Alameda County Mayors' Conference

Alameda
Marilyn Ezzy Ashcraft

Albany
Nick Pilch

Berkeley
Jesse Arreguin

Dublin
David Haubert

Emeryville
Christian Patz

Fremont
Lily Mei

Hayward
Barbara Halliday

Livermore
John Marchand

Newark
Al Nagy

Oakland
Libby Schaaf

Piedmont
Robert McBain

Pleasanton
Jerry Thorne

San Leandro
Pauline Cutter

Union City
Carol Dutra-Vernaci

Executive Director
Steven Bocian

October 15, 2020

Mr. Jesse Arreguin
President
Association of Bay Area Governments
375 Beale Street
San Francisco, CA 94105

Transmitted via email to Mr. Fred Castro, ABAG Clerk of Board

Dear Mr. Arreguin and ABAG Executive Board Members:

The Alameda County Mayors' Conference is comprised of the mayors from Alameda County cities and holds regular business meetings in part to assemble information helpful in the consideration of problems peculiar to Alameda County. At our meeting of October 14, 2020, our members discussed the proposed methodology for the 2023-31 Regional Housing Needs Allocation Cycle as recommended by the ABAG Housing Methodology and Regional Planning Committees, which will be considered at your October 15, 2020 meeting. As an outcome of our discussion, our members approved a recommendation that the ABAG Executive Committee consider, and approve, the Alternative Methodology as detailed in the attachment to this letter as the proposed RHNA methodology, in lieu of the methodology recommendation detailed in the October 15, 2020 agenda report submitted from the ABAG Executive Director titled *Recommendation for Proposed RHNA Methodology*. This action was approved with the following roll call vote:

Ayes: Mayors Pilch, Mei, Marchand, Nagy, McBain, Thorne, Russo Cutter, Haubert

Noes: Mayor Patz

Abstain: Mayors Arreguin, Dutra-Vernaci, Ezzy Ashcraft and Councilmember Salinas (City of Hayward)

Absent: Schaaf (left meeting early)

Our members expressed their sincere appreciation for the work completed by all committee members and AGAB staff to date on this important regional planning effort and appreciate your consideration of this alternative.

If you have any questions regarding this matter, please contact me directly or Steven Bocian, Alameda County Mayors' Conference, Executive Director.

Sincerely,

David HAubert

David Haubert
President, Alameda County Mayors' Conference

Attachments: Alternative Methodology

c. Alameda County Mayors Conference members

**Recommended Alternative Methodology for the 2023-2031 Regional Housing Needs
Allocation Cycle**
Approved by the Alameda County Mayors' Conference on October 14, 2020

On September 18, 2020, the Housing Methodology Committee voted to adopt a methodology Option 8A" that utilizes the "Plan Bay Area 2050 Future Households" Baseline; and applies a series of Factors that adjust the Baseline allocation, with a strong equity focus ("Access to High Opportunity Areas"), and secondarily, jobs proximity, with the greatest weight given to jobs accessible by auto.

There are concerns with the HMC's recommendation, particularly that it would have several negative outcomes in terms of its resultant distribution of housing growth, inconsistent with Plan Bay Area and key regional planning goals.

For Option 8A, these include housing allocations to Santa Clara County that fall far short of those projected in Plan Bay Area, and that fail to match the explosive jobs growth in the County over the past decade. And, significantly, we conclude the RHNA distribution resulting from Option 8A will work against key regional planning goals, including those to address GHG emissions by placing housing near jobs and transit centers, instead driving growth outwards, perpetuating sprawl and inefficient growth patterns.

In response, an Alternative Methodology has been developed that 1) Uses the 2050 Household Growth Baseline; and 2) makes additional refinements to the Factors to allow for greater emphasis on transit and jobs access, while still maintaining an equity focus.

Impacts of HMC Recommended Methodology

The Baseline Methodology would significantly <u>underallocate</u> new housing to Santa Clara County, resulting in significantly higher allocations to other counties. This means that the methodology fails to adequately address the significant jobs-housing imbalance in Santa Clara County caused by its recent extraordinary jobs growth. In contrast to Plan Bay Area, which anticipates a 42% increase in housing growth in Santa Clara, the methodology assigns only 32% of the RHND there. This amounts to over 40,000 units allocated elsewhere in the region – most problematically, to our outer suburbs, small cities, and rural and unincorporated county areas.

Although the HMC's Option 8A provides an emphasis on equity and fair housing that vitally important, we believe the unintended consequences of the growth patterns dictated by Option 8A may actually work <u>against</u> equity goals by:

- o Inadequately addressing jobs-housing imbalances in the region and providing places for people to live near where they work.
- o Driving growth from cities that want and need new housing to serve their communities and support their local economies.
- o Underemphasizing transit access, thus increasing auto reliance for daily commutes and activities – at a significant economic, social and environmental cost to those residents.

Recommended Alternative Baseline and Factors

The recommended Alternative to Option 8A, shifts to use the "Plan Bay Area 2050 Growth" Baseline and includes further refinements to the Factors as follows:

	HMC Option 8A	**Proposed Alternative Methodology**
Baseline	*Plan Bay Area 2050 Households*	**Plan Bay Area 2050 Growth**
Factors and Weighting		
Very-Low and Low Income Units	• *70 % Access to High Opportunity Areas* • *15 % Jobs Proximity – Auto* • *15 % Jobs Proximity - Transit*	• 60 % Access to High Opportunity Areas • 20 % Jobs Proximity – Auto • 20 % Jobs Proximity - Transit
Moderate and Above Moderate Income Units	• *40 % Access to High Opportunity Areas* • *60 % Jobs Proximity Auto*	• 20 % Access to High Opportunity Areas • 40 % Jobs Proximity - Auto • 40 % Jobs Proximity - Transit

Together, these changes would have the following beneficial outcomes for the region, each of which would improve its consistency with Plan Bay Area:

- **Increased share of RHNA to the "Big Three" cities and inner Bay Area**, and a corresponding decrease in that assigned to the outer Bay Area, unincorporated, and small and rural communities. This will ensure that that the largest share of housing growth is allocated to the region's biggest job centers, in areas well-served by transit and infrastructure.

- **Reduced allocation to unincorporated county** – avoiding further residential growth pressures in areas most subject to natural hazards, lack of infrastructure capacity, and threatened loss of agricultural and open space land.

- **Alignment of the share of housing growth in Santa Clara County to match Plan Bay Area 2050 and the County's significant jobs growth of the past decade**. Santa Clara, home of some of the region's largest tech firms, has the largest numeric deficit in housing production to jobs production over the past decade, which could be corrected in part by this adjustment.

- **Reduced overall RHNA allocation for the region's most rural/least transit-accessible counties** (particularly Marin, Sonoma, Napa, and Solano).

- **Continued ability to meet the RHNA Statutory Objectives** – including those related to equity, fair housing and environmental goals.

- **Enhanced consistency with Plan Bay Area 2050,** a requirement of the ultimate RHNA allocation.

Attachments
Summary of Jurisdiction-Specific Allocations

County	City	HMC OPTION 8A (PBA 2050 Total Household Baseline)	ALTERNATIVE METHODOLOGY (PBA 2050 Growth Baseline + Revised Factors)	EFFECT OF CHANGE	% Change	
	JURISDICTION					
ALAMEDA	Alameda	4,900	3,378	(1,522)	-31%	↓
	Albany	1,150	426	(724)	-63%	↓
	Berkeley	7,730	4,894	(2,836)	-37%	↓
	Dublin	3,630	3,952	322	9%	↑
	Emeryville	1,500	3,661	2,161	144%	↑
	Fremont	14,310	12,311	(1,999)	-14%	↓
	Hayward	4,150	2,600	(1,550)	-37%	↓
	Livermore	3,980	4,072	92	2%	↑
	Newark	1,790	2,354	564	32%	↑
	Oakland	27,280	35,160	7,880	29%	↑
	Piedmont	600	76	(524)	-87%	↓
	Pleasanton	4,790	3,897	(893)	-19%	↓
	San Leandro	3,130	1,793	(1,337)	-43%	↓
	Unincorporated Alameda	4,530	1,192	(3,338)	-74%	↓
	Union City	2,220	1,866	(354)	-16%	↓
	County Total:	**85,690**	**81,631**	**-4,059**	**-5%**	
	% Regional Allocation	19.42%	18.50%			
CONTRA COSTA	Antioch	2,480	1,652	(828)	-33%	↓
	Brentwood	1,480	1,405	(75)	-5%	↓
	Clayton	600	230	(370)	-62%	↓
	Concord	3,890	1,796	(2,094)	-54%	↓
	Danville	2,170	231	(1,939)	-89%	↓
	El Cerrito	1,180	951	(229)	-19%	↓
	Hercules	680	267	(413)	-61%	↓
	Lafayette	1,660	905	(755)	-45%	↓
	Martinez	1,350	237	(1,113)	-82%	↓
	Moraga	1,050	730	(320)	-30%	↓
	Oakley	930	916	(14)	-1%	↓
	Orinda	1,140	411	(729)	-64%	↓
	Pinole	580	345	(235)	-40%	↓
	Pittsburg	1,640	1,155	(485)	-30%	↓
	Pleasant Hill	1,870	1,005	(865)	-46%	↓
	Richmond	4,180	4,517	337	8%	↑
	San Pablo	800	381	(419)	-52%	↓
	San Ramon	4,720	3,270	(1,450)	-31%	↓
	Unincorporated Contra Costa	5,830	1,943	(3,887)	-67%	↓
	Walnut Creek	5,730	4,629	(1,101)	-19%	↓
	County Total:	**43,960**	**26,978**	**-16,982**	**-39%**	
	% Regional Allocation	9.96%	6.11%			
MARIN	Belvedere	160	87	(73)	-45%	↓
	Corte Madera	710	461	(249)	-35%	↓
	Fairfax	530	212	(318)	-60%	↓
	Larkspur	1,020	565	(455)	-45%	↓
	Mill Valley	830	27	(803)	-97%	↓
	Novato	2,110	1,513	(597)	-28%	↓
	Ross	120	24	(96)	-80%	↓
	San Anselmo	750	200	(550)	-73%	↓
	San Rafael	2,780	2,899	119	4%	↑
	Sausalito	740	213	(527)	-71%	↓
	Tiburon	630	311	(319)	-51%	↓
	Unincorporated Marin	3,830	1,873	(1,957)	-51%	↓
	County Total:	**14,210**	**8,387**	**-5,823**	**-41%**	↓
	% Regional Allocation	3.22%	1.90%			

County	City	HMC OPTION 8A (PBA 2050 Total Household Baseline)	ALTERNATIVE METHODOLOGY (PBA 2050 Growth Baseline + Revised Factors)	EFFECT OF CHANGE	% Change	
	American Canyon	480	415	(65)	-14%	↓
	Calistoga	210	287	77	37%	↑
	Napa	2,090	934	(1,156)	-55%	↓
NAPA	St. Helena	180	21	(159)	-88%	↓
	Unincorporated Napa	790	84	(706)	-89%	↓
	Yountville	70	22	(48)	-68%	↓
	County Total:	3,820	1,764	-2,056	-54%	↓
		0.87%	0.40%			
	San Francisco	72,080	67,375	(4,705)	-7%	↓
SAN FRANCISCO	County Total:	72,080	67,375			
	% Regional Allocation	16.34%	15.27%			
	Atherton	290	29	(261)	-90%	↓
	Belmont	1,770	565	(1,205)	-68%	↓
	Brisbane	2,810	7,341	4,531	161%	↑
	Burlingame	3,450	4,014	564	16%	↑
	Colma	180	323	143	80%	↑
	Daly City	4,830	3,950	(880)	-18%	↓
	East Palo Alto	890	420	(470)	-53%	↓
	Foster City	2,030	627	(1,403)	-69%	↓
	Half Moon Bay	330	212	(118)	-36%	↓
	Hillsborough	610	126	(484)	-79%	↓
SAN MATEO	Menlo Park	3,070	2,817	(253)	-8%	↓
	Millbrae	2,370	2,810	440	19%	↑
	Pacifica	1,930	209	(1,721)	-89%	↓
	Portola Valley	250	3	(247)	-99%	↓
	Redwood City	5,190	5,022	(168)	-3%	↓
	San Bruno	2,130	1,522	(608)	-29%	↓
	San Carlos	2,390	945	(1,445)	-60%	↓
	San Mateo	6,690	4,449	(2,241)	-33%	↓
	South San Francisco	3,980	4,832	852	21%	↑
	Unincorporated San Mateo	2,930	2,740	(190)	-6%	↓
	Woodside	320	28	(292)	-91%	↓
	County Total:	48,440	42,986	-5,454	-11%	↓
	% Regional Allocation	10.98%	9.74%			
	Campbell	3,960	4,820	860	22%	↑
	Cupertino	6,220	7,125	905	15%	↑
	Gilroy	1,470	1,471	1	0%	↑
	Los Altos	2,270	1,136	(1,134)	-50%	↓
	Los Altos Hills	540	132	(408)	-76%	↓
	Los Gatos	1,930	162	(1,768)	-92%	↓
	Milpitas	6,580	10,785	4,205	64%	↑
	Monte Sereno	190	4	(186)	-98%	↓
	Morgan Hill	1,140	998	(142)	-12%	↓
SANTA CLARA	Mountain View	11,390	15,642	4,252	37%	↑
	Palo Alto	10,050	14,003	3,953	39%	↑
	San Jose	66,520	95,424	28,904	43%	↑
	Santa Clara	12,050	16,641	4,591	38%	↑
	Saratoga	2,100	1,074	(1,026)	-49%	↓
	Sunnyvale	13,010	14,059	1,049	8%	↑
	Unincorporated Santa Clara	4,130	3,927	(203)	-5%	↓
	County Total:	143,550	187,404	43,854	31%	↑
	% Regional Allocation	32.54%	42.48%			

ALTERNATIVE METHODOLOGY:SUMMARY OF JURISDICTION-SPECIFIC ALLOCATIONS

County	City	HMC OPTION 8A (PBA 2050 Total Household Baseline)	ALTERNATIVE METHODOLOGY (PBA 2050 Growth Baseline + Revised Factors)	EFFECT OF CHANGE	% Change	
SOLANO	Benicia	860	173	(687)	-80%	↓
	Dixon	380	120	(260)	-68%	↓
	Fairfield	3,620	4,526	906	25%	↑
	Rio Vista	230	47	(183)	-80%	↓
	Suisun City	610	178	(432)	-71%	↓
	Unincorporated Solano	1,020	1,629	609	60%	↑
	Vacaville	2,030	616	(1,414)	-70%	↓
	Vallejo	3,170	1,315	(1,855)	-59%	↓
	County Total:	**11,920**	**8,605**	**-3,315**	-28%	↓
	% Regional Allocation	**2.70%**	**1.95%**			
SONOMA	Cloverdale	300	297	(3)	-1%	↓
	Cotati	270	240	(30)	-11%	↓
	Healdsburg	350	265	(85)	-24%	↓
	Petaluma	2,100	1,942	(158)	-8%	↓
	Rohnert Park	1,260	875	(385)	-31%	↓
	Santa Rosa	6,530	7,097	567	9%	↑
	Sebastopol	420	638	218	52%	↑
	Sonoma	330	104	(226)	-68%	↓
	Unincorporated Sonoma	5,250	4,125	(1,125)	-21%	↓
	Windsor	710	465	(245)	-34%	↓
	County Total:	**17,520**	**16,048**	**-1,472**	**-8%**	↓
	% Regional Allocation	**3.97%**	**3.64%**			