



# MEMO

**Date:** November 24, 1999

**To:** City and Town Mayors  
County Board of Supervisors Chairs and Presidents  
Regional Housing Needs Determination Contacts

**Cc:** City, Town and County Managers and Administrators  
Community Development and Planning Directors

**From:** Eugene Leong, Executive Director  
Alex Amoroso, Senior Planner

**Re:** Regional Housing Needs Determination 1999-2006  
Release of Preliminary Numbers

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**This memo and attachment serves as official transmittal of the Regional Housing Needs Distribution (RHND) responsibilities for each Bay Area jurisdiction.** The RHND process is a State mandate, devised to address the need for and planning of housing across a range of affordability and in all communities throughout the State. Each jurisdiction within the Bay Area (101 cities, 9 counties) is given a share of the anticipated **regional housing need**. The Bay Area's **regional housing need** is specified by the California State Department of Housing and Community Development (HCD), and finalized through negotiations with ABAG. The timeframe for the current RHND process is June 30, 1999 through December 31, 2006 (a seven and a half year planning period).

Following extensive discussion at their November 18th meeting, the ABAG Executive Board approved the release of preliminary numbers for the RHND. Attached to this memo, you will find a table that shows the **housing need** responsibility that ABAG has identified for your jurisdiction, as well as other jurisdictions in your county. As required by law, this table further delineates each jurisdiction's housing need responsibility by income category.

This official release of the RHND numbers initiates a **90-day review period, which begins on December 1, 1999**. Each jurisdiction has the opportunity to evaluate its identified need and the distribution of that need across income categories. ABAG will evaluate and respond to all comments received from Bay Area jurisdictions. **The final day for comments to be received by ABAG is February 29, 2000.**

Following this 90-day review by the jurisdictions, a 60-day review period begins for ABAG. **The ABAG review period will begin on March 1, 2000. ABAG's response to jurisdictional comments must be complete by April 28, 2000.**

At the end of the 90-day and 60-day time periods noted above, the ABAG Executive Board will be asked to adopt a final set of RHND numbers for each jurisdiction. After adoption of the numbers, an appeals



process will be available to jurisdictions. The ABAG Executive Board will define the appeals process, and the resulting procedures will be made available to all jurisdictions.

ABAG is currently setting dates, places and times for several RHND informational meetings around the region. Notification of these meetings will be available on the ABAG web-site in early December. We are tentatively planning for these meetings to take place in early January. Staff will be available at these meetings to answer questions related to this process, the methodology and other general questions.

Jurisdiction specific questions, comments and concerns should be directed to:

ABAG

Alex Amoroso, Senior Planner

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Oakland, CA 94604-2050

510.464.7955

AlexA@abag.ca.gov

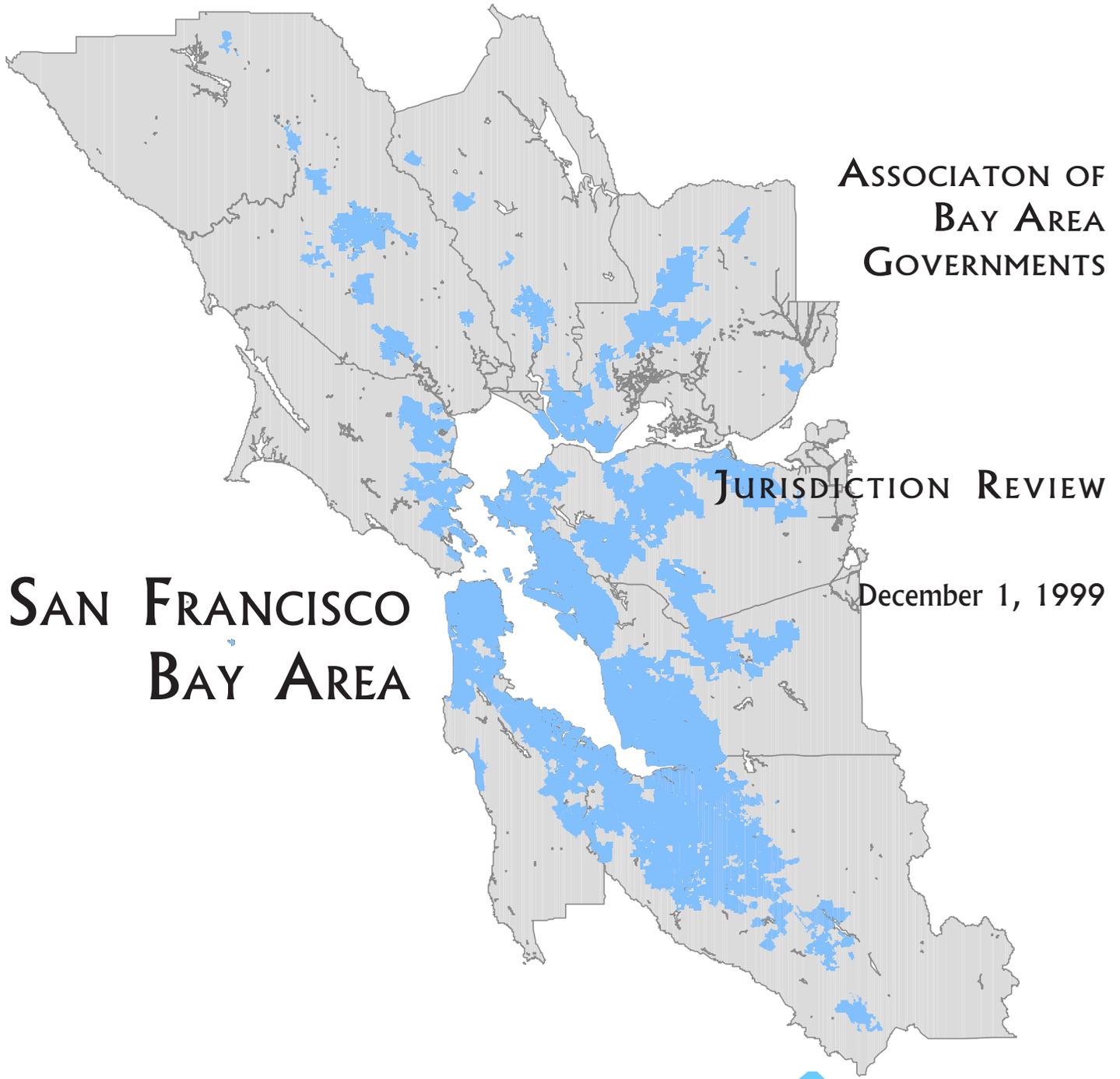
RHND information is available for review and download on the abagOnline web-site at: [www.abag.ca.gov/planning/housingneeds/index.htm](http://www.abag.ca.gov/planning/housingneeds/index.htm)

The RHND Information packet includes:

- A distribution of numbers to all Bay Area Jurisdictions.
- A description of the methodology used to distribute the RHND numbers to each community.
- State Housing Element Law 65580-65589.8 regulations pertaining to this RHND process.
- A schedule/calendar of dates and timeframes for this process.
- Executive Board RHND PowerPoint Presentation, November 18, 1999.

# REGIONAL HOUSING NEEDS DETERMINATIONS

1999-2006 Housing Element Period



ASSOCIATION OF  
BAY AREA  
GOVERNMENTS

JURISDICTION REVIEW

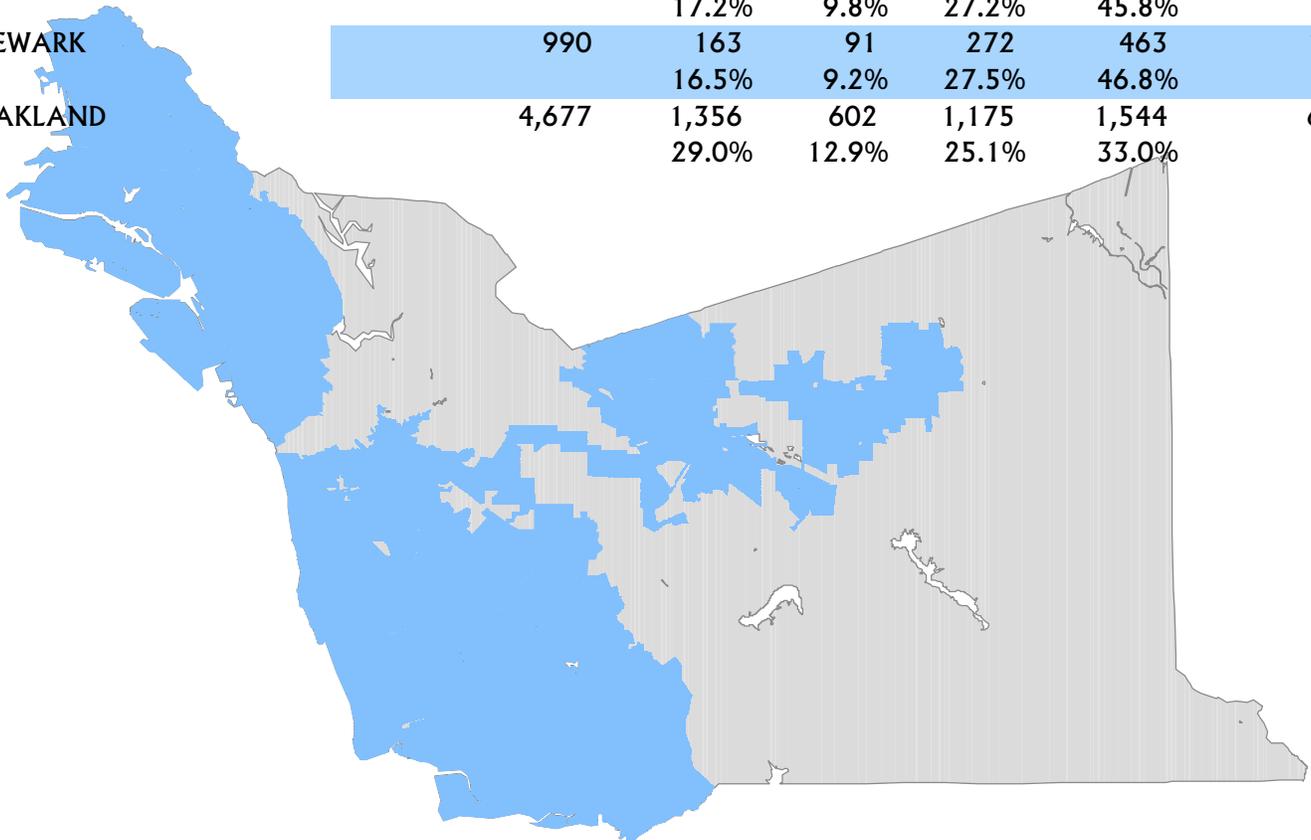
December 1, 1999

SAN FRANCISCO  
BAY AREA

**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Alameda County**

HCD Regional Housing Need  
230,743

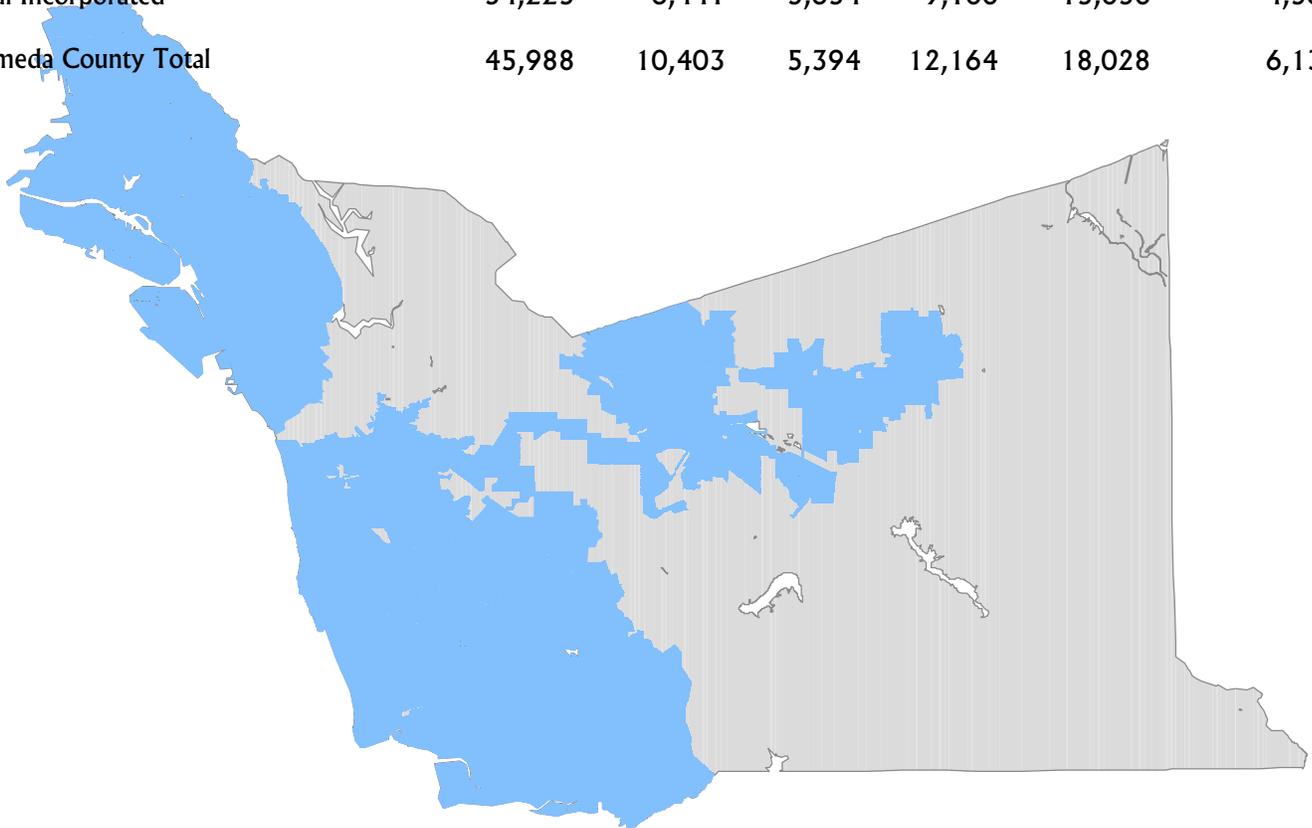
Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
ALAMEDA	1,559	321 20.6%	196 12.6%	437 28.0%	605 38.8%	208
ALBANY	132	31 23.2%	16 12.2%	36 27.6%	49 37.0%	18
BERKELEY	721	201 27.9%	88 12.2%	175 24.2%	257 35.6%	96
DUBLIN	4,891	720 14.7%	495 10.1%	1,285 26.3%	2,391 48.9%	652
EMERYVILLE	677	156 23.0%	85 12.5%	195 28.8%	241 35.6%	90
FREMONT	6,612	1,067 16.1%	649 9.8%	1,774 26.8%	3,122 47.2%	882
HAYWARD	1,861	411 22.1%	232 12.5%	544 29.2%	674 36.2%	248
LIVERMORE	3,888	669 17.2%	381 9.8%	1,059 27.2%	1,780 45.8%	518
NEWARK	990	163 16.5%	91 9.2%	272 27.5%	463 46.8%	132
OAKLAND	4,677	1,356 29.0%	602 12.9%	1,175 25.1%	1,544 33.0%	624



ABAG Regional Housing Needs Determination  
 Construction Need Distributed By Income Category  
 1999-2006 Housing Element Period  
 Alameda County (Continued)

HCD Regional Housing Need  
 230,743

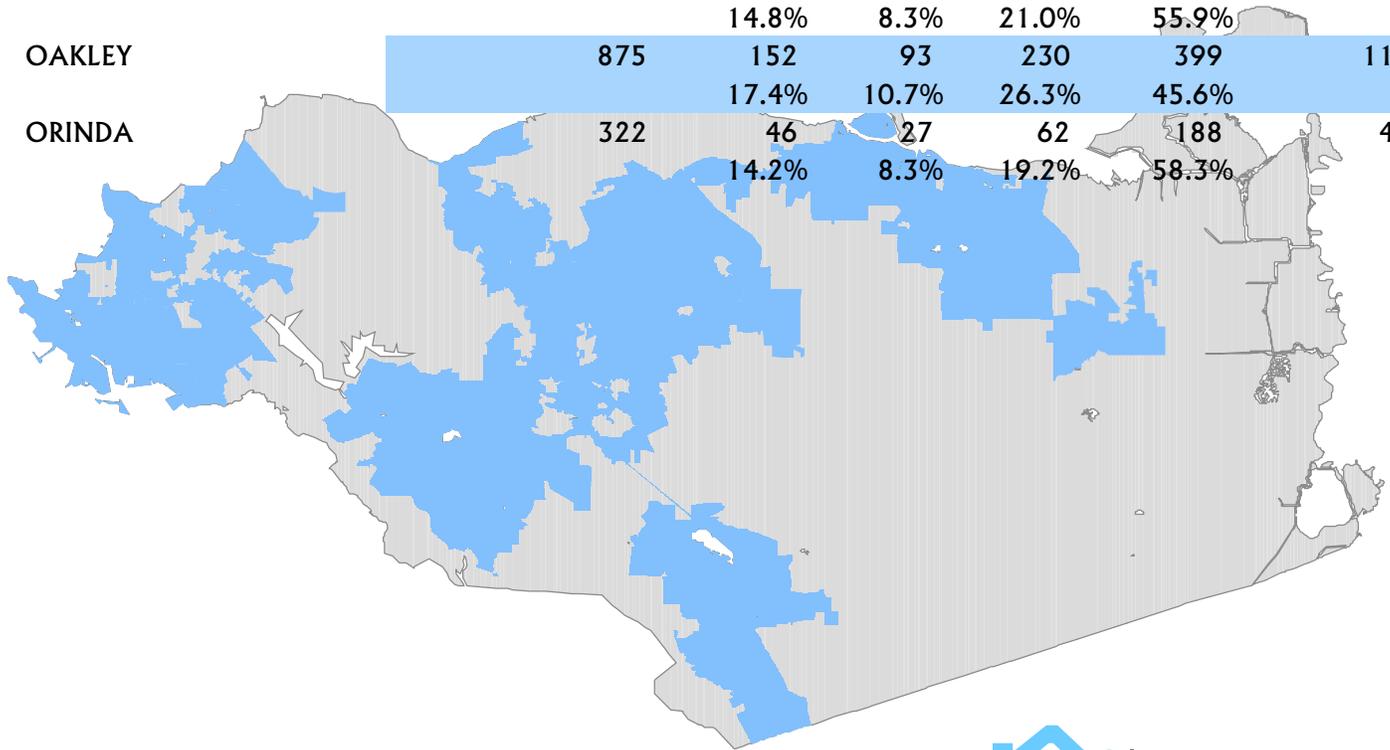
Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
PIEDMONT	30	4 13.6%	2 8.1%	6 19.8%	17 58.4%	4
PLEASANTON	4,537	656 14.5%	424 9.3%	1,101 24.3%	2,356 51.9%	605
SAN LEANDRO	1,024	230 22.5%	129 12.6%	293 28.6%	371 36.2%	136
UNION CITY	2,626	457 17.4%	263 10.0%	747 28.5%	1,159 44.1%	350
Unincorporated	11,763	3,962 33.7%	1,739 14.8%	3,064 26.0%	2,998 25.5%	1,568
Total Incorporated	34,225	6,441	3,654	9,100	15,030	4,563
Alameda County Total	45,988	10,403	5,394	12,164	18,028	6,132



**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Contra Costa County**

HCD Regional Housing Need  
230,743

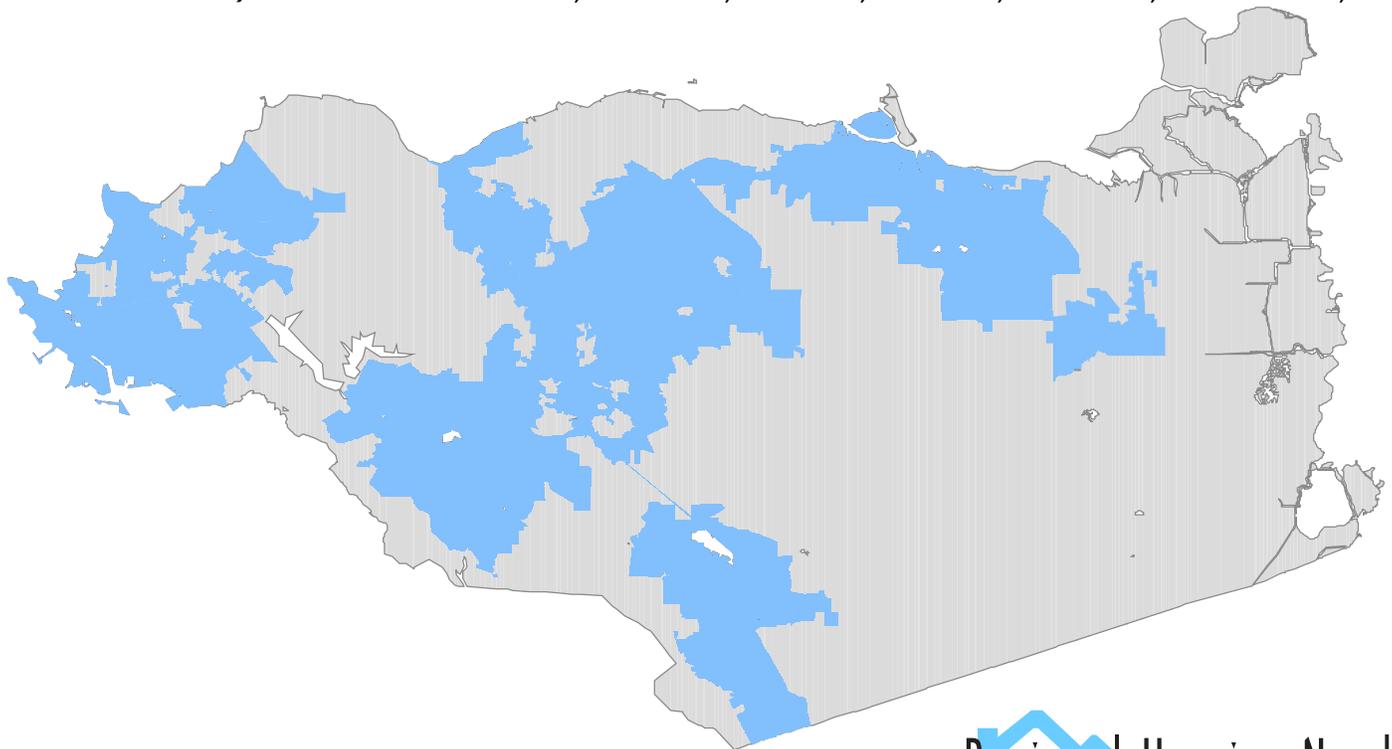
Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
ANTIOCH	5,699	1,180 20.7%	670 11.8%	1,465 25.7%	2,383 41.8%	760
BRENTWOOD	6,100	1,362 22.3%	734 12.0%	1,421 23.3%	2,583 42.4%	813
CLAYTON	768	95 12.4%	60 7.8%	143 18.6%	470 61.2%	102
CONCORD	1,609	315 19.6%	195 12.1%	417 25.9%	681 42.4%	214
DANVILLE	1,410	179 12.7%	116 8.2%	271 19.3%	843 59.8%	188
EL CERRITO	222	45 20.1%	28 12.7%	57 25.8%	92 41.4%	30
HERCULES	1,059	135 12.8%	87 8.2%	259 24.4%	578 54.6%	141
LAFAYETTE	244	38 15.6%	22 9.1%	52 21.4%	131 53.8%	33
MARTINEZ	982	182 18.5%	105 10.7%	248 25.3%	447 45.5%	131
MORAGA	246	36 14.8%	20 8.3%	52 21.0%	137 55.9%	33
OAKLEY	875	152 17.4%	93 10.7%	230 26.3%	399 45.6%	117
ORINDA	322	46 14.2%	27 8.3%	62 19.2%	188 58.3%	43



**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Contra Costa County (Continued)**

HCD Regional Housing Need  
230,743

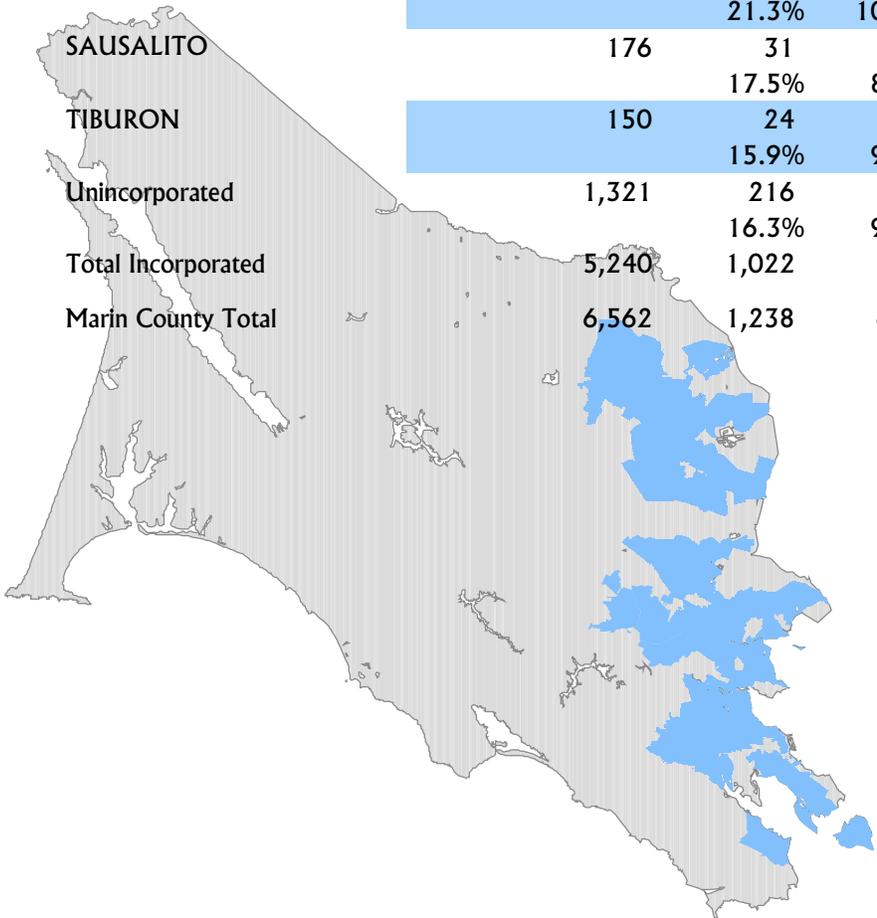
Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
PINOLE	327	55 16.7%	41 12.6%	83 25.4%	148 45.3%	44
PITTSBURG	2,634	561 21.3%	319 12.1%	724 27.5%	1,030 39.1%	351
PLEASANT HILL	573	104 18.1%	65 11.4%	139 24.3%	264 46.1%	76
RICHMOND	1,599	415 25.9%	198 12.4%	408 25.5%	578 36.2%	213
SAN PABLO	266	79 29.8%	38 14.4%	66 24.6%	83 31.3%	36
SAN RAMON	4,252	576 13.5%	371 8.7%	932 21.9%	2,375 55.8%	567
WALNUT CREEK	1,256	220 17.5%	152 12.1%	315 25.1%	569 45.3%	167
Unincorporated	10,083	2,048 20.3%	1,226 12.2%	2,577 25.6%	4,232 42.0%	1,344
Total Incorporated	30,443	5,776	3,344	7,344	13,980	4,059
Contra Costa County Total	40,526	7,824	4,571	9,921	18,212	5,404



**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Marin County**

HCD Regional Housing Need  
230,743

Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
BELVEDERE	18	3 14.4%	1 7.2%	3 18.5%	11 59.8%	2
CORTE MADERA	98	16 16.4%	10 10.0%	25 25.3%	48 48.3%	13
FAIRFAX	79	15 19.2%	9 10.9%	23 29.3%	32 40.5%	11
LARKSPUR	103	19 18.5%	10 9.9%	29 27.8%	45 43.8%	14
MILL VALLEY	202	36 17.7%	20 9.8%	49 24.5%	97 48.0%	27
NOVATO	2,253	417 18.5%	219 9.7%	635 28.2%	981 43.6%	300
ROSS	19	3 13.6%	2 8.0%	4 23.3%	10 55.1%	3
SAN ANSELMO	192	42 21.7%	18 9.4%	49 25.8%	83 43.1%	26
SAN RAFAEL	1,951	416 21.3%	200 10.2%	520 26.7%	815 41.8%	260
SAUSALITO	176	31 17.5%	15 8.3%	43 24.2%	88 50.0%	24
TIBURON	150	24 15.9%	14 9.0%	29 19.2%	83 55.8%	20
Unincorporated	1,321	216 16.3%	126 9.5%	241 18.2%	738 55.9%	176
Total Incorporated	5,240	1,022	517	1,413	2,298	699
Marin County Total	6,562	1,238	643	1,654	3,036	875

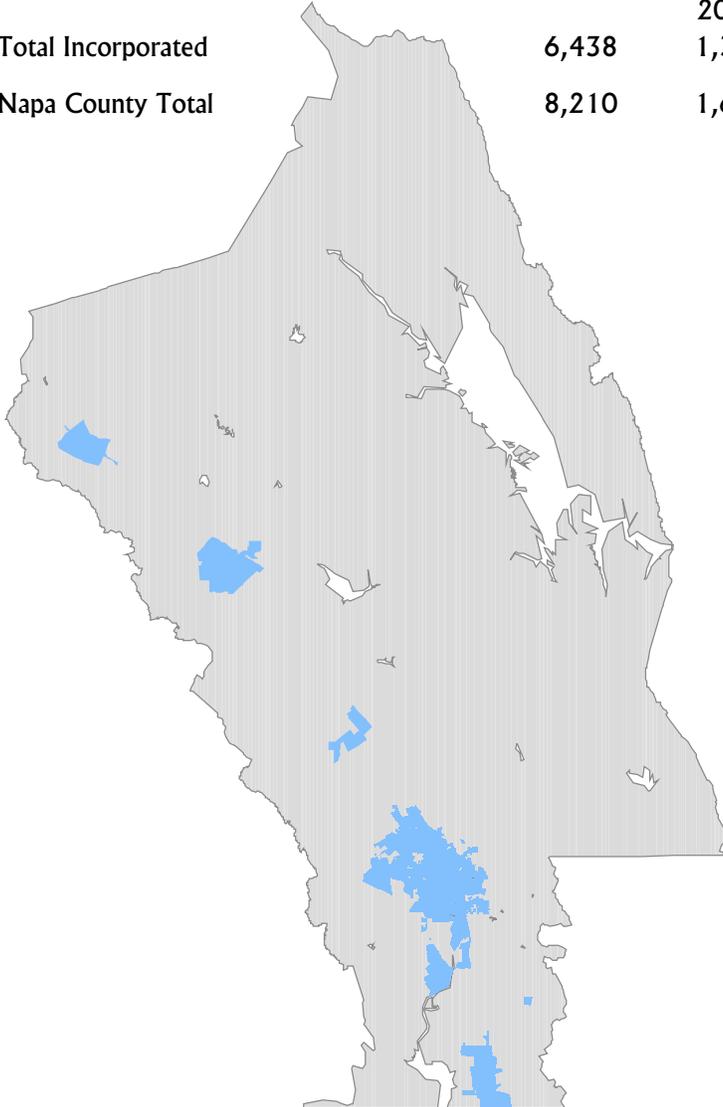


Regional Housing Needs Jurisdictional Review Numbers

**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Napa County**

HCD Regional Housing Need  
230,743

Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
AMERICAN CANYON	1,305	228 17.4%	183 14.0%	346 26.5%	549 42.0%	174
CALISTOGA	193	49 25.4%	35 18.4%	45 23.5%	63 32.7%	26
NAPA	2,959	619 20.9%	449 15.2%	748 25.3%	1,143 38.6%	395
ST. HELENA	130	28 21.6%	19 14.6%	33 25.4%	50 38.4%	17
YOUNTVILLE	79	19 24.3%	14 17.5%	18 22.4%	28 35.8%	11
Unincorporated	1,772	365 20.6%	251 14.2%	416 23.5%	740 41.8%	236
Total Incorporated	6,438	1,309	952	1,607	2,575	858
Napa County Total	8,210	1,674	1,203	2,022	3,315	1,095



Regional Housing Needs Jurisdictional Review Numbers

ABAG Regional Housing Needs Determination  
 Construction Need Distributed By Income Category  
 1999-2006 Housing Element Period  
 San Francisco City/ County

HCD Regional Housing Need  
 230,743

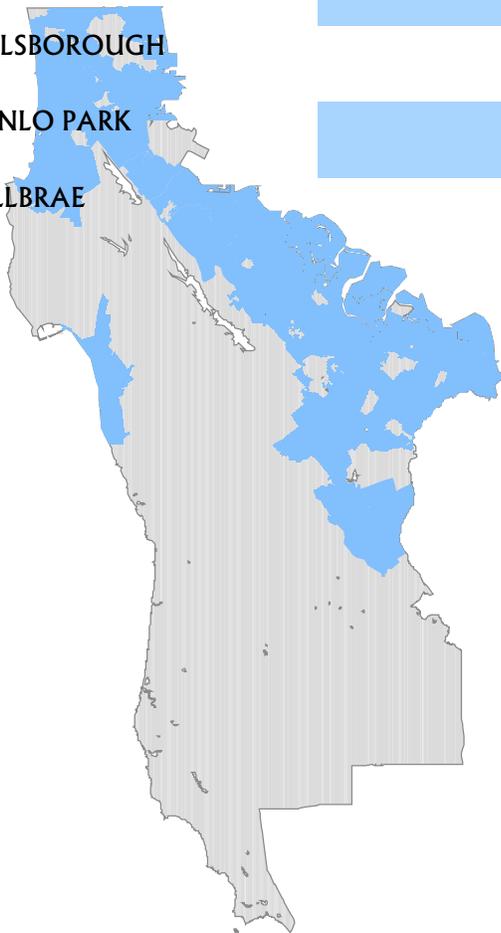
Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
SAN FRANCISCO	14,396	3,714 25.8%	1,552 10.8%	3,953 27.5%	5,177 36.0%	1,920



**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
San Mateo County**

HCD Regional Housing Need  
230,743

Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
ATHERTON	115	15 13.5%	7 6.4%	18 16.0%	73 64.1%	15
BELMONT	272	49 18.0%	26 9.7%	68 25.1%	128 47.2%	36
BRISBANE	346	87 25.1%	36 10.5%	90 26.0%	133 38.4%	46
BURLINGAME	282	55 19.5%	29 10.3%	78 27.6%	120 42.6%	38
COLMA	44	10 22.9%	5 11.0%	12 28.0%	17 38.0%	6
DALY CITY	978	199 20.3%	101 10.3%	273 28.0%	405 41.4%	130
EAST PALO ALTO	1,005	281 28.0%	120 11.9%	271 27.0%	333 33.1%	134
FOSTER CITY	659	92 13.9%	53 8.1%	157 23.8%	357 54.2%	88
HALF MOON BAY	758	142 18.8%	72 9.5%	170 22.5%	374 49.3%	101
HILLSBOROUGH	138	18 13.4%	9 6.4%	23 16.8%	87 63.5%	18
MENLO PARK	541	102 18.8%	52 9.6%	134 24.7%	254 46.9%	72
MILLBRAE	449	88 19.5%	44 9.7%	117 26.0%	201 44.7%	60

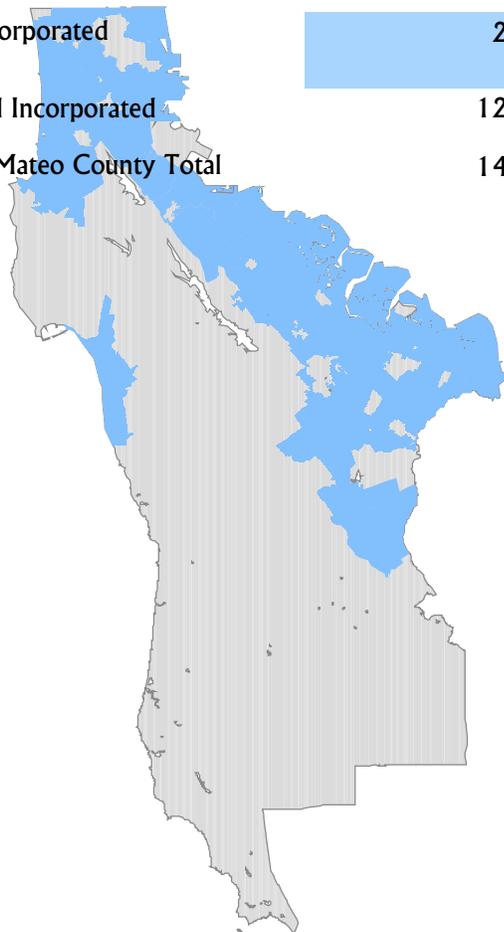


Regional Housing Needs Jurisdictional Review Numbers

ABAG Regional Housing Needs Determination  
 Construction Need Distributed By Income Category  
 1999-2006 Housing Element Period  
 San Mateo County (Continued)

HCD Regional Housing Need  
 230,743

Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
PACIFICA	999	181 18.1%	93 9.3%	269 26.9%	456 45.7%	133
PORTOLA VALLEY	138	21 15.6%	8 6.1%	21 15.2%	87 63.1%	18
REDWOOD CITY	1,889	397 21.0%	197 10.4%	486 25.7%	809 42.8%	252
SAN BRUNO	213	41 19.2%	23 10.7%	61 28.9%	88 41.3%	28
SAN CARLOS	128	23 17.8%	12 9.1%	31 23.9%	63 49.2%	17
SAN MATEO	1,947	384 19.7%	198 10.1%	533 27.4%	832 42.7%	260
SOUTH SAN FRANCISCO	1,477	308 20.8%	151 10.2%	396 26.8%	622 42.1%	197
WOODSIDE	65	9 13.2%	4 6.7%	12 18.9%	40 61.1%	9
Unincorporated	2,018	304 15.1%	182 9.0%	541 26.8%	991 49.1%	269
Total Incorporated	12,439	2,501	1,238	3,222	5,478	1,659
San Mateo County Total	14,458	2,805	1,421	3,763	6,469	1,928

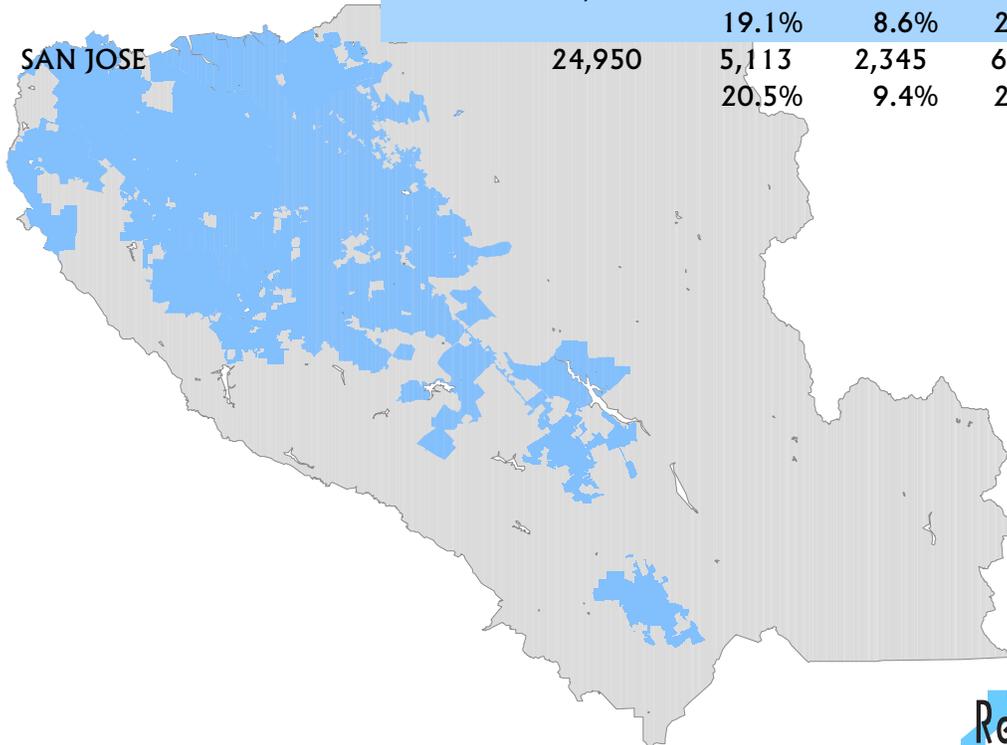


Regional Housing Needs Jurisdictional Review Numbers

**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Santa Clara County**

HCD Regional Housing Need  
230,743

Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
CAMPBELL	1,068	228 21.3%	110 10.3%	291 27.3%	439 41.1%	142
CUPERTINO	4,212	640 15.2%	320 7.6%	984 23.4%	2,268 53.8%	562
GILROY	3,677	891 24.2%	340 9.3%	1,004 27.3%	1,442 39.2%	490
LOS ALTOS	300	44 14.5%	24 8.0%	64 21.4%	168 56.1%	40
LOS ALTOS HILLS	71	8 12.0%	4 6.2%	13 18.1%	45 63.6%	9
LOS GATOS	206	37 18.0%	19 9.1%	49 24.0%	101 49.0%	27
MILPITAS	2,745	442 16.1%	231 8.4%	718 26.1%	1,354 49.3%	366
MONTE SERENO	124	17 13.4%	8 6.7%	22 17.5%	77 62.4%	17
MORGAN HILL	2,992	549 18.4%	285 9.5%	734 24.5%	1,424 47.6%	399
MOUNTAIN VIEW	2,941	602 20.5%	294 10.0%	845 28.7%	1,200 40.8%	392
PALO ALTO	1,001	191 19.1%	86 8.6%	243 24.3%	481 48.0%	133
SAN JOSE	24,950	5,113 20.5%	2,345 9.4%	6,716 26.9%	10,776 43.2%	3,327

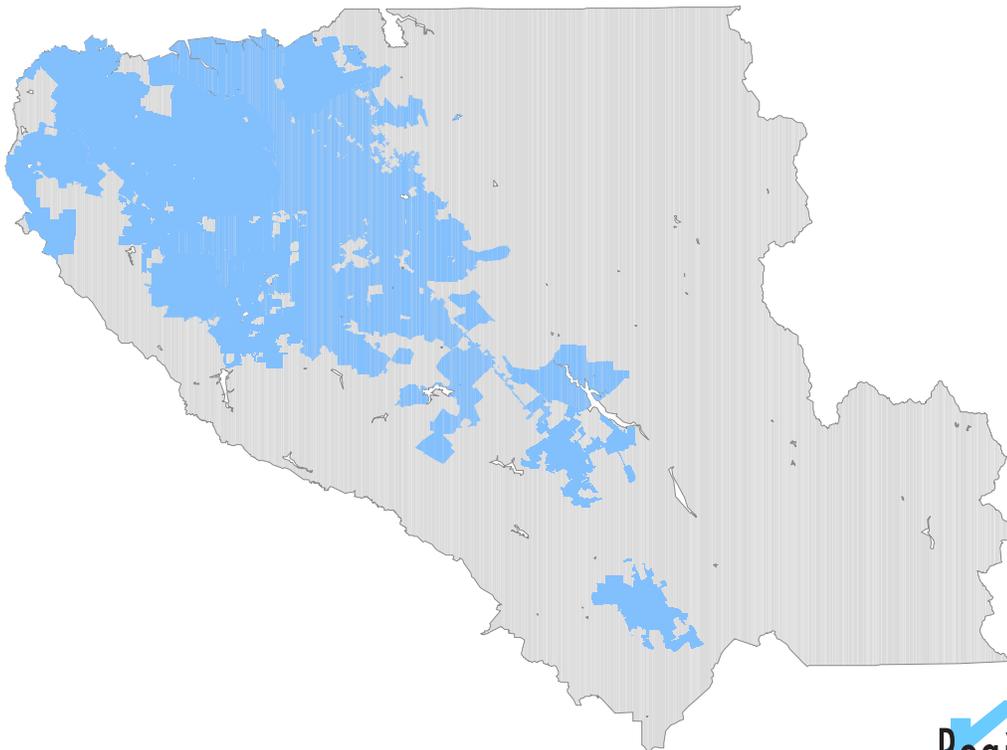


Regional Housing Needs Jurisdictional Review Numbers

**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Santa Clara County (Continued)**

HCD Regional Housing Need  
230,743

Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
SANTA CLARA	4,229	866 20.5%	408 9.7%	1,182 28.0%	1,772 41.9%	564
SARATOGA	590	82 14.0%	42 7.1%	117 19.8%	349 59.1%	79
SUNNYVALE	3,713	715 19.2%	362 9.7%	1,032 27.8%	1,604 43.2%	495
Unincorporated	1,239	278 22.4%	140 11.3%	555 44.8%	267 21.5%	165
Total Incorporated	52,819	10,424	4,880	14,015	23,500	7,043
Santa Clara County Total	54,058	10,702	5,020	14,569	23,767	7,208

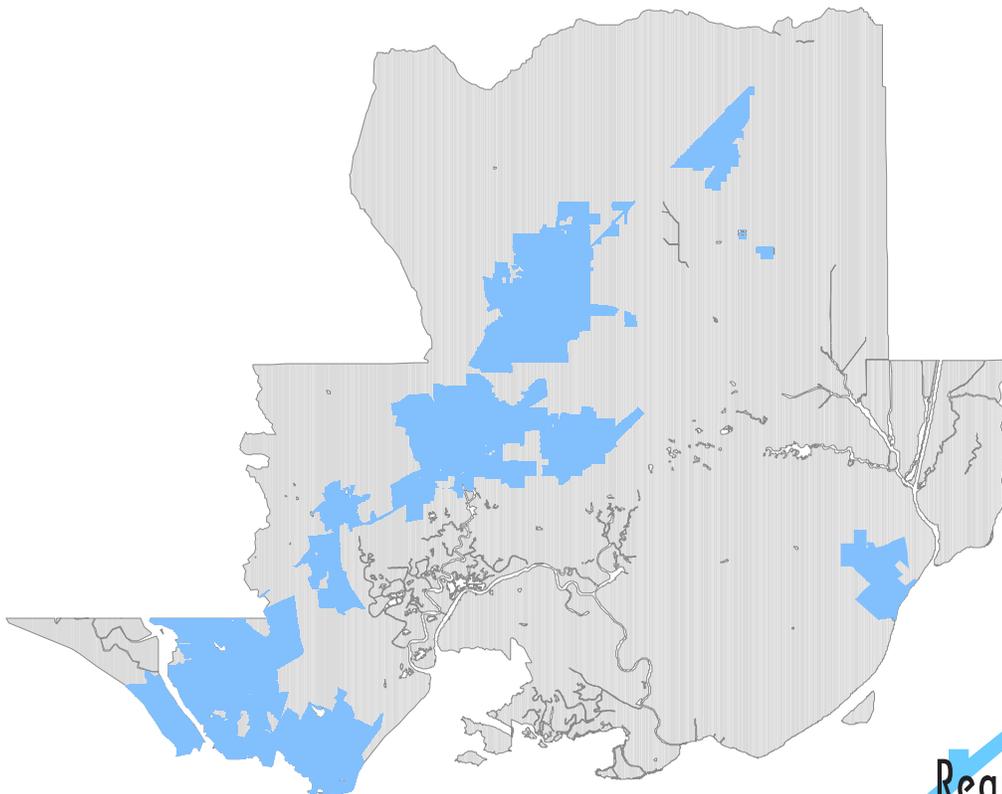


Regional Housing Needs Jurisdictional Review Numbers

**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Solano County**

HCD Regional Housing Need  
230,743

Jurisdiction	Regional Allocation of HCD Units	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
BENICIA	181	31 16.9%	22 12.2%	39 21.6%	89 49.3%	24
DIXON	1,358	249 18.3%	225 16.5%	349 25.7%	536 39.5%	181
FAIRFIELD	3,287	658 20.0%	505 15.4%	831 25.3%	1,293 39.3%	438
RIO VISTA	2,175	559 25.7%	305 14.0%	530 24.4%	781 35.9%	290
SUISUN CITY	921	176 19.1%	116 12.6%	233 25.3%	396 43.0%	123
VACAVILLE	4,339	807 18.6%	604 13.9%	1,088 25.1%	1,840 42.4%	579
VALLEJO	2,950	629 21.3%	442 15.0%	703 23.8%	1,176 39.9%	393
Unincorporated	7,433	1,371 18.4%	1,019 13.7%	2,092 28.1%	2,951 39.7%	991
Total Incorporated	15,211	3,109	2,218	3,772	6,112	2,028
Solano County Total	22,645	4,480	3,237	5,864	9,063	3,019



Regional Housing Needs Jurisdictional Review Numbers

**ABAG Regional Housing Needs Determination  
Construction Need Distributed By Income Category  
1999-2006 Housing Element Period  
Sonoma County**

HCD Regional Housing Need  
230,743

Jurisdiction	Regional Allocation of HCD Units	20.6% Very Low	11.6% Low	25.9% Moderate	41.9% Above Moderate	Average Yearly Need
CLOVERDALE	412	93 22.5%	52 12.5%	124 30.0%	144 35.0%	55
COTATI	482	96 20.0%	55 11.4%	140 29.1%	191 39.5%	64
HEALDSBURG	592	116 19.6%	83 13.9%	176 29.7%	218 36.8%	79
PETALUMA	596	108 18.1%	67 11.2%	162 27.1%	260 43.7%	79
ROHNERT PARK	879	166 18.9%	115 13.1%	245 27.9%	352 40.1%	117
SANTA ROSA	5,464	1,101 20.2%	712 13.0%	1,502 27.5%	2,150 39.3%	729
SEBASTOPOL	157	33 21.2%	20 13.0%	43 27.3%	61 38.6%	21
SONOMA	578	124 21.4%	78 13.5%	157 27.2%	219 37.9%	77
WINDSOR	3,471	722 20.8%	401 11.5%	930 26.8%	1,418 40.9%	463
Unincorporated	13,041	2,522 19.3%	2,186 16.8%	2,969 22.8%	5,364 41.1%	1,739
Total Incorporated	12,632	2,561	1,582	3,480	5,017	1,684
Sonoma County Total	25,672	5,084	3,768	6,449	10,381	3,423

