ASSOCIATION OF BAY AREA GOVERNMENTS
ADMINISTRATIVE COMMITTEE

RESOLUTION NO. 08-07

RESOLUTION AUTHORIZING RELEASE OF THE ALLOCATION OF A SHARE OF REGIONAL HOUSING NEED TO SAN MATEO SUBREGION FOR PUBLIC COMMENT AND REVIEW

WHEREAS, the Association of Bay Area Governments (ABAG) is a joint powers agency formed pursuant to the agreement of its members and California Government Code §§ 6500, *et seq.*, and is the council of governments (COG) for the San Francisco Bay Area; and

WHEREAS, pursuant to the Housing Element Law ("Act") at California Government Code §§ 65580, *et seq.*, each COG and the California Department of Housing and Community Development (HCD) are required to determine the existing and projected housing needs in the COG's region; and

WHEREAS, under the Act, ABAG determines each city's and county's share of the regional housing need through the regional housing need allocation process (RHNA); and

WHEREAS, in this 4th revision of RHNA, local governments have the option of forming a RHNA subregion to allocate a share of the regional housing need among themselves; and

WHEREAS, on September 21, 2006, ABAG acknowledged the formation of a RHNA subregion comprised of the County of San Mateo and the twenty (20) cities in the county (San Mateo Subregion) which is functionally represented by the City/County Association of Governments of San Mateo County (C/CAG); and

WHEREAS, by letter dated April 6, 2007, HCD has determined a range for the Regional Housing Need (RHN), including the need for income-based units, and staff has elected to use the lowest numbers in the range; and

WHEREAS, the Act requires ABAG to assign a share of the RHN, including income-based units, to the San Mateo Subregion; and

WHEREAS, the Act requires that ABAG release the proposed subregion share of the RHN for a thirty (30) day public review and comment period and conduct a public hearing to receive written and oral comments; and

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WHEREAS, staff recommends that the San Mateo subregion's share of the RHN as described in the attached staff memorandum be released for public review and comment.

NOW, THEREFORE, BE IT RESOLVED that the Administrative Committee to the Executive Board of the Association of Bay Area Governments hereby:

(a) Authorizes staff to release the proposed subregional share of the RHN for the San Mateo subregion for public review and comment and to provide notification of such release to the general public and to all cities, counties and any city and county; and

(b) Authorizes staff to conduct a public hearing on the proposed subregional share on May 17, 2007; and

(c) Directs staff to coordinate receipt and review of all comments for presentation to the Executive Board at its May 2007 meeting.

The foregoing adopted by the Administrative Committee acting for the Executive Board this 16th day of April, 2007.

Rose Jacobs Gibson
Vice President

Certification of Administrative Committee Approval

I, the undersigned, the appointed and qualified Secretary-Treasurer of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Administrative Committee of the Association at a duly called meeting held on the 16th day of April, 2007.

Henry L. Gardner
Secretary-Treasurer

Approved as To Legal Form

Kenneth K. Moy
Legal Counsel

MEMO

To: ABAG Administrative Committee
From: Paul Fassinger, ABAG Research Director
Date: April 10, 2007
Subject: San Mateo County Subregion Regional Housing Need Allocation Assignment

Overview

For the 4th Regional Housing Needs Allocation (RHNA) cycle, state legislation allowed for the formation of subregion's within each metropolitan region, as represented by a Council of Governments. In the Bay Area, one subregion formed between the County of San Mateo and its twenty cities. The San Mateo Subregion is represented by the City/County Association of Governments of San Mateo County (C/CAG). Since its formation, the San Mateo Subregion has been responsible for developing its own housing need allocation methodology, independent of the region-wide method, for use in allocating its share of the region's total housing need. The San Mateo Subregion adopted an allocation methodology on March 22, 2007.

Upon the state's determination of the total regional housing need, by income category, ABAG is responsible for assigning to the San Mateo Subregion its regional share of the total housing need, by income category. The subregional share is based on household growth during the 2007-2014 RHNA period. Income shares are determined by the regional average distribution of income. After a 30-day comment period, the subregion is to then allocate its total subregional need, by income category, to individual jurisdictions in the subregion. The allocation is to be done using the subregion's adopted methodology.

This memo serves to assign to the San Mateo Subregion its share of the region's total housing need, by income category.

Subregion Assignment of Regional Need

On April 6, 2007, HCD determined a range for the Bay Area's total regional housing need, including the need for income-based units. This range was 214,500 – 227,500 units. Therefore, at a minimum, the region must plan for 214,500 units in the 2007-2014 period.

San Mateo County's household growth during the RHNA period, 2007-2014, is estimated to be 12,184 households. Household growth in the region over the same period is estimated at 166,060. Therefore, San Mateo County's regional share of household growth is 7.3 percent. Applying this percent to the total regional housing need, gives San Mateo County a minimum subregional housing need assignment of 15,738 units, or 7.3 percent of the total regional need of 214,500 units. The regional average income distribution, and therefore, San Mateo Subregional allocation by income category is:

Minimum Regional Need		**214,500 units**
Minimum Subregional Need		**15,738 units**
Very Low	22.8 Percent	3,588
Low	16.4	2,581
Moderate	19.3	3,038
Above Moderate	41.5	6,531

Staff Recommendation & Next Steps

Staff recommends that the Administrative Committee approve the San Mateo Subregion regional housing needs allocation of 15,738 units. Upon approval, staff will submit this allocation to the San Mateo Subregion. This will begin a 30-day comment period. At the close of the public comment period, the San Mateo Subregion, as represented by C/CAG, will allocate the total subregional need to the individual jurisdictions within the San Mateo Subregion.