



City Council

Mike Anderson, Mayor
Susan Candell, Vice Mayor
Steven Bliss, Council Member
Cameron Burks, Council Member
Teresa Gerring, Council Member

October 7, 2020

Jesse Arreguin, President
ABAG Executive Board
375 Beale Street, Suite 800
San Francisco, CA 94105-2006

Consideration of a Modified Option 8A using the Plan Bay Area 2050 Growth Baseline Methodology

Dear Chair Arreguin:

The City of Lafayette would like to thank you and the ABAG Housing Methodology Committee for your efforts to develop a way to distribute the Bay Area's share of the Regional Housing Need Determination received from the California Department of Housing and Community Development. We have written to you on several occasions expressing our concerns about the speed at which decisions were being made during very uncertain times, as well as our belief that this work should recognize the region's enduring commitment toward reducing environmental impacts, long commutes, and greenhouse gas emissions by placing homes where the job centers are located. Unfortunately, the only option under consideration by the Executive Board ignores this commitment.

At the October 1, 2020 meeting of the Contra Costa Mayors Conference, all nineteen jurisdictions unanimously adopted the attached recommendation to consider a modified option that would encourage housing in proximity to job centers, reduce transit and transportation congestion and reduce greenhouse gas emissions. We request that the ABAG Executive Board consider and approve this Modified Option 8A at its October 15 meeting.

We look forward to working with ABAG to ensure that this effort will not erode the great work the Bay Area has already undertaken to address climate change.

With appreciation,

A handwritten signature in black ink, appearing to read "Mike Anderson", is written over a horizontal line. The signature is fluid and cursive.

Mike Anderson,
Mayor

Attachment: Contra Costa Mayors Conference letter

Cc: Therese Watkins McMillan, Executive Director, Association of Bay Area Governments
Gillian Adams, Principal Planner, ABAG Regional Planning Program
Dave Vautin, Plan Bay Area 2050
Lafayette City Council



October 2, 2020

Mayor Jesse Arreguin, President
Executive Board, Association of Bay Area Governments
375 Beale Street, Suite 700
San Francisco, CA 94105

RE: Consideration of a *Modified Option 8A* using the **Plan Bay Area 2050 Growth** Baseline Methodology

Chair Arreguin,

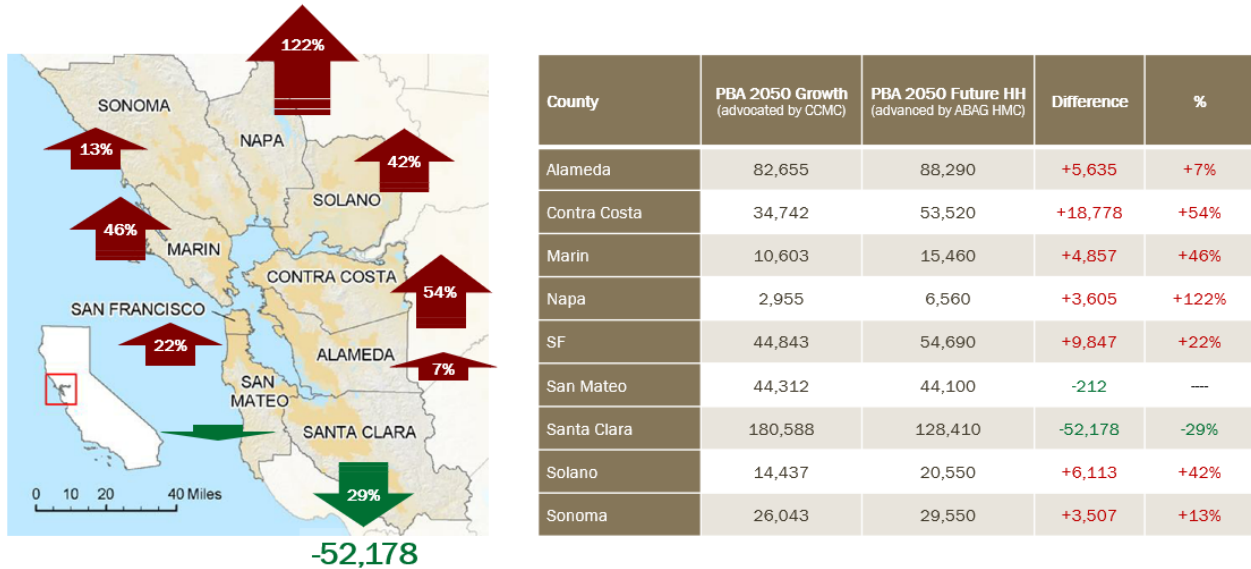
Once again, the Contra Costa Mayors Conference (CCMC), representing all 19 cities and nearly one million citizens in Contra Costa county, wishes to convey our sincere appreciation for your efforts to facilitate an equitable distribution of the 441,176 housing units assigned to the Bay Area by the California Department of Housing and Community Development (HCD) for the next RHNA cycle (2023-2031).

Since our last communication on August 7, 2020, the ABAG Housing Methodology Committee (HMC) has chosen to utilize “Plan Bay Area 2050 *Future Households*” methodology (a ‘middle road’) and a weighting of *factors* that prioritize ‘access to high resource areas’ over the region-wide efforts to reach a jobs/housing balance.

IMPACT OF BASELINE METHODOLOGY CHANGE

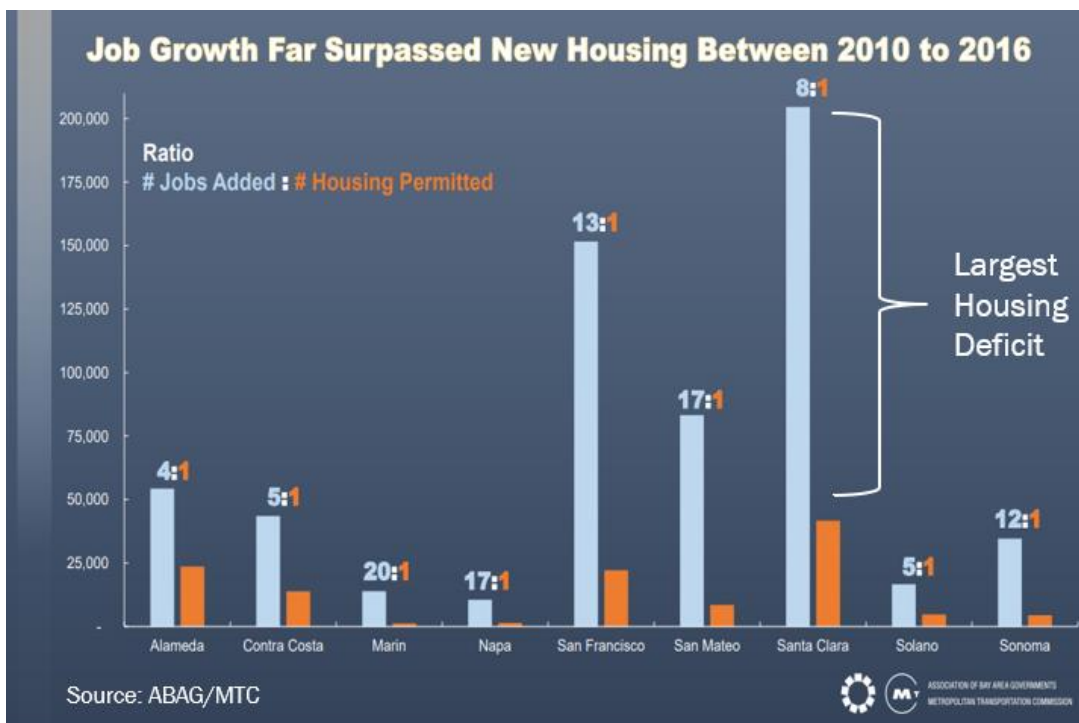
At a county-by-county level, our analysis indicates that using a new “Plan Bay Area 2050 *Future Households*” baseline results in extraordinarily inequitable – and hopefully unintended – benefits to primarily one county (Santa Clara) *at the expenses of nearly all others* (Figure A):

Figure A. Impact of switching to the *Plan Bay Area 2050 Future Households* Baseline



Coincidentally, Santa Clara county is the home to all ten of the San Francisco Bay Area’s largest technology companies including: Apple (188,000 employees), Hewlett Packard (186,000 employees), Google (184,000 employees), Oracle (169,000 employees), Intel (128,000 employees), Cisco (91,000 employees), and Facebook (60,000 employees).

Consequently, it seems counter-intuitive to utilize a baseline that reduces the housing assignment to the subregion that is in greatest need of affordable housing and has the largest existing housing deficit, as illustrated by ABAG’s CASA Compact presentation:



On a **jurisdiction-by-jurisdiction** level, our analysis reveals an even more alarming pattern that the PBA 2050 *Future Households* baseline appears to allocate disproportionately large assignments to small and rural communities while alleviating the responsibility of communities with large job centers (Attachment B). This disparity occurs within the county level, as illustrated in Santa Clara county’s numbers.

Sampling of Impacted Jurisdictions	Plan Bay Area 2050 Growth (advocated by CCMC)	Plan Bay Area 2050 Future Households (advanced by HMC)	Difference	% Change
Santa Clara County				
Los Gatos	142	1,430	+1,288	+907%
Monte Sereno	3	140	+137	+4,567%
Mountain View	12,377	7,810	-4,567	-37%
Palo Alto	11,127	6,810	-4,317	-39%
San Jose	100,155	67,240	-32,915	-33%
Santa Clara	14,285	9,630	-4,655	-33%
Sunnyvale	12,025	9,980	-2,045	-17%
Alameda County				
Albany	355	930	+575	+162%
Piedmont	60	430	+370	+617%
Unincorporated	1,638	5,950	+4,312	+263%
Contra Costa County				
Danville	223	1,820	+1,597	+716%
Hercules	411	1,060	+649	+158%
Martinez	311	1,670	+1,359	+437%
Unincorporated	2,588	7,310	+4,722	+182%
Marin County				
Fairfax	215	460	+245	+114%
Mill Valley	27	710	+683	+2530%
San Anselmo	202	670	+468	+232%
San Mateo County				
Atherton	30	280	+250	+833%
Hillsborough	116	470	+354	+305%
Pacifica	199	1,580	+1,381	+694%
Portola Valley	3	200	+197	+6,567%

Solano County				
Benicia	258	1,270	+1,012	+392%
Dixon	209	690	+481	+230%
Rio Vista	84	420	+336	+400%
Suisun City	298	1,070	+772	+259%
Vacaville	1,056	3,650	+2,594	+246%
Vallejo	2,117	5,250	+3,133	+148%
Sonoma County				
Sonoma	184	620	+436	+237%
Unincorporated	6,893	9,080	+2,187	+32%

RECOMMENDED BASELINE

We understand that the Housing Methodology Committee (HMC) has chosen to present “Option 8A” to the ABAG Executive Board as the *only option* for consideration at your October 15, 2020 meeting. It appears that other compelling options - even as a valid minority report - did not have a chance to advance.

Consequently, we are appreciative of the opportunity to present an alternative - **Modified Option 8A** - to the ABAG Executive Board at its October 15, 2020 meeting. Contra Costa’s alternative (highlighted in green) uses the **Plan Bay Area 2050 Growth** baseline and leaves the HMC-recommended factors in place. A summary of the results for each county is shown below and the effects for all cities is included in Attachment B.

County	Option 8A (2050 Future HH)	Modified 8A (PBA 2050 Growth)	Change	%
Alameda	85,690	79,412	(6,278)	-7%
Contra Costa	43,960	27,890	(16,070)	-37%
Marin	14,210	8,803	(5,407)	-38%
Napa	3,820	1,655	(2,165)	-57%
San Francisco	72,080	57,792	(14,288)	-20%
San Mateo	48,440	45,804	(2,636)	-5%
Santa Clara	143,550	196,746	53,196	37%
Solano	11,920	8,075	(3,845)	-32%
Sonoma	17,520	15,000	(2,520)	-14%

The recommended use of the **Plan Bay Area 2050 Growth** baseline appears to make significantly more intuitive sense for the entirety of the San Francisco Bay Area as it:

- **Encourages housing development in proximity to job centers**, which would
- **Reduce transit and transportation congestion**, helping to alleviate long region wide commutes; and
- **Reduce greenhouse gas emissions**, consistent with both AB 32 and SB 375.

Furthermore, alternative Modified Option 8A is consistent with both the RHNA statutory objectives as it would:

1. Increase housing supply, but in a manner that adds much needed housing near the job centers;
2. Promotes infill development and reinvestment in urban centers that wish to redevelop, thereby promoting socioeconomic equity;
3. Protects the environment, agricultural resources, and wildland hazards by moving development pressure away from the urban edges;
4. Helps the San Francisco Bay Area achieve mandated GHG reduction targets through an improved jobs/housing balance; and lastly
5. Ensures policy consistency with Plan Bay Area 2050 Blueprint by more closely aligning the housing assignment at the major centers.

We appreciate your consideration of our recommendation and perspectives.

Sincerely,

/Signed hard copy to follow via U. S. mail. /

Gabriel Quinto, Conference Chair
Contra Costa Mayors Conference

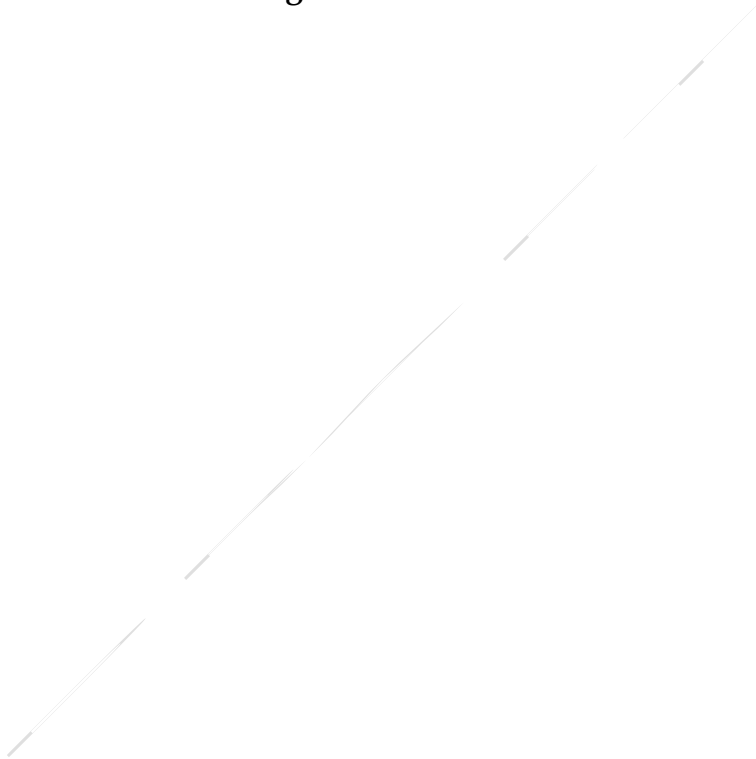
Attachment A: Comparison of Baseline Methodologies and Housing Allocation Alternatives – Option 8A (recommended by ABAG HMC) and **Modified Option 8A** (recommended by CCMC)

Contra Costa Mayors Conference Membership

<i>City of Antioch</i>	<i>City of Oakley</i>
<i>City of Brentwood</i>	<i>City of Orinda</i>
<i>City of Clayton</i>	<i>City of Pinole</i>
<i>City of Concord</i>	<i>City of Pittsburg</i>
<i>Town of Danville</i>	<i>City of Pleasant Hill</i>
<i>City of El Cerrito</i>	<i>City of Richmond</i>
<i>City of Hercules</i>	<i>City of San Pablo</i>
<i>City of Lafayette</i>	<i>City of San Ramon</i>
<i>City of Martinez</i>	<i>City of Walnut Creek</i>
<i>Town of Moraga</i>	

ATTACHMENT A

Comparison of Baseline Methodologies and Housing Allocation Alternatives



Note: All data is sourced from ABAG documents, graphics, and Visualization Tool exports. There are observed minor discrepancies between ABAG sources but at a level that is statistically insignificant to be of concern.

County	Jurisdiction	Population	Step 1: Choose Baseline Methodology			Effect of Change (PBA 2050 Growth to PBA 2050 Future Households)			Step 2: Add Factors to Baseline Methodology				
			2019 Households (Oppose)	PBA 2050 Growth (Support)	PBA 2050 Future Households (Oppose)	Units	%	↑	OPTION 8A (Uses PBA 2050 Future HH)		MODIFIED OPTION 8A (Uses PBA 2050 Growth)		
									Total Allocation	Change from PBA 2050 Future HH	Total Allocation	Change from Option 8A	
Alameda	Alameda	81,312	4,980	3,236	4,380	1,144	35%	↑	4,900	520	3,549	(1,351)	↓
	Albany	18,937	1,060	355	930	575	162%	↑	1,150	220	433	(717)	↓
	Berkeley	122,580	7,710	3,952	6,410	2,458	62%	↑	7,730	1,320	4,686	(3,044)	↓
	Dublin	65,716	3,480	3,817	3,030	-787	-21%	↓	3,630	600	4,514	884	↑
	Emeryville	12,298	1,030	3,230	1,760	-1,470	-46%	↓	1,500	(260)	2,665	1,165	↑
	Fremont	234,220	11,870	11,738	11,880	142	1%	↓	14,310	2,430	13,891	(419)	↓
	Hayward	160,311	7,700	3,787	6,150	2,363	62%	↑	4,150	(2,000)	2,500	(1,650)	↓
	Livermore	91,861	5,040	5,407	4,990	-417	-8%	↓	3,980	(1,010)	4,420	440	↑
	Newark	48,966	2,280	3,365	2,550	-815	-24%	↓	1,790	(760)	2,330	540	↑
	Oakland	433,697	26,280	33,581	28,690	-4,891	-15%	↓	27,280	(1,410)	31,190	3,910	↑
	Piedmont	11,453	630	60	430	370	617%	↑	600	170	80	(520)	↓
	Pleasanton	79,464	4,400	3,749	4,010	261	7%	↑	4,790	780	4,417	(373)	↓
	San Leandro	87,930	5,000	2,166	4,030	1,864	86%	↑	3,130	(900)	1,640	(1,490)	↓
	Unincorporated Alameda	148,452	7,910	1,638	5,950	4,312	263%	↑	4,530	(1,420)	1,294	(3,236)	↓
Union City	73,637	3,390	2,574	3,100	526	20%	↑	2,220	(880)	1,803	(417)	↓	
County Total:		1,670,834	92,760	82,655	88,290	5,635	7%		85,690		79,412		
% of Bay Area Allocation:			21%	19%	20%				19%		18%		
Contra Costa	Antioch	112,520	5,490	2,869	4,560	1,691	59%	↑	2,480	(2,080)	1,532	(948)	↓
	Brentwood	65,118	3,120	2,462	2,720	258	10%	↑	1,480	(1,240)	1,303	(177)	↓
	Clayton	11,337	650	229	510	281	123%	↑	600	90	263	(337)	↓
	Concord	130,143	7,190	2,654	5,770	3,116	117%	↑	3,890	(1,880)	1,723	(2,167)	↓
	Danville	43,876	2,540	223	1,820	1,597	716%	↑	2,170	350	265	(1,905)	↓
	El Cerrito	24,953	1,680	1,153	1,500	347	30%	↑	1,180	(320)	888	(292)	↓
	Hercules	25,530	1,350	411	1,060	649	158%	↑	680	(380)	254	(426)	↓
	Lafayette	25,604	1,550	831	1,310	479	58%	↑	1,660	350	1,031	(629)	↓
	Martinez	37,106	2,350	311	1,670	1,359	437%	↑	1,350	(320)	254	(1,096)	↓
	Moraga	16,946	910	682	850	168	25%	↑	1,050	200	837	(213)	↓
	Oakley	42,461	1,930	1,603	1,740	137	9%	↑	930	(810)	850	(80)	↓
	Orinda	19,009	1,100	368	880	512	139%	↑	1,140	260	476	(664)	↓
	Pinole	19,505	1,100	535	930	395	74%	↑	580	(350)	328	(252)	↓
	Pittsburg	74,321	3,420	1,877	2,780	903	48%	↑	1,640	(1,140)	1,082	(558)	↓
	Pleasant Hill	34,267	2,220	1,116	1,880	764	68%	↑	1,870	(10)	1,081	(789)	↓
	Richmond	111,217	5,890	6,552	6,180	-372	-6%	↓	4,180	(2,000)	4,320	140	↑
	San Pablo	31,413	1,460	535	1,150	615	115%	↑	800	(350)	359	(441)	↓
	San Ramon	83,118	4,500	3,179	3,960	781	25%	↑	4,720	760	3,738	(982)	↓
	Unincorporated Contra Costa	174,257	9,570	2,588	7,310	4,722	182%	↑	5,830	(1,480)	2,089	(3,741)	↓
Walnut Creek	70,860	5,090	4,564	4,940	376	8%	↑	5,730	790	5,219	(511)	↓	
County Total:		1,153,561	63,110	34,742	53,520	18,778	54%		43,960		27,890		
% of Bay Area Allocation:			14%	8%	12%				10%		6%		
Marin	Belvedere	2,124	150	89	140	51	57%	↑	160	20	100	(60)	↓
	Corte Madera	10,114	640	442	600	158	36%	↑	710	110	520	(190)	↓
	Fairfax	7,399	550	215	460	245	114%	↑	530	70	240	(290)	↓
	Larkspur	12,253	980	549	860	311	57%	↑	1,020	160	636	(384)	↓
	Mill Valley	14,674	1,000	27	710	683	2530%	↑	830	120	31	(799)	↓
	Novato	53,702	3,310	2,180	2,950	770	35%	↑	2,110	(840)	1,453	(657)	↓
	Ross	2,550	130	24	110	86	358%	↑	120	10	27	(93)	↓

	San Anselmo	12,757	860	202	670	468	232%	↑	750	80	227	(523)	↓
	San Rafael	59,807	3,710	4,217	3,940	-277	-7%	↓	2,780	(1,160)	2,936	156	↑
	Sausalito	7,252	680	189	550	361	191%	↑	740	190	244	(496)	↓
	Tiburon	9,540	610	313	540	227	73%	↑	630	90	355	(275)	↓
	Unincorporated Marin	68,659	4,280	2,156	3,930	1,774	82%	↑	3,830	(100)	2,033	(1,797)	↓
	County Total:	260,831	16,900	10,603	15,460	4,857	46%		14,210		8,803		
	% of Bay Area Allocation:		4%	2%	4%				3%		2%		
Napa	American Canyon	20,837	950	691	840	149	22%	↑	480	(360)	392	(88)	↓
	Calistoga	5,348	340	510	390	-120	-24%	↓	210	(180)	265	55	↑
	Napa	79,278	4,640	1,544	3,600	2,056	133%	↑	2,090	(1,510)	880	(1,210)	↓
	St. Helena	6,073	409	38	320	282	742%	↑	180	(140)	20	(160)	↓
	Unincorporated Napa	24,867	1,520	133	1,280	1,147	862%	↑	790	(490)	77	(713)	↓
	Yountville	2,500	180	39	130	91	233%	↑	70	(60)	21	(49)	↓
	County Total:	138,903	8,039	2,955	6,560	3,605	122%		3,820		1,655		
	% of Bay Area Allocation:		2%	1%	1%				1%		0.4%		
San Francisco	San Francisco	897,806	59,160	44,843	67,240				72,080	17,390	57,792	(14,288)	
	County Total:	897,806	59,160	44,843	75,530	30,687	68%		72,080		57,792		
	% of Bay Area Allocation:		13%	10%	17%				16%		13.1%		
San Mateo	Atherton	7,031	370	30	280	250	833%	↑	290	10	30	(260)	↓
	Belmont	26,813	1,730	493	1,340	847	172%	↑	1,770	430	646	(1,124)	↓
	Brisbane	4,633	750	9,088	3,270	-5,818	-64%	↓	2,810	(460)	7,591	4,781	↑
	Burlingame	30,118	2,020	3,423	2,510	-913	-27%	↓	3,450	940	4,600	1,150	↑
	Colma	1,729	70	337	210	-127	-38%	↓	180	(30)	288	108	↑
	Daly City	109,142	5,210	3,610	4,590	980	27%	↑	4,830	240	3,695	(1,135)	↓
	East Palo Alto	30,794	1,170	467	970	503	108%	↑	890	(80)	418	(472)	↓
	Foster City	33,033	2,060	559	1,540	981	175%	↑	2,030	490	724	(1,306)	↓
	Half Moon Bay	12,431	720	378	650	272	72%	↑	330	(320)	195	(135)	↓
	Hillsborough	11,418	620	116	470	354	305%	↑	610	140	146	(464)	↓
	Menlo Park	35,254	2,150	2,326	2,200	-126	-5%	↓	3,070	870	3,054	(16)	↓
	Millbrae	22,832	1,330	2,311	1,660	-651	-28%	↓	2,370	710	3,226	856	↑
	Pacifica	38,331	2,250	199	1,580	1,381	694%	↑	1,930	350	240	(1,690)	↓
	Portola Valley	4,607	290	3	200	197	6567%	↑	250	50	4	(246)	↓
	Redwood City	86,754	4,830	5,211	4,870	-341	-7%	↓	5,190	320	5,437	247	↑
	San Bruno	45,454	2,510	1,661	2,140	479	29%	↑	2,130	(10)	1,587	(543)	↓
	San Carlos	30,145	1,880	798	1,750	952	119%	↑	2,390	640	1,070	(1,320)	↓
	San Mateo	103,087	6,390	4,349	5,910	1,561	36%	↑	6,690	780	4,828	(1,862)	↓
	South San Francisco	67,879	3,420	5,297	4,070	-1,227	-23%	↓	3,980	(90)	5,087	1,107	↑
	Unincorporated San Mateo	66,083	3,470	3,630	3,650	20	1%	---	2,930	(720)	2,906	(24)	↓
Woodside	5,676	320	26	240	214	823%	↑	320	80	32	(288)	↓	
	County Total:	773,244	43,560	44,312	44,100	-212	0%		48,440		45,804		
	% of Bay Area Allocation:		10%	10%	10%				11%		10.4%		
Santa Clara	Campbell	42,288	2,780	4,279	3,270	-1,009	-24%	↓	3,960	690	5,038	1,078	↑
	Cupertino	59,549	3,250	5,802	4,320	-1,482	-26%	↓	6,220	1,900	8,197	1,977	↑
	Gilroy	57,084	2,550	2,310	2,300	-10	0%	---	1,470	(830)	1,360	(110)	↓
	Los Altos	30,876	1,810	904	1,530	626	69%	↑	2,270	740	1,311	(959)	↓
	Los Altos Hills	8,413	490	108	370	262	243%	↑	540	170	155	(385)	↓
	Los Gatos	31,439	2,040	142	1,430	1,288	907%	↑	1,930	500	188	(1,742)	↓
	Milpitas	77,961	3,450	9,666	5,410	-4,256	-44%	↓	6,580	1,170	11,255	4,675	↑
	Monte Sereno	3,594	220	3	140	137	4567%	↑	190	50	4	(186)	↓
	Morgan Hill	46,454	2,330	1,652	1,960	308	19%	↑	1,140	(820)	938	(202)	↓

	Mountain View	82,272	5,540	12,377	7,810	-4,567	-37%	↓	11,390	3,580	17,693	6,303	↑
	Palo Alto	69,226	4,480	11,127	6,810	-4,317	-39%	↓	10,050	3,240	16,080	6,030	↑
	San Jose	1,049,187	52,090	100,155	67,240	-32,915	-33%	↓	66,520	(720)	96,144	29,624	↑
	Santa Clara	129,104	7,460	14,285	9,630	-4,655	-33%	↓	12,050	2,420	17,408	5,358	↑
	Saratoga	31,030	1,760	917	1,510	593	65%	↑	2,100	590	1,249	(851)	↓
	Sunnyvale	156,503	9,290	12,025	9,980	-2,045	-17%	↓	13,010	3,030	15,341	2,331	↑
	Unincorporated Santa Clara	86,989	4,310	4,836	4,700	-136	-3%	↓	4,130	(570)	4,384	254	↑
	County Total:	1,961,969	103,850	180,588	128,410	-52,178	-29%		143,550		196,746		
	% of Bay Area Allocation:		24%	41%	29%				33%		45%		
Solano	Benicia	27,175	1,730	258	1,270	1,012	392%	↑	860	(410)	177	(683)	↓
	Dixon	19,972	1,000	209	690	481	230%	↑	380	(310)	111	(269)	↓
	Fairfield	116,981	6,050	7,596	6,350	-1,246	-16%	↓	3,620	(2,730)	4,242	622	↓
	Rio Vista	9,987	700	84	420	336	400%	↑	230	(190)	43	(187)	↓
	Suisun City	29,119	1,480	298	1,070	772	259%	↑	610	(460)	166	(444)	↓
	Unincorporated Solano	19,072	1,100	2,819	1,850	-969	-34%	↓	1,020	(830)	1,515	495	↓
	Vacaville	98,855	5,370	1,056	3,650	2,594	246%	↑	2,030	(1,620)	571	(1,459)	↓
	Vallejo	119,063	6,600	2,117	5,250	3,133	148%	↑	3,170	(2,080)	1,250	(1,920)	↓
	County Total:	440,224	24,030	14,437	20,550	6,113	42%		11,920		8,075		
	% of Bay Area Allocation:		5%	3%	5%				3%		1.8%		
Sonoma	Cloverdale	9,213	350	528	570	42	8%	↑	300	(270)	274	(26)	↓
	Cotati	7,533	500	399	460	61	15%	↑	270	(190)	227	(43)	↓
	Healdsburg	12,089	750	451	640	189	42%	↑	350	(290)	249	(101)	↓
	Petaluma	61,873	3,650	3,116	3,440	324	10%	↑	2,100	(1,340)	1,770	(330)	↓
	Rohnert Park	43,069	2,650	1,453	2,170	717	49%	↑	1,260	(910)	825	(435)	↓
	Santa Rosa	173,628	540	11,159	10,610	-549	-5%	↓	6,530	(4,080)	6,539	9	↓
	Sebastopol	7,745	830	1,076	710	-366	-34%	↓	420	(290)	600	180	↓
	Sonoma	11,050	8,750	184	620	436	237%	↑	330	(290)	97	(233)	↓
	Unincorporated Sonoma	138,532	1,480	6,893	9,080	2,187	32%	↑	5,250	(3,830)	3,982	(1,268)	↓
	Windsor	28,248	334	784	1,250	466	59%	↑	710	(540)	438	(272)	↓
	County Total:	492,980	19,834	26,043	29,550	3,507	13%		17,520		15,000		
	% of Bay Area Allocation:		4%	6%	7%				4%		3.4%		