

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



To: Victoria Walker
Kurof
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CITY MGR'S. OFFICE

MEMO

June 3, 2013

TO: City Managers/County Executives and Planning Directors
FROM: Miriam Chion, ABAG Planning and Research Director
SUBJECT: Final Regional Housing Need Allocation (RHNA)

Background

The purpose of this memo is to update you on the progress of the 2014-2022 Regional Housing Need Allocation (RHNA) process for the Bay Area, which is nearly complete. RHNA is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan.

Details about the RHNA process and requirements are available on the ABAG website at:
<http://www.abag.ca.gov/planning/housingneeds/>

Final RHNA Numbers

Enclosed you will find the final RHNA numbers by income category for all jurisdictions. These allocations are the result of a process that began with the first meeting of the Housing Methodology Committee (HMC) in January 2011. We appreciate very much the work of the HMC members in developing the RHNA methodology as well as all of the input provided by local governments throughout the RHNA process.

The final RHNA numbers allocate the Bay Area's total housing need determination of 187,990 from the California Department of Housing and Community Development (HCD). They include revisions to the draft allocations (released in July 2012) based on the results of the statutory revision and appeal process. They also reflect an agreement between the City of Palo Alto and the County of Santa Clara to transfer units.

As part of the RHNA process, local jurisdictions within a county have the opportunity to form a subregion to develop their own methodology and carry out their own allocation process. For the 2014-2022 RHNA, subregions were formed in Napa, San Mateo, and Solano counties. The final RHNA numbers incorporate the final allocations adopted by the three subregions.

Next Steps

The ABAG Executive Board is scheduled to adopt the Final RHNA at its meeting on July 18, 2013.

Once these allocations are adopted, each local government must revise its Housing Element to show how it plans to accommodate its portion of the region's total housing need by income category. **The date by which Housing Elements must be certified by HCD is January 31, 2015.**

FINAL REGIONAL HOUSING NEED ALLOCATION (2014-2022)

REGION	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total
REGION	46,680	28,940	33,420	78,950	187,990
Alameda County					
Alameda	444	248	283	748	1,723
Albany	80	53	57	145	335
Berkeley	532	442	584	1,401	2,959
Dublin	796	446	425	618	2,285
Emeryville	276	211	259	752	1,498
Fremont	1,714	926	978	1,837	5,455
Hayward	851	480	608	1,981	3,920
Livermore	839	474	496	920	2,729
Newark	330	167	158	423	1,078
Oakland	2,059	2,075	2,815	7,816	14,765
Piedmont	24	14	15	7	60
Pleasanton	716	391	407	553	2,067
San Leandro	504	270	352	1,161	2,287
Union City	317	180	192	417	1,106
Alameda County Unincorporated	430	227	295	817	1,769
	9,912	6,604	7,924	19,596	44,036
Contra Costa County					
Antioch	349	205	214	680	1,448
Brentwood	234	124	123	279	760
Clayton	51	25	31	34	141
Concord	798	444	559	1,677	3,478
Danville	196	111	124	126	557
El Cerrito	100	63	69	166	398
Hercules	220	118	100	244	682
Lafayette	138	78	85	99	400
Martinez	124	72	78	195	469
Moraga	75	44	50	60	229
Oakley	317	174	175	502	1,168
Orinda	84	47	54	42	227
Pinole	80	48	43	126	297
Pittsburg	392	254	316	1,063	2,025
Pleasant Hill	118	69	84	177	448
Richmond	438	305	410	1,282	2,435
San Pablo	56	53	75	265	449
San Ramon	516	279	282	340	1,417
Walnut Creek	604	355	381	895	2,235
Contra Costa County Unincorporated	374	218	243	532	1,367
	5,264	3,086	3,496	8,784	20,630

Release Date: June 3, 2013

The RHNA Methodology was adopted by the ABAG Executive Board on July 19, 2012.

The Final RHNA is scheduled to be adopted on July 18, 2013.