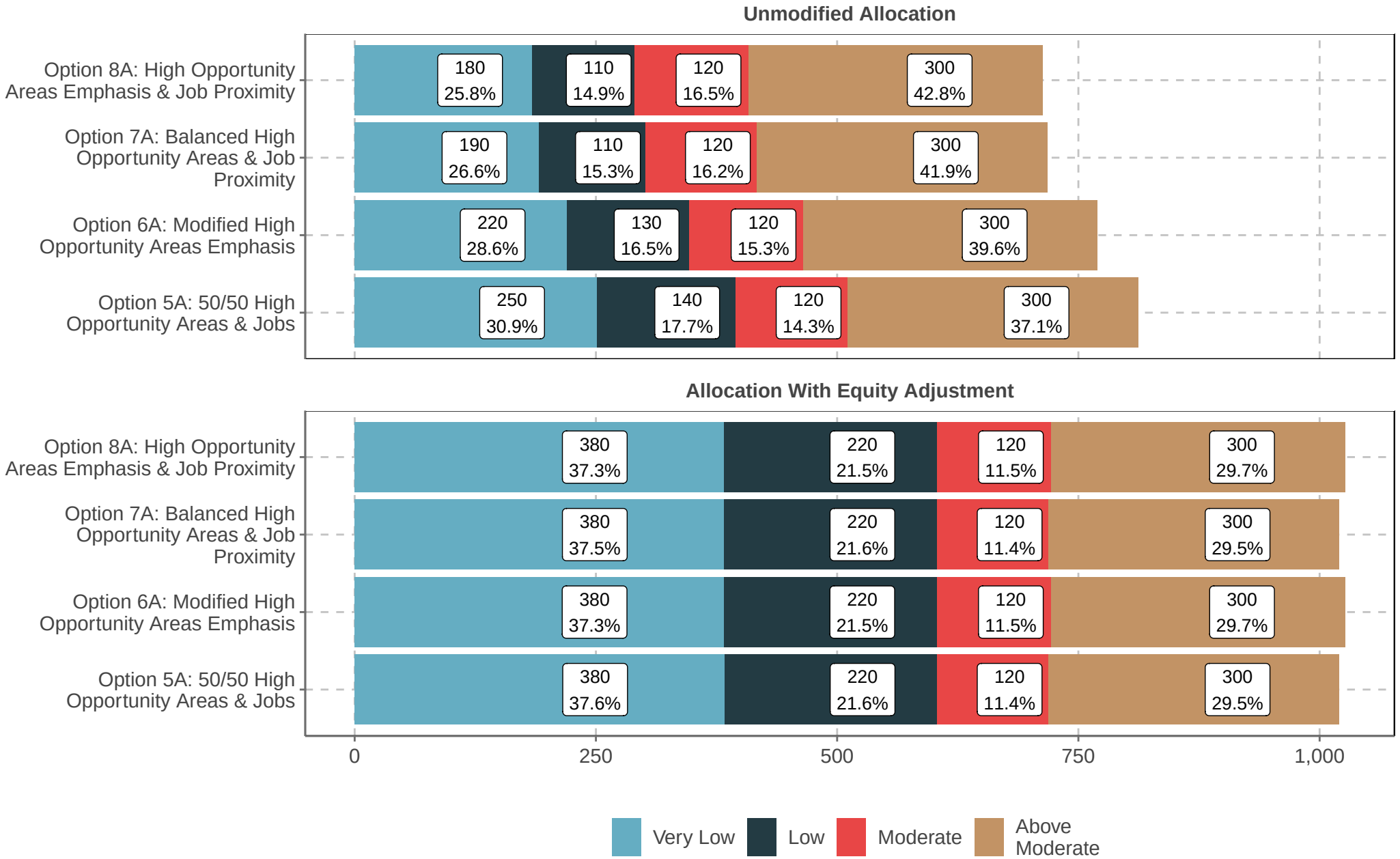
Appendix 1: Potential RHNA Allocation, Income Distribution
Uninc. Sonoma
(2019 households: 54038)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



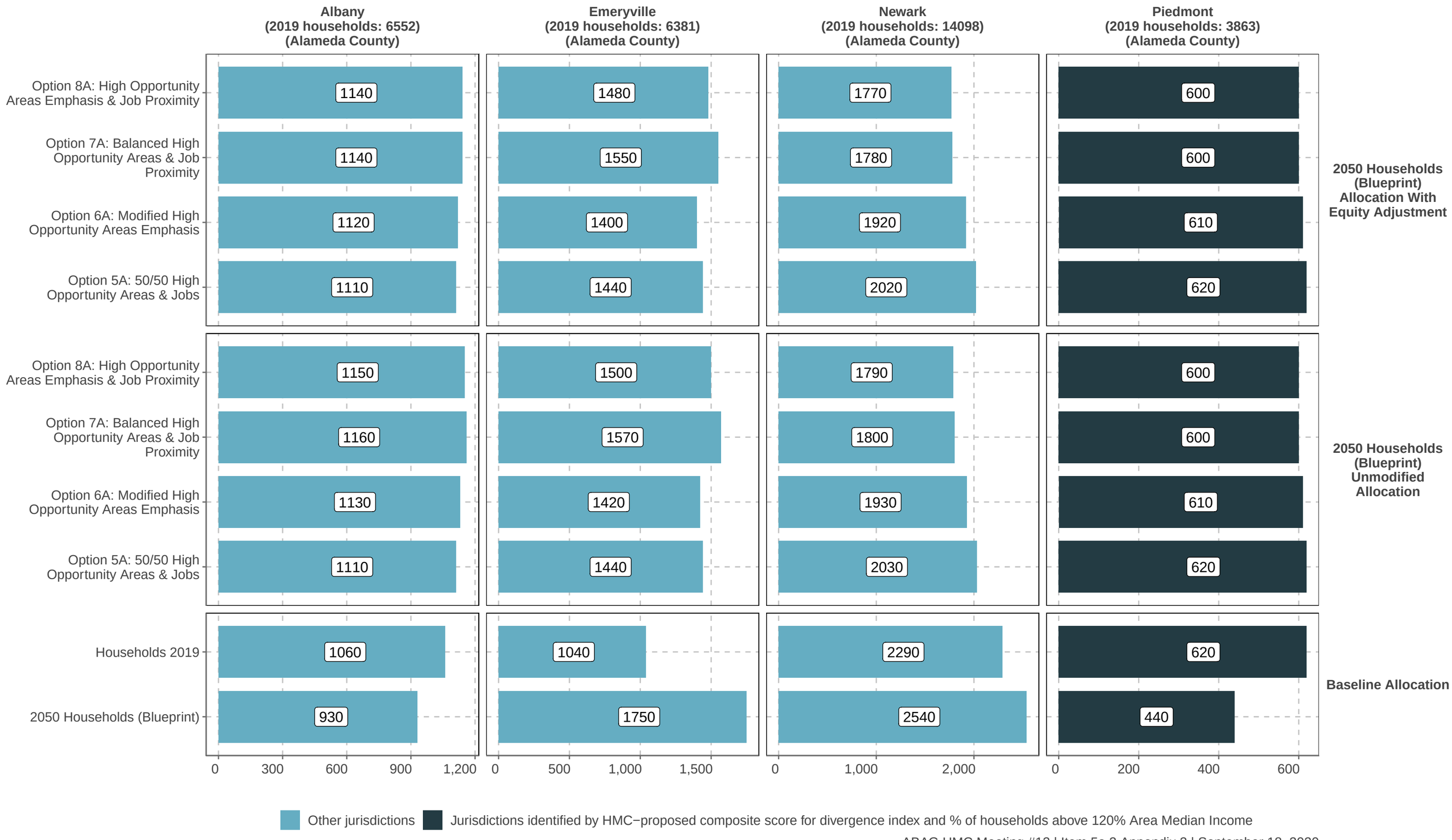
Appendix 1: Potential RHNA Allocation, Income Distribution
Windsor
(2019 households: 9112)
(Sonoma County)
Baseline: Draft Blueprint Households 2050

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details
Label shows allocation rounded to nearest 10.



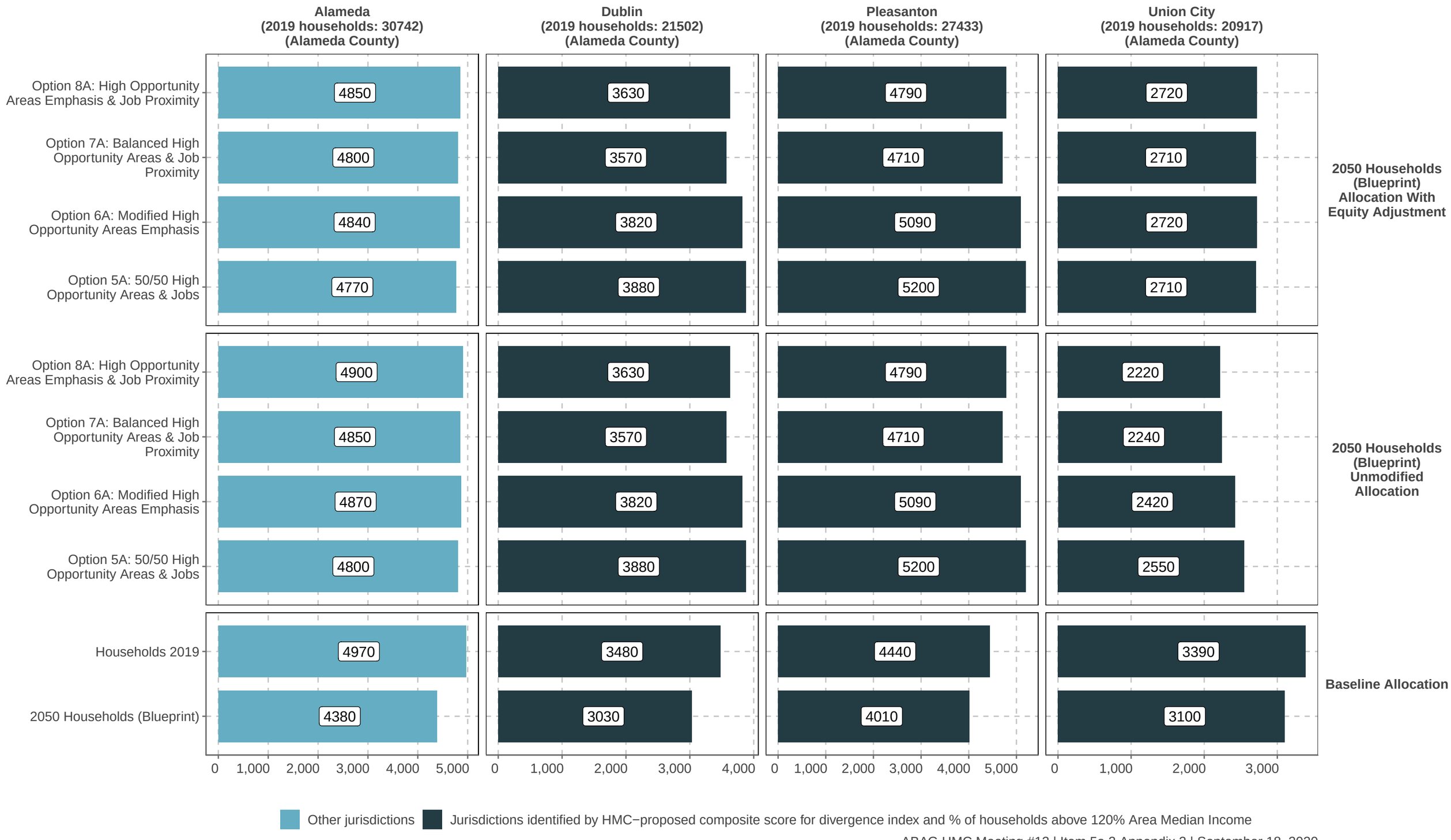
Appendix 2: Potential RHNA Allocation
Page 01 (Counties on Page: Alameda)
Baseline: Draft Blueprint Households 2050

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.



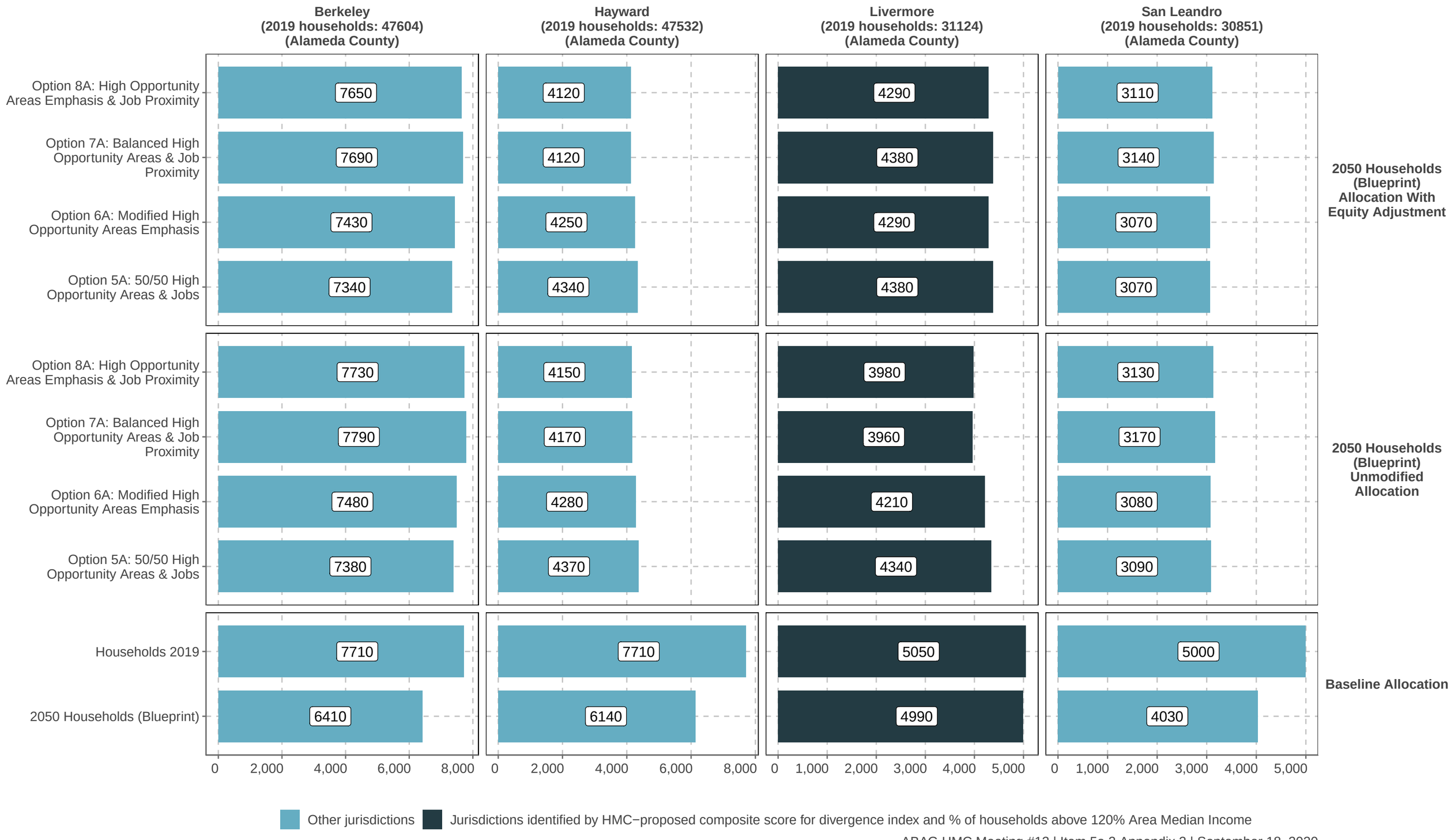
Appendix 2: Potential RHNA Allocation
Page 02 (Counties on Page: Alameda)
Baseline: Draft Blueprint Households 2050

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.



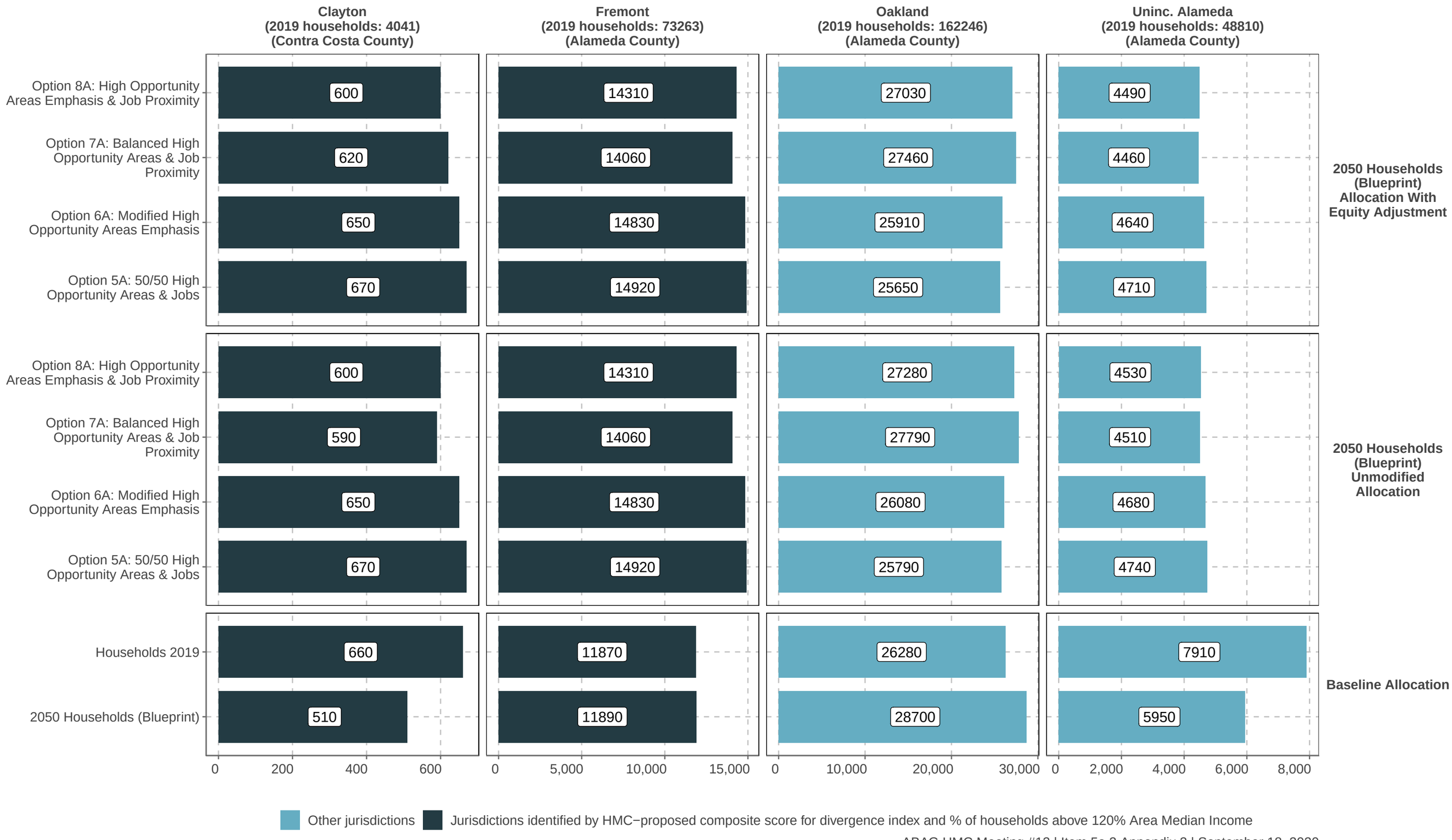
Appendix 2: Potential RHNA Allocation
Page 03 (Counties on Page: Alameda)
Baseline: Draft Blueprint Households 2050

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.



Appendix 2: Potential RHNA Allocation
Page 04 (Counties on Page: Contra Costa, Alameda)
Baseline: Draft Blueprint Households 2050

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.

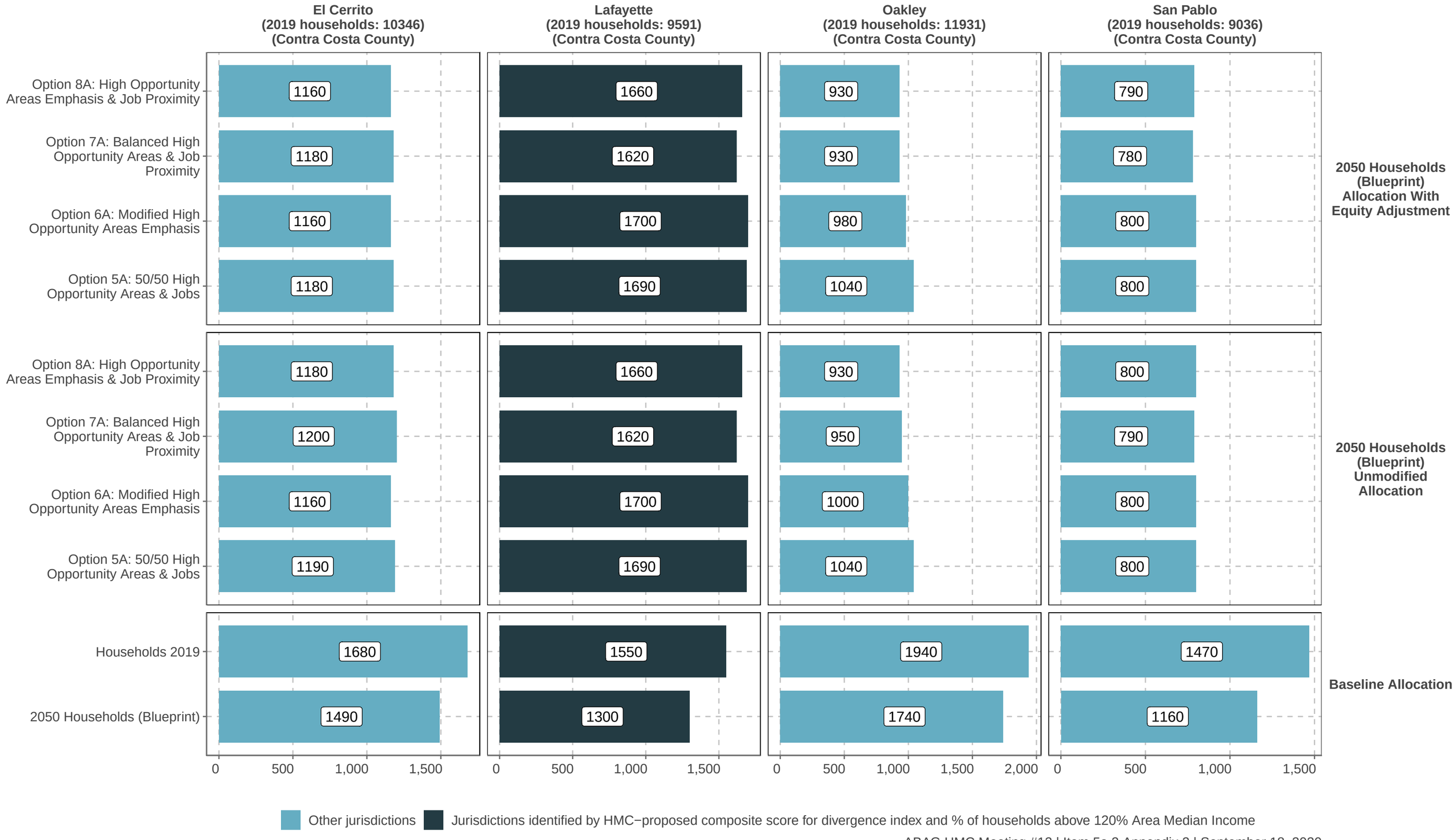


Appendix 2: Potential RHNA Allocation
Page 05 (Counties on Page: Contra Costa)
Baseline: Draft Blueprint Households 2050

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.

Appendix 2: Potential RHNA Allocation
Page 06 (Counties on Page: Contra Costa)
Baseline: Draft Blueprint Households 2050

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.

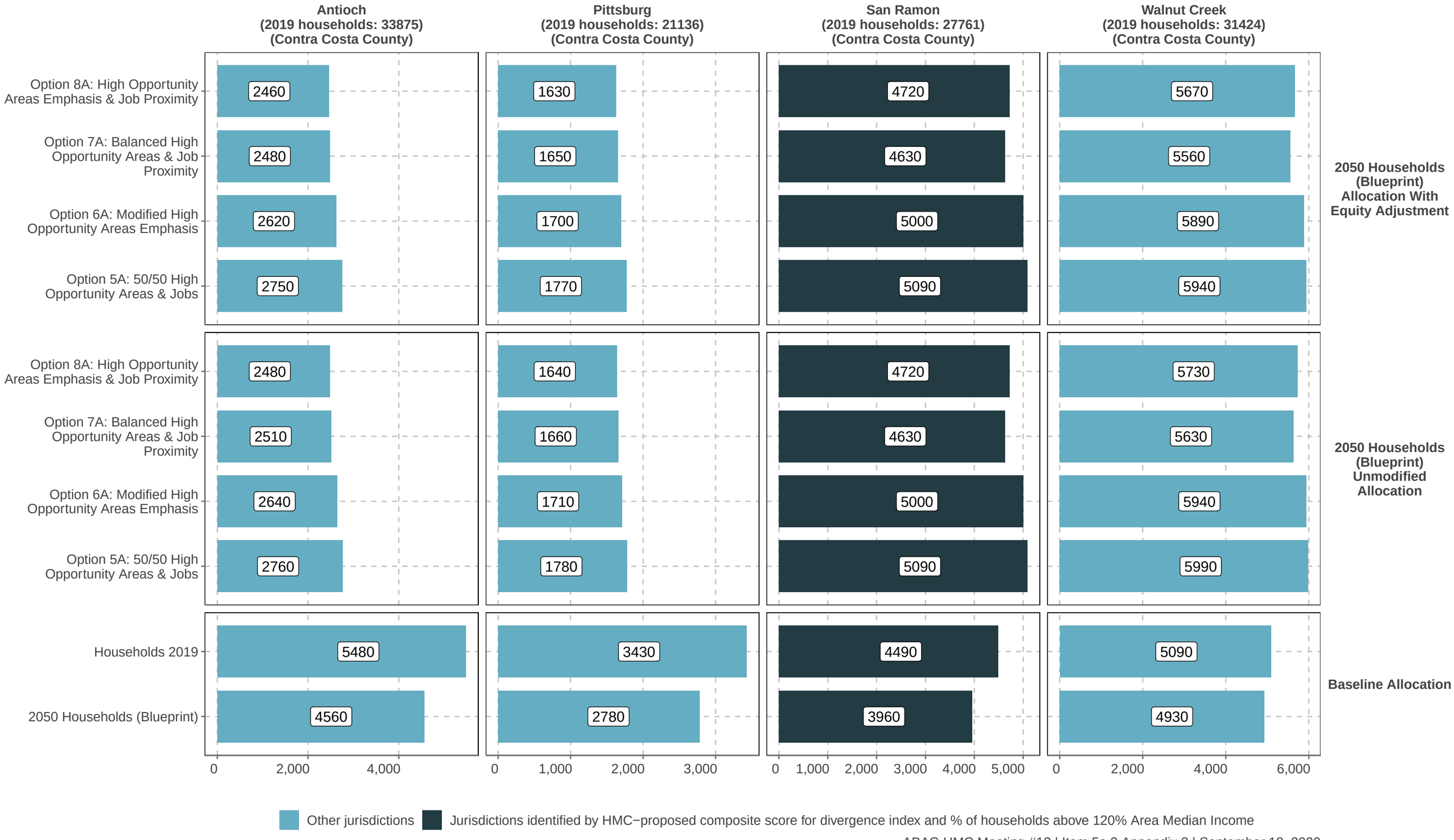


Appendix 2: Potential RHNA Allocation
Page 07 (Counties on Page: Contra Costa)
Baseline: Draft Blueprint Households 2050

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.

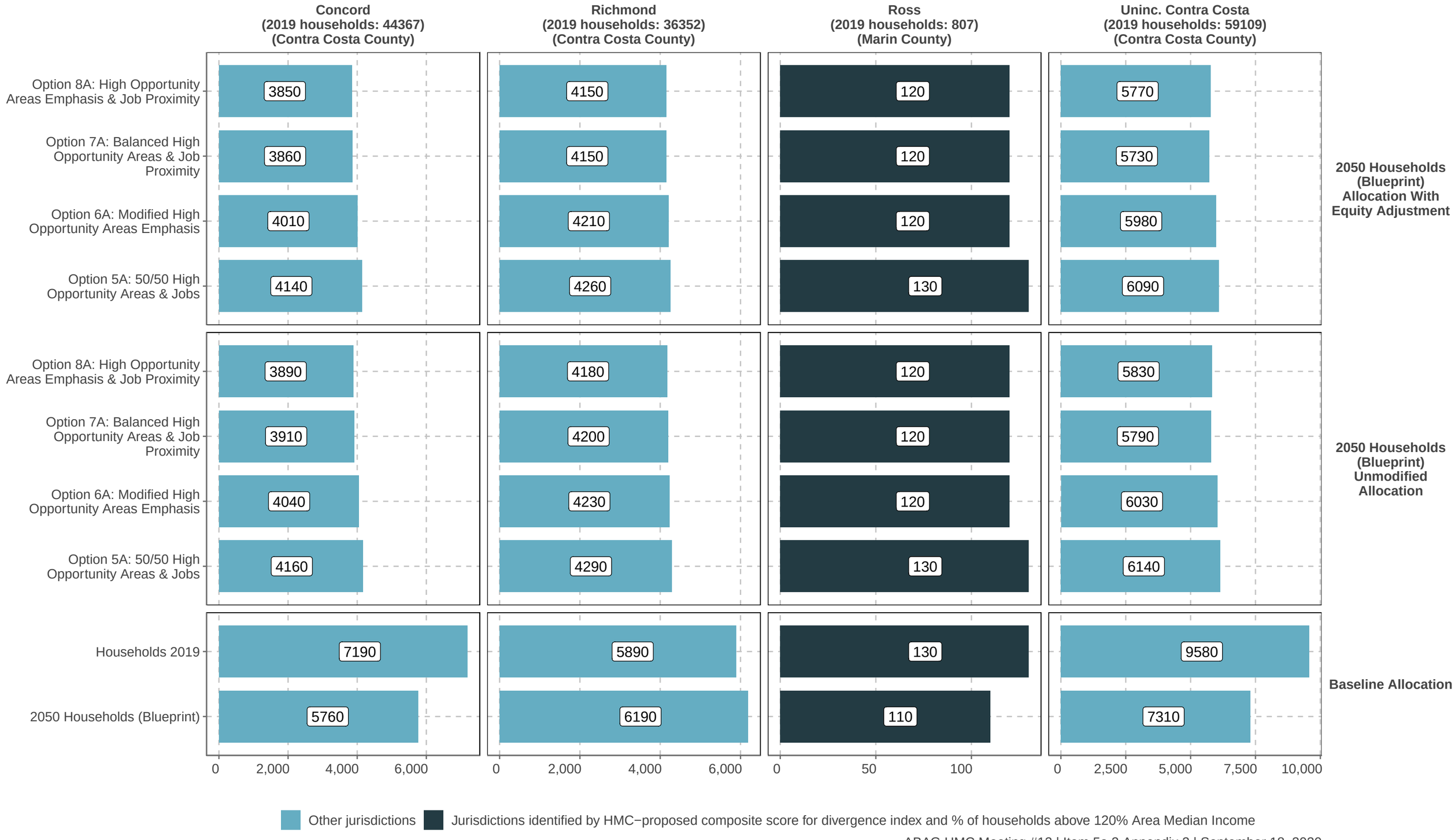
Appendix 2: Potential RHNA Allocation
Page 08 (Counties on Page: Contra Costa)
Baseline: Draft Blueprint Households 2050

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.



Appendix 2: Potential RHNA Allocation
Page 09 (Counties on Page: Marin, Contra Costa)
Baseline: Draft Blueprint Households 2050

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.



Appendix 2: Potential RHNA Allocation
Page 10 (Counties on Page: Marin)
Baseline: Draft Blueprint Households 2050

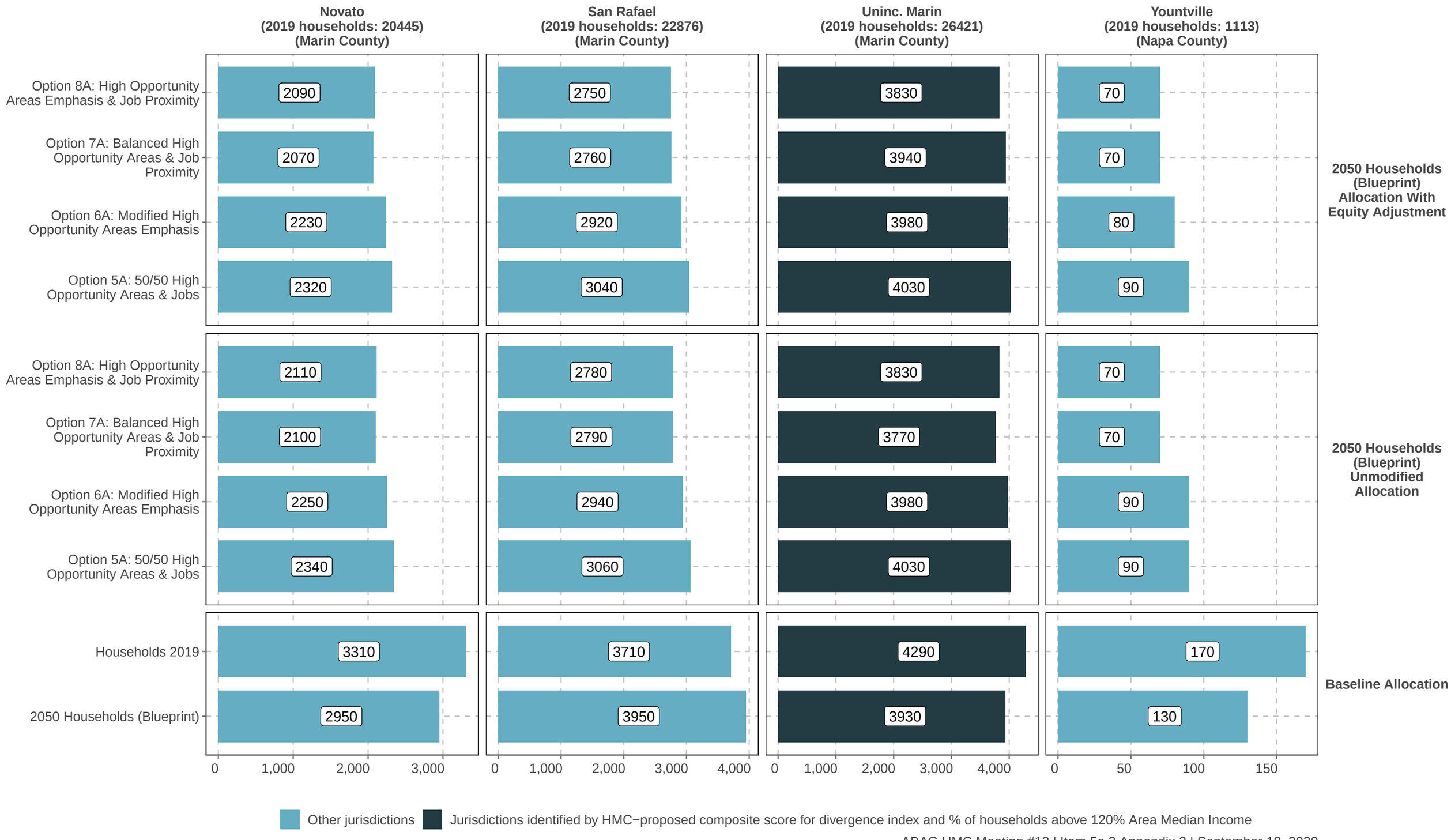
Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.
Label shows allocation rounded to nearest 10. Numbers may not add up due to rounding.

Appendix 2: Potential RHNA Allocation
Page 11 (Counties on Page: Marin)
Baseline: Draft Blueprint Households 2050

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.

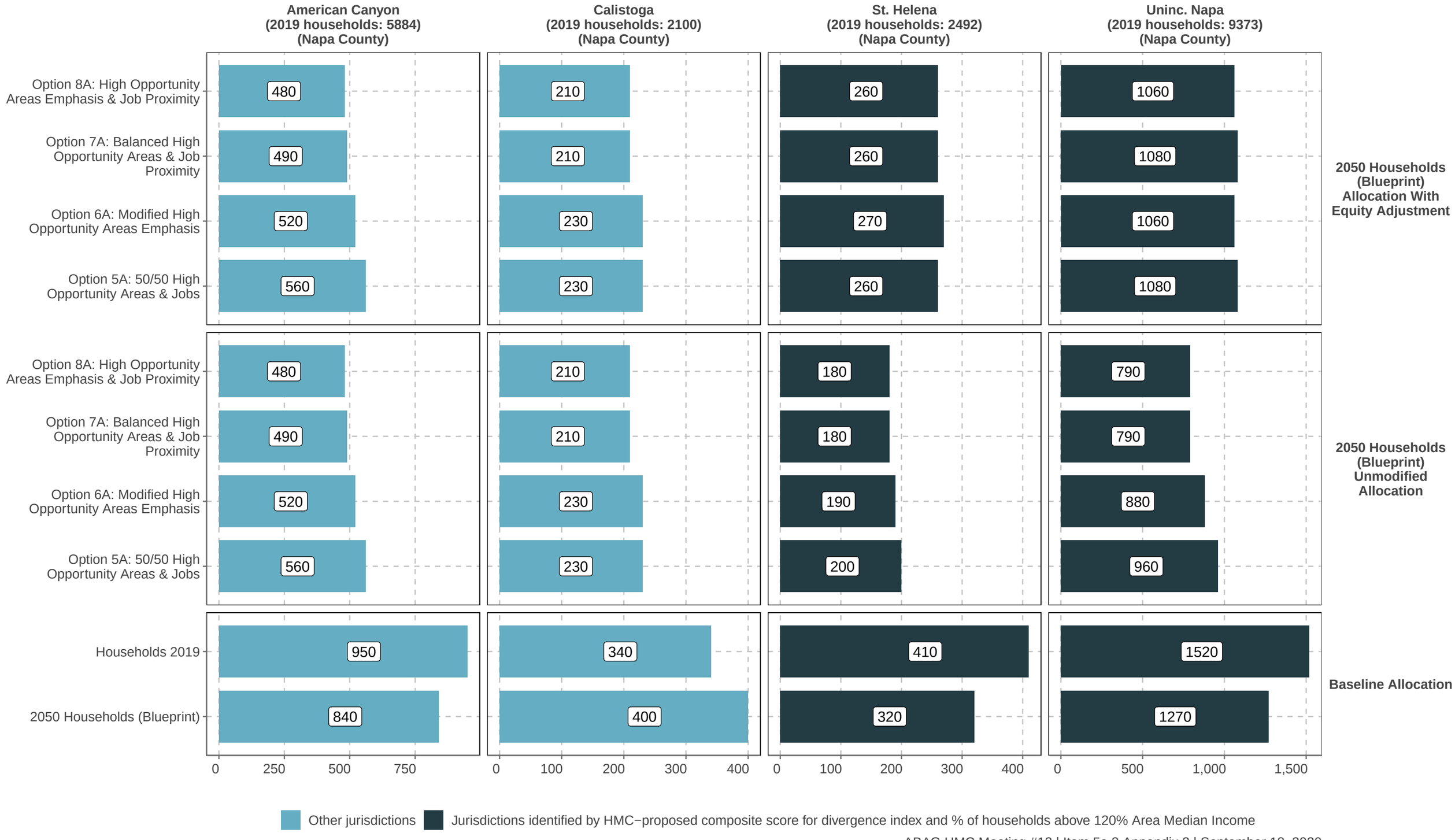
Appendix 2: Potential RHNA Allocation
Page 12 (Counties on Page: Marin, Napa)
Baseline: Draft Blueprint Households 2050

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.



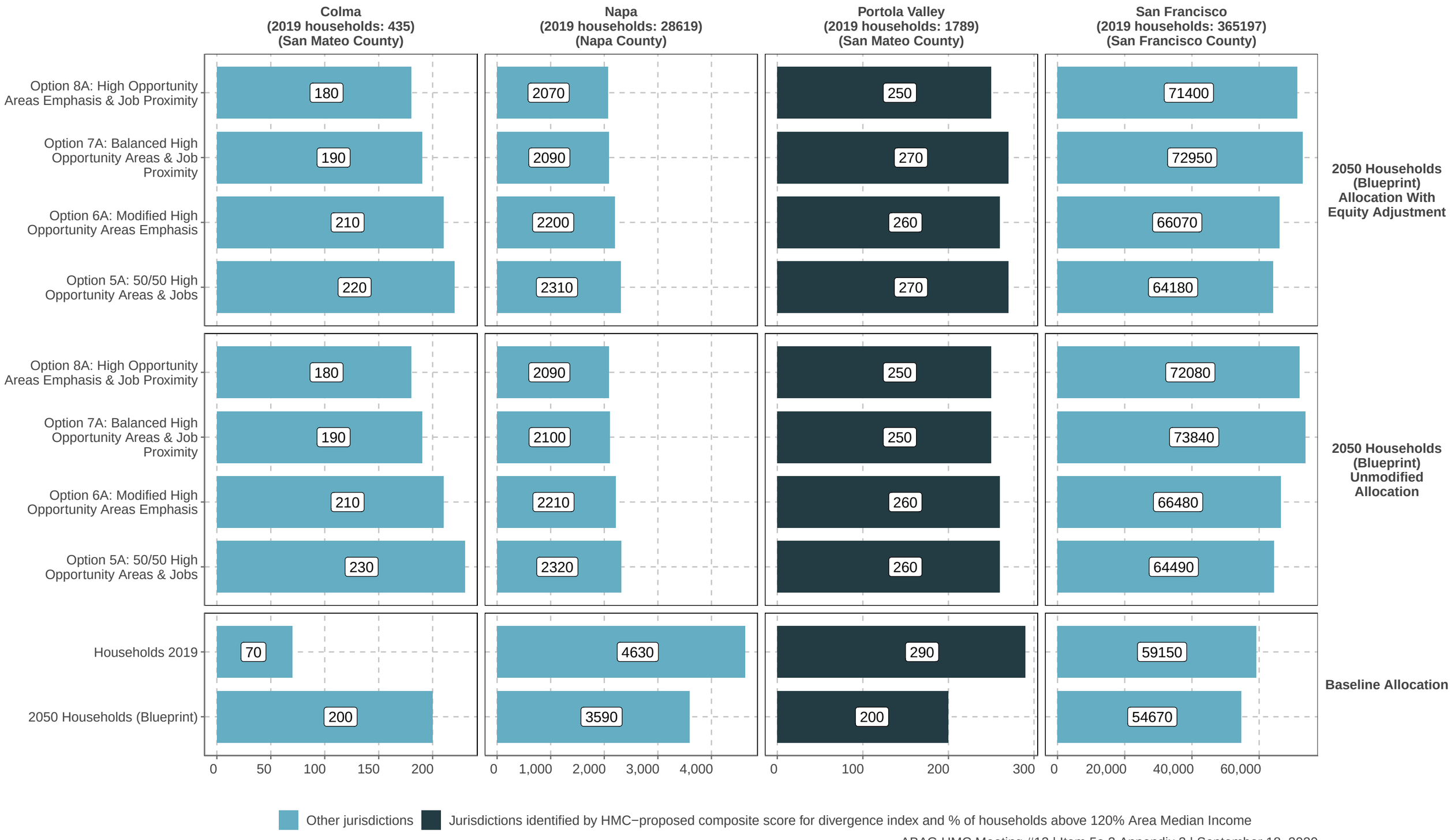
Appendix 2: Potential RHNA Allocation
Page 13 (Counties on Page: Napa)
Baseline: Draft Blueprint Households 2050

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.



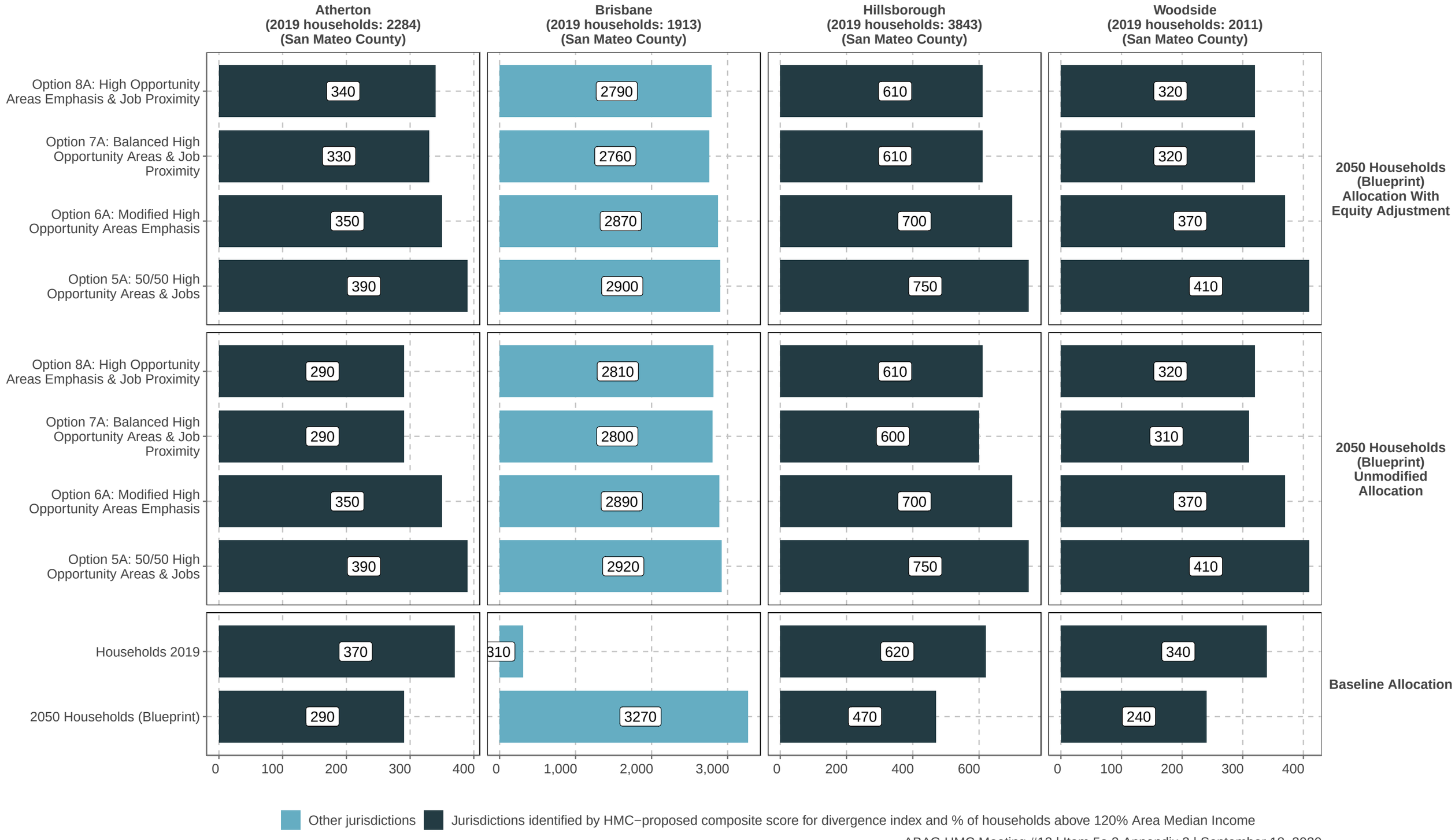
Appendix 2: Potential RHNA Allocation
Page 14 (Counties on Page: San Francisco, San Mateo, Napa)
Baseline: Draft Blueprint Households 2050

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.



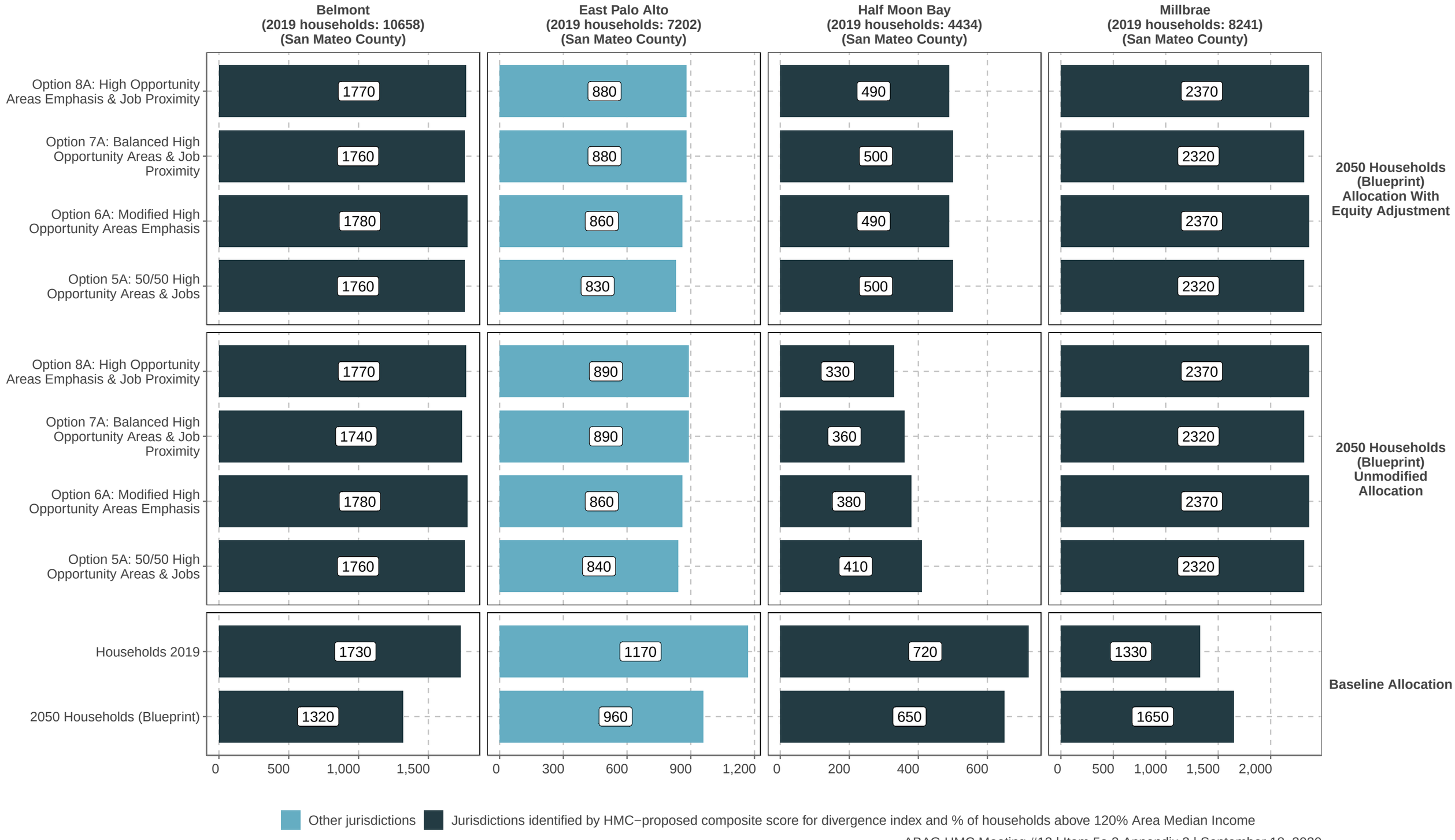
Appendix 2: Potential RHNA Allocation
Page 15 (Counties on Page: San Mateo)
Baseline: Draft Blueprint Households 2050

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.



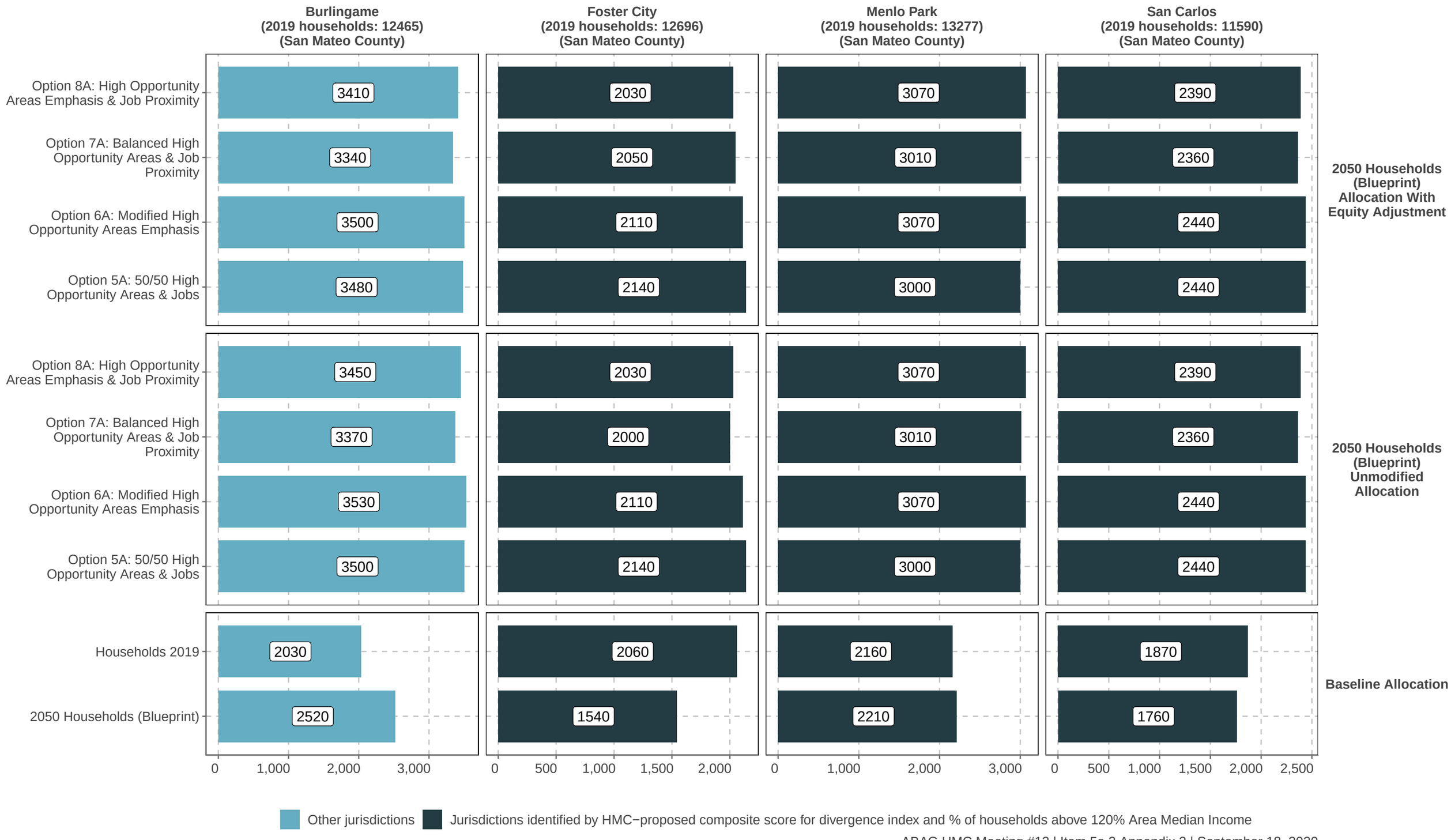
Appendix 2: Potential RHNA Allocation
Page 16 (Counties on Page: San Mateo)
Baseline: Draft Blueprint Households 2050

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.



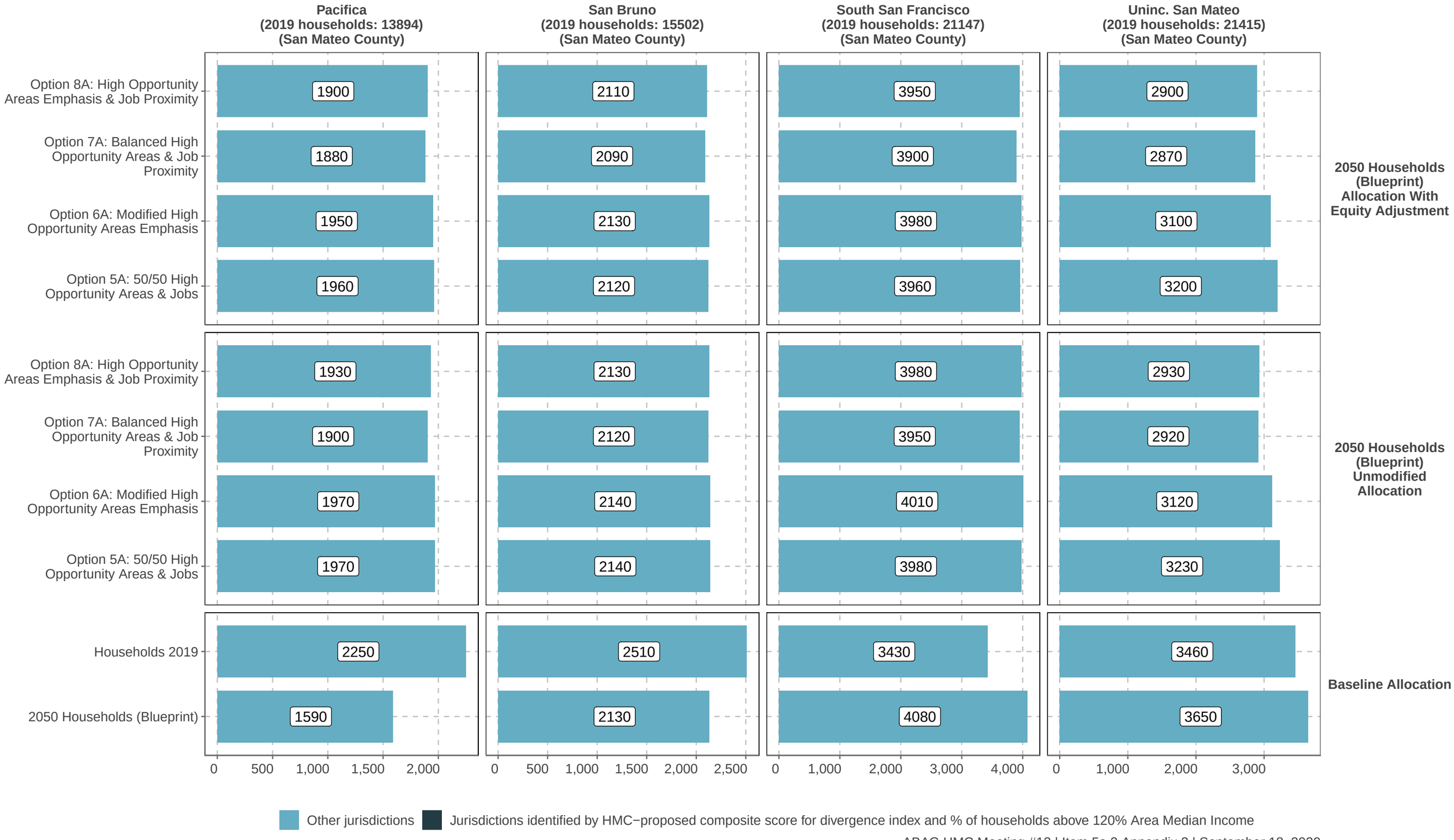
Appendix 2: Potential RHNA Allocation
Page 17 (Counties on Page: San Mateo)
Baseline: Draft Blueprint Households 2050

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.



Appendix 2: Potential RHNA Allocation
Page 18 (Counties on Page: San Mateo)
Baseline: Draft Blueprint Households 2050

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.

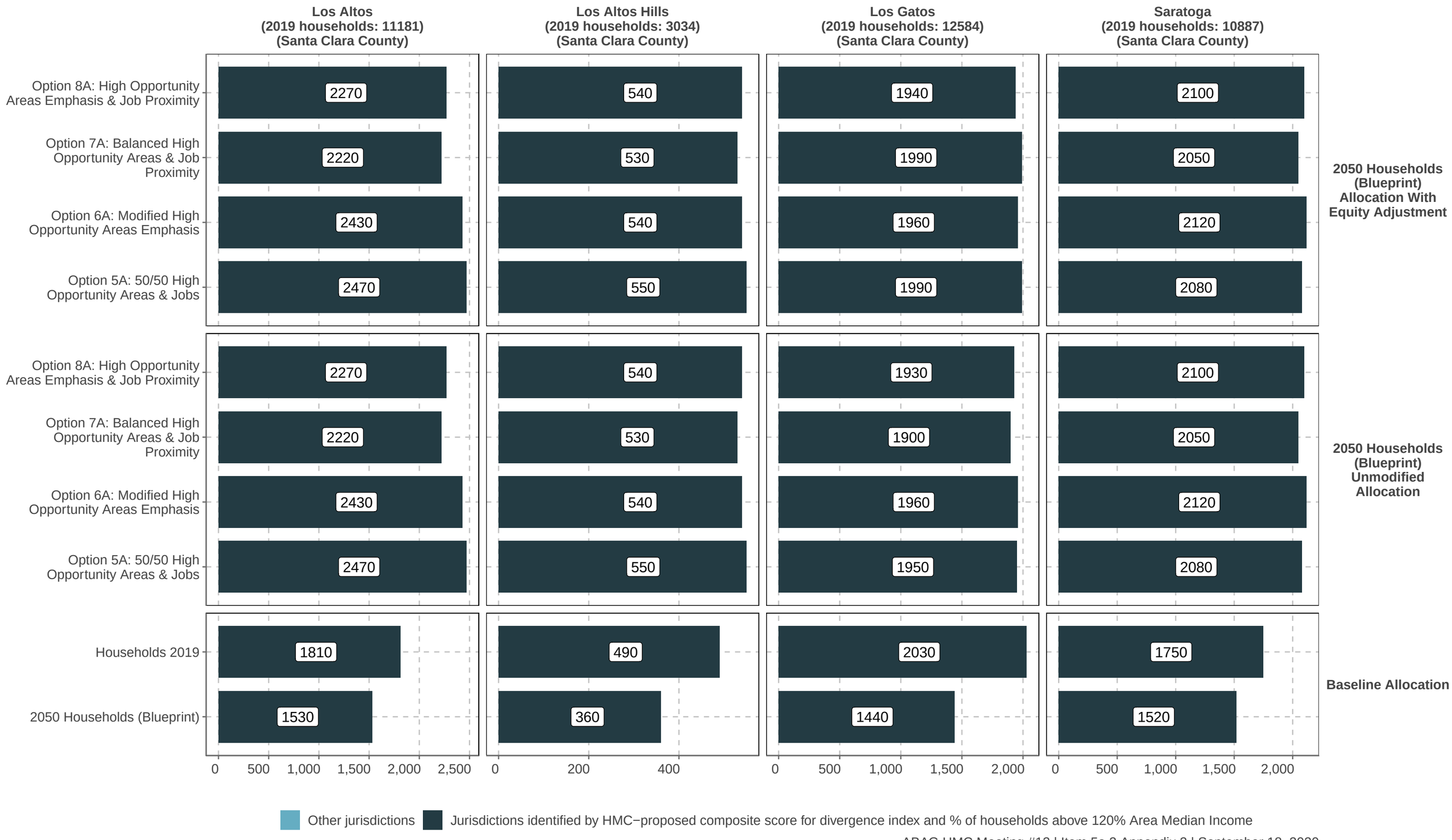


Appendix 2: Potential RHNA Allocation
Page 19 (Counties on Page: San Mateo, Santa Clara)
Baseline: Draft Blueprint Households 2050

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.

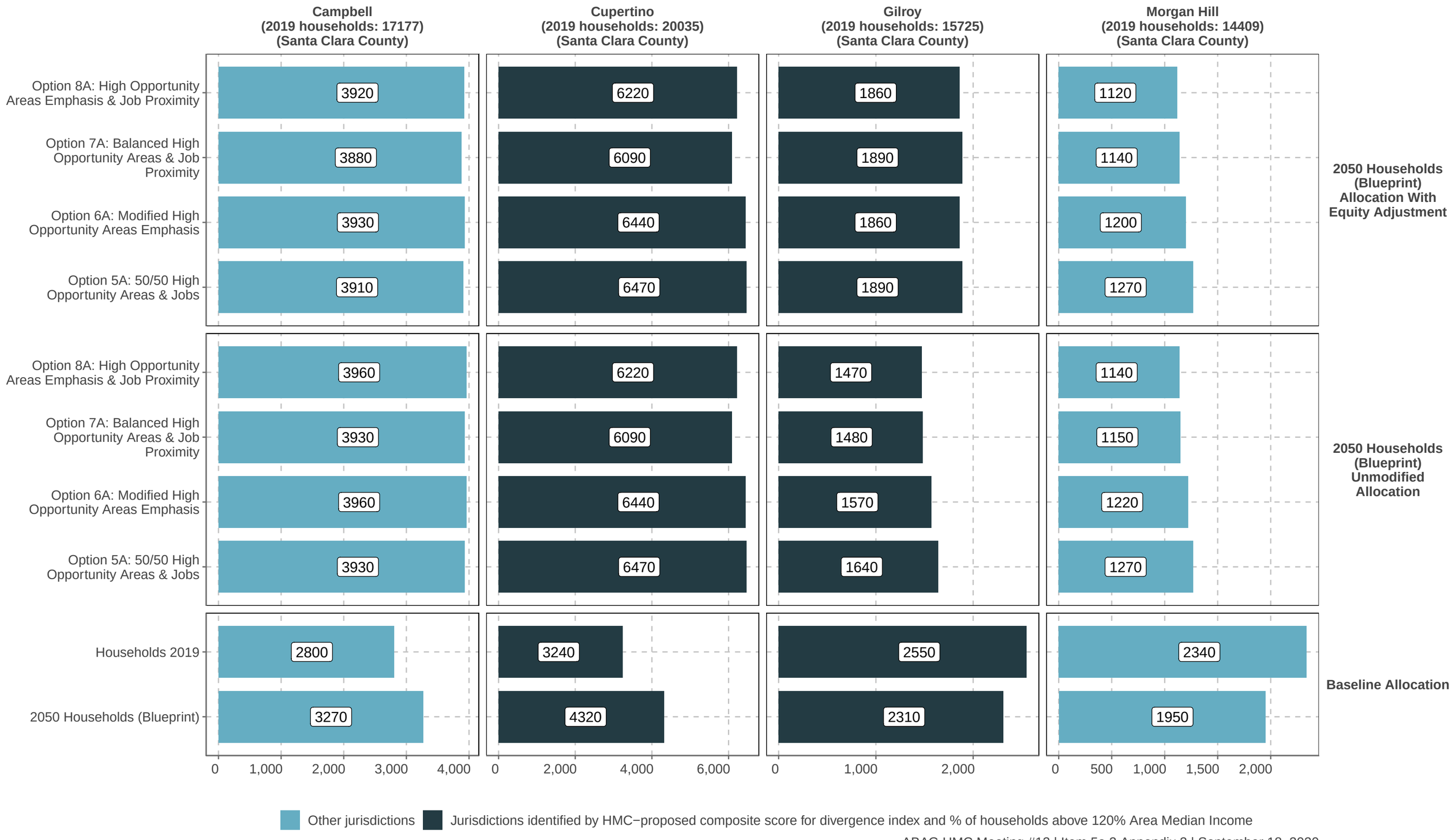
Appendix 2: Potential RHNA Allocation
Page 20 (Counties on Page: Santa Clara)
Baseline: Draft Blueprint Households 2050

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.



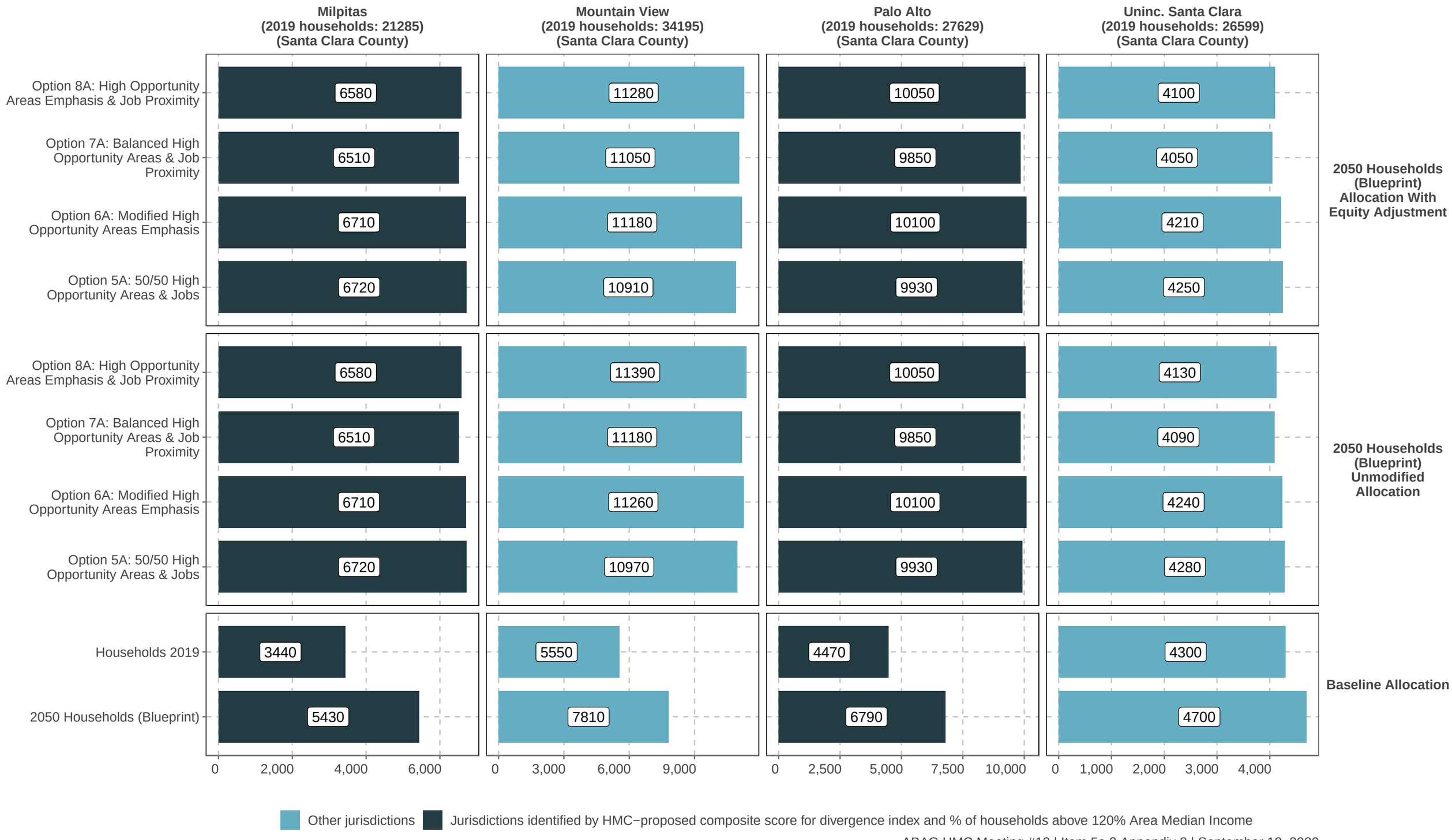
Appendix 2: Potential RHNA Allocation
Page 21 (Counties on Page: Santa Clara)
Baseline: Draft Blueprint Households 2050

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.



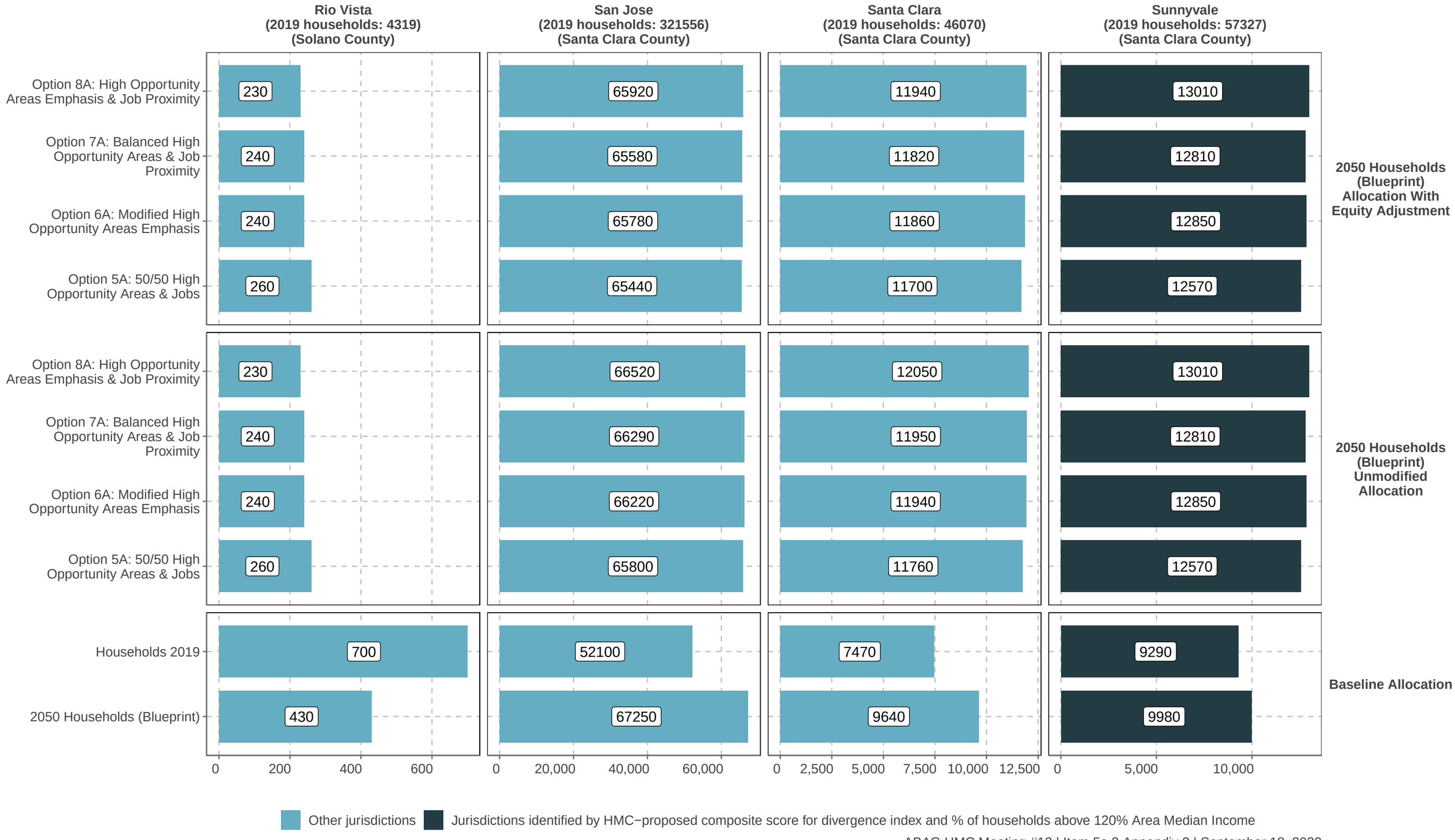
Appendix 2: Potential RHNA Allocation
Page 22 (Counties on Page: Santa Clara)
Baseline: Draft Blueprint Households 2050

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.



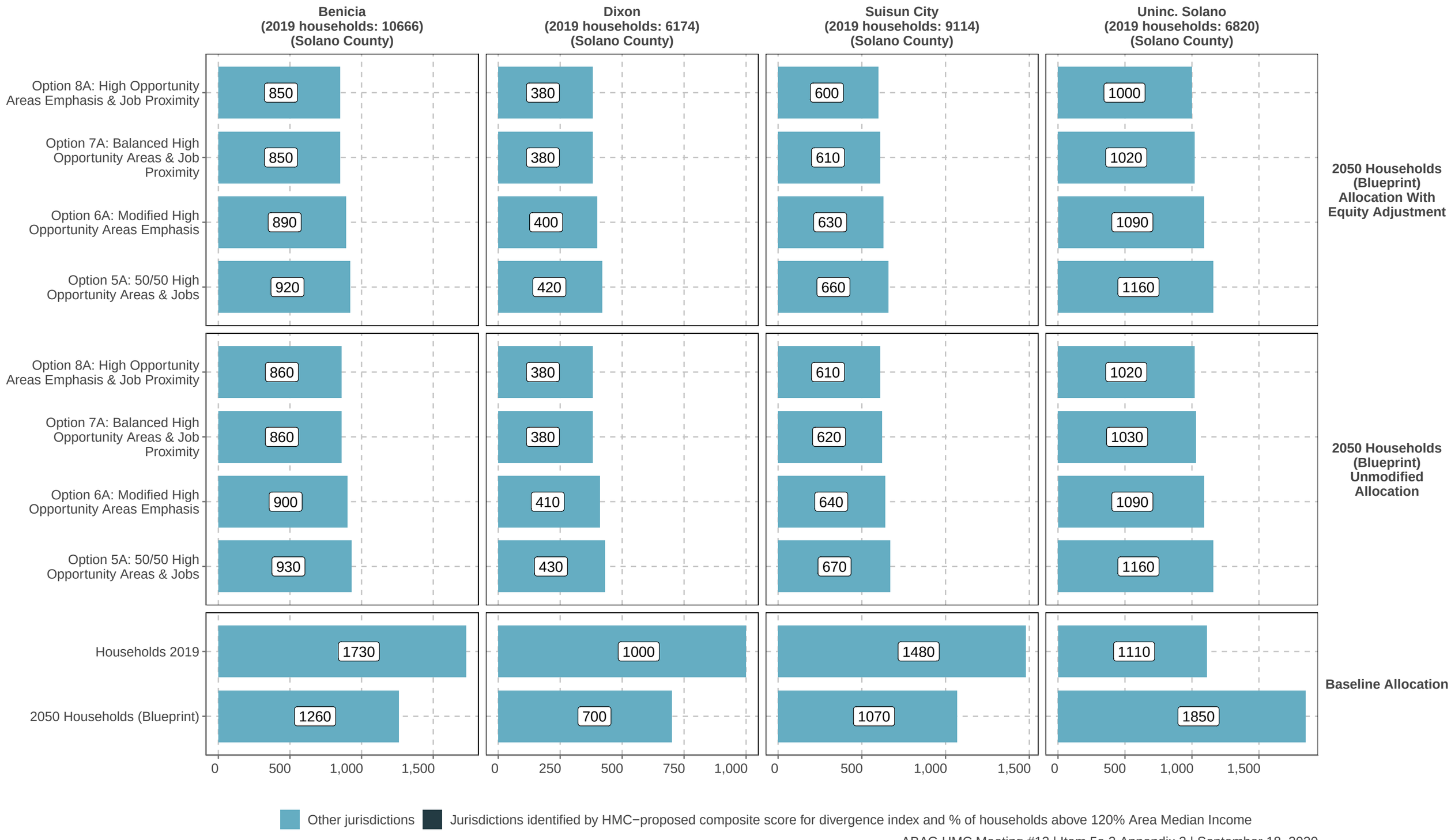
Appendix 2: Potential RHNA Allocation
Page 23 (Counties on Page: Solano, Santa Clara)
Baseline: Draft Blueprint Households 2050

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.



Appendix 2: Potential RHNA Allocation
Page 24 (Counties on Page: Solano)
Baseline: Draft Blueprint Households 2050

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.

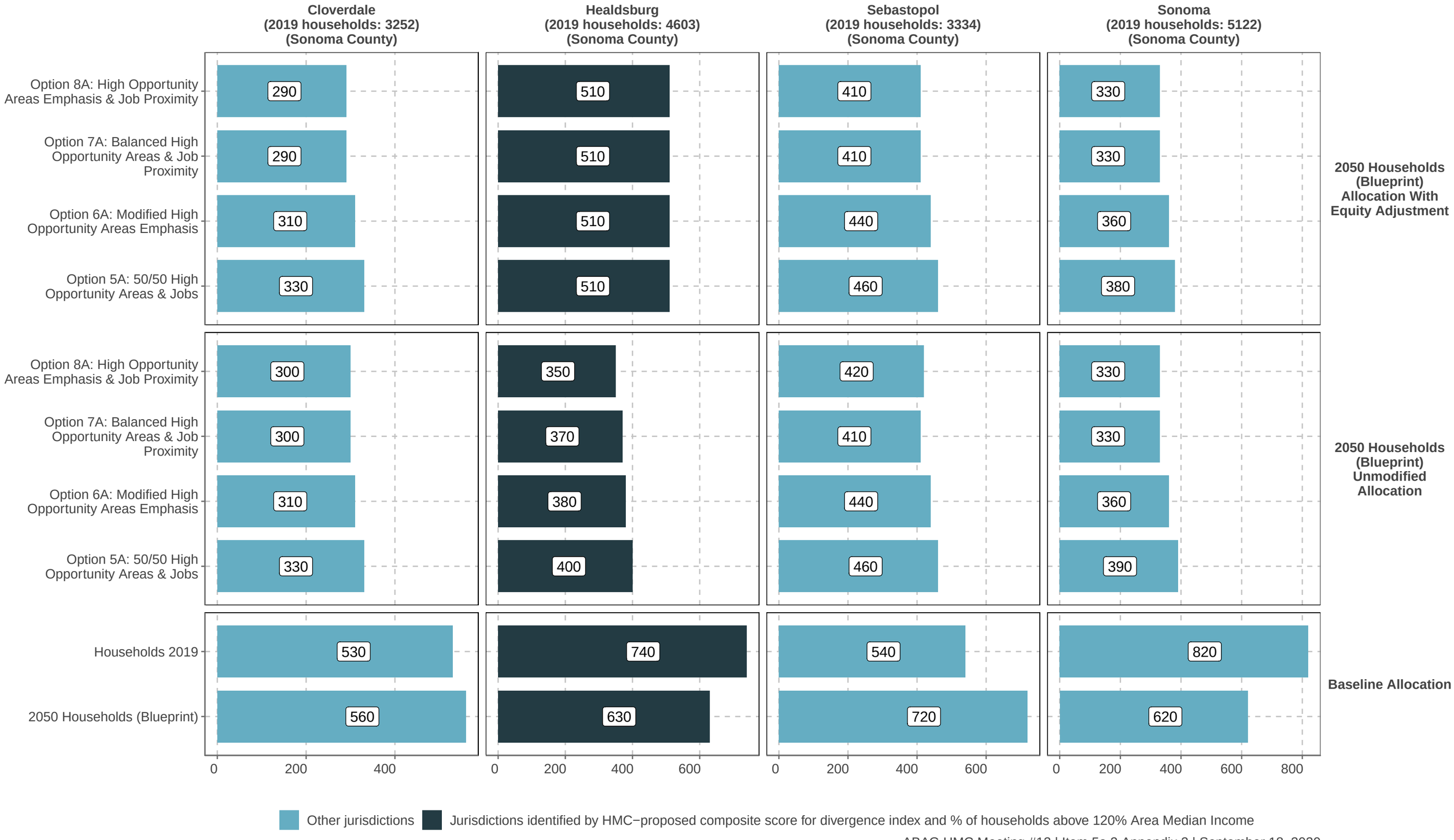


Appendix 2: Potential RHNA Allocation
Page 25 (Counties on Page: Sonoma, Solano)
Baseline: Draft Blueprint Households 2050

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.

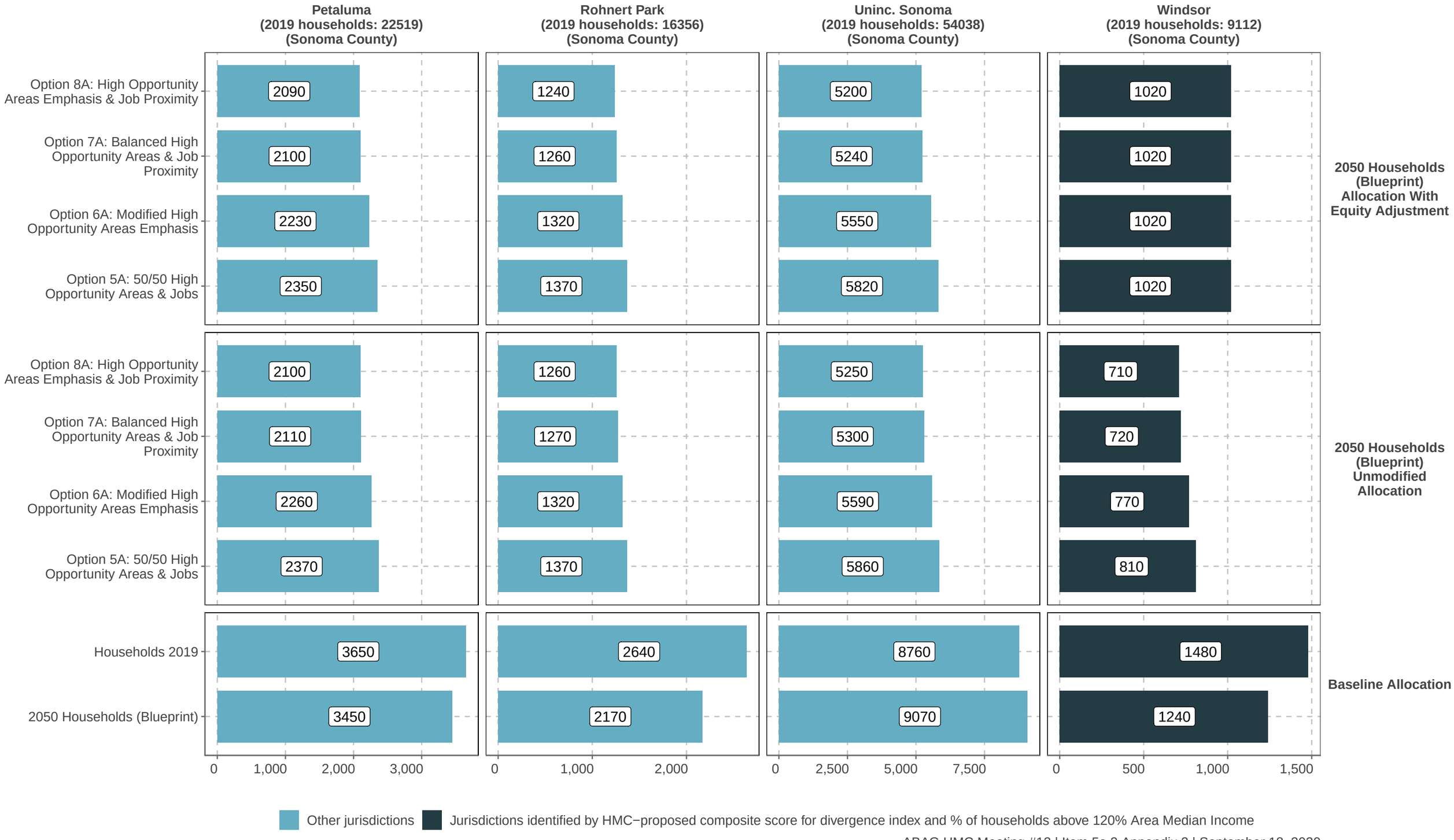
Appendix 2: Potential RHNA Allocation
Page 26 (Counties on Page: Sonoma)
Baseline: Draft Blueprint Households 2050

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.



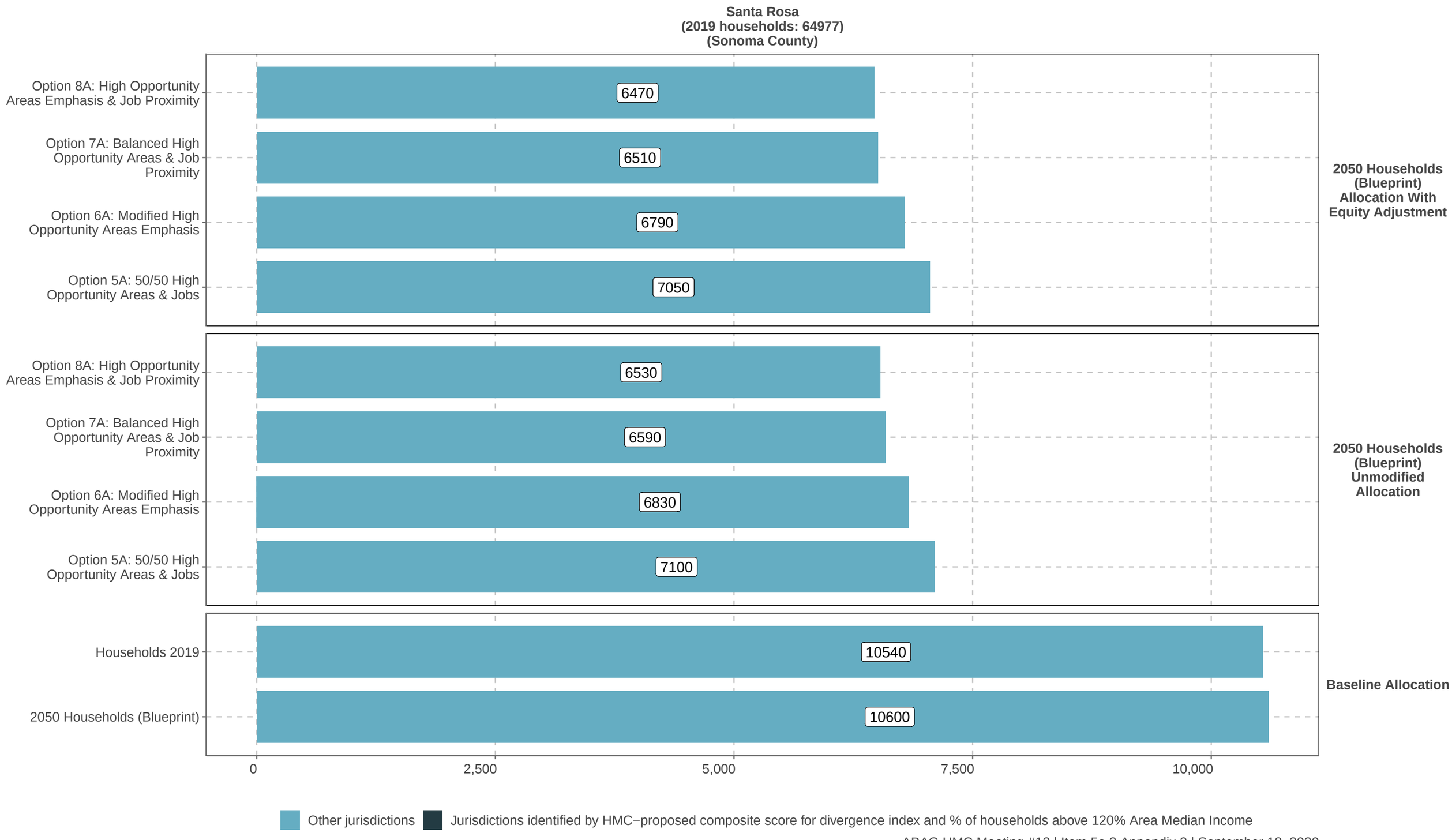
Appendix 2: Potential RHNA Allocation
Page 27 (Counties on Page: Sonoma)
Baseline: Draft Blueprint Households 2050

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.



Appendix 2: Potential RHNA Allocation
Page 28 (Counties on Page: Sonoma)
Baseline: Draft Blueprint Households 2050

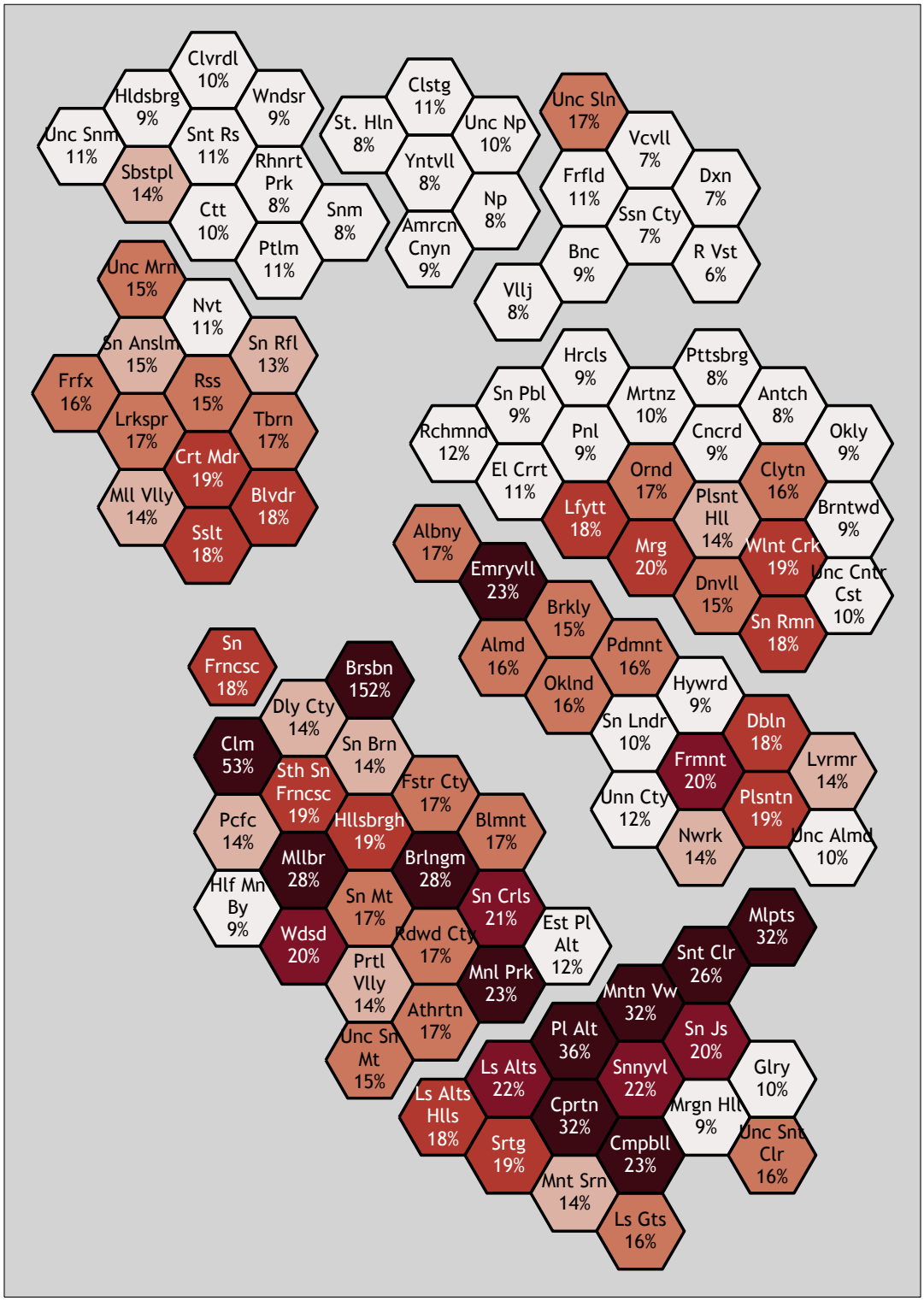
Chart shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a memo for details.
Label shows allocation rounded to nearest 10. Numbers may not add up due to rounding.



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))



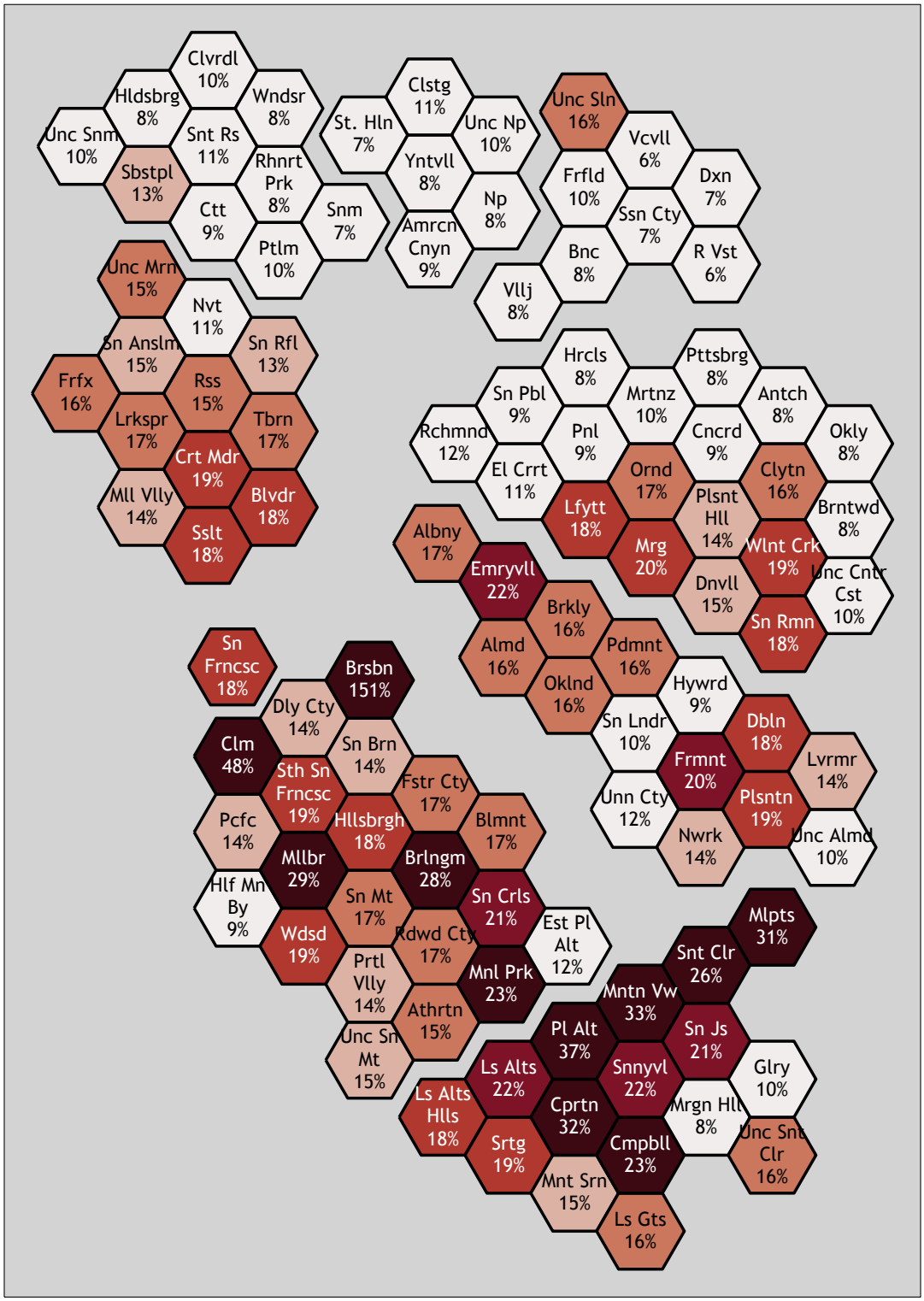
Jurisdiction Growth Rate

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))



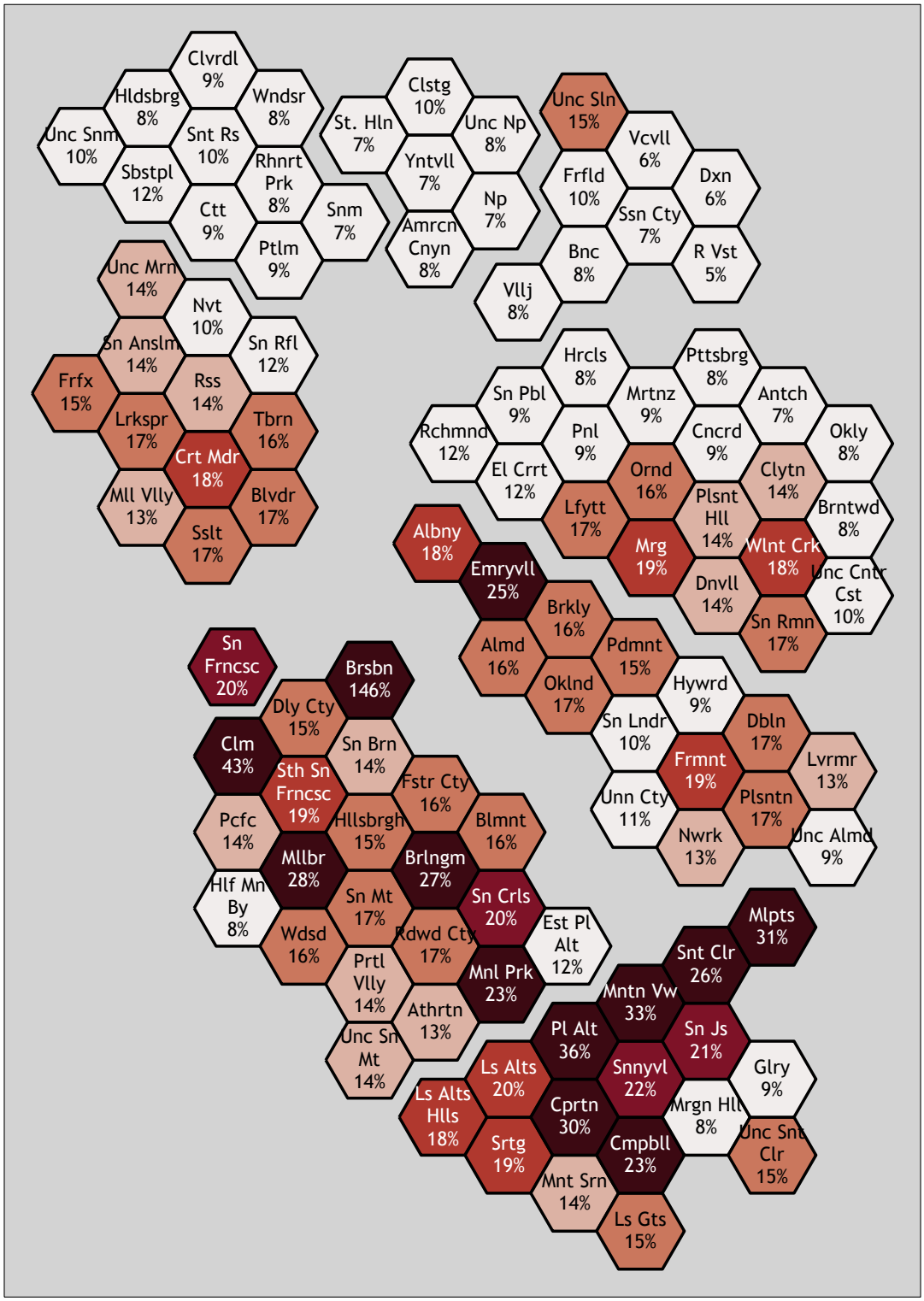
Jurisdiction Growth Rate

10.0% 12.5% 15.0% 17.5% 20.0% 22.5% 25.0%

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 7A: Balanced High Opportunity Areas & Job Proximity (Baseline: 2050 Households (Blueprint))



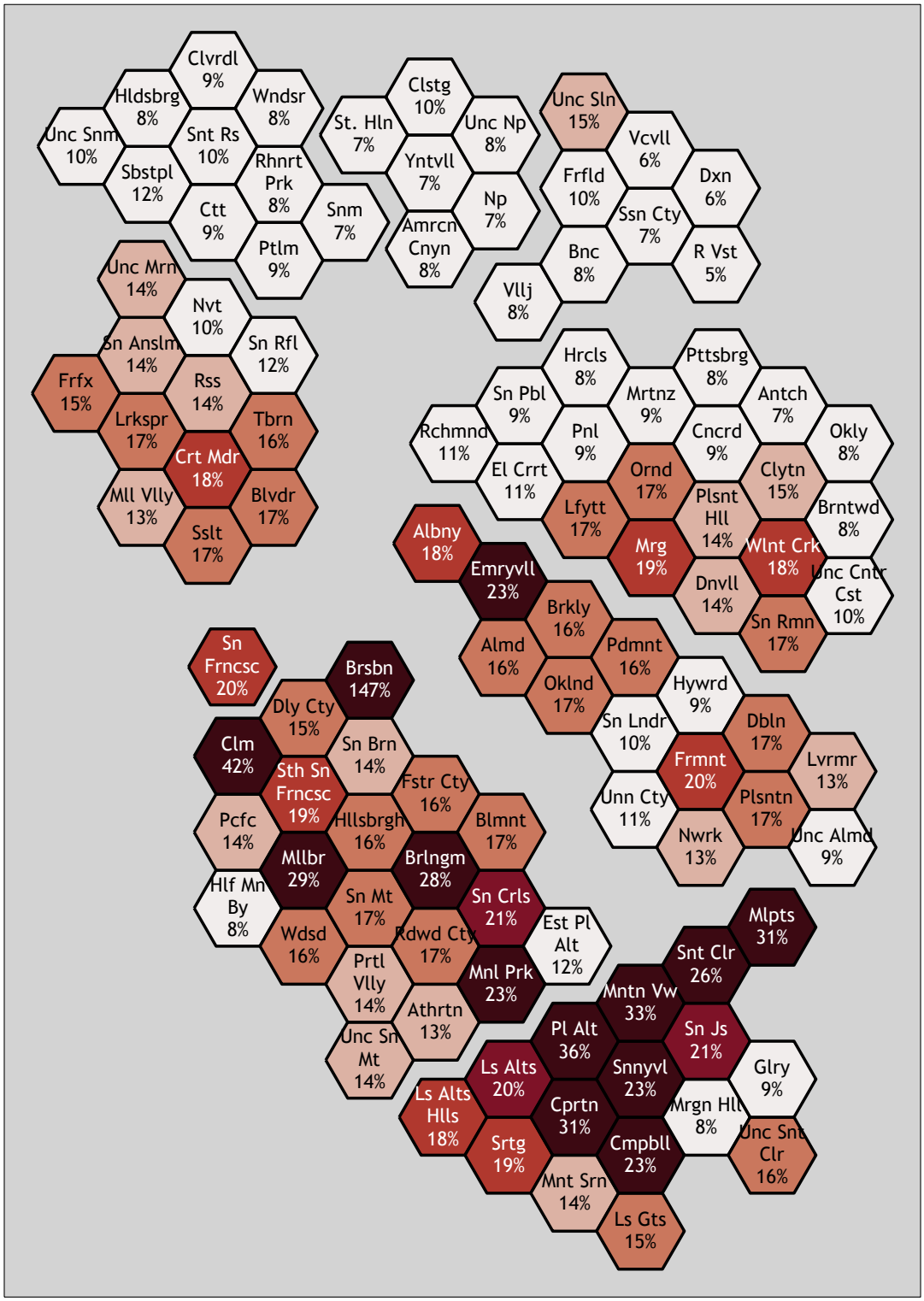
Jurisdiction Growth Rate

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 8A: High Opportunity Areas Emphasis & Job Proximity (Baseline: 2050 Households (Blueprint))



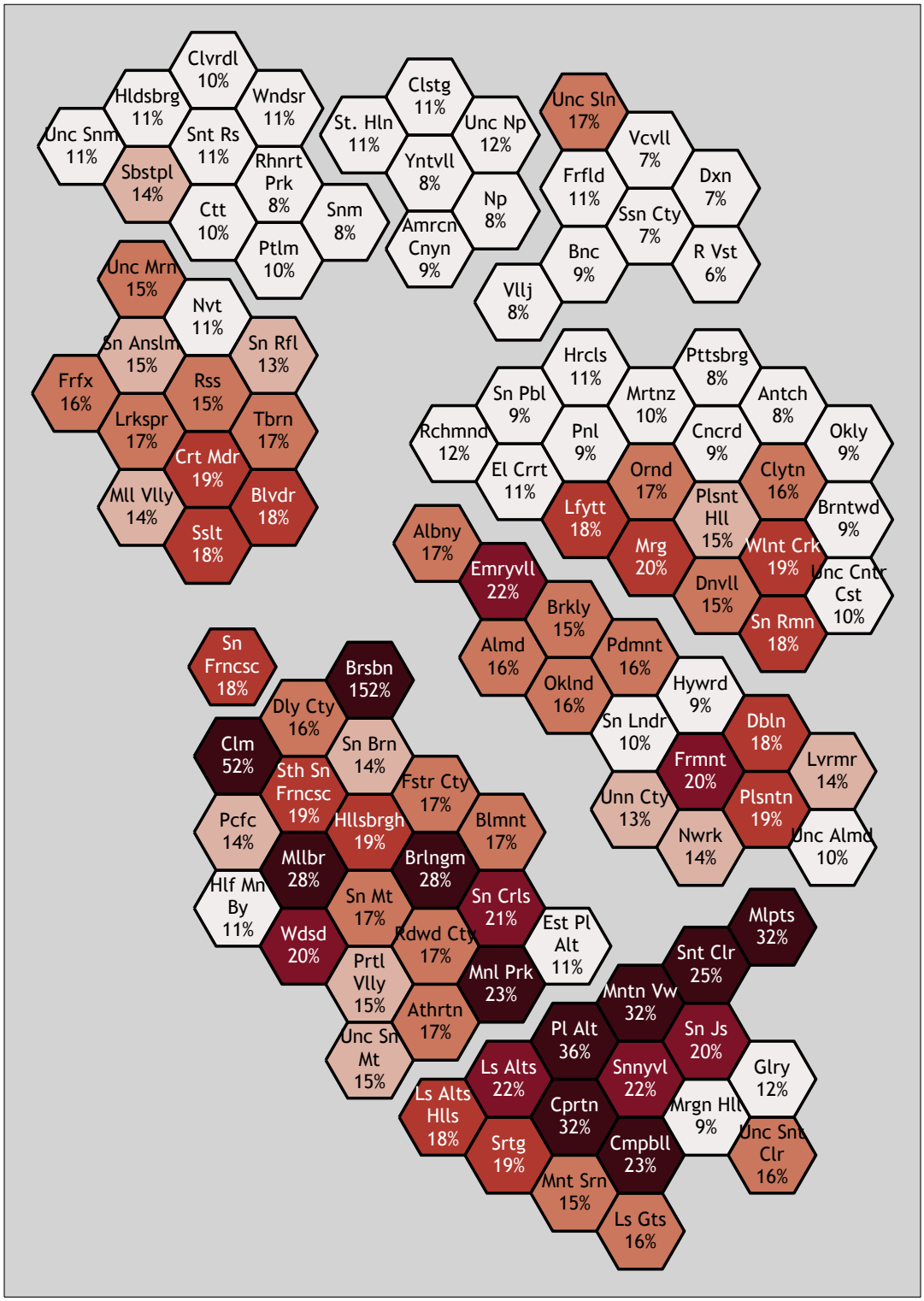
Jurisdiction Growth Rate

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 (Allocation With Equity Adjustment) (Baseline: 2050 Households (Blueprint))



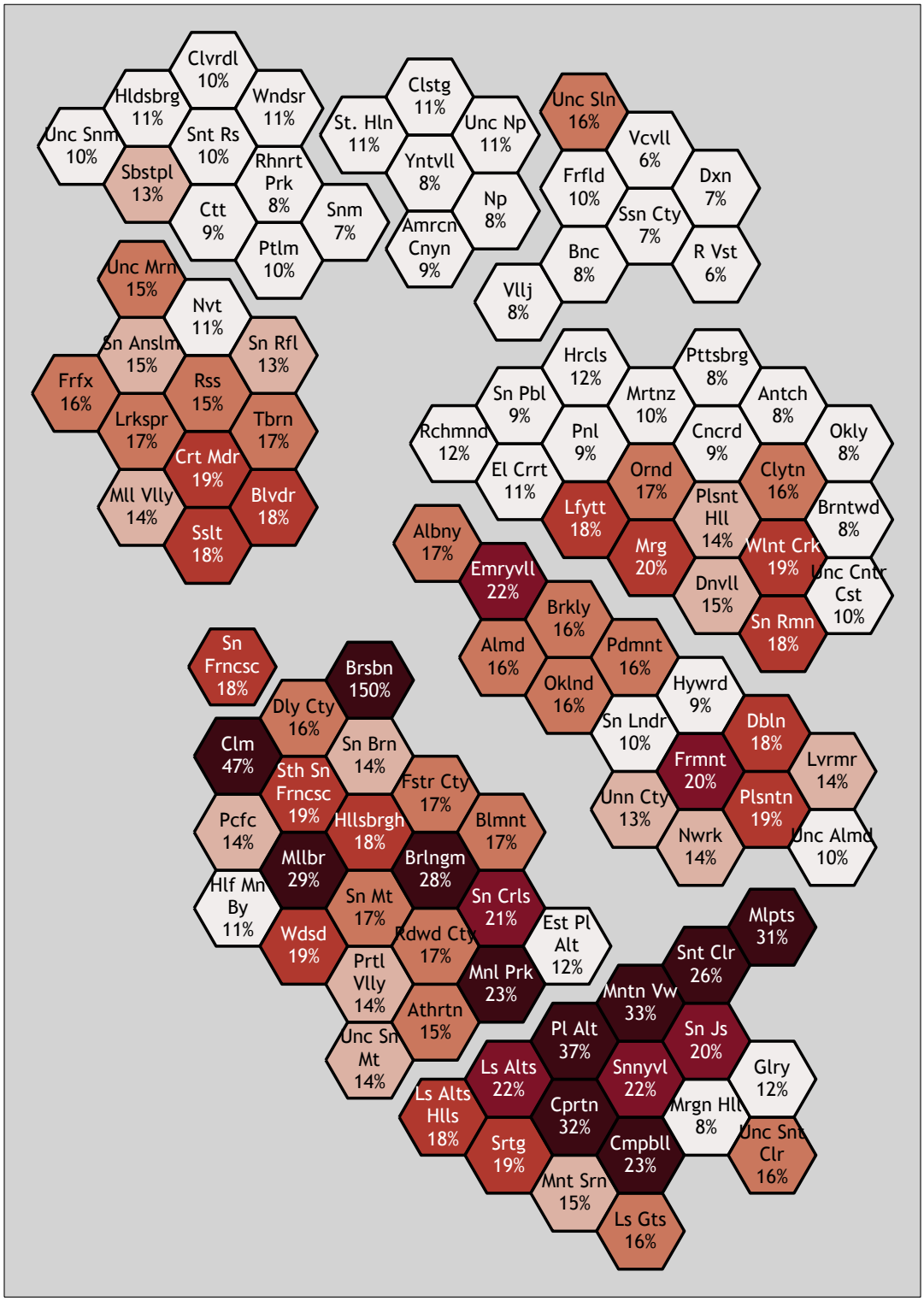
Jurisdiction Growth Rate

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

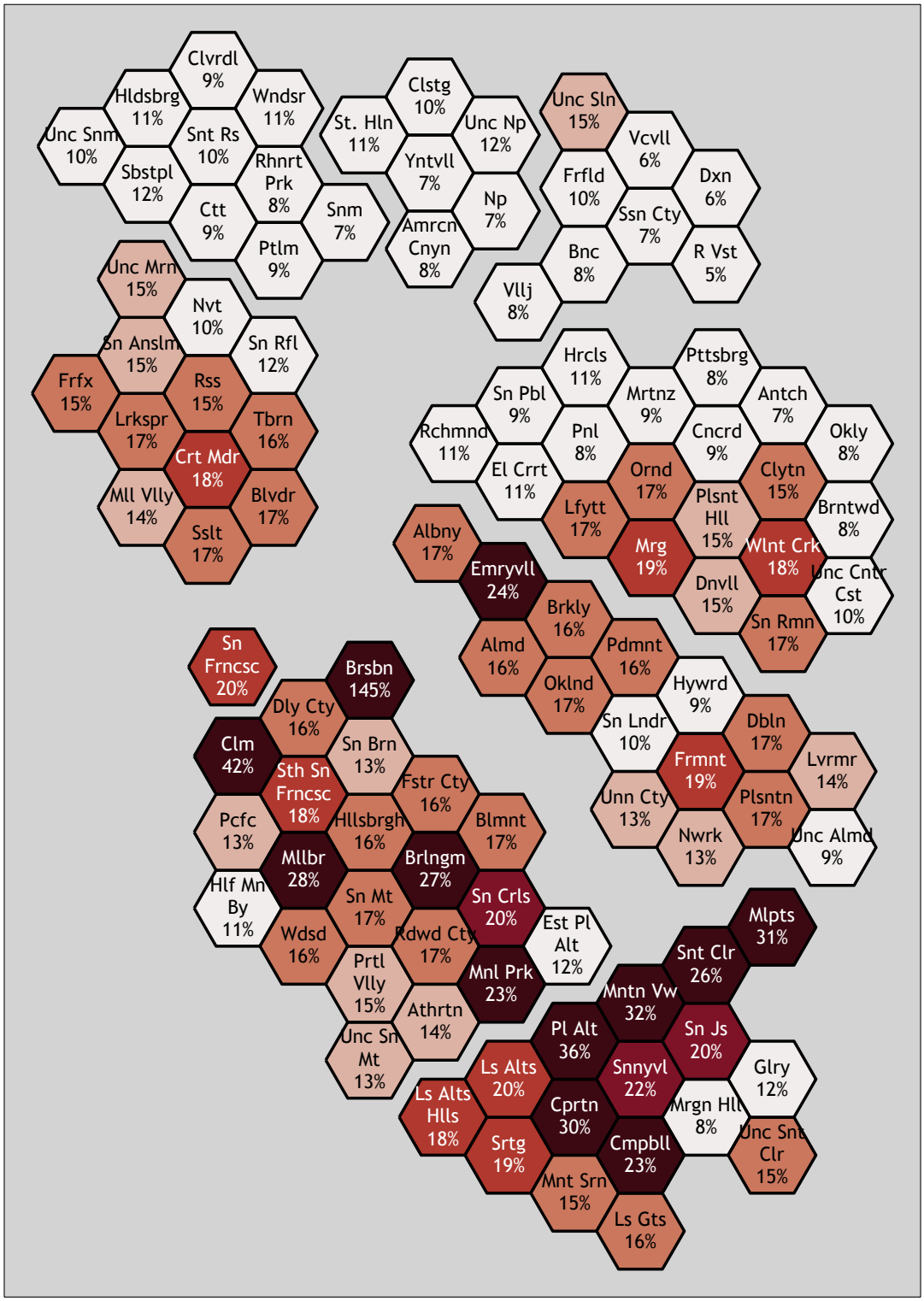
Option 6A: Modified High Opportunity Areas Emphasis (Allocation With Equity Adjustment) (Baseline: 2050 Households (Blueprint))



Appendix 3: Potential RHNA Allocation

Map shows a RHNA allocation for the methodology concept and baseline listed below. See Item 5a 2 1 Attachment A memo for details

Option 7A: Balanced High Opportunity Areas & Job Proximity (Allocation With Equity Adjustment) (Baseline: 2050 Households (Blueprint))



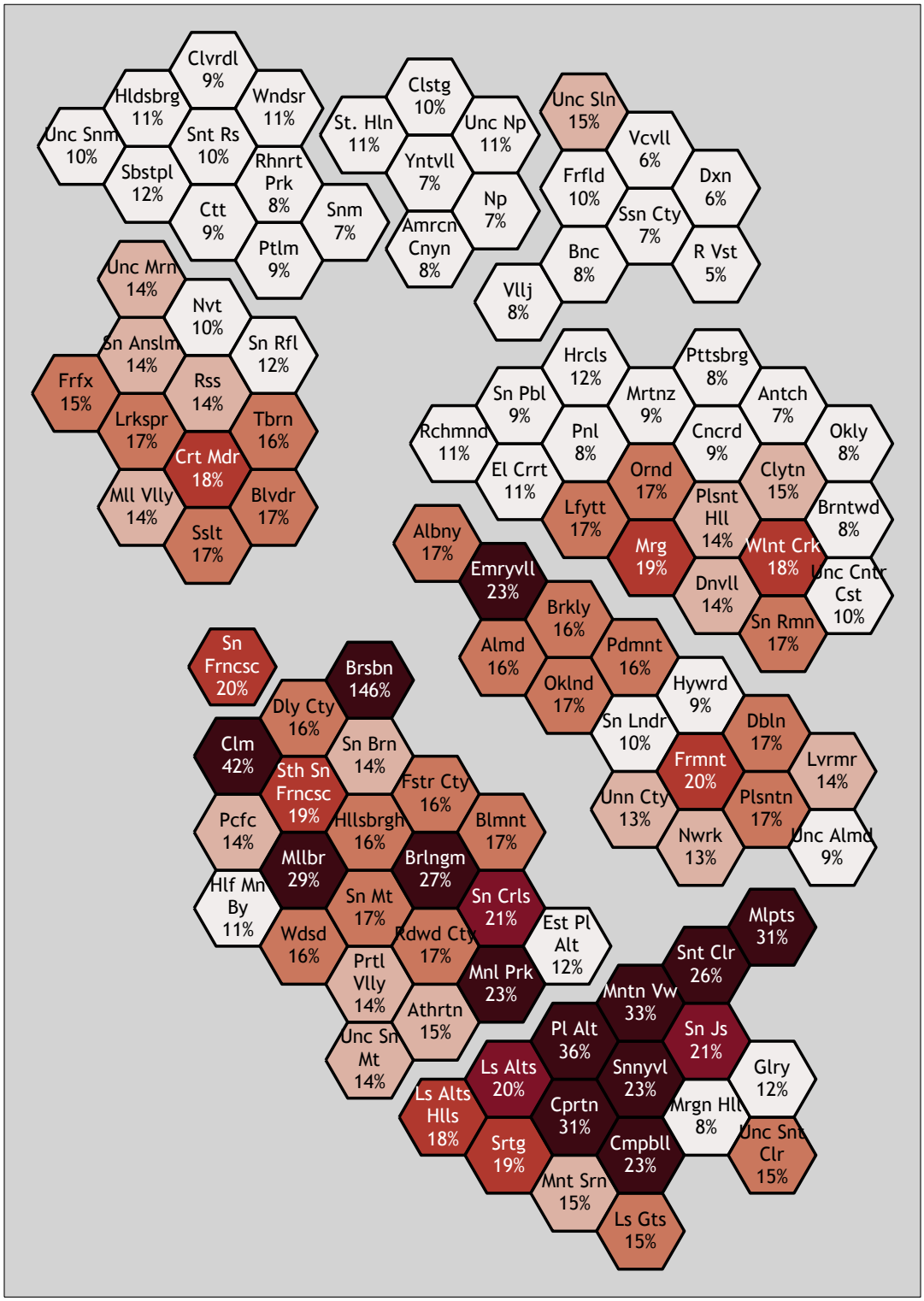
Jurisdiction Growth Rate

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 8A: High Opportunity Areas Emphasis & Job Proximity (Allocation With Equity Adjustment) (Baseline: 2050 Households (Blueprint))



Jurisdiction Growth Rate

10.0% 12.5% 15.0% 17.5% 20.0% 22.5% 25.0%

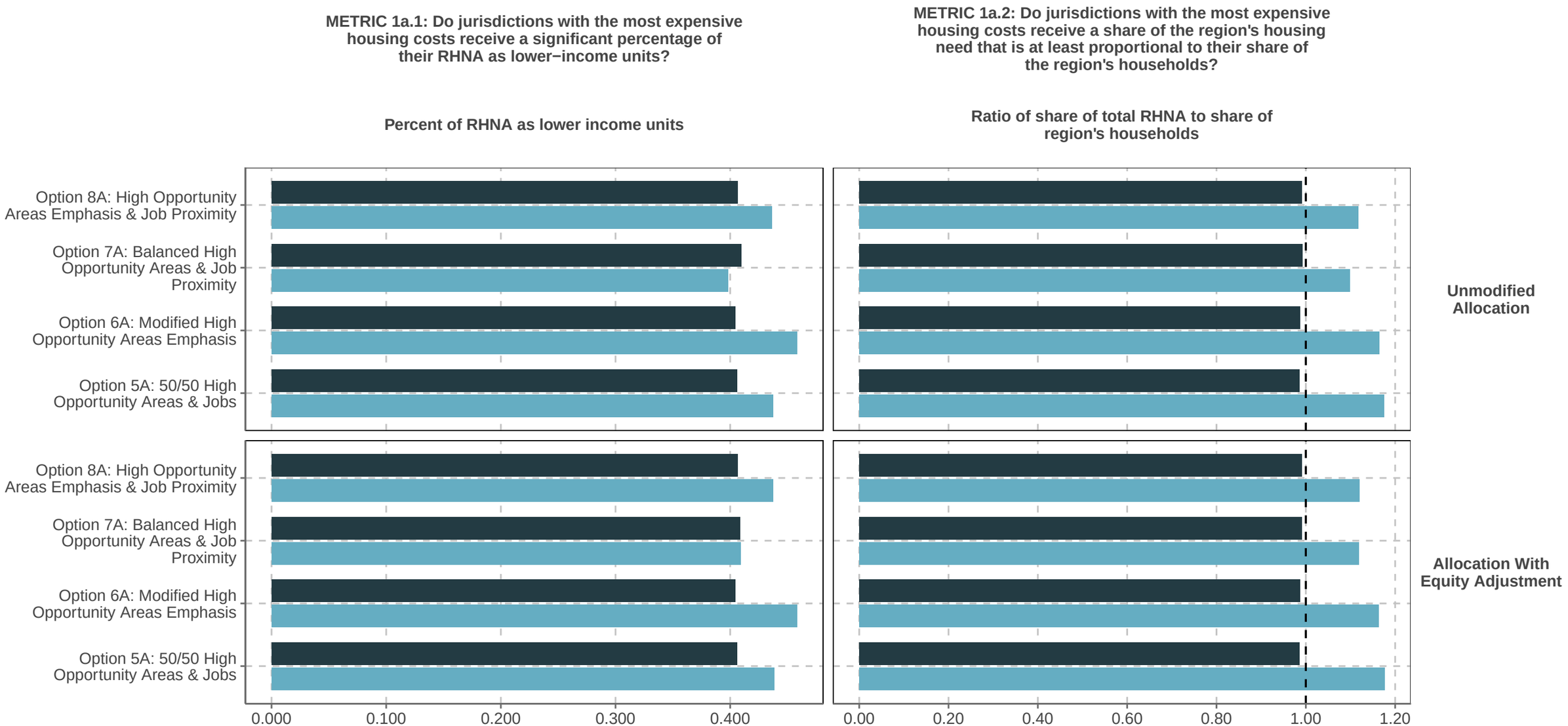
	Variant	Option 5A: 50/50 High Opportunity Areas & Jobs										Option 6A: Modified High Opportunity Areas Emphasis										Option 7A: Balanced High Opportunity Areas & Job Proximity										Option 8A: High Opportunity Areas Emphasis & Job Proximity									
	Baseline	Households 2019 - Allocation With Equity Adjustment					Households 2019 - Unmodified Allocation					Households 2019 - Allocation With Equity Adjustment					Households 2019 - Unmodified Allocation					Households 2019 - Allocation With Equity Adjustment					Households 2019 - Unmodified Allocation					Households 2019 - Allocation With Equity Adjustment					Households 2019 - Unmodified Allocation				
	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
County	Jurisdiction																																								
Alameda	Alameda	1,380	800	930	2,400	5,510	1,390	800	930	2,400	5,520	1,470	840	910	2,350	5,570	1,480	850	910	2,350	5,590	1,410	810	930	2,400	5,550	1,430	820	930	2,400	5,580	1,480	850	910	2,350	5,590	1,510	870	910	2,350	5,640
	Albany	320	190	220	560	1,290	320	190	220	560	1,290	350	200	210	540	1,300	360	200	210	540	1,310	350	200	220	560	1,330	350	200	220	560	1,330	360	210	210	540	1,320	370	210	210	540	1,330
	Berkeley	2,220	1,280	1,520	3,920	8,940	2,240	1,290	1,520	3,920	8,970	2,380	1,370	1,480	3,830	9,060	2,410	1,390	1,480	3,830	9,110	2,520	1,450	1,520	3,920	9,410	2,560	1,470	1,480	3,830	9,340	2,560	1,500	1,480	3,830	9,410	2,600	1,500	1,480	3,830	9,440
	Dublin	1,290	740	690	1,770	4,490	1,290	740	690	1,770	4,490	1,360	780	640	1,650	4,430	1,360	780	640	1,650	4,430	1,060	610	690	1,770	4,130	1,060	610	690	1,770	4,130	1,230	710	640	1,650	4,230	1,230	710	640	1,650	4,230
	Emeryville	220	130	140	360	850	220	130	140	360	850	190	110	150	390	840	190	110	150	390	840	270	160	140	360	930	280	160	140	360	940	220	130	150	390	890	220	130	150	390	890
	Fremont	4,150	2,390	2,370	6,130	15,040	4,150	2,390	2,370	6,130	15,040	4,380	2,520	2,240	5,800	14,940	4,380	2,520	2,240	5,800	14,940	3,610	2,080	2,370	6,130	14,190	3,610	2,080	2,370	6,130	14,190	4,060	2,340	2,240	5,800	14,440	4,060	2,340	2,240	5,800	14,440
	Hayward	1,480	850	890	2,300	5,520	1,490	860	890	2,300	5,540	1,310	760	930	2,400	5,400	1,330	760	930	2,400	5,420	1,320	760	890	2,300	5,270	1,340	770	890	2,300	5,300	1,220	700	930	2,400	5,250	1,240	710	930	2,400	5,280
	Livermore	1,310	750	660	1,710	4,430	1,310	750	660	1,710	4,430	1,310	750	640	1,650	4,350	1,280	740	640	1,650	4,310	1,310	750	660	1,710	4,430	1,060	610	660	1,710	4,040	1,310	750	640	1,650	4,350	1,130	650	640	1,650	4,070
	Newark	550	310	270	700	1,830	550	320	270	700	1,840	480	280	280	720	1,760	490	280	280	720	1,770	410	240	270	700	1,620	420	240	270	700	1,630	400	230	280	720	1,630	410	240	280	720	1,650
	Oakland	5,690	3,280	4,140	10,720	23,830	5,730	3,300	4,140	10,720	23,890	5,560	3,200	4,280	11,070	24,110	5,630	3,240	4,280	11,070	24,220	6,820	3,920	4,140	10,720	25,600	6,930	3,990	4,140	10,720	25,780	6,240	3,590	4,280	11,070	25,180	6,350	3,650	4,280	11,070	25,350
	Piedmont	240	140	140	360	880	240	140	140	360	880	250	140	140	350	880	250	140	140	350	880	220	130	140	360	850	220	130	140	360	850	240	140	140	350	870	240	140	140	350	870
	Pleasanton	1,700	980	870	2,250	5,800	1,700	980	870	2,250	5,800	1,770	1,020	800	2,080	5,670	1,770	1,020	800	2,080	5,670	1,360	780	870	2,250	5,260	1,360	780	870	2,250	5,260	1,570	900	800	2,080	5,350	1,570	900	800	2,080	5,350
	San Leandro	940	540	670	1,720	3,870	950	550	670	1,720	3,890	840	480	710	1,840	3,870	850	490	710	1,840	3,890	1,000	580	670	1,720	3,970	1,020	590	670	1,720	4,000	880	510	710	1,840	3,940	890	510	710	1,840	3,950
	Unincorporated Alameda	1,750	1,010	1,000	2,590	6,350	1,770	1,020	1,000	2,590	6,380	1,730	1,000	980	2,540	6,250	1,750	1,010	980	2,540	6,280	1,550	890	1,000	2,590	6,030	1,570	910	1,000	2,590	6,070	1,610	930	980	2,540	6,060	1,630	940	980	2,540	6,090
	Union City	880	510	410	1,050	2,850	860	500	410	1,050	2,820	880	510	410	1,070	2,870	750	440	410	1,070	2,670	880	510	410	1,050	2,850	640	370	410	1,050	2,470	880	510	410	1,070	2,870	620	360	410	1,070	2,460
Contra Costa	Antioch	1,010	580	490	1,270	3,350	1,020	590	490	1,270	3,370	910	520	490	1,270	3,190	920	530	490	1,270	3,210	810	470	490	1,270	3,040	820	480	490	1,270	3,060	790	450	490	1,270	3,000	800	460	490	1,270	3,020
	Brentwood	620	350	280	720	1,970	620	360	280	720	1,980	540	310	280	710	1,840	550	320	280	710	1,860	460	260	280	720	1,720	460	270	280	720	1,730	450	260	280	710	1,700	450	260	280	710	1,700
	Clayton	260	150	120	320	850	260	150	120	320	850	270	160	110	300	840	270	160	110	300	840	200	110	120	320	750	200	110	120	320	750	230	130	110	300	770	230	130	110	300	770
	Concord	1,470	850	810	2,100	5,230	1,480	860	810	2,100	5,250	1,370	790	820	2,110	5,090	1,380	800	820	2,110	5,110	1,260	730	810	2,100	4,900	1,280	740	810	2,100	4,890	1,260	730	820	2,110	4,920	1,260	730	820	2,110	4,920
	Danville	1,020	590	500	1,300	3,410	1,020	590	500	1,300	3,410	1,040	600	470	1,200	3,310	1,040	600	470	1,200	3,310	770	450	500	1,300	3,020	770	450	500	1,300	3,020	890	510	470	1,200	3,070	890	510	470	1,200	3,070
	El Cerrito	340	200	220	580	1,340	340	200	220	580	1,340	320	180	230	600	1,330	320	180	230	600	1,330	350	200	220	580	1,350	350	200	220	580	1,350	320	180	230	600	1,330	330	190	230	600	1,350
	Hercules	350	200	140	370	1,060	260	150	140	370	920	350	200	150	390	1,090	240	140	150	390	920	350	200	140	370	1,060	220	130	140	370	860	350	200	150	390	1,090	210	120	150	390	870
	Lafayette	550	320	320	840	2,030	550	320	320	840	2,030	590	340	310	790	2,030	590	340	310	790	2,030	490	280	320	840	1,930	490	280	320	840	1,930	560	320	310	790	1,980	560	320	310	790	1,980
	Martinez	550	310	320	820	2,000	550	320	320	820	2,010	530	310	310	810	1,960	540	310	310	810	1,970	480	280	320	820	1,900	490	280	320	820	1,910	500	290	310	810	1,910	500	290	310	810	1,910
	Moraga	330	190	190	480	1,190	330	190	190	480	1,190	350	200	180	460	1,190	350	200	180	460	1,190	280	160	190	480	1,110	280	160	190	480	1,110	320	190	180	460	1,150	320	190	180	460	1,150
	Oakley	360	200	170	440	1,170	360	210	170	440	1,180	320	180	170	440	1,110	320	190	170	440	1,120	280	160	170	440	1,050	290	170	170	440	1,070	280	160	170	440	1,050	280	160	170	440	1,050
	Orinda	390	230	240	630	1,490	390	230	240	630	1,490	420	240	230	600	1,490	420	240	230	600	1,490	360	210	240	630	1,440	360	210	240	630	1,440	400	230	230	600	1,460	400	230	230	600	1,460
	Pinole	220	120	120	300	760	220	120	120	300	760	190	110	120	310	730	190	110	120	310	730	180	100	120	300	700	180	100	120	300	700	170	100	120	310	700	170	100	120	310	700
	Pittsburg	630	360	340	870	2,200	640	360	340	870	2,210	570	330	340	890	2,130	570	330	340	890	2,130	530	310	340	870	2,050	540	310	340	870	2,060	510	290	340	890	2,030	520	300	340	890	2,050
	Pleasant Hill	660	380	370	950	2,360	660	380	370	950	2,360	680	390	350	910	2,330	680	390	350	910	2,330	580	330	370	950	2,230	570	330	370	950	2,220	620	360	350	910	2,240	620	360	350	910	2,240
	Richmond	1,070	620	680	1,760	4,130	1,080	620	680	1,760	4,140	970	560	710	1,830	4,070	980	560	710	1,830	4,080	1,010	580	680	1,760	4,030	1,030	590	680	1,760	4,060	930	540	710	1,830	4,010	950	550	710	1,830	4,040
	San Pablo	270	150	170	440	1,030	270	150	170	440	1,030	240	140	180	460	1,020	240	140	180	460	1,020	260	150	170	440	1,020	260	150	170	440	1,020	240	140	180	460	1,020	240	140	180	460	1,020
	San Ramon	1,700	980	880	2,270	5,830	1,700	980	880	2,270	5,830	1,780	1,020	810	2,100	5,710	1,780	1,020	810	2,100	5,710	1,370	790	880	2,270	5,310	1,370	790	880	2,270	5,310	1,580	910	810	2,100	5,400	1,580	910	810	2,100	5,400
	Unincorporated Contra Costa	2,250	1,300	1,260	3,260	8,070	2,270	1,310	1,260	3,260	8,100	2,260	1,300	1,220	3,150	7,930	2,280	1,320	1,220	3,150	7,970	1,960	1,130	1,260	3,260	7,610	2,000	1,150	1,260	3,260	7,670	2,090	1,200	1,220	3,150	7,660	2,120	1,220	1,220	3,150	7,710
	Walnut Creek	1,730	1,000	970	2,520	6,220	1,740	1,000	970	2,520	6,230	1,830	1,060	910	2,350	6,150	1,860	1,070	910	2,350	6,190	1,490	860	970	2,520	5,840	1,510	870	970	2,520	5,870	1,690	970	910	2,350	5,920	1,720	990	910	2,350	5,970
Marin	Belvedere	50	30	30	70	180	50	30	30	70	180	60	30	20	60	170	60	30	20	60	170	40	20	30	70	160	40	20	30	70	160	50	30	20	60	160	50	30	20	60	160
	Corte Madera	240	140	120	320	820	240	140	120	320	820	260	150	120	300	830	260	150	120	300	830	200	110	120	320	750	200	110	120	320	750	230	130	120	300	780	230	130	120	300	780
	Fairfax	180	100	100	260	640	180	100	100	260	640	200	120	90	240	650	200	120	90	240	650	160	90	100	260	610	160	90	100	260	610	190	110	90	240	630	190	110	90	240	630
	Larkspur	330	190	190	480	1,190	330	190	190	480	1,190	360	210	170	440	1,180	360	210	170	440	1,180	300	170	190	480	1,140	300	170	190	480	1,140	340	200	170	440	1,150	340	200	170	440	1,150
	Mill Valley	360	210	190	500	1,260	360	210	190	500	1,260	380	220	180	460	1,240	380	220	180	460	1,240	300	180	190	500	1,170	300	180	190	500	1,170	350	200	180	460	1,190	350	200	180	460	1,190
	Novato	790	460	390	1,010	2,650	800	460	390	1,010	2,660	750	430	380	980	2,540	760	440	380	980	2,560	620	360	390	1,010	2,380	630	360	390	1,010	2,390	650	370	380	980	2,380	660	380	380	980	2,400
	Ross	50	30	20	60	160	50	30	20	60	160	50	30	20	60	160	50	30	20	60	160	40	20	20	60	140	40	20	20	60	140	50	30	20	60	160	50	30	20	60	160
	San Anselmo	290	160	160	410	1,020	290	160	160	410	1,020	320	180	140	370	1,010	320	180	140	370	1,010	250	150	160	410	970	250	150	160	410	970	300	170	140	370	980	300	170	140	370	980
	San Rafael	840	480	430	1,120	2,870	850	490	430	1,120	2,890	790	460	430	1,100	2,780	800	460	430	1,100	2,790	680	390	430	1,120	2,620	690	400	430	1,120	2,640	700	400	430	1,100	2,630	710	410	430	1,100	2,650
	Sausalito	240	140	150	380	910	240	140	150	380	910	260	150	140	370	920	260	150	140	370	920	220	130	150	380	880	220	130	150	380	880	250	140	140	370	900	250	140	140	370	900
	Tiburon	200	120	110	290	720	200	120	110	290	720	230	130	100	270	730	230	130	100	270	720	180	100	110	290	680	180	100	110	290	680	210	120	100	270	700	210	120	100	270	700
	Unincorporated Marin	1,280	740	670	1,740	4,430	1,280	740	670	1,740	4,430	1,370	790	610	1,580	4,350	1,370	790	610	1,580	4,350	1,110	640	670	1,740	4,160	1,100	630	670	1,740	4,140	1,260	730	610	1,580	4,180	1,260	730	610	1,580	4,180
Napa	American Canyon	190	110	90	240	630	190	110	90	240	630	170	100	90	240	600	170	100	90	240	600	150	80	90	240	560	150	80	90	240	560	140	80	90	240	550	140	80	90	240	550
	Calistoga	60	40	30	80	210	60	40	30	80	210	60	30	30	80	200	60	30	30	80	200	50	30	30	80	190	50	30	30	80	190	50	30	30	80	190	50	30	30	80	190
	Napa	900	520	440	1,140	3,000	910	520	440	1,140	3,010	810	470	440	1,150	2,870	820	470	440	1,150	2,880	720	420	440	1,140	2,720	730	420	440	1,140	2,730	700	400	440	1,150	2,690	720	410	440	1,150	2,720
	St. Helena	110	60	40	90	300	80	50	40	90	260	110	60	40	90	300	70	40	40	90	240	110	60	40	90	300	60	30	40	90	220	100	60	40	90	290	60	30	40	90	220
	Unincorporated Napa	390	230	160	400	1,180	380	220	160	400	1,160	390	230	150	390	1,160	340	200	150	390	1,080	390	230	160	400	1,180	260	150	160	400	970	390	230	150	390	1,160	260	150	150	390	950
	Yountville	40	20	20	40	120	40	20	20	40	120	30	20	20	40	110	40	20	20	40	120	30	20	20	40	110	30	20	20	40	110	30	10	20	40	100	30	20	20	40	110
San Francisco	San Francisco	15,630	9,000	12,770	33,040	70,440	15,740	9,060	12,770	33,040	70,610	16,190	9,320	13,120	33,950	72,580	16,380	9,430	13,120	33,950	72,880	21,900	12,610	12,770	33,040	80,320	22,260	12,820	12,770	33,040	80,890	19,960	11,490	13,120	33,950	78,520	20,290	11,680	13,120	33,950	79,040
San Mateo	Atherton	170	100	60	170	500	170	100	60	170	500	140	80	70	170	460	140	80	70	170	460	100	60	60	170	390	100	60	60	170	390	100	60	70	170	400	100	60	70	170	400
	Belmont	580	340	380	1,000	2,300	580	340	380	1,000	2,300	640	370	370	960	2,340	640	370	370	960	2,340	570	330	380	1,000	2,280	570	330	380	1,000	2,280	630	360	370	960	2,320	630	360	370	960	2,320
	Brisbane	70	40	50	120	280	70	40	50	120	280	60	30	50	130	270	60	30	50	130	270	60	40	50	120	270	60	40	50	120	270	50	30	50	130	260	50	30	50	130	260
	Burlingame	740	420	460	1,200	2,820	740	430	460	1,200	2,830	780	450	450	1,170	2,850	780	450	450	1,170	2,850	670	380	460	1,200	2,710	680	390	460	1,200	2,730	730	420	450	1,170	2,770	750	430	450	1,170	2,800
	Colma	30	10	10	30	80	30	20	10	30	90	20	10	10	30	70	20	10	10	30	70	20	10	10	30	70	20	10	10	30	70	10	10	10	30	60	10	10	10	30	60
	Daly City	1,350	780	930	2,400	5,460	1,210	700	930	2,400	5,240	1,350	780	970	2,520	5,620	1,180	680	970	2,520	5,350	1,440	830	930	2,400	5,600	1,440	830	930	2,400	5,600	1,350	780	970	2,520	5,620	1,310	760	970	2,520	5,560
	East Palo Alto	210	120	190	500	1,020	210	120	190	500	1,020	190	110	210	540	1,050	190	110	210	540	1,050	250	150	190	500	1,090	260	150	190	500	1,100	220	120	210	540	1,090	220	130	210	540	1,100
	Foster City	790	450	450	1,170	2,860	790	450	450	1,170	2,860	820	470	440	1,120	2,850	820	470	440	1,120	2,850	670	380	450	1,170	2,670	670	380	450	1,170	2,670	750	430	440	1,120	2,740	750	430	440	1,120	2,740
	Half Moon Bay	190	110	60	160	520	150	80	60	160	450	190	110	60	160	520	130	80	60	160	430	190	110	60	160	520	100	60	60	160	380	190	110	60	160	520	100	60	60	160	380
	Hillsborough	330	190	130	340	990	330	190	130	340	990	300	170	130	330	930	300	170	130	330	930	200	110	130	340	780	200	110	130	340	780	220	130	130	330	810	220	130	130	330	810
	Menlo Park	710	410	510	1,330	2,960	710	410	510	1,330	2,960	750	430	510	1,330	3,020	750	430	510	1,330	3,020	720	420	510	1,330	2,980	720	420	510	1,330	2,980	760	440	510	1,330	3,040	760	440	510	1,330	3,040
	Millbrae	460	270	320	840	1,890	460	270	320	840	1,890	500	290	320	820	1,930	500	290	320	820	1,930	460	270	320	840	1,890	460	270	320	840	1,890	500	290	320	820	1,930	500	290	320	820	1,930
	Pacifica	750	430	450	1,170	2,800	750	430	450	1,170	2,800	820	470	420	1,100	2,810	830	480	420	1,100	2,830	680	390	450	1,170	2,690	700	400	450	1,170	2,720	780	450	420	1,100	2,750	800	460	420	1,100	2,780
	Portola Valley	100	60	60	160	380	100	60	60	160	380	110	60	60	150	380	110	60	60	150	380	90	50	60	160	360	90	50	60	160	360	100	60	60	150	370	100	60	60	150	370
	Redwood City	1,270	730	890	2,290	5,180	1,280	740	890	2,290	5,200	1,280	740	900	2,320	5,240	1,290	740	900	2,320	5,250	1,240	720	890	2,290	5,140	1,260	730	890	2,290	5,170	1,260	730	900	2,320	5,210	1,280	740	900	2,320	5,240
	San Bruno	600	350	440	1,130	2,520	610	350	440	1,130	2,530	570	330	460	1,180	2,540	570	330	460	1,180	2,540	590	340	440	1,130	2,500	600	340	440	1,130	2,510	560	320	460	1,180	2,520	570	330	460	1,180	2,540
	San Carlos	680	390	430	1,110	2,610	680	390	430	1,110	2,610	730	420	420	1,080	2,650	730	420	420	1,080	2,650	630	360	430	1,110	2,530	630	360	430	1,110	2,530	700	400	420	1,080	2,600	700	400	420	1,080	2,600
	San Mateo	1,850	1,060	1,230	3,180	7,320	1,860	1,070	1,230	3,180	7,340	1,890	1,090	1,220	3,160	7,360	1,910	1,100	1,220	3,160	7,390	1,770	1,020	1,230	3,180	7,200	1,800	1,030	1,230	3,180	7,240	1,840	1,060	1,220	3,160	7,280	1,870	1,080	1,220	3,160	7,330
	South San Francisco	810	470	580	1,510	3,370	820	470	580	1,510	3,380	760	430	620	1,590	3,400	760	440	620	1,590	3,410	790	460	580	1,510	3,340	800	460	580	1,510	3,350	740	430	620	1,590	3,380	760	430	620	1,590	3,400
	Unincorporated San Mateo	920	530	450	1,170	3,070	930	540	450	1,170	3,090	920	530	430	1,110	2,990	930	530	430	1,110	3,000	730	420	450	1,170	2,770	740	430	450	1,170	2,790	800	460	430	1,110	2,800	810	470	430	1,110	2,820
	Woodside	180	100	70	180	530	180	100	70	180	530	160	90	70	180	500	160	90	70	180	500	140	80	70	180	410	140	80	70	180	410	120	70	70	180	440	120	70	70	180	440
Santa Clara	Campbell	840	480	570	1,480	3,370	850	490	570	1,480	3,390	860	490	570	1,470	3,390	870	500	570	1,470	3,410	840	480	570	1,480	3,370	850	490	570	1,480	3,390	860	490	570	1,470	3,390	870	500	570	1,470	3,410
	Cupertino	1,300	750	800	2,060	4,910	1,300	750	800	2,060	4,910	1,330	770	780	2,020	4,900	1,330	760	780	2,020	4,890	1,130	650	800	2,060	4,640	1,130	650	800	2,060	4,640	1,220	700	780	2,020	4,720	1,220	700	780	2,020	4,720
	Gilroy	660	380	260	680	1,980	560	320	260	680	1,820	660	380	260	660	1,960	530	300	260	660	1,750	660	380	260	680	1,980	440	250	260	680	1,630	660	380	260	660	1,960	450	260	260	660	1,630
	Los Altos	830	480	460	1,190	2,960	830	480	460

	Variant	Option 5A: 50/50 High Opportunity Areas & Jobs										Option 6A: Modified High Opportunity Areas Emphasis										Option 7A: Balanced High Opportunity Areas & Job Proximity										Option 8A: High Opportunity Areas Emphasis & Job Proximity									
	Baseline	2050 Households (Blueprint) - Allocation With Equity Adjustment					2050 Households (Blueprint) - Unmodified Allocation					2050 Households (Blueprint) - Allocation With Equity Adjustment					2050 Households (Blueprint) - Unmodified Allocation					2050 Households (Blueprint) - Allocation With Equity Adjustment					2050 Households (Blueprint) - Unmodified Allocation					2050 Households (Blueprint) - Allocation With Equity Adjustment					2050 Households (Blueprint) - Unmodified Allocation				
	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
County	Jurisdiction																																								
Alameda	Alameda	1,220	700	800	2,080	4,800	1,250	720	800	2,080	4,850	1,200	690	800	2,080	4,770	1,220	700	800	2,080	4,800	1,290	740	790	2,030	4,850	1,320	760	790	2,030	4,900	1,280	740	790	2,030	4,840	1,300	750	790	2,030	4,870
	Albany	300	170	190	480	1,140	310	180	190	480	1,160	280	160	190	480	1,110	280	160	190	480	1,110	320	180	180	460	1,140	320	190	180	460	1,150	300	180	180	460	1,120	310	180	180	460	1,130
	Berkeley	2,050	1,180	1,240	3,220	7,690	2,110	1,220	1,240	3,220	7,790	1,830	1,050	1,240	3,220	7,340	1,850	1,070	1,240	3,220	7,380	2,100	1,210	1,210	3,130	7,650	2,150	1,240	1,210	3,130	7,730	1,960	1,130	1,210	3,130	7,430	1,990	1,150	1,210	3,130	7,480
	Dublin	920	530	590	1,530	3,570	920	530	590	1,530	3,570	1,120	640	590	1,530	3,880	1,120	640	590	1,530	3,880	1,060	610	550	1,410	3,630	1,060	610	550	1,410	3,630	1,180	680	550	1,410	3,820	1,180	680	550	1,410	3,820
	Emeryville	450	260	230	610	1,550	460	270	230	610	1,570	380	220	230	610	1,440	380	220	230	610	1,440	370	210	250	650	1,480	380	220	250	650	1,500	320	180	250	650	1,400	330	190	250	650	1,420
	Fremont	3,590	2,070	2,340	6,060	14,060	3,590	2,070	2,340	6,060	14,060	4,140	2,380	2,340	6,060	14,920	4,140	2,380	2,340	6,060	14,920	4,040	2,330	2,210	5,730	14,310	4,040	2,330	2,210	5,730	14,310	4,370	2,520	2,210	5,730	14,830	4,370	2,520	2,210	5,730	14,830
	Hayward	1,030	590	700	1,800	4,120	1,060	610	700	1,800	4,170	1,170	670	700	1,800	4,340	1,190	680	700	1,800	4,370	960	550	730	1,880	4,120	980	560	730	1,880	4,150	1,040	600	730	1,880	4,250	1,060	610	730	1,880	4,280
	Livermore	1,310	750	650	1,670	4,380	1,040	600	650	1,670	3,960	1,310	750	650	1,670	4,380	1,280	740	650	1,670	4,340	1,310	750	620	1,610	4,290	1,110	640	620	1,610	3,980	1,310	750	620	1,610	4,290	1,260	720	620	1,610	4,210
	Newark	450	260	300	770	1,780	460	270	300	770	1,800	600	350	300	770	2,020	610	350	300	770	2,030	440	250	300	780	1,770	450	260	300	780	1,790	530	310	300	780	1,920	540	310	300	780	1,930
	Oakland	7,290	4,200	4,450	11,520	27,460	7,500	4,320	4,450	11,520	27,790	6,140	3,540	4,450	11,520	25,650	6,230	3,590	4,450	11,520	25,790	6,720	3,870	4,580	11,860	27,030	6,880	3,960	4,580	11,860	27,280	6,010	3,460	4,580	11,860	25,910	6,120	3,520	4,580	11,860	26,080
	Piedmont	160	90	100	250	600	160	90	100	250	600	170	100	100	250	620	170	100	100	250	620	170	100	90	240	600	170	100	90	240	600	180	100	90	240	610	180	100	90	240	610
	Pleasanton	1,220	700	780	2,010	4,710	1,220	700	780	2,010	4,710	1,530	880	780	2,010	5,200	1,530	880	780	2,010	5,200	1,400	810	720	1,860	4,790	1,400	810	720	1,860	4,790	1,590	920	720	1,860	5,090	1,590	920	720	1,860	5,090
	San Leandro	790	460	530	1,360	3,140	810	470	530	1,360	3,170	750	430	530	1,360	3,070	760	440	530	1,360	3,090	700	400	560	1,450	3,110	710	410	560	1,450	3,130	670	390	560	1,450	3,070	680	390	560	1,450	3,080
	Unincorporated Alameda	1,140	660	740	1,920	4,460	1,170	680	740	1,920	4,510	1,300	750	740	1,920	4,710	1,320	760	740	1,920	4,740	1,190	690	730	1,880	4,490	1,220	700	730	1,880	4,530	1,290	740	730	1,880	4,640	1,310	760	730	1,880	4,680
	Union City	880	510	370	950	2,710	580	340	370	950	2,240	880	510	370	950	2,710	780	450	370	950	2,550	880	510	370	960	2,720	560	330	370	960	2,220	880	510	370	960	2,720	690	400	370	960	2,420
Contra Costa	Antioch	660	380	400	1,040	2,480	680	390	400	1,040	2,510	830	480	400	1,040	2,750	840	480	400	1,040	2,760	650	370	400	1,040	2,460	660	380	400	1,040	2,480	750	430	400	1,040	2,620	760	440	400	1,040	2,640
	Brentwood	390	230	240	620	1,480	400	230	240	620	1,490	530	310	240	620	1,700	540	310	240	620	1,710	390	220	240	610	1,460	400	230	240	610	1,480	470	270	240	610	1,590	480	280	240	610	1,610
	Clayton	170	100	100	250	620	150	90	100	250	590	200	120	100	250	670	200	120	100	250	670	180	100	90	230	600	180	100	90	230	600	210	120	90	230	650	210	120	90	230	650
	Concord	990	570	640	1,660	3,860	1,020	590	640	1,660	3,910	1,170	670	640	1,660	4,140	1,180	680	640	1,660	4,160	980	570	640	1,660	3,850	1,010	580	640	1,660	3,890	1,090	620	640	1,660	4,010	1,100	640	640	1,660	4,040
	Danville	660	380	350	910	2,300	550	320	350	910	2,130	730	420	350	910	2,410	730	420	350	910	2,410	660	380	330	850	2,220	630	360	330	850	2,170	740	430	330	850	2,350	740	430	330	850	2,350
	El Cerrito	300	170	200	510	1,180	310	180	200	510	1,200	300	170	200	510	1,180	300	180	200	510	1,190	280	160	200	520	1,160	290	170	200	520	1,180	280	160	200	520	1,160	280	160	200	520	1,160
	Hercules	350	200	110	290	950	180	100	110	290	680	350	200	110	290	950	210	120	110	290	730	350	200	120	300	970	160	100	120	300	680	350	200	120	300	970	180	110	120	300	710
	Lafayette	410	240	270	700	1,620	410	240	270	700	1,620	460	260	270	700	1,690	460	260	270	700	1,690	470	270	260	660	1,660	470	270	260	660	1,660	500	280	260	660	1,700	500	280	260	660	1,700
	Martinez	340	190	220	580	1,330	340	200	220	580	1,340	380	220	220	580	1,400	390	220	220	580	1,410	350	200	220	570	1,340	360	200	220	570	1,350	380	220	220	570	1,390	380	220	220	570	1,390
	Moraga	260	150	170	450	1,030	260	150	170	450	1,030	310	180	170	450	1,110	310	180	170	450	1,110	300	170	160	420	1,050	300	170	160	420	1,050	330	190	160	420	1,100	330	190	160	420	1,100
	Oakley	250	140	150	390	930	260	150	150	390	950	320	180	150	390	1,040	320	180	150	390	1,040	250	140	150	390	930	250	140	150	390	930	280	160	150	390	980	290	170	150	390	1,000
	Orinda	290	160	190	490	1,130	280	160	190	490	1,120	310	180	190	490	1,170	310	180	190	490	1,170	310	180	180	470	1,140	310	180	180	470	1,140	330	190	180	470	1,170	330	190	180	470	1,170
	Pinole	150	80	100	250	580	150	90	100	250	590	180	100	100	250	630	180	100	100	250	630	140	80	100	260	580	140	80	100	260	580	160	90	100	260	610	160	90	100	260	610
	Pittsburg	430	250	270	700	1,650	440	250	270	700	1,660	510	290	270	700	1,770	510	300	270	700	1,780	410	240	270	710	1,630	420	240	270	710	1,640	460	260	270	710	1,700	460	270	270	710	1,710
	Pleasant Hill	570	330	310	800	2,010	480	270	310	800	1,860	570	330	310	800	2,010	560	320	310	800	1,990	580	330	290	760	1,960	520	300	290	760	1,870	570	330	290	760	1,950	570	330	290	760	1,950
	Richmond	1,040	600	700	1,810	4,150	1,070	620	700	1,810	4,200	1,110	640	700	1,810	4,260	1,130	650	700	1,810	4,290	970	560	730	1,890	4,150	990	570	730	1,890	4,180	1,010	580	730	1,890	4,210	1,020	590	730	1,890	4,230
	San Pablo	200	110	130	340	780	200	120	130	340	790	210	120	130	340	800	210	120	130	340	800	180	110	140	360	790	190	110	140	360	800	190	110	140	360	800	190	110	140	360	800
	San Ramon	1,200	690	760	1,980	4,630	1,200	690	760	1,980	4,630	1,490	860	760	1,980	5,090	1,490	860	760	1,980	5,090	1,380	800	710	1,830	4,720	1,380	800	710	1,830	4,720	1,560	900	710	1,830	5,000	1,560	900	710	1,830	5,000
	Unincorporated Contra Costa	1,470	850	950	2,460	5,730	1,510	870	950	2,460	5,790	1,700	980	950	2,460	6,090	1,730	1,000	950	2,460	6,140	1,570	910	920	2,370	5,770	1,610	930	920	2,370	5,830	1,710	980	920	2,370	5,980	1,740	1,000	920	2,370	6,030
	Walnut Creek	1,410	810	930	2,410	5,560	1,450	840	930	2,410	5,630	1,650	950	930	2,410	5,940	1,680	970	930	2,410	5,990	1,620	930	870	2,250	5,670	1,660	950	870	2,250	5,730	1,760	1,010	870	2,250	5,890	1,790	1,030	870	2,250	5,940
Marin	Belvedere	40	20	30	70	160	40	20	30	70	160	50	30	30	70	180	50	30	30	70	180	50	30	20	60	160	50	30	20	60	160	50	30	20	60	160	50	30	20	60	160
	Corte Madera	180	100	110	300	690	180	100	110	300	690	230	130	110	300	770	220	130	110	300	760	210	120	110	270	710	210	120	110	270	710	240	140	110	270	760	240	140	110	270	760
	Fairfax	140	80	80	220	520	130	80	80	220	510	150	90	80	220	540	150	90	80	220	540	160	90	80	200	530	160	90	80	200	530	170	100	80	200	550	170	100	80	200	550
	Larkspur	260	150	160	420	990	260	150	160	420	990	290	170	160	420	1,040	290	170	160	420	1,040	300	180	150	390	1,020	300	180	150	390	1,020	320	180	150	390	1,040	320	180	150	390	1,040
	Mill Valley	260	150	140	350	900	210	120	140	350	820	260	150	140	350	890	260	150	140	350	890	250	150	140	320	850	250	140	120	320	830	270	160	120	320	870	270	160	120	320	870
	Novato	540	310	340	880	2,070	560	320	340	880	2,100	700	400	340	880	2,320	710	410	340	880	2,340	570	330	330	860	2,090	580	340	330	860	2,110	660	380	330	860	2,230	670	390	330	860	2,250
	Ross	30	20	20	50	120	30	20	20	50	120	40	20	20	50	130	40	20	20	50	130	40	20	20	40	120	40	20	20	40	120	40	20	20	40	120	40	20	20	40	120
	San Anselmo	220	130	120	310	780	190	110	120	310	730	220	130	120	310	780	220	130	120	310	780	230	130	110	280	750	230	130	110	280	750	240	140	110	280	770	240	140	110	280	770
	San Rafael	710	410	460	1,180	2,760	730	420	460	1,180	2,790	890	510	460	1,180	3,040	900	520	460	1,180	3,060	730	420	450	1,150	2,750	750	430	450	1,150	2,780	840	480	450	1,150	2,920	850	490	450	1,150	2,940
	Sausalito	180	100	120	310	710	180	100	120	310	710	200	110	120	310	740	200	120	120	310	750	200	120	120	300	740	200	120	120	300	740	210	120	120	300	750	210	120	120	300	750
	Tiburon	160	90	100	260	610	160	90	100	260	610	180	100	100	260	640	180	100	100	260	640	190	110	90	240	630	190	110	90	240	630	200	120	90	240	650	200	120	90	240	650
	Unincorporated Marin	1,110	640	610	1,580	3,940	1,000	580	610	1,580	3,770	1,170	670	610	1,580	4,030	1,170	670	610	1,580	4,030	1,160	670	560	1,440	3,830	1,160	670	560	1,440	3,830	1,260	720	560	1,440	3,980	1,260	720	560	1,440	3,980
Napa	American Canyon	130	70	80	210	490	130	70	80	210	490	170	100	80	210	560	170	100	80	210	560	120	70	80	210	480	120	70	80	210	480	150	80	80	210	520	150	80	80	210	520
	Calistoga	60	30	30	90	210	60	30	30	90	210	70	40	30	90	230	70	40	30	90	230	60	30	30	90	210	60	30	30	90	210	70	40	30	90	230	70	40	30	90	230
	Napa	550	320	340	880	2,090	560	320	340	880	2,100	690	400	340	880	2,310	700	400	340	880	2,320	540	310	340	880	2,070	550	320	340	880	2,090	620	360	340	880	2,200	630	360	340	880	2,210
	St. Helena	100	60	30	70	260	50	30	30	70	180	100	60	30	70	260	60	40	30	70	200	100	60	30	70	260	50	30	30	70	180	110	60	30	70	270	60	30	30	70	190
	Unincorporated Napa	390	230	130	330	1,080	210	120	130	330	790	390	230	130	330	1,080	320	180	130	330	960	390	230	120	320	1,060	220	130	120	320	790	390	230	120	320	1,060	280	160	120	320	880
	Yountville	20	10	10	30	70	20	10	10	30	70	30	20	10	30	90	30	20	10	30	90	20	10	10	30	70	20	10	10	30	70	30	10	10	30	80	30	20	10	30	90
San Francisco	San Francisco	19,860	11,430	11,610	30,050	72,950	20,420	11,760	11,610	30,050	73,840	14,290	8,230	11,610	30,050	64,180	14,490	8,340	11,610	30,050	64,490	18,200	10,480	11,910	30,810	71,400	18,630	10,730	11,910	30,810	72,080	14,820	8,530	11,910	30,810	66,070	15,080	8,680	11,910	30,810	66,480
San Mateo	Atherton	100	50	50	130	330	70	40	50	130	290	130	80	50	130	390	130	80	50	130	390	100	60	50	130	340	70	40	50	130	290	110	60	50	130	350	110	60	50	130	350
	Belmont	450	260	290	760	1,760	440	250	290	760	1,740	450	260	290	760	1,760	450	260	290	760	1,760	480	280	280	730	1,770	480	280	280	730	1,770	490	280	280	730	1,780	490	280	280	730	1,780
	Brisbane	630	360	490	1,280	2,760	650	380	490	1,280	2,800	720	410	490	1,280	2,900	730	420	490	1,280	2,920	560	320	530	1,380	2,790	570	330	530	1,380	2,810	610	350	530	1,380	2,870	620	360	530	1,380	2,890
	Burlingame	820	470	570	1,480	3,340	840	480	570	1,480	3,370	910	520	570	1,480	3,480	920	530	570	1,480	3,500	900	520	560	1,430	3,410	930	530	560	1,430	3,450	960	550	560	1,430	3,500	980	560	560	1,430	3,530
	Colma	50	30	30	80	190	50	30	30	80	190	70	40	30	80	220	80	40	30	80	230	40	20	30	90	180	40	20	30	90	180	60	30	30	90	210	60	30	30	90	210
	Daly City	1,350	780	800	2,080	5,010	1,260	720	800	2,080	4,860	1,350	780	800	2,080	5,010	1,060	610	800	2,080	4,550	1,350	780	840	2,180	5,150	1,150	660	840	2,180	4,830	1,350	780	840	2,180	5,150	1,030	600	840	2,180	4,650
	East Palo Alto	200	120	160	400	880	210	120	160	400	890	170	100	160	400	830	180	100	160	400	840	170	100	170	440	880	180	100	170	440	890	160	90	170	440	860	160	90	170	440	860
	Foster City	530	310	340	870	2,050	500	290	340	870	2,000	590	340	340	870	2,140	590	340	340	870	2,140	560	320	320	830	2,030	560	320	320	830	2,030	610	350	320	830	2,110	610	350	320	830	2,110
	Half Moon Bay	190	110	60	140	500	100	60	60	140	360	190	110	60	140	500	130	80	60	140	410	190	110	50	140	490	90	50	50	140	330	190	110	50	140	490	120	70	50	140	380
	Hillsborough	160	90	100	260	610	150	90	100	260	600	250	140	100	260	750	250	140	100	260	750	170	100	100	240	610	170	100	100	240	610	230	130	100	240	700	230	130	100	240	700
	Menlo Park	730	420	520	1,340	3,010	730	420	520	1,340	3,010	720	420	520	1,340	3,000	720	420	520	1,340	3,000	770	440	520	1,340	3,070	770	440	520	1,340	3,070	770	440	520	1,340	3,070	770	440	520	1,340	3,070
	Millbrae	570	330	400	1,020	2,320	570	330	400	1,020	2,320	570	330	400	1,020	2,320	570	330	400	1,020	2,320	600	360	390	1,000	2,370	620	360	390	1,000	2,370	620	360	390	1,000	2,370	620	360	390	1,000	2,370
	Pacifica	470	270	320	820	1,880	480	280	320	820	1,900	520	300	320	820	1,960	530	300	320	820	1,970	540	310	290	760	1,900	560	320	290	760	1,930	570	330	290	760	1,950	580	330	290	760	1,970
	Portola Valley	80	40	40	110	270	60	40	40	110	250	80	40	40	110	270	70	40	40	110	260	70	40	40	100	250	80	40	40	100	250	80	40	40	100	260	80	40	40	100	260
	Redwood City	1,220	700	880	2,270	5,070	1,260	720	880	2,270	5,130	1,260	730	880	2,270	5,140	1,280	740	880	2,270	5,170	1,250	720	880	2,290	5,140	1,280	740	880	2,290	5,190	1,270	730	880	2,290	5,170	1,300	750	880	2,290	5,220
	San Bruno	490	280	370	950	2,090	510	290	370	950	2,120	510	290	370	950	2,120	520	300	370	950	2,140	470	270	380	990	2,110	480	280	380	990	2,130	480	280	380	990	2,130	490	280	380	990	2,140
	San Carlos	590	340	400	1,030	2,360	590	340	400	1,030	2,360	640	370	400	1,030	2,440	640	370	400	1,030	2,440	650	370	380	990	2,390	650	370	380	990	2,390	680	390	380	990	2,440	680	390	380	990	2,440
	San Mateo	1,600	920	1,120	2,900	6,540	1,650	950	1,120	2,900	6,620	1,690	970	1,120	2,900	6,680	1,710	990	1,120	2,900	6,720	1,680	970	1,110	2,870	6,630	1,720	990	1,110	2,870	6,690	1,730	1,000	1,110	2,870	6,710	1,760	1,010	1,110	2,870	6,750
	South San Francisco	920	530	680	1,770	3,900	950	550	680	1,770	3,950	960	550	680	1,770	3,960	970	560	680	1,770	3,980	870	500	720	1,860	3,950	890	510	720	1,860	3,980	890	510	720	1,860	3,980	910	520	720	1,860	4,010
	Unincorporated San Mateo	750	430	470	1,220	2,870	780	450	470	1,220	2,920	960	550	470	1,220	3,200	980	560	470	1,220	3,230	830	480	440	1,150	2,900	850	490	440	1,150	2,930	960	550	440	1,150	3,100	970	560	440	1,150	3,120
	Woodside	80	50	50	140	320	80	40	50	140	310	140	80	50	140	410	140	80	50	140	410	90	50	50	130	320	90	50	50	130	320	90	50	50	130	370	120	70	50	130	370
Santa Clara	Campbell	960	550	660	1,710	3,880	990	570	660	1,710	3,930	980	560	660	1,710	3,910	990	570	660	1,710	3,930	990	570	660	1,700	3,920	1,020	580	660	1,700	3,960	1,000	570	660	1,700	3,930	1,020	580	660	1,700	3,960
	Cupertino	1,490	860	1,040	2,700	6,090	1,490	860	1,040	2,700	6,090	1,730	1,000	1,040	2,700	6,470	1,730	1,000	1,040	2,700	6,470	1,620	930	1,020	2,650	6,220	1,620	930	1,020	2,650	6,220	1,760	1,010	1,020	2,650	6,440	1,760	1,010	1,020	2,650	6,440
	Gilroy	660	380	240	610	1,890	400	230	240	610	1,480	660	380	240	610	1,890	500	290	240	610	1,640	660	380	230	590	1,860	410	240	230	590	1,470	660	380	230	590	1,860	480	270	230	590	1,570
	Los Altos	540	310	380	990	2,220	540	310	380	990	2,220	700	400	380	990	2,470	700	400	380	990	2,470	580	330	380	980	2,270	580	330	380	980	2,270	680	390	380	980	2,430	680	390	380	980	2,430
	Los Altos Hills	130	70	90

Jurisdictions identified by HMC-proposed composite score for divergence index and % of households above 120% Area Median Income	Ratio of RHNA VLI + LI Units Share of Region to Households 2019 Share of Region					Numbers in Red Show Number of Units Needed to Achieve Proportionality			
	Option 5A: 50/50 High Opportunity Areas & Jobs 2050 Households (Blueprint) Baseline	Option 6A: Modified High Opportunity Areas Emphasis 2050 Households (Blueprint) Baseline	Option 7A: Balanced High Opportunity Areas & Job Proximity 2050 Households (Blueprint) Baseline	Option 8A: High Opportunity Areas Emphasis & Job Proximity 2050 Households (Blueprint) Baseline		Option 5A: 50/50 High Opportunity Areas & Jobs 2050 Households (Blueprint) Baseline	Option 6A: Modified High Opportunity Areas Emphasis 2050 Households (Blueprint) Baseline	Option 7A: Balanced High Opportunity Areas & Job Proximity 2050 Households (Blueprint) Baseline	Option 8A: High Opportunity Areas Emphasis & Job Proximity 2050 Households (Blueprint) Baseline
Atherton	1.38	1.14	0.77	0.77		58	21	(35)	(34)
Belmont	1.00	1.10	0.97	1.08		(1)	69	(18)	59
Belvedere	1.20	1.33	1.05	1.25		12	20	3	15
Clayton	1.20	1.23	0.89	1.04		54	60	(30)	10
Corte Madera	1.35	1.41	1.09	1.25		92	108	24	67
Cupertino	2.05	2.09	1.77	1.92		1,395	1,448	1,022	1,224
Daly City	0.79	0.77	0.93	0.85		(456)	(500)	(152)	(318)
Danville	1.10	1.12	0.83	0.96		106	127	(174)	(41)
Dublin	1.24	1.30	1.02	1.17		337	433	27	247
Fairfax	1.06	1.18	0.94	1.11		14	41	(13)	25
Foster City	1.10	1.14	0.93	1.04		84	121	(58)	35
Fremont	1.34	1.42	1.17	1.31		1,671	2,035	805	1,515
Gilroy	0.76	0.72	0.60	0.62		(245)	(293)	(417)	(395)
Half Moon Bay	0.72	0.63	0.51	0.50		(84)	(110)	(144)	(147)
Healdsburg	0.64	0.57	0.50	0.48		(109)	(132)	(152)	(158)
Hercules	0.59	0.52	0.50	0.47		(227)	(263)	(277)	(294)
Hillsborough	1.53	1.41	0.92	1.05		135	104	(19)	12
Lafayette	1.14	1.23	1.02	1.16		90	146	15	102
Larkspur	1.16	1.27	1.04	1.20		63	108	14	79
Livermore	0.98	0.96	0.79	0.85		(36)	(80)	(427)	(313)
Los Altos	1.49	1.44	1.14	1.23		365	328	107	173
Los Altos Hills	1.06	1.13	1.01	1.10		12	25	1	19
Los Gatos	0.95	1.03	0.89	0.99		(38)	24	(95)	(9)
Menlo Park	1.29	1.37	1.32	1.39		258	328	278	339
Mill Valley	0.97	1.04	0.82	0.95		(12)	17	(74)	(21)
Millbrae	1.66	1.80	1.64	1.78		359	434	347	428
Milpitas	1.96	1.94	1.81	1.85		1,349	1,319	1,143	1,196
Monte Sereno	0.89	0.96	0.82	0.92		(10)	(4)	(16)	(7)
Moraga	1.33	1.40	1.13	1.29		123	150	48	106
Orinda	1.07	1.15	0.97	1.09		32	68	(13)	41
Palo Alto	2.10	2.24	2.06	2.22		2,007	2,270	1,933	2,225
Piedmont	1.06	1.08	0.96	1.02		14	21	(11)	6
Pleasant Hill	0.97	0.99	0.83	0.91		(28)	(6)	(157)	(84)
Pleasanton	1.33	1.38	1.06	1.22		596	691	109	398
Portola Valley	0.93	1.00	0.84	0.94		(8)	1	(19)	(7)
Ross	1.05	1.14	0.90	1.03		3	8	(5)	2
San Anselmo	0.98	1.09	0.86	1.02		(5)	31	(47)	6
San Carlos	1.31	1.39	1.21	1.33		239	299	161	252
San Ramon	1.28	1.34	1.03	1.18		515	620	49	340
Saratoga	1.15	1.24	1.10	1.22		107	176	74	156
Sausalito	1.14	1.21	1.02	1.14		38	58	7	39
St. Helena	0.61	0.53	0.45	0.44		(64)	(77)	(91)	(92)
Sunnyvale	1.24	1.30	1.30	1.34		909	1,141	1,156	1,289
Tiburon	1.15	1.26	1.01	1.18		37	66	2	44
Unincorporated Marin	1.05	1.13	0.90	1.04		95	233	(167)	73
Unincorporated Napa	0.81	0.72	0.54	0.55		(116)	(176)	(284)	(277)
Union City	0.89	0.78	0.66	0.64		(150)	(303)	(469)	(494)
Windsor	0.65	0.58	0.50	0.48		(208)	(256)	(302)	(313)
Woodside	1.61	1.46	0.93	1.07		81	61	(9)	9
SUBTOTAL of DEFICIT						(1,796)	(2,199)	(3,675)	(3,003)

Baseline: Draft Blueprint Households 2050
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

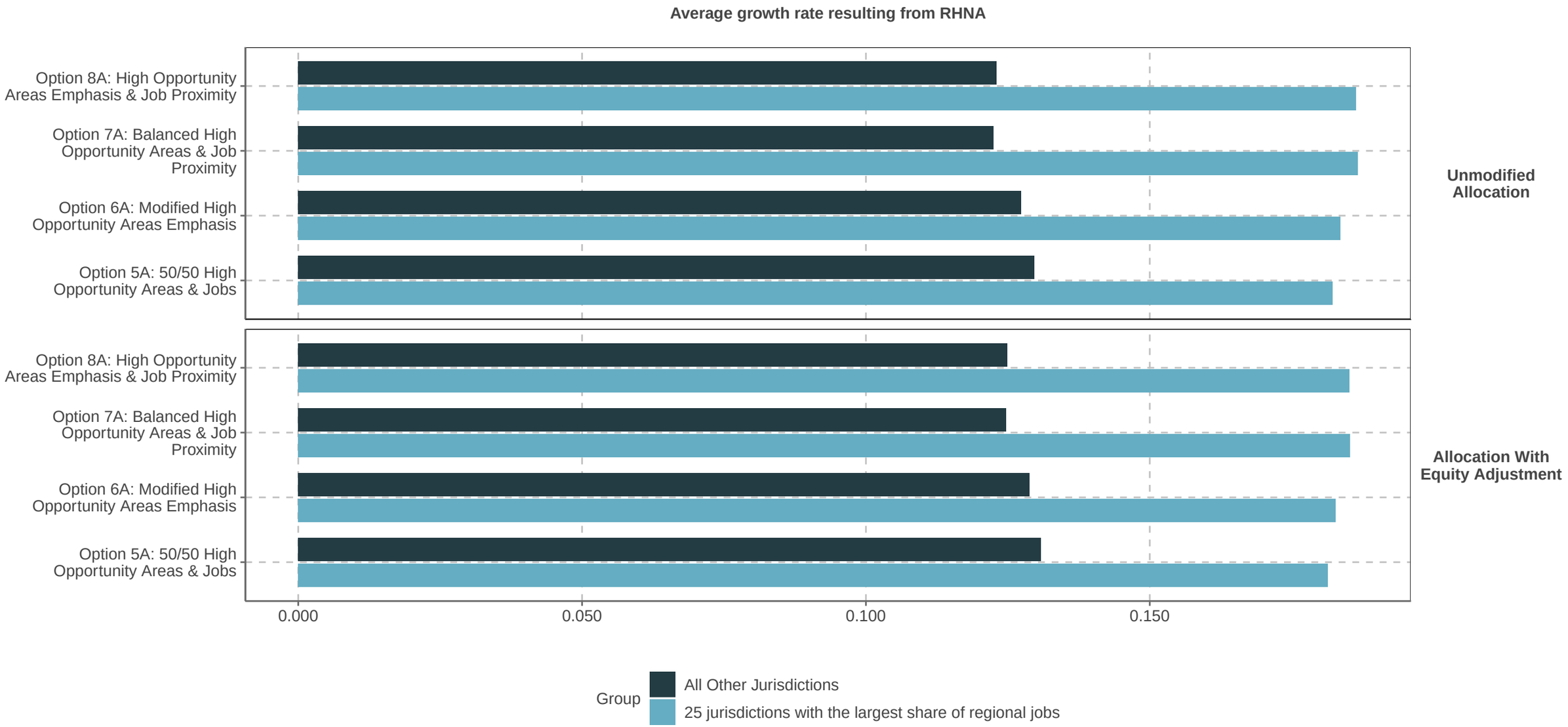


Baseline: Draft Blueprint Households 2050

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

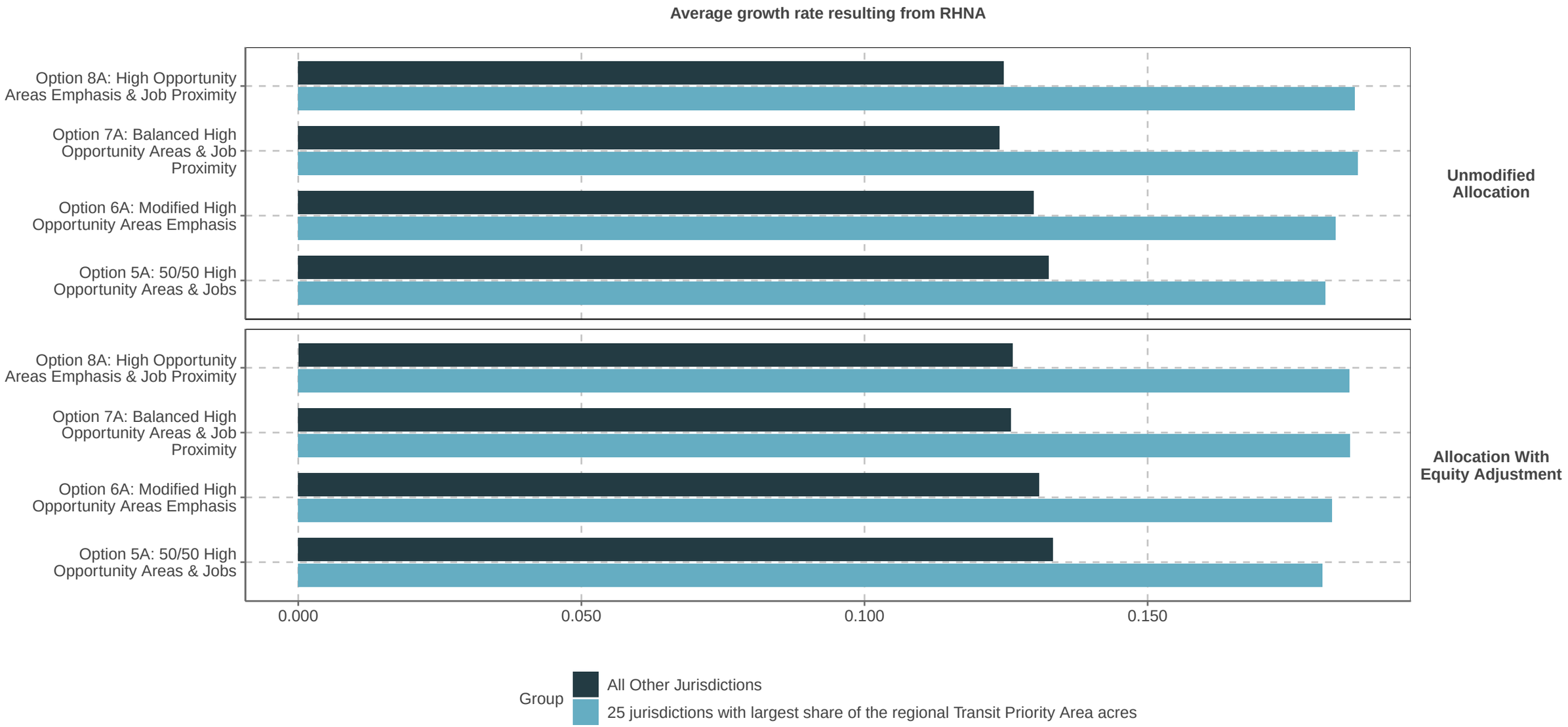
METRIC 2a: Do jurisdictions with the largest share of the region's jobs have the highest growth rates resulting from RHNA?



Baseline: Draft Blueprint Households 2050
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

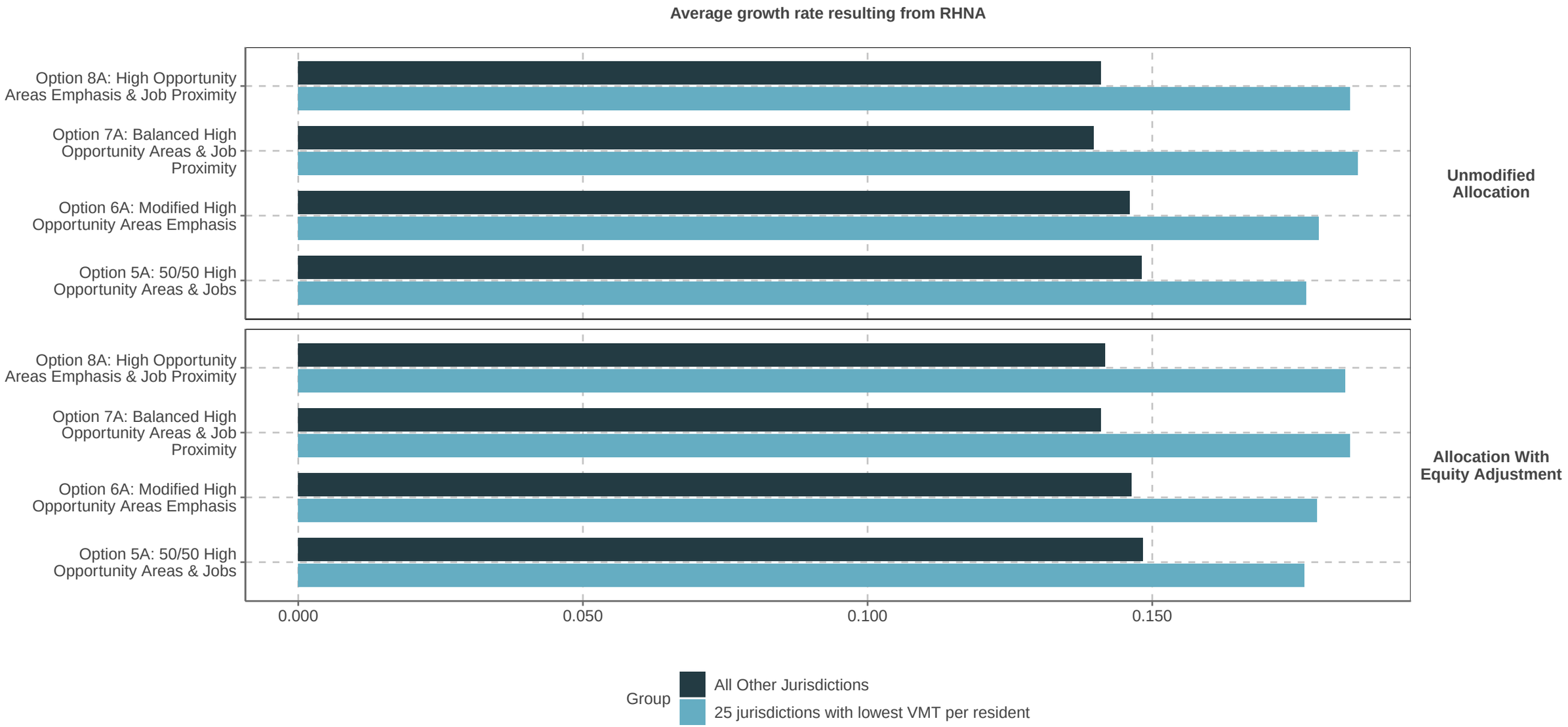
METRIC 2b: Do jurisdictions with the largest share of the region's Transit Priority Area acres have the highest growth rates resulting from RHNA?



Baseline: Draft Blueprint Households 2050
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?



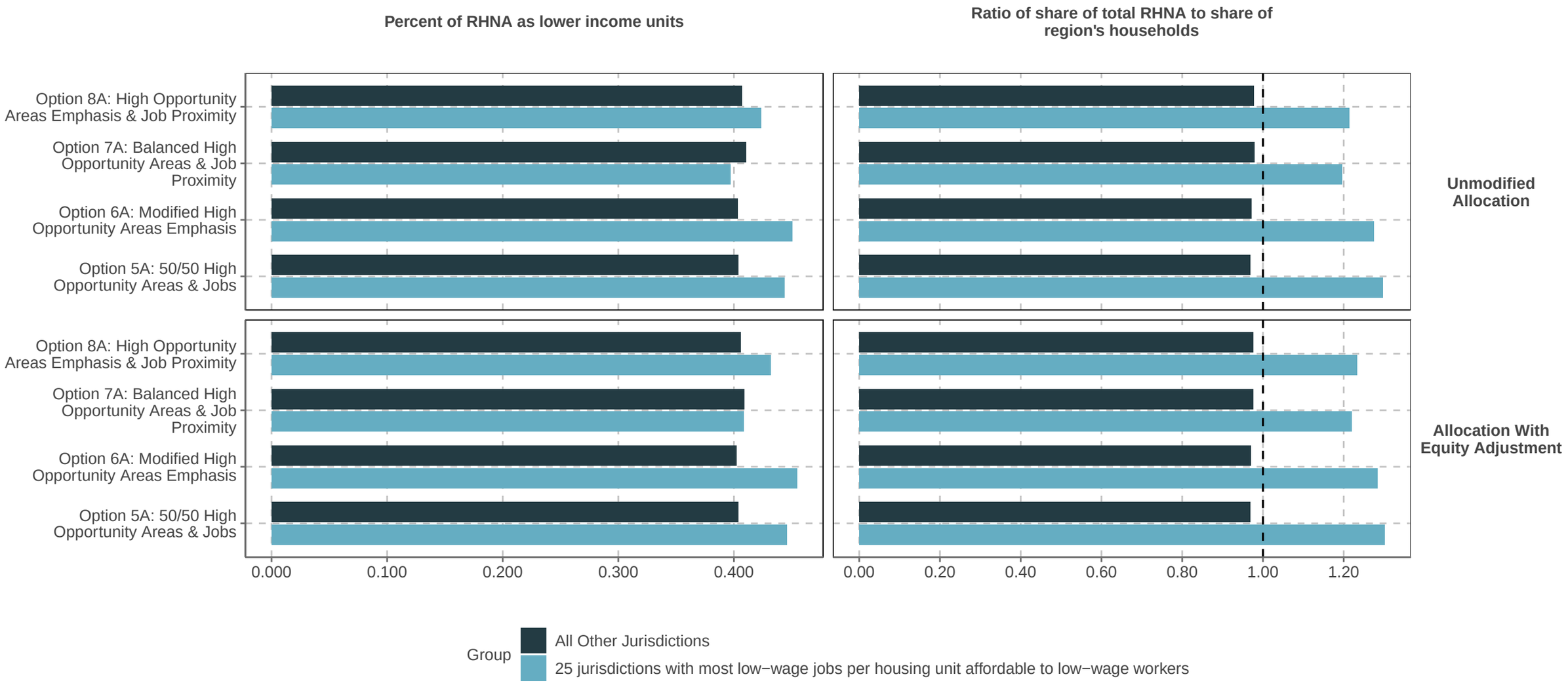
Baseline: Draft Blueprint Households 2050

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?

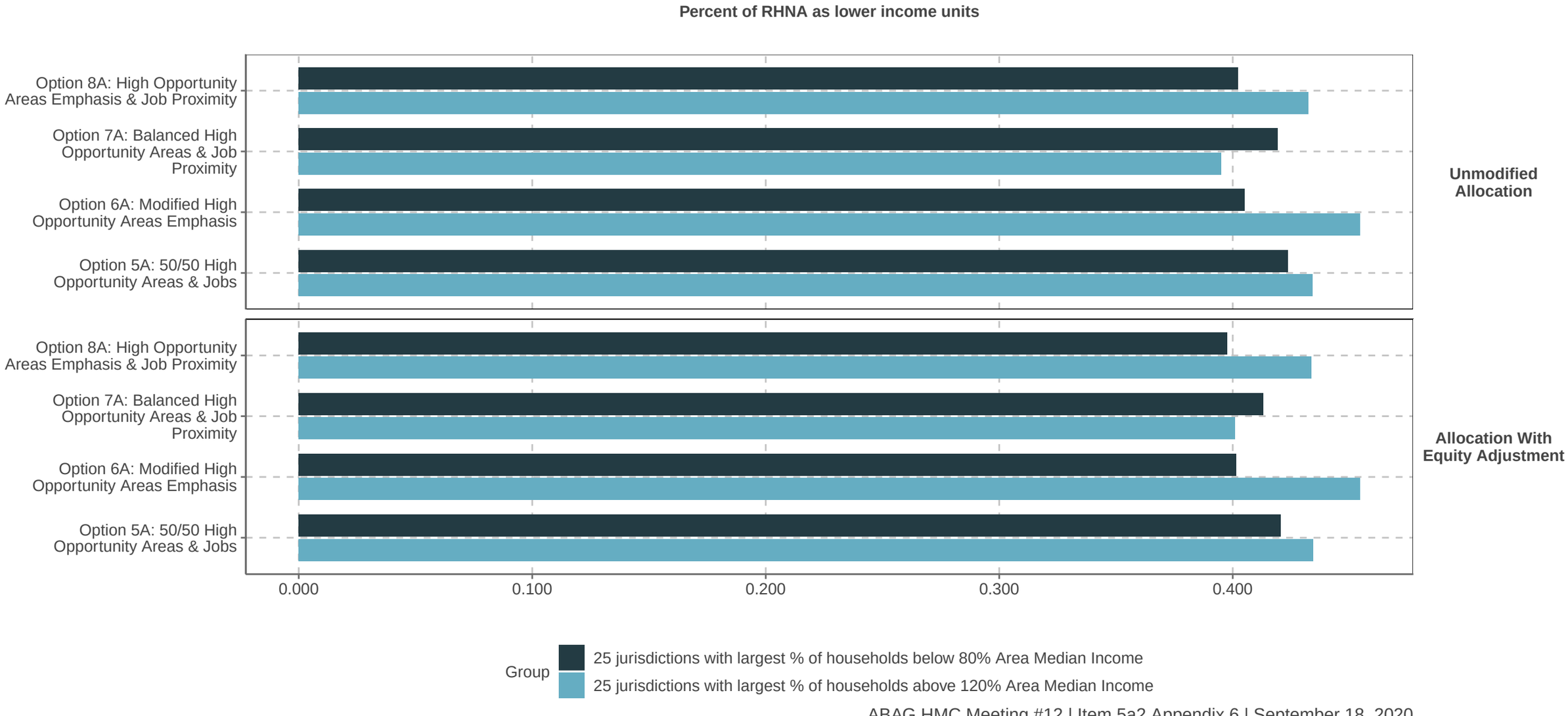
METRIC 3a.2: Do jurisdictions with the most low−wage workers per housing unit affordable to low−wage workers receive a share of the region's housing need that is at least proportional to their share of the region's households?



Baseline: Draft Blueprint Households 2050
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?

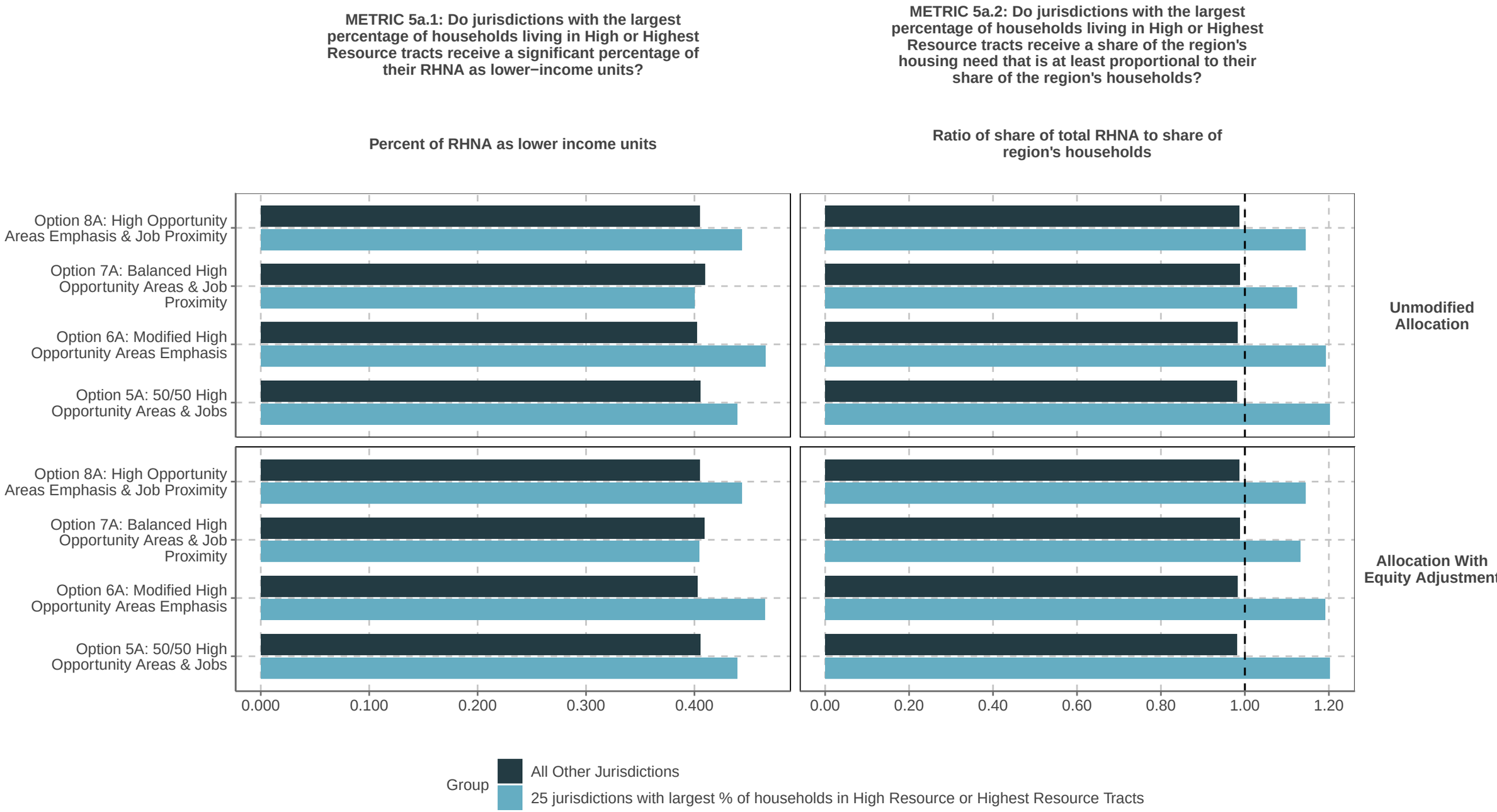
Comparison between the top 25 most disproportionately high−income jurisdictions and top 25 most disproportionately low−income jurisdictions

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?



Baseline: Draft Blueprint Households 2050
OBJECTIVE 5: Does the allocation affirmatively further fair housing?

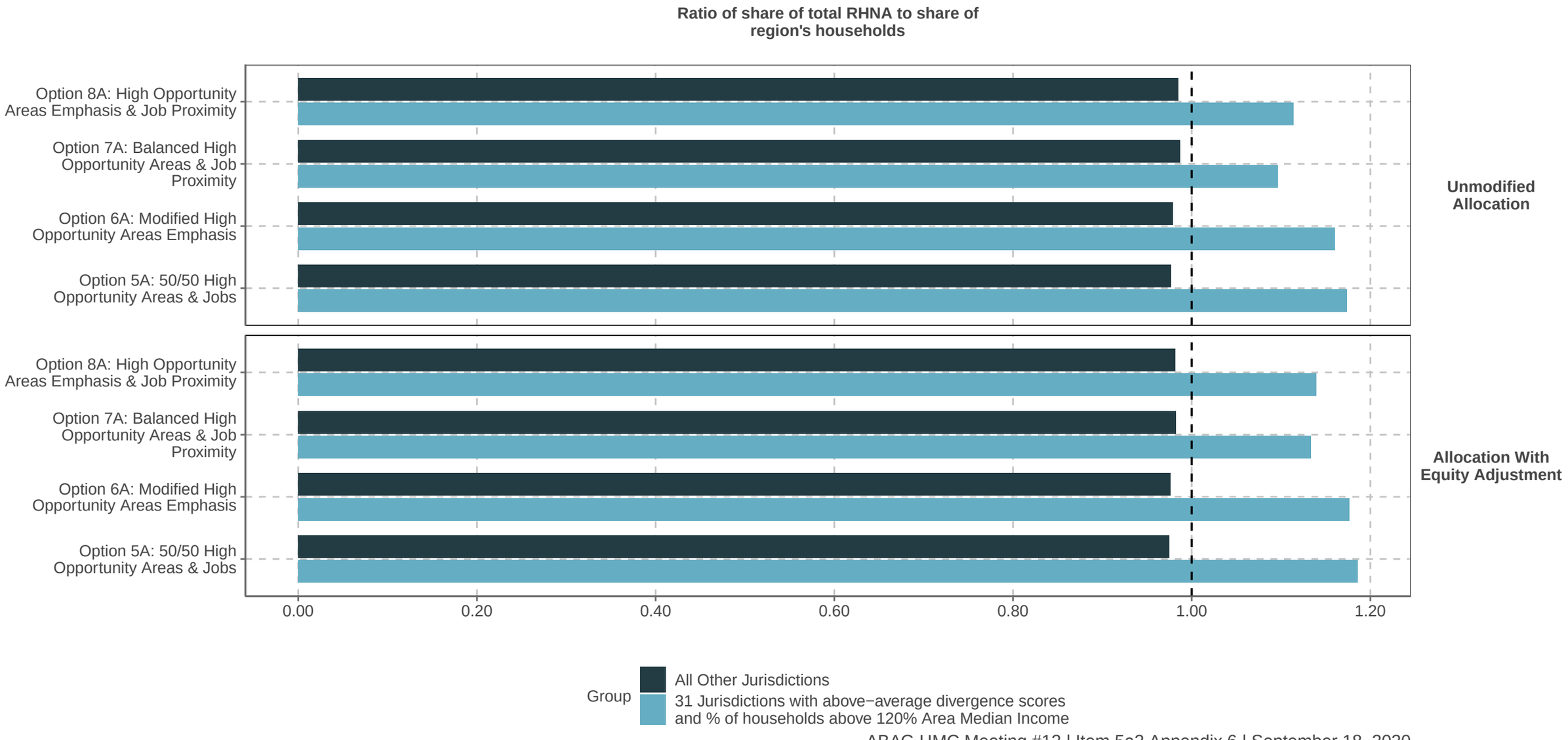
Comparison between the top 25 jurisdictions with the most access to resources and the rest of the region



Baseline: Draft Blueprint Households 2050
OBJECTIVE 5: Does the allocation affirmatively further fair housing?

Comparison between jurisdictions that have both above−average divergence scores and disproportionately large shares of high−income residents and the rest of the region

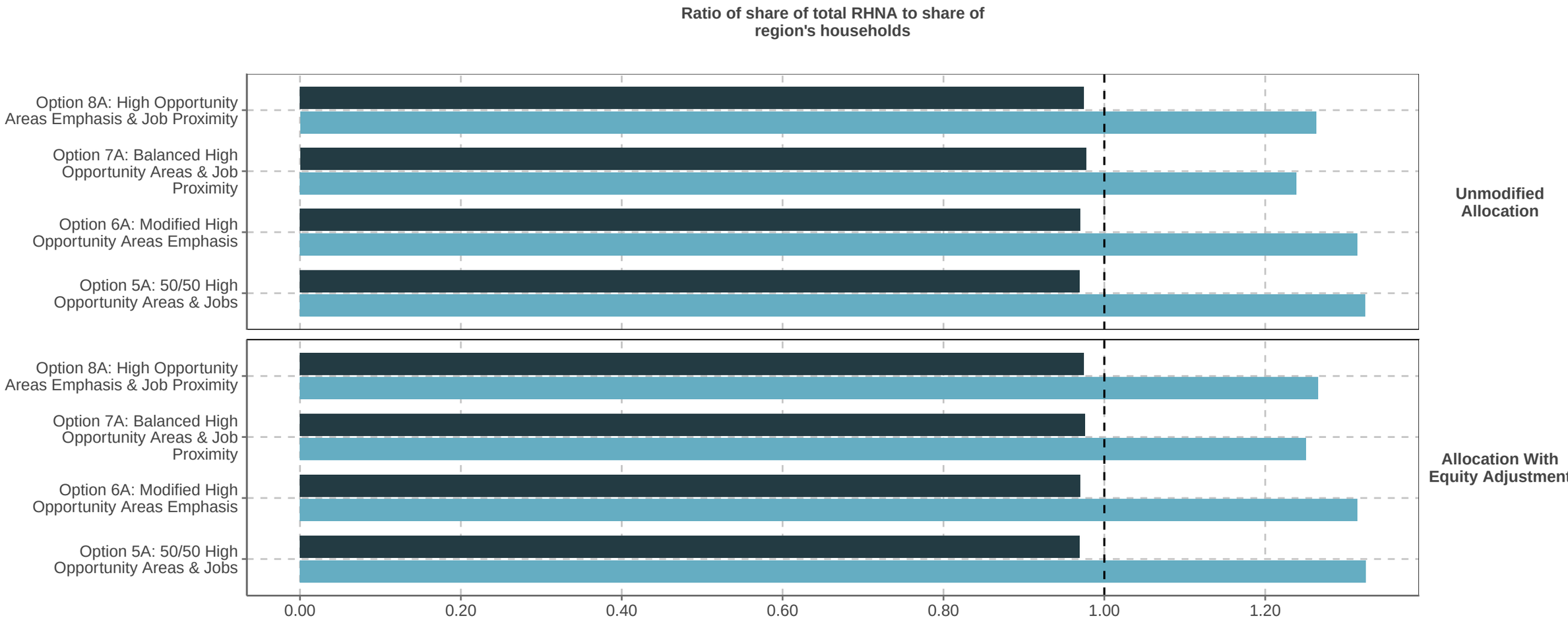
METRIC 5b: Do jurisdictions exhibiting racial and economic exclusion receive a share of the region's housing need that is at least proportional to their share of the region's households?



Baseline: Draft Blueprint Households 2050
OBJECTIVE 5: Does the allocation affirmatively further fair housing?

Comparison between the top 25 most disproportionately high−income jurisdictions and the rest of the region

METRIC 5c: Do jurisdictions with the largest percentage of high−income residents receive a share of the region's housing need that is at least proportional to their share of the region's households?



Baseline: Draft Blueprint Households 2050
OBJECTIVE 5: Does the allocation affirmatively further fair housing?

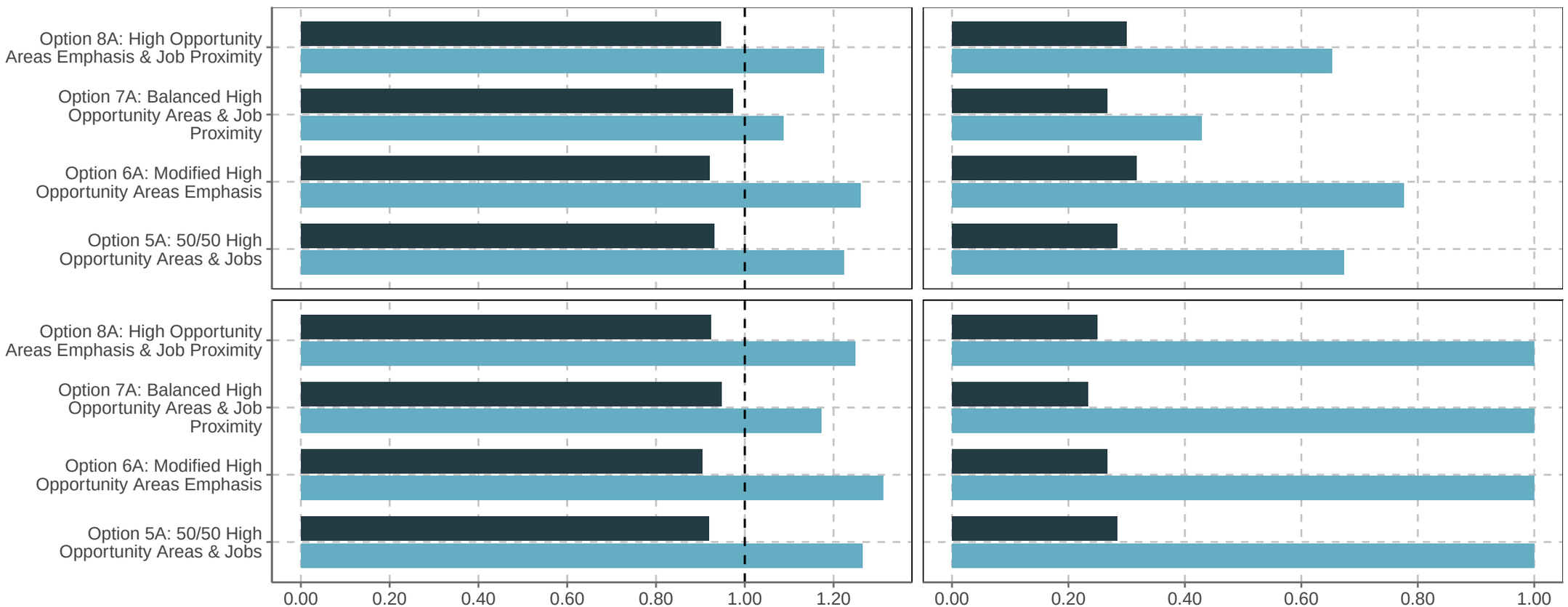
Comparison between the top 49 jurisdictions exhibiting above average racial and socioeconomic exclusion and the rest of the region

METRIC 5d.1: Do jurisdictions with levels of racial and socioeconomic exclusion above the regional average receive a total share of the region's very low− and low−income housing need that is at least proportional to their total share of the region's households?

Ratio of share of lower−income RHNA to share of region's households

METRIC 5d.2: Does each jurisdiction exhibiting 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 its total share of the region's households?

Jurisdictions receiving at least a proportional lower−income allocation



Group
All Other Jurisdictions
49 Jurisdictions with levels of racial and socioeconomic exclusion above the regional average