

San Francisco Bay Area Housing Data

The results of ABAG's 2009 housing survey are included in the following pages. As in previous years, local planning staff were asked to submit data on the number of residential building permits issued in 2008. This year the survey also requested information on the total number of housing units in each city, town, or unincorporated area. This data will also be included in the ABAG housing report to be released in November 2009.

Existing Housing Units

All but three local jurisdictions responded to the request for existing housing data. In the following tables, each jurisdiction's existing housing numbers are divided into market rate units and restricted affordable units. The restricted affordable units are further categorized by the eligible income categories for the area median income (AMI): Very Low (0-50% AMI); Low (50-80% AMI); and Moderate (80-120% AMI). For governments unable to provide complete data, ABAG staff estimated the number of affordable units based on available data for public housing, redevelopment, LIHTC, HUD, and inclusionary projects. Restricted units are those that, because they receive financial assistance (such as HUD or redevelopment agency funds) or are otherwise subject to deed restrictions, have protections that require the units to remain affordable to households at lower income levels. All non-restricted units are included in the market rate category. Many market rate units – especially second units, mobile homes, and apartments – are undoubtedly affordable to lower income households, but do not have the same protections as restricted units.

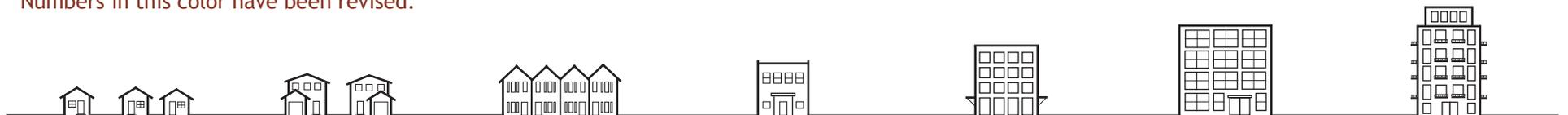
2008 Housing Permits Issued

All 109 local jurisdictions submitted data on 2008 permits. This year, jurisdictions were asked to distinguish between restricted (R) and non-restricted (NR) units for each of the affordable income categories when that information was available. Many local governments do not track non-restricted units. In those cases, all non-restricted units are counted in the above moderate category. Where the restricted and non-restricted data is tracked, it provides an opportunity to present a more comprehensive picture of the Bay Area's affordable housing production.

SAN FRANCISCO BAY AREA

	Existing Housing Units					2008 Housing Permits Issued								
	Restricted Affordable			Restricted Total	Market Rate	TOTAL	Very Low		Low		Moderate		Above Moderate	TOTAL
	Very Low	Low	Moderate				R	NR	R	NR	R	NR		
SF Bay Area Total	61,861	43,399	20,736	128,150	2,607,585	2,735,735	1,572	39	1,020	443	739	962	9,548	14,323

* Numbers in this color have been revised.



ALAMEDA COUNTY

	Existing Housing Units						2008 Housing Permits Issued							
	Restricted Affordable			Restricted Total	Market Rate	TOTAL	Very Low		Low		Moderate		Above Moderate	TOTAL
	Very Low	Low	Moderate				R	NR	R	NR	R	NR		
Alameda	721	82	238	1,041	31,194	32,235	39	0	0	0	0	0	20	59
Albany	5	13	2	20	7,355	7,375	0	0	0	0	0	0	3	3
Berkeley	244	1,601	120	1,965	46,530	48,495	27	0	37	0	0	0	350	414
Dublin ^a	315	239	383	937	15,092	16,029	0	0	0	0	0	0	143	143
Emeryville	344	155	230	729	4,497	5,226	0	0	0	0	0	0	31	31
Fremont	762	503	379	1,644	70,746	72,390	0	0	0	0	44	0	223	267
Hayward	880	782	853	2,515	46,046	48,561	0	0	0	0	0	0	292	292
Livermore	445	697	50	1,192	28,725	29,917	0	0	10	2	0	24	39	75
Newark	200	0	0	200	13,224	13,424	0	0	0	0	0	0	1	1
Oakland	9,975	2,110	261	12,346	152,756	165,102	222	0	73	0	48	0	259	602
Piedmont	0	0	0	0	3,866	3,866	0	0	0	0	2	0	0	2
Pleasanton	487	614	47	1,148	24,335	25,483	0	0	0	0	0	0	23	23
San Leandro	409	237	49	695	31,280	31,975	67	0	3	0	2	0	39	111
Union City	422	277	251	950	19,533	20,483	0	0	0	0	0	0	170	170
Unincorporated	707	405	0	1,112	49,793	50,905	0	0	0	0	0	0	53	53
County Total	15,916	7,715	2,863	26,494	544,972	571,466	355	0	123	2	96	24	1,646	2,246

^a Dublin does not issue permits for secondary units. One above moderate permit issued in 2008 was for a main unit plus a secondary unit intended for low-income households.

CONTRA COSTA COUNTY

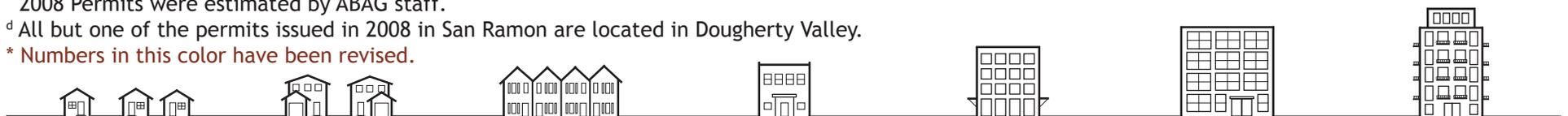
	Existing Housing Units						2008 Housing Permits Issued							
	Restricted Affordable			Restricted Total ^b	Market Rate	TOTAL	Very Low		Low		Moderate		Above Moderate	TOTAL
	Very Low	Low	Moderate				R	NR	R	NR	R	NR		
Antioch	537	860	23	1,420	32,516	33,936	23	0	21	50	0	84	22	200
Brentwood	523	171	74	768	14,325	15,093	0	0	0	0	0	0	38	38
Clayton	86	10	28	124	3,882	4,006	0	0	0	0	0	0	11	11
Concord	522	1,037	71	1,630	44,698	46,328	0	0	0	0	6	0	48	54
Danville	85	57	197	339	15,458	15,797	0	0	1	3	0	55	27	86
El Cerrito	146	5	494	645	10,060	10,705	0	0	0	0	0	0	6	6
Hercules	208	42	2	252	8,067	8,319	0	0	0	0	0	0	0	0
Lafayette	81	2	0	83	9,401	9,484	0	0	0	0	0	6	0	6
Martinez	353	0	0	353	14,619	14,972	0	0	0	0	0	0	19	19
Moraga	-	-	-	5	5,786	5,791	0	0	0	0	0	0	3	3
Oakley	248	341	49	638	13,447	14,085	14	0	41	0	0	23	145	223
Orinda	0	0	0	0	6,967	6,967	0	0	0	3	0	1	9	13
Pinole	184	88	133	405	6,627	7,032	0	0	0	0	0	0	0	0
Pittsburg	223	751	498	1,472	19,405	20,879	64	0	0	0	67	21	8	160
Pleasant Hill	208	303	29	540	13,965	14,505	0	0	0	0	0	1	8	9
Richmond ^c	1,203	1,344	492	3,039	35,394	38,433	2	0	13	0	2	0	10	27
San Pablo	218	481	0	699	9,518	10,217	0	0	125	0	0	4	22	151
San Ramon ^d	274	492	1,154	1,920	23,193	25,113	54	0	111	1	0	0	293	459
Walnut Creek	260	155	38	453	32,020	32,473	0	0	5	0	0	0	90	95
Unincorporated	1,016	457	88	1,617	63,987	65,604	87	0	19	0	69	83	337	595
County Total	6,375	6,596	3,370	16,402	383,335	399,737	244	0	336	57	144	278	1,096	2,155

^b Includes 56 restricted units with unknown affordability levels in Unincorporated Contra Costa County.

^c Richmond's existing units were estimated based on information from the City (for projects built since 1999) and the housing authority. Affordability levels for 2008 Permits were estimated by ABAG staff.

^d All but one of the permits issued in 2008 in San Ramon are located in Dougherty Valley.

* Numbers in this color have been revised.



MARIN COUNTY

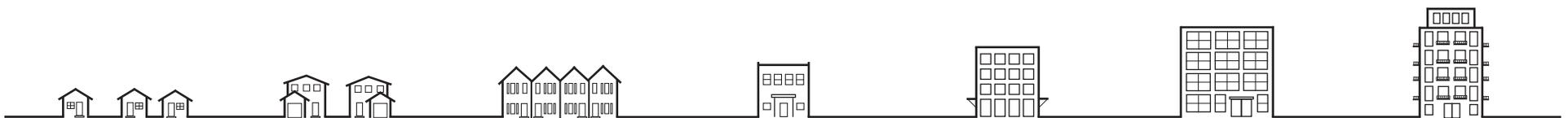
	Existing Housing Units					2008 Housing Permits Issued								
	Restricted Affordable			Restricted Total ^e	Market Rate	TOTAL	Very Low		Low		Moderate		Above Moderate	TOTAL
	Very Low	Low	Moderate				R	NR	R	NR	R	NR		
Belvedere	0	11	0	11	1,056	1,067	0	0	0	0	0	3	1	4
Corte Madera	62	33	23	118	3,950	4,068	0	0	0	0	0	0	0	0
Fairfax	97	3	0	101	3,322	3,423	0	0	0	0	0	0	0	0
Larkspur	20	81	28	129	6,321	6,450	24	0	0	0	0	0	6	30
Mill Valley	228	22	29	283	6,100	6,383	0	4	2	2	3	3	9	23
Novato	615	584	245	1,444	19,221	20,665	7	0	0	0	0	0	121	128
Ross	0	0	0	0	819	819	0	2	0	1	0	1	0	4
San Anselmo	11	23	3	42	5,401	5,443	0	0	1	0	2	0	16	19
San Rafael	422	611	267	1,300	22,361	23,661	0	1	0	1	0	3	2	7
Sausalito	6	33	0	39	4,531	4,570	0	0	1	0	0	0	7	8
Tiburon	84	39	29	152	3,815	3,967	0	0	0	1	0	0	7	8
Unincorporated	619	82	69	770	27,210	27,980	0	0	0	0	0	0	56	56
County Total	2,164	1,522	693	4,389	104,107	108,496	31	7	4	5	5	10	225	287

^e Includes restricted units with unknown income levels for the following cities: Fairfax (1); Mill Valley (4); and San Anselmo (5).

NAPA COUNTY

	Existing Housing Units						2008 Housing Permits Issued							
	Restricted Affordable			Restricted Total ^f	Market Rate	TOTAL	Very Low		Low		Moderate		Above Moderate	TOTAL
	Very Low	Low	Moderate				R	NR	R	NR	R	NR		
American Canyon	114	57	51	222	5,413	5,635	0	0	0	0	0	0	44	44
Calistoga	8	94	24	126	2,173	2,299	8	0	16	0	0	0	3	27
Napa	-	-	20	1,465	28,741	30,206	0	0	0	2	2	0	74	78
St. Helena	119	69	31	219	2,567	2,786	1	0	1	0	0	5	8	15
Yountville	2	2	47	51	1,143	1,194	0	0	0	0	0	0	5	5
Unincorporated	50	39	4	93	12,135	12,228	0	0	2	0	0	4	46	52
County Total	293	261	177	2,176	52,172	54,348	9	0	19	2	2	9	180	221

^f Includes restricted units with unknown affordability levels for the City of Napa (1,445 Very Low and Low).



SAN FRANCISCO COUNTY

	Existing Housing Units						2008 Housing Permits Issued							
	Restricted Affordable			Restricted Total	Market Rate	TOTAL	Very Low		Low		Moderate		Above Moderate	TOTAL
	Very Low	Low	Moderate				R	NR	R	NR	R	NR		
San Francisco [§]	12,049	7,973	2,350	22,372	342,678	365,050	558	0	189	0	366	0	2,517	3,630
County Total	12,049	7,973	2,350	22,372	342,678	365,050	558	0	189	0	366	0	2,517	3,630

[§] San Francisco tracks the number of completions, rather than the number of housing permits issued.



SAN MATEO COUNTY

	Existing Housing Units					2008 Housing Permits Issued								
	Restricted Affordable			Restricted Total ^h	Market Rate	TOTAL	Very Low		Low		Moderate		Above Moderate	TOTAL
	Very Low	Low	Moderate				R	NR	R	NR	R	NR		
Atherton	0	0	0	0	2,516	2,516	0	1	0	0	0	0	22	23
Belmont	157	105	11	273	10,555	10,828	0	0	0	0	0	1	5	6
Brisbane	11	3	9	23	1,936	1,959	0	0	0	0	0	0	2	2
Burlingame ⁱ	0	0	1	1	12,974	12,975	0	0	0	0	1	0	3	4
Colma	0	1	0	1	426	427	0	0	0	0	0	0	0	0
Daly City	257	239	42	538	31,258	31,796	0	0	0	0	0	0	11	11
East Palo Alto	184	86	10	461	7,329	7,790	0	0	0	0	1	0	2	3
Foster City	241	71	911	1,223	11,254	12,477	0	0	0	0	0	0	0	0
Half Moon Bay	141	106	4	251	4,207	4,458	0	0	0	0	0	0	18	18
Hillsborough	0	0	0	0	3,871	3,871	0	8	0	2	0	2	11	23
Menlo Park	123	0	53	176	12,684	12,860	0	0	0	0	5	0	73	78
Millbrae	0	0	10	10	7,689	7,699	0	0	0	0	13	0	133	146
Pacifica	48	310	10	368	14,112	14,480	0	0	1	0	4	0	13	18
Portola Valley	0	2	3	5	1,806	1,811	0	2	0	0	0	0	8	10
Redwood City	673	49	91	813	28,484	29,297	0	2	8	2	0	0	9	21
San Bruno	138	187	0	325	15,650	15,975	0	3	0	173	0	157	28	361
San Carlos	-	-	-	161	11,353	11,514	0	5	0	12	0	0	29	46
San Mateo	581	266	268	1,115	38,123	39,238	0	0	1	0	5	0	77	83
South San Francisco	386	360	80	826	20,422	21,248	0	0	0	0	0	0	5	5
Woodside	0	0	0	0	5,633	5,633	0	1	0	1	0	1	5	8
Unincorporated	160	390	500	1,050	21,647	22,724	4	0	0	0	0	3	59	66
County Total	3,100	2,175	2,003	7,620	263,956	271,576	4	22	10	190	29	164	513	932

^h Includes restricted units with unknown affordability levels for the following cities: East Palo Alto (181) and San Carlos (161).

ⁱ Burlingame tracks building permits finalized, rather than issued.

* Numbers in this color have been revised.



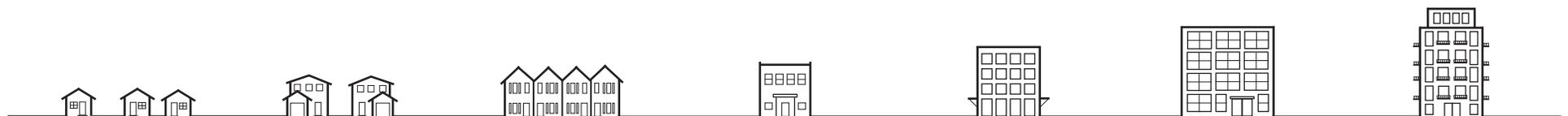
SANTA CLARA COUNTY

	Existing Housing Units					
	Restricted Affordable			Restricted Total	Market Rate	TOTAL
	Very Low	Low	Moderate			
Campbell	881	280	17	1,178	15,754	16,932
Cupertino	191	68	99	358	19,911	20,269
Gilroy ^j	178	113	182	473	2,599	3,072
Los Altos	32	28	18	78	10,742	10,820
Los Altos Hills	0	0	0	0	2,930	2,930
Los Gatos	13	189	136	338	12,614	12,952
Milpitas	731	207	215	1,153	18,223	19,376
Monte Sereno	0	0	0	0	1,300	1,300
Morgan Hill	557	459	160	1,176	11,776	12,952
Mountain View ^k	787	297	8	1,092	32,299	33,391
Palo Alto	775	648	282	1,705	26,586	28,291
San Jose	10,767	7,202	1,704	19,673	291,779	311,452
Santa Clara	554	635	693	1,882	42,393	44,275
Saratoga	0	21	0	21	11,072	11,093
Sunnyvale	1,212	473	0	1,685	53,709	55,394
Unincorporated	100	0	0	100	29,068	29,168
County Total	16,778	10,620	3,514	30,912	582,755	613,667

2008 Housing Permits Issued								
Very Low		Low		Moderate		Above	TOTAL	
R	NR	R	NR	R	NR	Moderate		
2	0	0	0	0	0	64	66	
1	0	1	0	0	0	27	29	
0	0	0	12	0	0	9	21	
12	0	1	0	1	0	149	163	
0	4	0	2	0	1	16	23	
0	0	0	0	0	0	16	16	
0	0	0	0	0	0	16	16	
0	1	0	1	0	2	3	7	
0	0	0	0	37	0	21	58	
0	0	0	0	0	0	99	99	
0	0	0	0	7	0	58	65	
315	0	193	0	37	0	1,771	2,316	
40	0	51	0	12	0	459	562	
0	0	1	0	0	0	23	24	
0	0	78	0	0	94	179	351	
0	0	0	126	0	4	23	153	
370	5	325	141	94	101	2,933	3,969	

^j The number of existing affordable units in Gilroy includes only units constructed after 1999.

^k The number of existing units in Mountain View includes units constructed through April 2009.

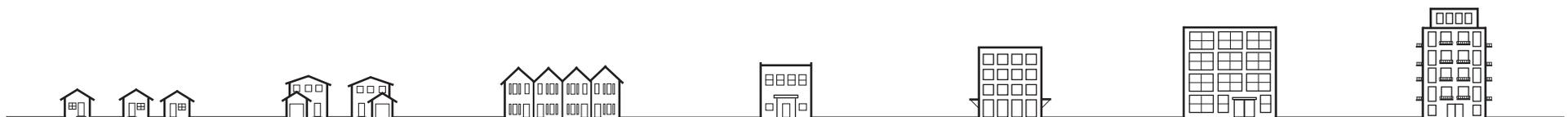


SOLANO COUNTY

	Existing Housing Units					
	Restricted Affordable			Restricted Total ¹	Market Rate	TOTAL
	Very Low	Low	Moderate			
Benicia	54	225	165	444	10,513	10,957
Dixon	2	276	0	278	5,540	5,818
Fairfield	480	1,271	506	2,257	36,133	38,390
Rio Vista	12	27	0	39	3,692	3,731
Suisun City	-	-	-	296	8,982	9,278
Vacaville	172	758	90	1,020	31,783	32,803
Vallejo	296	533	186	1,015	42,858	43,873
Unincorporated	0	0	0	0	7,530	7,530
County Total	1,016	3,090	947	5,349	147,031	152,380

2008 Housing Permits Issued								
Very Low		Low		Moderate		Above	TOTAL	
R	NR	R	NR	R	NR	Moderate		
0	0	0	0	0	0	16	16	
0	0	0	0	0	0	0	0	
0	0	0	0	0	0	35	35	
0	0	0	0	0	0	75	75	
0	0	0	0	0	0	0	0	
0	2	0	17	0	269	85	373	
0	0	0	0	0	0	9	9	
0	0	0	8	0	9	15	32	
0	2	0	25	0	278	235	540	

¹ Includes 296 restricted units with unknown affordability levels for Suisun City



SONOMA COUNTY

	Existing Housing Units						2008 Housing Permits Issued							
	Restricted Affordable			Restricted Total	Market Rate	TOTAL	Very Low		Low		Moderate		Above Moderate	TOTAL
	Very Low	Low	Moderate				R	NR	R	NR	R	NR		
Cloverdale	119	125	19	263	3,129	3,392	0	0	0	0	0	0	1	1
Cotati ^m	73	17	8	98	2,942	3,040	0	0	0	0	0	1	2	3
Healdsburg	173	181	44	398	4,217	4,615	0	0	1	1	0	3	16	21
Petaluma	686	427	169	1,282	21,334	22,616	0	0	0	0	0	0	15	15
Rohnert Park	336	471	14	821	15,597	16,418	0	0	0	0	0	0	0	0
Santa Rosa ⁿ	1,816	1,608	1,510	4,934	59,984	64,918	0	0	11	16	0	78	71	176
Sebastopol	295	89	18	402	2,948	3,350	1	0	2	0	0	0	0	3
Sonoma	64	119	148	331	4,906	5,237	0	0	0	4	3	0	6	13
Windsor	244	154	4	402	8,586	8,988	0	0	0	0	0	0	4	4
Unincorporated ^o	364	256	-	620	65,821	66,441	0	3	0	0	0	16	88	107
County Total	4,170	3,447	1,934	9,551	189,464	199,015	1	3	14	21	3	98	203	343

^m Cotati has additional restricted affordable units that are not tracked by the city.

ⁿ Santa Rosa's restricted housing units were estimated by city staff based on internal records and reports by the Sonoma County Housing Coalition.

^o Unincorporated Sonoma County only tracks restricted units in the very low and low categories.

