

Date: July 25, 2011

To: SCS Housing Methodology Committee

From: Ken Kirkey, ABAG Planning Director

Subject: Minimum Housing Floor Analysis

ABAG and MTC staff are proposing a minimum housing floor as part of the "fair share" component of the 2015–2022 RHNA methodology.

County	City	Median Household Income Median	Home Value Average 2009	API Score
<b>Alameda</b>	<b>Piedmont</b>	<b>\$167,014</b>	<b>\$1,000,001</b>	<b>942</b>
Contra Costa	Brentwood	\$90,036	\$534,200	809
<b>Contra Costa</b>	<b>Clayton</b>	<b>\$130,083</b>	<b>\$705,500</b>	<b>885</b>
<b>Contra Costa</b>	<b>Danville</b>	<b>\$128,810</b>	<b>\$929,000</b>	<b>932</b>
<b>Contra Costa</b>	<b>Martinez</b>	<b>\$76,703</b>	<b>\$566,800</b>	<b>839</b>
<b>Marin</b>	<b>Belvedere</b>	<b>\$117,778</b>	<b>\$1,000,001</b>	<b>937</b>
<b>Marin</b>	<b>Fairfax</b>	<b>\$87,639</b>	<b>\$723,900</b>	<b>895</b>
<b>Marin</b>	<b>Larkspur</b>	<b>\$84,411</b>	<b>\$944,800</b>	<b>915</b>
<b>Marin</b>	<b>Mill Valley</b>	<b>\$106,017</b>	<b>\$1,000,001</b>	<b>932</b>
<b>Marin</b>	<b>Novato</b>	<b>\$80,923</b>	<b>\$705,700</b>	<b>844</b>
<b>Marin</b>	<b>Ross</b>	<b>\$145,208</b>	<b>\$1,000,001</b>	<b>938</b>
<b>Marin</b>	<b>San Anselmo</b>	<b>\$90,600</b>	<b>\$877,700</b>	<b>907</b>
<b>Marin</b>	<b>Sausalito</b>	<b>\$107,438</b>	<b>\$982,800</b>	<b>788</b>
Marin	Tiburon	\$146,917	\$1,000,001	942
<b>Napa</b>	<b>Calistoga</b>	<b>\$52,393</b>	<b>\$318,800</b>	<b>752</b>
<b>Napa</b>	<b>St. Helena</b>	<b>\$70,900</b>	<b>\$959,700</b>	<b>795</b>
<b>Napa</b>	<b>Unincorporated</b>	<b>\$87,500</b>		<b>823</b>
<b>San Mateo</b>	<b>Atherton</b>	<b>\$185,000</b>	<b>\$1,000,001</b>	<b>854</b>
<b>San Mateo</b>	<b>Half Moon Bay</b>	<b>\$90,104</b>	<b>\$774,400</b>	<b>825</b>
<b>San Mateo</b>	<b>Pacifica</b>	<b>\$88,768</b>	<b>\$683,700</b>	<b>812</b>
<b>San Mateo</b>	<b>Portola Valley</b>	<b>\$168,750</b>	<b>\$1,000,001</b>	<b>946</b>
<b>San Mateo</b>	<b>Woodside</b>	<b>\$214,310</b>	<b>\$1,000,001</b>	<b>932</b>
<b>Santa Clara</b>	<b>Cupertino</b>	<b>\$119,398</b>	<b>\$976,900</b>	<b>953</b>
<b>Santa Clara</b>	<b>Los Altos</b>	<b>\$155,466</b>	<b>\$1,000,001</b>	<b>962</b>
<b>Santa Clara</b>	<b>Los Altos Hills</b>	<b>\$218,922</b>	<b>\$1,000,001</b>	<b>968</b>
<b>Santa Clara</b>	<b>Los Gatos</b>	<b>\$118,158</b>	<b>\$1,000,001</b>	<b>919</b>
<b>Santa Clara</b>	<b>Monte Sereno</b>	<b>\$167,417</b>	<b>\$1,000,001</b>	<b>919</b>
<b>Santa Clara</b>	<b>Saratoga</b>	<b>\$140,866</b>	<b>\$1,000,001</b>	<b>960</b>
Solano	Dixon	\$69,500	\$434,100	762
Solano	Rio Vista	\$50,319	\$355,600	758
Solano	Vallejo	\$61,343	\$403,400	747
Solano	Unincorporated	\$67,500		852
Sonoma	Healdsburg	\$65,811	\$627,000	735
<b>Sonoma</b>	<b>Sebastopol</b>	<b>\$61,753</b>	<b>\$614,000</b>	<b>809</b>
Sonoma	Sonoma	\$60,613	\$640,400	789
Sonoma	Unincorporated	\$67,500		815

**RED BOLD** = Did not make the 40% minimum threshold in all scenarios

**ORANGE** = Did not make the 40% minimum threshold in at least one scenario

Note: \$1,000,001 is the maximum amount shown on the ACS even though home prices may be higher

Median home value for the unincorporated portion of each county was unavailable

Sources: US Census, 2005-2009 American Community Survey (ACS) for incomes and home values

Federal Reserve Bank of San Francisco for 2009 API school