



OFFICE OF THE MAYOR
GREGORY B. LYMAN

October 13, 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

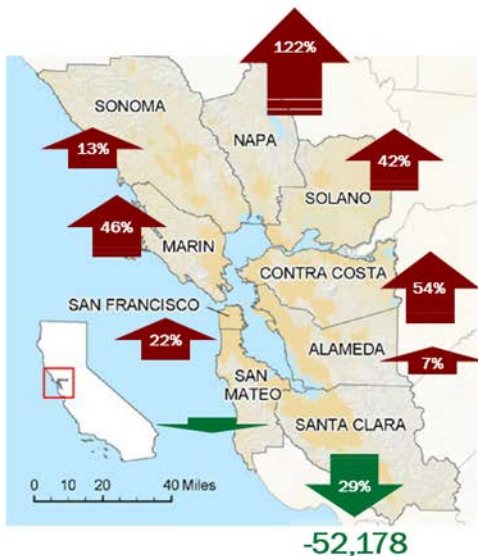
Chair Arreguin,

The City of El Cerrito is a member of the Contra Costa Mayors Conference (CCMC), representing all 19 cities and nearly one million citizens in Contra Costa county, and concurs with them in conveying 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 the last communication from CCMC 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, the CCMC’s 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):



County	PBA 2050 Growth (advocated by CCMC)	PBA 2050 Future HH (advanced by ABAG HMC)	Difference	%
Alameda	82,655	88,290	+5,635	+7%
Contra Costa	34,742	53,520	+18,778	+54%
Marin	10,603	15,460	+4,857	+46%
Napa	2,955	6,560	+3,605	+122%
SF	44,843	54,690	+9,847	+22%
San Mateo	44,312	44,100	-212	---
Santa Clara	180,588	128,410	-52,178	-29%
Solano	14,437	20,550	+6,113	+42%
Sonoma	26,043	29,550	+3,507	+13%

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, the CCMC 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. 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%

City of El Cerrito
 Re: Modified Option 8A, Plan Bay Area 2050
 Page 3 of 5

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, the CCMC is 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.

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**
- **Reduce transit and transportation congestion**, helping to alleviate long region wide commutes
- **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;

City of El Cerrito

Re: Modified Option 8A, Plan Bay Area 2050

Page 5 of 5

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,



Gregory B. Lyman, Mayor
City of El Cerrito

cc: El Cerrito City Council