questions for Saratoga City housing allocation in RHNA

Tsing Bardin <　　　　　　　　>

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To: Regional Housing Need Allocation <rhna@bayareametro.gov>
Cc: ███████████████████

External Email

To Whom It May Concern:

I am a resident of Saratoga, CA. I have several questions about housing allocation in Saratoga.

1) I am trying to understand the methodology used to allocate the 2100 total housing units for Saratoga to be provided by Spring 2021. The current RHNA for 2015-2023 allocates 439 total units.   According to the RHNA for the Bay Area, the total number of new housing units needed in the Bay Area is 441,176. This compares to 187,990 for the prior planning period of 2015-2023 representing a 234% increase in future housing. Saratoga's new allocation is 2100 versus the 439 for the prior planning period, which is a 478% increase in future housing.   Why is this increase so high? The Association of Bay Area Governments (ABAG) is required to follow several objectives from the State when deciding each jurisdiction's share of the total Bay Area housing needs allocation. These include:

- *Promoting the relationship between jobs and housing, including improving the balance between the number of low-wage jobs and the number of affordable housing units in each jurisdiction.*

Since Saratoga City is a semi-residential rural city with few job opportunities, why are the total allocations so high? From what basis are these total housing numbers derived? Could you please explain in layman's terms your methodology for arriving at the 2100 total housing unit number?

2) Of these 2100 units, the Above Moderate Income allocation is 882. The prior planning period allotted 93 designated Above Moderate Income units.
Why is the jump from 93 AMI units to 882 (a 948% increase) so high? Again, the Association of Bay Area Governments (ABAG) objectives include:

- *Reducing the number of units needed in an income category when a jurisdiction has an already high share of households in that income category.*
- *Furthering fair housing by reducing patterns of segregation, addressing disparities in housing needs and access to opportunity, transforming racially and ethnically concentrated areas of poverty*

Saratoga is already predominantly Above Moderate Income level. By disproportionately increasing the level of AMI housing, this would increase the segregation of high and low end housing.   Again, could you please explain the methodology behind these numbers? I would appreciate an explanation in simple language so a layperson could understand.

Since the public comment period on methodology is ongoing until Nov. 24, 2020, I hope that you will be able to clarify some of these questions for me.

Thank you for your attention.

Tsing Bardin

If you need to get in touch with me, here is my contact information: