



Item No. 4 Town of Atherton

CITY COUNCIL STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

THROUGH: GEORGE RODERICKS, CITY MANAGER

FROM: LISA COSTA SANDERS, TOWN PLANNER

DATE: NOVEMBER 4, 2020

SUBJECT: REPORT ON REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PROCESS

RECOMMENDATION

Receive a presentation on the RHNA process.

BACKGROUND

All California cities and counties are required to accommodate their fair share of regional housing need. The fair share assignment is determined through a Regional Housing Needs Allocation (RHNA) process. State Housing and Community Development (HCD) determines the share of the State's housing need for each regional and in turn, the Association of Bay Area Governments (ABAG) allocates to each jurisdiction its share of the regional housing need. The RHNA assignment for each jurisdiction is comprised of four income categories: very low; low; moderate; and above moderate.

The Town of Atherton last updated its Housing Element and received certification from the State in March 2015. The next Housing Element cycle covers the period of 2023 through 2031 and is required to be certified by the State by January 1, 2023.

The Town of Atherton is working collaboratively with 21 Elements, comprised of all the cities and the county in San Mateo County on the Housing Element update process. The effort is managed by staff from the consulting firm of Baird + Driskell. Through the 21 Elements effort, Baird + Driskell had offered varies levels of technical assistance to jurisdictions at reduced cost and with funding support from the County. Staff will be working with Baird + Driskell staff over the next two years to prepare the Housing Element update and will provide the City Council with regular updates on the progress.

ANALYSIS

The ABAG regional housing needs determination from HCD is a total of 441,176 housing units. ABAG formed a Housing Methodology Committee (HMC) to provide recommendations on the methodology to assign the housing allocations to jurisdictions. The HMC and ABAG’s Executive Board voted to recommend Option 8A: High Opportunity Areas Emphasis & Job Proximity (see attached ABAG staff report dated October 15, 2020).

Atherton RHNA Allocation for 2014-2022:

Very low income	Low income	Moderate income	Above Moderate income	Total
17	18	26	29	93

Atherton Proposed Allocation for 2023-2031 (ABAG Option 8A):

Very low income	Low income	Moderate income	Above Moderate income	Total
74	43	51	130	298

The proposed RHNA methodology is now available for a 30-day public comment period. ABAG will hold a hearing on the proposed methodology and draft subregion share in November 2020, with the Executive Board scheduled to approve the draft allocation methodology in December 2020 and submit to HCD. It is anticipated that the allocations will be finalized in Spring 2021.

POLICY ISSUES

As noted above, the RHNA methodology is currently available for a 30-day public comment period (ending on November 15, 2020). The City Council has the option to provide its comments to ABAG on the recommended methodology.

FISCAL IMPACT

None.

PUBLIC NOTICE

Public notification was achieved by posting the City Council agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town’s electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town’s electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power and sewer), and regional elected officials.

ATTACHMENTS

1. ABAG Staff Report with Attachments from the October 15, 2020 meeting

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
SAN MATEO COUNTY					
Atherton	74	43	51	130	298
Belmont	485	280	282	728	1,775
Brisbane	573	330	534	1,382	2,819
Burlingame	926	534	555	1,434	3,449
Colma	40	24	33	86	183
Daly City	1,150	661	841	2,175	4,827
East Palo Alto	179	104	169	437	889
Foster City	556	320	321	831	2,028
Half Moon Bay	93	54	54	141	342
Hillsborough	169	97	95	245	606
Menlo Park	773	445	517	1,340	3,075
Millbrae	618	356	386	999	2,359
Pacifica	557	321	294	761	1,933
Portola Valley	70	41	39	101	251
Redwood City	1,284	739	885	2,291	5,199
San Bruno	481	278	382	989	2,130
San Carlos	647	372	383	991	2,393
San Mateo	1,722	991	1,111	2,873	6,697
South San Francisco	892	513	717	1,856	3,978
Unincorporated San Mateo	852	490	443	1,148	2,933
Woodside	90	52	51	133	326