

Final
San Benito County
Regional Housing Needs Plan



City of Hollister
County of San Benito
City of San Juan Bautista

July 2008

Prepared by:
Council of San Benito County Governments

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Introduction and Purpose

The Council of San Benito County Governments is governed by a board of five (5) elected officials: two are appointed from each of the Hollister City Council and the San Benito County Board of Supervisors and one is appointed from the San Juan Bautista City Council. The Council of San Benito County Governments is mandated by state law in Government Code Section 65584 to prepare a Regional Housing Needs Plan.

Every five (5) years, the California Department of Housing and Community Development develops a regional housing need determination based on population projections prepared by the California Department of Finance. The 2007-2014 San Benito County Regional Housing Needs Plan identifies a need of 4,754 housing units for the planning period.



The purpose of the Regional Housing Needs Plan is to allocate to the Cities and the County of San Benito their share of the region's projected housing need by household income group between January 1, 2007 through August 31, 2014 planning period.

Role in Housing Element Law

The purpose of allocating the regional housing need to local jurisdictions is for the update of their General Plan Housing Element. The Cities and County of San Benito have until August 31, 2009 to update their Housing Element. Each jurisdiction must receive an allocation and a share of the housing need in order to plan to accommodate housing in the update of their Housing Element. A jurisdiction may take credit for housing units permitted since January 1, 2007.

County Profile

San Benito County is located on the Central California Coast bordered to the north by Santa Cruz and Santa Clara Counties, to the west and south by Monterey County, to the south and east by Fresno County and to the east by Fresno and Merced Counties.

San Benito County was formed in 1874 from Monterey County. The County seat, Hollister, was named after Colonel Hollister. The population has grown from 1,000 in 1874 to 2,750 in 1925 to 53,234 in 2000 to 57,296 in 2007.





Major industries in San Benito County include agriculture, manufacturing, service, retail, recreation, mineral and professional. According to the 2000 Census, over 48% of the San Benito County workforce commute outside of San Benito County for employment. Approximately, 72% of the commuters working outside of San Benito County travel to Santa Clara County. Approximately 14% travel to Monterey County. The remaining 14% travel to Alameda, San Mateo, San Francisco, Contra Costa, San Joaquin, Stanislaus, Merced and Fresno Counties.

Supported by the large percentage of commuters traveling outside of San Benito County for employment, the regional housing need is generally being created by those counties with greater economic opportunities for the workforce coupled with a lack of generally more affordable housing. San Benito County became a bedroom community and provided housing to those counties with growing employment opportunities of the late 1990's and early 2000's.

Due to the housing need pressure, San Benito County grew 48% between 1990 and 2000. In 2001, the City of Hollister's wastewater treatment pond spilled into the San Benito River. The Regional Water Quality Control Board immediately prohibited the City of Hollister from issuing new development until a new wastewater treatment facility could be built. A new facility is currently under construction with completion scheduled in early 2009.

Description of Process and Planning Timetable

The process for allocating each Council of Governments member's share of the regional housing need is outlined in the timetable below:

Table 1: Schedule and Timeline

Task 1: Initial Activities and Outreach	Date
1.1 Establish methodology committee	6/7/2007
1.2 Consult with HCD re. regional allocation	7/30/2007
1.3 Outreach to local governments	8/13/2007
Task 2: Preparation of Methodology	
2.1 Ongoing Methodology Committee meetings	ongoing
2.2 Request and obtain data from local jurisdictions	8/31/2007
2.3 Data processing and analysis	ongoing
2.4 Develop methodology alternatives	12/6/2007
2.5 Outreach and technical discussions	ongoing
2.6 TAC reviews proposed methodology	1/3/2008
2.7 COG issues proposed methodology	2/21/2008
Task 3: Review of Methodology	
3.1 60-day public comment period	2/21/2008 – 4/18/2008
3.2 Outreach to local governments	ongoing

- | | | |
|-----|----------------------------------|-----------|
| 3.3 | Public hearing about methodology | 4/17/2008 |
| 3.4 | COG responds to public comments | 5/15/2008 |
| 3.5 | COG adopts final methodology | 5/15/2008 |

Task 4: Preparation and Review of Draft RHNA

- | | | |
|-----|---|-----------|
| 4.1 | Develop RHNA allocation model | 5/15/2008 |
| 4.2 | Technical discussions and documentation | ongoing |
| 4.3 | COG issues draft allocations and draft RHNA | 5/15/2008 |
| 4.4 | Local jurisdictions request revisions | 5/15/2008 |
| 4.5 | COG responds to revision requests | 6/1/2008 |

Task 5: Appeals Process

- | | | |
|-----|--|-----------|
| 5.1 | Jurisdictions may appeal draft RHNA | 5/15/2008 |
| 5.2 | Public hearing about appeals, if needed | 6/19/2008 |
| 5.3 | COG reviews and responds to appeals requests | 7/1/2008 |

Task 6: Adoption of Final RHNA

- | | | |
|-----|--|-----------|
| 6.1 | COG issues final RHNA | 7/17/2008 |
| 6.2 | Public hearing to adopt final RHNA | 8/21/2008 |
| 6.3 | COG submits final RHNA to HCD | 8/31/2008 |
| 6.4 | Review and approval of final RHNA by HCD | |

Existing and Projected Housing Needs

According to the 2000 U.S. Census, San Benito County had 16,499 housing units in 2000. This number is estimated to have increased by 8% to 17,824 as of July 1, 2006. Development in the major urban center of Hollister was halted in 2001 by the Regional Water Quality Control Board due to a waste water spill. Any development occurring in the region has been in the unincorporated area of San Benito County or the City of San Juan Bautista.

The 2000 U.S. Census further characterizes housing in San Benito County in the following table:

Table 2: General Housing Characteristics: 2000 (QT-H1)

Subject	Number	Percent
Occupancy Status		
Total housing units	16,499	100.0
Occupied housing units	15,885	96.3
Vacant housing units	614	3.7
Tenure		
Total occupied housing units	15,885	100.0
Owner-occupied housing units	10,830	68.2
Renter-occupied housing units	5,055	31.8

The majority of the population and housing is contained in the City of Hollister, the City of San Juan Bautista, and the area of Ridgemark. In 2000, vacancy rates were low at one percent (1%)

for homeowners and 2.7 % for rental units. Vacancy rates are likely to have increased due to the recent downturn in the housing market which has affected San Benito County and California to a greater degree than the rest of the nation.

Despite the large downturn in the housing market, developments are likely to occur in San Benito County over the next 7 years. There are several development projects ready to begin construction once the Hollister housing moratorium is lifted. Other projects are approved for the unincorporated area of the County.

The California Department of Finance estimates that the population of San Benito County will grow from 57,296 in 2007 to 71,125 in 2014. This population growth translates to an estimated number of households of 17,074 in 2007 and 21,652 in 2014.

Allocation of Projected Housing Need by Jurisdiction by Income Categories

According to the Bureau of Economic Analysis, in 2004, per capita personal income in San Benito County was \$30,422. In 2005, per capita personal income rose to \$30,862 compared to the statewide average of \$36,936 and Santa Clara County average of \$51,112.

The allocation of regional housing need by income category was determined by the Department of Housing and Community Development (Appendix A) and based on the 2000 Census, Table: QT-P32.

Table 3: Regional Housing Need Allocation by Income Category

Income Category	Allocation	Percent
Very Low	1,046	22%
Low	808	17%
Moderate	951	20%
Above Moderate	1,949	41%
Total	4,754	100%

The allocation of regional housing need to the local jurisdictions by income categories is included in Table 4: Allocation of Housing Need to Local Jurisdictions. The basis for this allocation formula is outlined in the Guiding Principles and the following pages.

Table 4: Allocation of Housing Need to Local Jurisdictions

Allocation of Housing Need to Local Jurisdictions					
	City/County Ordinance Limits	Hollister Urban Water Area (outside Sphere of Influence)	Hollister Sphere of Influence	Total	
Hollister	2,026	-	1,024	3,050	
Very Low	446	-	225	671	
Low	344	-	174	518	
Moderate	405	-	205	610	
Above Moderate	831	-	420	1,251	
San Juan Bautista	49	-	-	49	
Very Low	11	-	-	11	
Low	8	-	-	8	
Moderate	10	-	-	10	
Above Moderate	20	-	-	20	
Unincorporated	630	1,025	-	1,655	
Very Low	139	225	-	364	
Low	107	175	-	282	
Moderate	126	205	-	331	
Above Moderate	258	420	-	678	
Total	2,705	1,025	1,024	4,754	

Note: A local jurisdiction may reduce their share of housing units built after January 1, 2007 in their submittal of the Housing Element update.

Guiding Principles

The Council of Governments coordinated every effort of this Regional Housing Needs Plan with the Cities of Hollister, San Juan Bautista, and the County of San Benito. The coordinated effort results in a Plan that distributes the housing need over voter approved growth control ordinances to the urban and urbanizing area of Hollister and San Benito County.

Description of Method of Allocation

The methodology for the housing needs allocation is broken down into two phases: the allocation of housing units by jurisdiction and the allocation of housing units by income group.

Allocation of Housing Units by Jurisdiction

The first phase involved distributing the countywide housing allocation provided by the California Department of Housing and Community Development among Council of Government's three member jurisdictions.

The Council of Governments is required to allocate a fair share of the housing need to each jurisdiction. In this case, an ad-hoc committee of the Technical Advisory Committee and the full Committee reviewed the draft housing unit allocations for the Council of Governments Board of Directors to consider in their deliberations. On February 21, 2008, the Board of Directors issued the housing distribution to the Cities and County based on the recommendation of the Technical Advisory Committee.

The Technical Advisory Committee reviewed the jurisdictions voter approved growth control ordinances and allocated the housing need first according to growth control. There are 2,705 housing units that are distributed to the jurisdictions according to the ordinances. The remaining 2,049 housing units are distributed to outside the City of Hollister. There are 1,024 housing units distributed to the Hollister sphere of influence and 1,025 housing units distributed to the Hollister Urban Water Area outside the Sphere of Influence.

Modifications were made to allow for San Juan Bautista to keep the low number of housing units based on their voter approved growth control ordinance.

The number of housing units was assigned to Hollister, the Hollister Urban Water Area and the sphere of influence because the Technical Advisory Committee and the Council of Governments felt that growth in the urbanized area of San Benito County is more appropriate than in rural areas.

Allocation of Housing Units by Income Category

The Council of Governments assigned the total housing need to four (4) income categories in the same manner as the Department of Housing and Community Development. The allocations are included in *Table 4: Allocation of Housing Need to Local Jurisdictions*.

Farmworker Housing Needs

Farmworker housing needs in this Regional Housing Needs Plan are addressed in the very low-income category. Several low-income housing developments were built in the last decade in San Benito County. Many of the residents in these communities work in the agricultural industry. There are also several farmworker communities in San Benito County that address the existing and transient housing needs of farmworkers.

Housing Overpayment and Overcrowding

Information about housing overpayment and overcrowding is from the 2000 Census and eight (8) years old. Current data is not available but conditions have likely changed due to the mortgage crisis at a local, state, and national level.

Overpayment for mortgage costs can be found in Table DP-4: Profile of Selected Housing Characteristics: 2000 under Selected Monthly Owner Costs as a Percentage of Household Income in 1999 and Gross Rent as a Percentage of Household Income in 1999. Overpayment is considered 30% or more of monthly income.

Conditions of overcrowding can also be found in Table DP-4: Profile of Selected Housing Characteristics: 2000 under Occupants per Room. Overcrowding is considered more than one (1) person per room per house.

The following table summarizes the conditions of overpayment and overcrowding for the Cities of Hollister and San Juan Bautista and San Benito County:

Table 5: Conditions of Housing Overpayment and Overcrowding

Conditions of Housing Overpayment and Overcrowding	Hollister	San Juan Bautista	San Benito County
Selected Monthly Owner Costs as a Percentage of Household Income in 1999 (30% or more)	36.3%	33.8%	36.3%
Gross Rent as a Percentage of Household Income in 1999 (30% or more)	40.8%	47.0%	36.9%
Occupants per Room (1.01 or more)	17.4%	11.9%	14.8%

Inventory of Assisted Units at Risk of Conversion to Market Rate

There was no information available to determine units in San Benito County that are considered assisted units at risk of conversion to market rate.

Market Demand for Housing and Employment Opportunities

Each Council of Governments member's share of the regional housing need shown in this Plan shall be used in that member's Housing Element as the local goal in planning for and

accommodating the regional housing need. The number of dwelling units allocated to each Council of Governments member should be considered as a minimum housing need. Nothing in this Plan restricts or prohibits Council of Governments members from planning for a higher number of dwelling units than its regional allocation.

The goal of the Regional Housing Needs Plan is to assure a fair distribution of housing among the Cities and County, so that every community provides an opportunity for a mix of housing affordable to all economic segments. The housing allocation targets are not building requirements, but goals for each community to plan for and accommodate through appropriate planning policies and land use regulations. The Regional Housing Need number is not a housing unit quota that jurisdictions must achieve within the time frame of their next Housing Element update. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

Appendix A

1. Letter from Department of Housing and Community Development dated July 16, 2007
2. Letter from Department of Housing and Community Development dated August 31, 2007

JUL 26 2007

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
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July 16, 2007

Ms. Lisa Rheinheimer, Executive Director
San Benito County Council of Governments
3216 Southside Rd
Hollister, CA 95023

Re: Consultation Meeting Regarding Determination of Regional Housing Need

Dear Ms. Rheinheimer:

As indicated in our letter of May 24, 2007, we are undertaking consultation for the Regional Housing Need Allocation (RHNA) process pursuant to Government Code 65584 et. seq.. We have planned a two-part workshop and would like to meet with appropriate representatives of your association of governments on Monday, July 30th as follows:

- | | |
|-----------------------|--|
| 9:30 a.m.–10:30 a.m. | Discussion of draft RHNA determination for San Benito County jurisdictions |
| 10:30 a.m.–11:30 a.m. | Overview of RHNA process requirements (with San Barbara and San Luis Obispo) |

The workshop will be held at the following location:

San Luis Obispo Council of Governments
1150 Osos Street, Suite 202
San Luis Obispo, CA 93401

Please RSVP to Corina Cisneros at (916) 323-3180 or ccisneros@hcd.ca.gov with name(s) of attendees for the workshop. Should you have any questions about the RHNA process, please contact Glen Campora, Senior Policy Advisor, at (916) 327-2640. We look forward to meeting and assisting representatives of your organization.

Sincerely,

A handwritten signature in black ink that reads "Linda M. Wheaton".

Linda M. Wheaton
Assistant Deputy Director

San Benito County Jurisdictions		2000 Headship Rate		Prior Period RHNA INFORMATIONAL ONLY													
I. PROJECTED HOUSEHOLD GROWTH		4,578															
Household growth (headship rate) ⁽¹⁾		4,578															
II. PROJECTED TOTAL HOUSING NEED		3,120															
Homeowner HHs ⁽²⁾		3,120															
Homeowner HH vacancy adjustment ⁽³⁾		56															
Renter HHs		1,459															
Renter HHs vacancy adjustment ⁽³⁾		73															
Replacement adjustment ⁽⁴⁾		47															
Total Housing Need		4,754															
III. PROJECTED HOUSING NEED BY INCOME ⁽⁵⁾		Determination		RHNA: Previous Period													
Very Low		1,032		740 19%													
Low		831		739 19%													
Moderate		939		895 23%													
Above moderate		1,953		1,516 39%													
Total		4,754		3,890 100%													
Homeowner vacancy adjustment ⁽³⁾		1.80%															
Rental vacancy adjustment ⁽³⁾		5.00%															
Replacement adjustment ⁽⁴⁾		1.00%															
DOF Demolition Data:		2001		2002		2003		2004		2005		2006		2007		Average	
San Benito County Jurisdictions		-3		-14		-1		-12		-11		-5		-22		-10	
Housing Units		16,716		17,266		17,487		17,567		17,638		17,699		17,739		17,445	
Demolition %		0.02%		0.08%		0.01%		0.07%		0.06%		0.03%		0.12%		0.056% x 2 x 7.5 years = 0.84%	
DOF Projected Households: 2014														21,652		26.8%	
DOF Baseline "Occupied" Units: 2007														17,074			
Household Growth 2007 - 2014														4,578			
DOF Projected "Household" Population: 2014														71,125		24.1%	
DOF "Household" Population: 2007														57,296			
Notes:																	
1. Population and household ("occupied" housing units) estimates as of 1/1/2007 are from DOF's E-5a report (State of California, Department of Finance, Population and Housing Estimates, for Cities, Counties, and the State, 2001-2007, with 2000 Benchmark, Sacramento, California, May 2007); DOF's population projections for 7/1/2014 are based on DOF's P-3 report (State of California, Department of Finance, Population Projections for California and its Counties 2000-2050, by Age, Gender and Race/Ethnicity, Sacramento, California, July 2007). Projected households in 2014 are derived by DOF by applying age- and ethnicity-specific household formation ratios (headship rates) from Census 2000 to the projected population. Household growth reflects the difference between 2014 projected households and 2007 "occupied" units.																	
2. New households are allocated to either homeowner or renter categories based on proportion of owner/renter occupied households from 2000 Census (H-7 Tenure) held constant through projection period. Homeowner rate subtracted from 100% yields renter rate.																	
3. Vacancy rate percentages of 1.8% (owner) and 5.0% (renter) are estimated for current conditions from standard targets of 2.0% and 6.0%, respectively, per Office of Planning and Research, Economic Practices Manual (1984.37).																	
4. Replacement percentage is applied to total projected housing need figures based on demolition permits reported by DOF January 2001 through 2007. The average rate is adjusted by a multiple of 2 to account for missing permits and use conversions not involving demolition. The adjusted rate is then multiplied by 7.5 (years) to derive the estimated replacement percentage over the allocation period. The minimum replacement percentage is 1% whereas the maximum replacement percentage is 2%.																	
5. The allocation per income category is calculated by multiplying the county's total housing need by the proportion of households in each income category as of Census 2000. The four income categories are based on Census 2000 median household income and income definitions of state law (Health and Safety Code Sections 50079.5, 50105, et seq.)																	

NOTE: HCD NEEDS COG POPULATION PROJECTIONS BY AUGUST 10, 2007

DEPT OF FINANCE (DOF)	SAN BENITO COUNTY		DATA SOURCE										PERSONS PER HH
	Table 1: E-5 County/State Population and Housing Estimates, 1/1/2007			HOUSING UNITS									
COUNTY	POP TOTAL	HOUSE-HOLD (HH)	GROUP QUARTERS	Hsg Units TOTAL	DETACHED	SINGLE ATTACHED	MULTIPLE 2 TO 4	5 PLUS	MOBILE HOMES	OCCUPIED	PCT VACANT		
San Benito	57,803	57,296	507	17,739	13,782	1,022	1,135	921	879	17,074	3.75	3,356	
San Benito Total		2001	2002	2003	2004	2005	2006	2007	Average				
Demolitions		-3	-14	-1	-12	-11	-5	-22	-10				
Housing Units		16,716	17,266	17,487	17,567	17,638	17,699	17,739	17,445				
Demolition %		-0.02%	-0.08%	-0.01%	-0.07%	-0.06%	-0.03%	-0.12%	0.056%	x2x7.5yrs	0.84%		
CENSUS DATA (SF 3)													
H6. OCCUPANCY STATUS (3) - Universe: Housing units													
San Benito County, California		Percent											
Total:	16,499	100.0%											
Occupied	15,885	96.3%											
Vacant	614	3.7%											
H7. TENURE (3) - Universe: Occupied housing units													
San Benito County, California		Percent											
Total:	15,885	100.0%											
Owner occupied	10,824	68.1%											
Renter occupied	5,061	31.9%											
QT-P32. Income Distribution in 1999 of Households and Families: 2000													
Households													
Total	15,911												
Less than \$10,000	825												
\$10,000 to \$14,999	511												
\$15,000 to \$19,999	734												
\$20,000 to \$24,999	804												
\$25,000 to \$29,999	776												
\$30,000 to \$34,999	824												
\$35,000 to \$39,999	836												
\$40,000 to \$44,999	801												
\$45,000 to \$49,999	626												
\$50,000 to \$59,999	1,470												
\$60,000 to \$74,999	1,956												
\$75,000 to \$99,999	2,601												
\$100,000 to \$124,999	1,485												
\$125,000 to \$149,999	755												
\$150,000 to \$199,999	572												
\$200,000 or more	335												
Median income (dollars)	57,469												

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

**Determination of County's Number/Percentage of Households By Income Category
per 2000 Census data
San Benito County**

Median Household Income \$ 57,469

Income Limits in Each Category:

Max % of Median	Starting	Highest
Very Low (50%)		\$ 28,735
Low (80%)	\$ 28,736	\$ 45,975
Moderate (120%)	\$ 45,976	\$ 68,963
Above Moderate	\$ 68,964	all else

Households in Bracket	Income Brackets		Very Low	carryover	Low	carryover	Moderate	carryover	Above Moderate
	\$ -	\$ 10,000							
825	\$ -	\$ 10,000	825						
511	\$ 10,000	\$ 14,999	511						
734	\$ 15,000	\$ 19,999	734						
804	\$ 20,000	\$ 24,999	804						
776	\$ 25,000	\$ 29,999	580	196	196				
824	\$ 30,000	\$ 34,999	-	-	824				
836	\$ 35,000	\$ 39,999	-	-	836				
801	\$ 40,000	\$ 44,999	-	-	801				
626	\$ 45,000	\$ 49,999	-	-	122	504	504		
1,470	\$ 50,000	\$ 59,999	-	-	-	-	1,470		
1,956	\$ 60,000	\$ 74,999	-	-	-	-	1,169	787	787
2,601	\$ 75,000	\$ 99,999	-	-	-	-	-	-	2,601
1,485	\$ 100,000	\$ 124,999	-	-	-	-	-	-	1,485
755	\$ 125,000	\$ 149,999	-	-	-	-	-	-	755
572	\$ 150,000	\$ 199,999	-	-	-	-	-	-	572
335	\$ 200,000	\$ 999,999	-	-	-	-	-	-	335
15,911			3,454		2,779		3,143		6,535
100.0%			21.7%		17.5%		19.8%		41.1%

Note: "carryover" column reflects calculation of households (ratio) counted in next income group. Group Income is calculated by multiplying county median income against percentage (50%/80%/120%) representing income category

Source: 2000 Census, SF 3, Table QT-P32

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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SEP 5 2007

August 31, 2007

Ms. Lisa Rheinheimer, Executive Director
San Benito County Council of Governments
3216 Southside Road
Hollister, CA 95023

Dear Ms. Rheinheimer:

RE: Regional Housing Needs Determination

This letter transmits the Regional Housing Needs Determination for San Benito County Council of Governments (SBCOG) region pursuant to Government Code Section 65584. 01 of State housing element law. As you are aware, local governments play a critical role in advancing the State's housing goals through the update of their general plan housing elements. The determination of regional housing need is to be used for development of a regional housing need allocation plan (RHNP) to update housing elements.

On May 24, 2007, the Department of Housing and Community Development (Department) notified you that it extended the due date for jurisdictions to update their housing elements from June 30, 2009 to August 31, 2009. This extension was necessary to accommodate the Department of Finance's July 2007 update of the State's population projections.

The Department completed its consultation process after meeting with you and others on July 30, 2007. At this meeting, the Department provided a copy of its draft determination of the regional housing need. In addition, a briefing was given on applicable statutory requirements and changes relating to development of the distribution of the allocation and factors to be considered in the methodology of the RHNP. The Department informed representatives of the opportunity to provide comments and information for the Department to consider in finalizing its determination.

The Attachments present the final determination of minimum housing need for SBCOG to be allocated among cities and counties in the RHNP for the planning period 2007 – 2014. The RHNP is required to be consistent with the following objectives, as set forth in more detail in statute (Section 65584(d)):

- (1) Increasing the housing supply and the mix of housing types, tenure, and affordability;
- (2) Promoting infill development and socioeconomic equity, protection of environmental and agricultural resources, and encouragement of efficient development patterns;
- (3) Promoting an improved intraregional relationship between jobs and housing; and
- (4) Balancing the distribution of households by income category.

Each jurisdiction must be allocated a share of housing need, by income category, to plan to accommodate in updating their housing elements by August 31, 2009. Regarding local government's regional housing need allocation, jurisdictions may take credit for housing units permitted since the January 2007 baseline of the housing element planning period that ends August 31, 2014.

Government Code Section 65584.01(d)(1) allows 30 days from the date of this letter to file an objection and proposed alternative to the Department's determination based only on demographic issues set forth in the statute. Pursuant to Government Code Section 65584.05 (h), the RHNP is to be submitted to the Department for review within 60 days of adoption by the council of governments. The Department is required to determine whether the RHNP is consistent with the regional housing need determination made by the Department (conveyed by this letter) and is authorized to revise the RHNP to obtain this consistency.

The Department appreciates the important role your organization plays in the regional housing needs process and the cooperation provided by representatives. Staff is available to further assist development and implementation of the RHNP and updates of the housing elements. For assistance, please contact Glen Campora, of our office, at (916) 327-2640.

Sincerely,



Cathy E. Creswell
Deputy Director

Enclosures

Attachment 1

San Benito County

Regional Housing Need Determination

For the Period January 2007 Through June 30, 2014

<u>Income Category</u>	<u>Housing Unit Need</u>	<u>Percent</u>
Very Low	1,046	22
Low	808	17
Moderate	951	20
Above Moderate	<u>1,949</u>	<u>41</u>
Total	4,754	100%

Attachment 2

San Benito County: Explanation of Regional Housing Need Determination For the Period January 1, 2007 through June 30, 2014

Methodology, Assumptions, and Data Sources Used to Project Housing Unit Need:

1. Household (HH) growth (17,074) was derived by subtracting 1/1/2007 "Occupied Housing Units" (21,652) from 6/30/2014 "Projected Households" (71,125). The Demographic Research Unit of the California Department of Finance (DOF) prepares these official estimates and projections last updated July 2007 (Population Projections by Race/Ethnicity, Gender and Age for California and Its Counties 2000-2050, July 2007). For planning period purposes, DOF provides the Department projections of HH population and projected number of households. The HH population projection reflects the population housed (occupied housing units) and excludes the group quarters population. Occupied housing units are estimated by DOF in its E-5 report (Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark, May 2007). The projected change in HH population reflects the change between January 1, 2007 (57,296) and June 30, 2014 (71,125). In projecting households, DOF uses the cohort-component method by applying age- and ethnicity-specific HH formation ratios from Census 2000 to the projected population as described on its webpage (<http://www.dof.ca.gov/html/DEMOGRAP/ReportsPapers/Projections/P3>).
2. Homeowner and Renter households (HHs): allocation based on Census 2000 proportion of owner-occupied HHs (68.1%) held constant through projection period. Renter HHs reflect the difference in subtracting homeowner HHs from projected HH growth.
3. Vacancy allowance: rates of 1.8% (owner) and 5.0% (renter) reflect adjustments from standard targets of 2.0% and 6.0%, respectively, for current conditions. Standard targets identified by Office of Planning and Research, Economic Practices Manual (1984:37).
4. Replacement allowance: empirical demolition rate per housing unit averages .06% per year for 2001 through 2007 based on DOF demolition permit data (average 10 demolition permits among jurisdictions within the county, 2001-2007). The average rate is adjusted by a multiple of 2 to account for other losses, such as demolitions without a permit, conversions from residential use to other uses not involving demolition, and/or dwelling units destroyed because of a disaster. The adjusted rate is multiplied by 7.5 (years in the planning period) yielding a .84% replacement allowance rate. The minimum replacement percentage applied is 1% whereas the maximum replacement percentage applied is 2%.
5. Income category allocation: each income category was calculated by multiplying total housing need by the proportion of HHs in each income category based on County median HH income (Census 2000) and income definitions (H&S Code Sections 50079.5 and 50105, et.seq.).

Housing Unit Need Projection:

Household growth, Census 2000 headship rates (1)		4,578
Homeowner HHs (2)	68.1%	3,118
Homeowner HH vacancy allowance (3)	1.8%	56
Renter HHs	31.9%	1,460
Renter HHs vacancy allowance (3)	5.0%	73
	Subtotal	4,707
Replacement allowance (4)	1.00%	47
	Total	4,754


**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



DATE: June 20, 2007

MEMORANDUM FOR: Planning Directors
Interested Parties

FROM: 
Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: **Application of Government Code Section 65584.09
(Chapter 614, Statutes of 2005 [AB 1233])**

AB 1233 (Jones), Chapter 614, Statutes of 2005, amended State housing element law to promote effective and timely implementation of local housing elements. This bill requires sites to be rezoned by prescribed deadlines when a jurisdiction fails to adopt an adequate housing element or fails to timely implement programs in its housing element to identify adequate sites pursuant to Government Code Section 65583(c)(1). Government Code Section 65584.09, which took effect on January 1, 2006, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the Regional Housing Needs Allocation (RHNA) for which the jurisdiction failed to identify or make available sites in the prior planning period. This memorandum is provided to assist local government in addressing the new requirement.

Government Code Section 65584.09 generally will not apply to local governments where the current element was found in compliance by HCD and either:

- the inventory of sites required by Section 65583(a)(3) identified adequate sites; or
- the program actions in the element to rezone or provide adequate sites were fully implemented and made available adequate sites.

Government Code Section 65584.09 will apply to local governments that:

- failed to adopt an updated housing element for the prior planning period;
- adopted a housing element found out of compliance by HCD due to their failure to substantially comply with the adequate sites requirement;
- failed to implement the adequate sites programs to make sites available within the planning period; or
- failed to identify or make available adequate sites to accommodate a portion of the regional housing need.

Key Provisions of Government Code Section 65584.09:

- Where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need by income level. To determine the unaccommodated need, jurisdictions could take the following steps:
 - Subtract the number of units approved or constructed (by income) since the beginning of the previous planning period's RHNA baseline date.
 - Subtract the number of units that could be accommodated on any appropriately zoned sites specifically identified in the element adopted for the previous planning period (not counted above).
 - Subtract the number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the prior planning period.
 - Subtract the number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element's site identification programs as described above.

Equals (=) the "unaccommodated housing need"

Example:

City "A" had a RHNA of 1,000 housing units. While the element demonstrated it had sufficient sites to accommodate 850 units, it contained a rezone program to accommodate the 150 unit remaining need for lower income households. By the time of the next housing element update, the City had not completed the rezoning as described in the housing element program action. Over the previous 5 years, 1,025 units were constructed (including 175 units affordable to lower-income households). Although the rezoning program was not completed using sites described in the element, the City was able to rezone a smaller 2 acre parcel to high density residential, which could accommodate 40 lower-income units.

	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>
<i>RHNA</i>	<i>150</i>	<i>250</i>	<i>200</i>	<i>400</i>
<i>1) Units constructed</i>	<i>50</i>	<i>125</i>	<i>100</i>	<i>750</i>
<i>2) Previously identified sites currently available (Capacity)</i>	<i>25</i>	<i>50</i>	<i>100</i>	<i>N/A</i>
<i>3) Sites rezoned pursuant to Housing Element Program</i>	<i>0</i>	<i>0</i>	<i>N/A</i>	<i>N/A</i>
<i>4) Sites rezoned (other)</i>	<i>20</i>	<i>20</i>	<i>0</i>	<i>N/A</i>
<i>Remaining Need</i>	<i>55</i>	<i>55</i>	<i>0</i>	<i>N/A</i>
<i>Total Remaining Need</i>	<i>110</i>			

As a result, City "A" has an unaccommodated need of 110 units for lower-income households and must identify or rezone sufficient sites to address this need within the first year of the new planning period.

- Once a determination has been made that an unaccommodated housing need exists, cities and counties must identify sites that are appropriately zoned, or will be appropriately zoned within the first year of the new planning period, to meet the unaccommodated housing need. For local governments within Southern California Association of Governments (SCAG), whose housing element updates are due no later than June 30, 2008, the rezones would need to be completed by June 30, 2009.
- The sites "made available" as part of the rezone program must comply with the site suitability requirements set forth in Government Code Section 65583.2 (Chapter 724, Statutes of 2004 [AB 2348]). Refer to the Department's AB 2348 technical assistance publication (dated June 9, 2005).
- Within the first year of the new planning period, cities and counties must adopt and complete program commitments to zone and/or rezone sites to address the unaccommodated housing need for the previous planning period for which sites were not identified. This requirement is **in addition** to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. The jurisdiction may not count capacity on the same sites for both planning periods. This requirement is set forth in Government Code Section 65584.09(b) which states, "*the requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period*".

The Department hopes this information is helpful. For your assistance, on the following page, the specific language of Government Code Section 65584.09 is included. If you have any questions or would like additional information or technical assistance, please contact the Division of Housing Policy Development's Housing and Land-Use Specialists, Don Thomas or Paul McDougall, at (916) 445-4728.

Government Code Section 65584.09

- (a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.
- (b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.
- (c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the regional housing need.

Appendix B

1. Memorandum from Council of San Benito County Governments dated August 31, 2007
2. Email from Mary Paxton, City of Hollister, dated February 21, 2008
3. Letter from Council of San Benito County Governments dated April 4, 2008
4. Notice of Public Hearing
5. Draft Council of San Benito County Governments Minutes dated April 17, 2008
6. Response to Public Comment during Public Hearing



Memorandum

To: Art Henriques, County Planning Director, Bill Avera, Hollister Planning Director, and Jan McClintock, San Juan Bautista City Manager

From: Lisa Rheinheimer, Executive Director

Date: 8/31/2007

Re: **Regional Housing Needs Assessment – Request for Data**

As a follow-up to our meeting in early August, I am forwarding information provided by State Department of Housing and Community Development regarding the Regional Housing Needs Assessment.

I have included a schedule of tasks to be completed by the Council of Governments in conjunction with the County and the Cities of Hollister and San Juan Bautista.

Also enclosed is a regional Housing Needs data request. Please respond to the Data Request by September 20, 2007. Please let me know if you do not have data readily available for a particular item.

Thank you for your assistance.

Lisa Rheinheimer
Executive Director

Regional Housing Needs

Data Request - CITY OF SAN JUAN BAUTISTA 9/26/07

- 1a. Existing and projected jobs and housing relationship - **NA**
- 1b. Projected jobs and housing relationship - **NA**

- 2.0 Opportunities and constraints to development of additional housing
 - a. Lack of capacity for sewer or water service due to federal or state laws - **NA**
 - b. Availability of:
 - 1 Land suitable for urban development **35 acres = 366 units**
 - 2 Conversion to residential use - **NA**
 - 3 Underutilized land - **See 2.0.b.1**
 - 4 Infill development - **See 2.0.b.1**
 - 5 Increased residential densities - **NA**
 - c. Lands preserved or protected from development under existing programs - **NA**
 - d. County policies to preserve prime ag land - **NA**

- 3.0 Distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing infrastructure - **NA**

- 4.0 Market demand for housing - **NA**

- 5.0 Agreements between the County and cities to direct growth toward incorporated areas - **NA**

- 6.0 Loss of units constrained in assisted housing developments - **NA**

- 7.0 High-housing costs burdens - **NA**

- 8.0 Housing needs of farm workers - **NA**

- 9.0 Housing needs generated by the presence of a private university - **NA**

- 10.0 Other factors adopted by the COG - **NA**

Lisa Rheinheimer

From: Mary Paxton [mary.paxton@hollister.ca.gov]
Sent: Thursday, February 21, 2008 8:17 AM
To: 'Lisa Rheinheimer'
Cc: 'Clint Quilter'; 'Billy Avera'; 'April Wooden'
Subject: Draft Regional Housing Needs Distribution

<<...>> Lisa,

I hope you are feeling better today. Attached is a table with suggested column headings. Presently there is not a LAFCO Hollister 'Urban Service Area'. The revised columns would reflect the geographic boundary of the Hollister LAFCO Sphere of Influence and the geographic boundary of the Hollister Urban Water Area which will provide wastewater treatment to lands outside of Hollister's city limits. The City prefers that urban unincorporated development be located within this area. The County has adopted policy to avoid development in the city Spheres of Influence. The table also reflects this policy.

It should be noted the City and County may be working together to provide special needs housing such as a homeless shelter. It is likely that this housing would be in the City and both agencies would share credit for the units.

The City of Hollister would like to request that COG and local agencies meet with Assemblywoman Caballero to discuss the quantity of regional needs. The quantity would require the COG to continue to provide housing for other regions. This appears to conflict with other provisions for jobs//housing balance and to foster growth with a reduced carbon footprint in state law.

Thank you for your cooperation.

Mary M. Paxton
Planning Manager
City of Hollister Development Services
375 Fifth Street
Hollister, California 95023
(831) 636-4360
(831) 636-4364 fax

REGIONAL HOUSING NEED DISTRIBUTION

		Ordinance? ?	Hollister Urban Water Area outside Hollister Sphere of Influence	Hollister Sphere of Influence (SOI)	Total
Hollister		2026			3103
	Very Low	440	0	222	674
	Low	354	0	179	542
	Moderate	400	0	202	613
	Above Moderate	832	0	420	1274
San Juan Bautista		49	0	0	49
	Very Low	11	0	0	11
	Low	9	0	0	9
	Moderate	10	0	0	10
	Above Moderate	19	0	0	19
Unincorporated		630	1024	0	1601
	Very Low	137	222	0	348
	Low	110	179	0	280
	Moderate	124	202	0	316
	Above Moderate	259	420	0	657
Total		2705	2048		4753



April 4, 2008

Bill Avera, Director
Development Services Department
City of Hollister
375 Fifth Street
Hollister, CA 95023

RE: Notice of Public Hearing Regarding Distribution of the Regional Housing Need

Dear Mr. Avera:

The Council of San Benito County Governments will hold a public hearing on April 17, 2008 at 2:30 p.m. to hear testimony on the proposed Regional Housing Needs distribution. The public hearing will be held at:

San Benito County Board of Supervisors Chambers
481 Fourth Street
Hollister, CA

The proposed distribution issued by the Council of Governments Board of Directors at their meeting on February 21, 2008 is enclosed for your information.

The Hollister Planning Department proposed changes to the distribution of the housing need to further divide the units over the approved ordinances between the Hollister Sphere of Influence and the Hollister Urban Water Area outside the Sphere of Influence. Those changes were incorporated into the information that will be presented to the Board of Directors on April 17, 2008.

The timeline for approval of the Regional Housing Needs Assessment is also attached for your information.

If you have any questions, please feel free to contact me at (831) 637-7665.

Sincerely,

Lisa Rheinheimer
Executive Director

Enclosures: Distribution of Regional Housing Need
Regional Housing Needs Assessment – Schedule and Timeline



April 4, 2008

Art Henriques, Director
Planning & Building Inspection
San Benito County
3224 Southside Road
Hollister, CA 95023

RE: Notice of Public Hearing Regarding Distribution of the Regional Housing Need

Dear Mr. Henriques:

The Council of San Benito County Governments will hold a public hearing on April 17, 2008 at 2:30 p.m. to hear testimony on the proposed Regional Housing Needs distribution. The public hearing will be held at:

San Benito County Board of Supervisors Chambers
481 Fourth Street
Hollister, CA

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If you have any questions, please feel free to contact me at (831) 637-7665.

Sincerely,

Lisa Rheinheimer
Executive Director

Enclosures: Distribution of Regional Housing Need
Regional Housing Needs Assessment – Schedule and Timeline



April 4, 2008

Jan McClintock
City Manager
City of San Juan Bautista
311 2nd Street
P.O. Box 1420
San Juan Bautista, CA 95045

RE: Notice of Public Hearing Regarding Distribution of the Regional Housing Need

Dear Ms. McClintock:

The Council of San Benito County Governments will hold a public hearing on April 17, 2008 at 2:30 p.m. to hear testimony on the proposed Regional Housing Needs distribution. The public hearing will be held at:

San Benito County Board of Supervisors Chambers
481 Fourth Street
Hollister, CA

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The timeline for approval of the Regional Housing Needs Assessment is also attached for your information.

If you have any questions, please feel free to contact me at (831) 637-7665.

Sincerely,

Lisa Rheinheimer
Executive Director

Enclosures: Distribution of Regional Housing Need
Regional Housing Needs Assessment – Schedule and Timeline

Distribution of Regional Housing Need

Attachment

Department of Finance - Population Estimate (1/1/2007):

County		
	57,803	100%
Hollister	37,120	64%
San Juan Bautista	1,825	3%
Unincorporated	18,858	33%

HCD - Regional Housing Need:

Total		
	4,754	100%
Very Low	1,032	22%
Low	831	17%
Moderate	939	20%
Above Moderate	1,952	41%

Regional Housing Need Distribution:

	Ordinance	Hollister Urban Water Area (outside Sphere of Influence)	Hollister Sphere of Influence	RHNA and Total
Hollister	2,026		1,024	3,050
Very Low	440		222	662
Low	354		179	533
Moderate	400		203	603
Above Moderate	832		420	1,252
San Juan Bautista	49		-	49
Very Low	11		-	11
Low	9		-	9
Moderate	10		-	10
Above Moderate	20		-	20
Unincorporated	630	1,024	-	1,654
Very Low	137	222	-	359
Low	110	179	-	289
Moderate	124	203	-	327
Above Moderate	259	420	-	679
Total	2,705	1,024	1,024	4,753

Regional Housing Needs Assessment Schedule and Timeline

Task 1: Initial Activities and Outreach		Date
1.1	Establish methodology committee	6/7/2007
1.2	Consult with HCD re. regional allocation	7/30/2007
1.3	Outreach to local governments	8/13/2007
Task 2: Preparation of Methodology		
2.1	Ongoing Methodology Committee meetings	ongoing
2.2	Request and obtain data from local jurisdictions	8/31/2007
2.3	Data processing and analysis	ongoing
2.4	Develop methodology alternatives	12/6/2007
2.5	Outreach and technical discussions	ongoing
2.6	TAC reviews proposed methodology	1/3/2008
2.7	COG issues proposed methodology	2/21/2008
Task 3: Review of Methodology		
3.1	60-day public comment period	2/21/2008 – 4/18/2008
3.2	Outreach to local governments	ongoing
3.3 Public hearing about distribution		4/17/2008
3.4	COG responds to public comments	5/15/2008
3.5	COG adopts final methodology and allocations	5/15/2008
Task 4: Preparation and Review of Draft RHNA		
4.1	Develop RHNA allocation model	5/15/2008
4.2	Technical discussions and documentation	ongoing
4.3	COG issues draft RHNA	5/15/2008
4.4	Local jurisdictions request revisions	5/15/2008
4.5	COG responds to revision requests	6/1/2008
Task 5: Appeals Process		
5.1	Jurisdictions may appeal draft RHNA	5/15/2008
5.2	Public hearing about appeals, if needed	6/19/2008
5.3	COG reviews and responds to appeals requests	7/1/2008
Task 6: Preparation and Adoption of Final RHNA		
6.1	COG issues final draft of RHNA	7/17/2008
6.2	Public hearing to adopt final RHNA	8/21/2008
6.3	COG submits final RHNA to HCD	8/31/2008
6.4	Review and approval of final RHNA by HCD	



NOTICE OF PUBLIC HEARING

Regional Housing Needs Assessment Draft Allocation Methodology

Notice is hereby given that a Public Hearing will be held by the Council of San Benito County Governments to consider the draft allocation methodology for the Regional Housing Needs Assessment within San Benito County as required by Government Code 65584. The hearing is open to the public and the public is encouraged to attend.

Said public hearing will be held on April 17, 2008 at 2:30 p.m. at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA.

If you are unable to attend the hearings you may express your opinions in writing to: Council of San Benito County Governments, Attn: Regional Housing Needs Assessment, 330 Tres Pinos Road, Suite C7, Hollister, CA 95023 by April 18, 2008.

Publish: March 28, 2008 and April 4, 2008

Bill to:
Council of San Benito County Governments
330 Tres Pinos Rd., Ste. C-7
Hollister, CA 95023
(831) 637-7665

**SAN BENITO COUNTY
COUNCIL OF GOVERNMENTS
MEETING**

April 17, 2008 2:30 P.M.

DRAFT

MINUTES

MEMBERS PRESENT:

Chair Pike, Vice-Chair Botelho, Director Edge, Director Marcus, and Director Valdivia

STAFF PRESENT:

Deputy County Counsel, Shirley Murphy; Executive Director, Lisa Rheinheimer; Transportation Planning Manager, Mary Dinkuhn; Administrative Services Specialist, Kathy Postigo; Transportation Planner, Veronica Lezama; Transportation Planner, Betty Li; Secretary, Monica Gomez

OTHERS PRESENT:

Bill Avera, City of Hollister Planning Department; Michael Kelly, San Benito County Planning Department

CALL TO ORDER:

Chair Pike called the meeting to order at 2:30 P.M.

A. PLEDGE OF ALLEGIANCE

B. CERTIFICATE OF POSTING

Upon a motion duly made by Director Marcus and seconded by Director Botelho, the Directors unanimously approved the Certificate of Posting.

2:30 p.m.

REGULAR AGENDA:

8. Regional Housing Needs Assessment

- a) **RECEIVE** Report on the Regional Housing Needs Assessment and
- b) **HOLD** Public Hearing Regarding Proposed Distribution of the Regional Housing Need to the Cities of Hollister and San Juan Bautista and the County of San Benito

Executive Director Lisa Rheinheimer reported that at the February Council of Governments meeting, the Board issued its proposed methodology for distributing the 4,754 unit Regional Housing Need, which is required by the California State Department of Housing and Community Development.

Ms. Rheinheimer noted that the Regional Housing Need Allocation Plan is due to the State Department of Housing and Community Development by August 31, 2008. The General Plan Housing Element updates are due by August 31, 2009, one year later.

The Council of Governments is required to hold a public hearing to receive testimony from the local jurisdictions and the public regarding the proposed allocation.

Ms. Rheinheimer reviewed the City of Hollister's requested changes to the methodology for distributing the regional housing need. The changes are related to how the numbers are labeled in the area

surrounding Hollister. The proposed changes were incorporated in the Regional Housing Need Distribution.

Chair Pike opened the public hearing at 2:35 p.m.

PUBLIC COMMENT:

Joe Thompson
Tres Pinos, CA

Mr. Thompson stated that the Council of Governments Board should reject being a part of the Regional Housing Need Distribution because it should be handled by the San Benito County Board of Supervisors. Mr. Thompson stated that the COG Board should send it back to the legislature and inform them that the COG Board will not participate in unconstitutional conduct.

Director's Marcus and Botelho concurred that as elected officials of the San Benito County Board of Supervisors, the Board of Supervisors was also provided a report on the Regional Housing Element from the San Benito County Planning Department and noted that the Board of Supervisors approved the report.

Ms. Rheinheimer stated that staff will include the Housing Need distribution information in the Draft Regional Housing Needs Assessment and will be bringing it back to the COG Board at the regular COG meeting May 15, 2008.

Chair Pike closed the Public Hearing at 2:39 p.m.

ADJOURN to COG Meeting on Thursday, April 17, 2008.

Response to Public Comment during Public Hearing

PUBLIC COMMENT:

Joe Thompson
Tres Pinos, CA

Mr. Thompson stated that the Council of Governments Board should reject being a part of the Regional Housing Need Distribution because it should be handled by the San Benito County Board of Supervisors. Mr. Thompson stated that the COG Board should send it back to the legislature and inform them that the COG Board will not participate in unconstitutional conduct.

RESPONSE:

Preparation of the Regional Housing Needs Plans by the Council of Governments is required under Government Code Section 65584. Failure to prepare the Regional Housing Needs Plan will jeopardize the local jurisdictions update of their Housing Element.

Appendix C

1. U.S. Census Bureau: DP-4. Profile of Selected Housing Characteristics: 2000 - Hollister
2. U.S. Census Bureau: DP-4. Profile of Selected Housing Characteristics: 2000 - San Benito County
3. U.S. Census Bureau: DP-4. Profile of Selected Housing Characteristics: 2000 - San Juan Bautista
4. U.S. Census Bureau: QT-P32. Income Distribution in 1999 of Households and Families: 2000 - Hollister
5. U.S. Census Bureau: QT-P32. Income Distribution in 1999 of Households and Families: 2000 - San Benito County
6. U.S. Census Bureau: QT-P32. Income Distribution in 1999 of Households and Families: 2000 - San Juan Bautista



U.S. Census Bureau

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DP-4. Profile of Selected Housing Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Hollister city, California

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/envidatanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	9,954	100.0
UNITS IN STRUCTURE		
1-unit, detached	7,390	74.2
1-unit, attached	532	5.3
2 units	260	2.6
3 or 4 units	722	7.3
5 to 9 units	265	2.7
10 to 19 units	149	1.5
20 or more units	329	3.3
Mobile home	307	3.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	568	5.7
1995 to 1998	1,754	17.6
1990 to 1994	1,417	14.2
1980 to 1989	2,001	20.1
1970 to 1979	1,566	15.7
1960 to 1969	925	9.3
1940 to 1959	979	9.8
1939 or earlier	744	7.5
ROOMS		
1 room	133	1.3
2 rooms	408	4.1
3 rooms	1,243	12.5
4 rooms	1,551	15.6
5 rooms	2,379	23.9
6 rooms	1,940	19.5
7 rooms	1,396	14.0
8 rooms	515	5.2
9 or more rooms	389	3.9
Median (rooms)	5.2	(X)
Occupied Housing Units	9,741	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	2,317	23.8
1995 to 1998	3,616	37.1
1990 to 1994	1,525	15.7
1980 to 1989	1,307	13.4
1970 to 1979	516	5.3
1969 or earlier	460	4.7
VEHICLES AVAILABLE		
None	613	6.3
1	2,314	23.8
2	4,193	43.0
3 or more	2,621	26.9
HOUSE HEATING FUEL		
Utility gas	7,569	77.7
Bottled, tank, or LP gas	124	1.3
Electricity	1,848	19.0
Fuel oil, kerosene, etc.	0	0.0
Coal or coke	0	0.0
Wood	120	1.2
Solar energy	0	0.0

Subject	Number	Percent
Other fuel	8	0.1
No fuel used	72	0.7
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	86	0.9
Lacking complete kitchen facilities	87	0.9
No telephone service	126	1.3
OCCUPANTS PER ROOM		
Occupied housing units	9,741	100.0
1.00 or less	8,051	82.7
1.01 to 1.50	826	8.5
1.51 or more	864	8.9
Specified owner-occupied units	5,946	100.0
VALUE		
Less than \$50,000	19	0.3
\$50,000 to \$99,999	75	1.3
\$100,000 to \$149,999	237	4.0
\$150,000 to \$199,999	726	12.2
\$200,000 to \$299,999	2,977	50.1
\$300,000 to \$499,999	1,848	31.1
\$500,000 to \$999,999	56	0.9
\$1,000,000 or more	8	0.1
Median (dollars)	266,300	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	5,126	86.2
Less than \$300	0	0.0
\$300 to \$499	111	1.9
\$500 to \$699	168	2.8
\$700 to \$999	393	6.6
\$1,000 to \$1,499	1,309	22.0
\$1,500 to \$1,999	1,789	30.1
\$2,000 or more	1,356	22.8
Median (dollars)	1,676	(X)
Not mortgaged	820	13.8
Median (dollars)	295	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	1,168	19.6
15 to 19 percent	863	14.5
20 to 24 percent	925	15.6
25 to 29 percent	792	13.3
30 to 34 percent	567	9.5
35 percent or more	1,592	26.8
Not computed	39	0.7
Specified renter-occupied units	3,263	100.0
GROSS RENT		
Less than \$200	107	3.3
\$200 to \$299	106	3.2
\$300 to \$499	227	7.0
\$500 to \$749	1,054	32.3
\$750 to \$999	994	30.5
\$1,000 to \$1,499	557	17.1
\$1,500 or more	168	5.1
No cash rent	50	1.5
Median (dollars)	769	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	611	18.7
15 to 19 percent	514	15.8
20 to 24 percent	371	11.4
25 to 29 percent	330	10.1
30 to 34 percent	307	9.4
35 percent or more	1,024	31.4
Not computed	106	3.2

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44,



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DP-4 Profile of Selected Housing Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: San Benito County, California

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/data/notes/expsf3.htm>.

Subject	Number	Percent
Total housing units	16,499	100.0
UNITS IN STRUCTURE		
1-unit, detached	12,644	76.6
1-unit, attached	1,027	6.2
2 units	327	2.0
3 or 4 units	782	4.7
5 to 9 units	315	1.9
10 to 19 units	196	1.2
20 or more units	338	2.0
Mobile home	858	5.2
Boat, RV, van, etc.	14	0.1
YEAR STRUCTURE BUILT		
1999 to March 2000	849	5.1
1995 to 1998	2,269	13.8
1990 to 1994	1,964	11.9
1980 to 1989	3,458	21.0
1970 to 1979	2,805	17.0
1960 to 1969	1,610	9.8
1940 to 1959	1,955	11.8
1939 or earlier	1,589	9.6
ROOMS		
1 room	204	1.2
2 rooms	695	4.2
3 rooms	1,768	10.7
4 rooms	2,214	13.4
5 rooms	3,746	22.7
6 rooms	3,329	20.2
7 rooms	2,367	14.3
8 rooms	1,268	7.7
9 or more rooms	908	5.5
Median (rooms)	5.4	(X)
Occupied Housing Units	15,885	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	3,446	21.7
1995 to 1998	5,298	33.4
1990 to 1994	2,565	16.1
1980 to 1989	2,569	16.2
1970 to 1979	1,105	7.0
1969 or earlier	902	5.7
VEHICLES AVAILABLE		
None	772	4.9
1	3,736	23.5
2	6,635	41.8
3 or more	4,742	29.9
HOUSE HEATING FUEL		
Utility gas	10,818	68.1
Bottled, tank, or LP gas	1,467	9.2
Electricity	2,772	17.5
Fuel oil, kerosene, etc.	27	0.2
Coal or coke	0	0.0
Wood	617	3.9
Solar energy	0	0.0

Subject	Number	Percent
Other fuel	68	0.4
No fuel used	116	0.7
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	120	0.8
Lacking complete kitchen facilities	122	0.8
No telephone service	241	1.5
OCCUPANTS PER ROOM		
Occupied housing units	15,885	100.0
1.00 or less	13,534	85.2
1.01 to 1.50	1,209	7.6
1.51 or more	1,142	7.2
Specified owner-occupied units	9,385	100.0
VALUE		
Less than \$50,000	27	0.3
\$50,000 to \$99,999	87	0.9
\$100,000 to \$149,999	283	3.0
\$150,000 to \$199,999	963	10.3
\$200,000 to \$299,999	3,983	42.4
\$300,000 to \$499,999	3,167	33.7
\$500,000 to \$999,999	840	9.0
\$1,000,000 or more	35	0.4
Median (dollars)	284,000	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	7,824	83.4
Less than \$300	0	0.0
\$300 to \$499	144	1.5
\$500 to \$699	230	2.5
\$700 to \$999	524	5.6
\$1,000 to \$1,499	1,873	20.0
\$1,500 to \$1,999	2,478	26.4
\$2,000 or more	2,575	27.4
Median (dollars)	1,755	(X)
Not mortgaged	1,561	16.6
Median (dollars)	337	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	2,031	21.6
15 to 19 percent	1,308	13.9
20 to 24 percent	1,382	14.7
25 to 29 percent	1,191	12.7
30 to 34 percent	913	9.7
35 percent or more	2,492	26.6
Not computed	68	0.7
Specified renter-occupied units	4,777	100.0
GROSS RENT		
Less than \$200	132	2.8
\$200 to \$299	157	3.3
\$300 to \$499	371	7.8
\$500 to \$749	1,472	30.8
\$750 to \$999	1,332	27.9
\$1,000 to \$1,499	808	16.9
\$1,500 or more	240	5.0
No cash rent	265	5.5
Median (dollars)	765	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	897	18.8
15 to 19 percent	748	15.7
20 to 24 percent	552	11.6
25 to 29 percent	487	10.2
30 to 34 percent	365	7.6
35 percent or more	1,400	29.3
Not computed	328	6.9

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44,


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DP-4 Profile of Selected Housing Characteristics: 2000

 Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

 Geographic Area: **San Juan Bautista city, California**

 NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/data/notes/expsf3.htm>.

Subject	Number	Percent
Total housing units	618	100.0
UNITS IN STRUCTURE		
1-unit, detached	413	66.8
1-unit, attached	70	11.3
2 units	26	4.2
3 or 4 units	31	5.0
5 to 9 units	22	3.6
10 to 19 units	40	6.5
20 or more units	0	0.0
Mobile home	14	2.3
Boat, RV, van, etc.	2	0.3
YEAR STRUCTURE BUILT		
1999 to March 2000	9	1.5
1995 to 1998	17	2.8
1990 to 1994	15	2.4
1980 to 1989	115	18.6
1970 to 1979	136	22.0
1960 to 1969	71	11.5
1940 to 1959	140	22.7
1939 or earlier	115	18.6
ROOMS		
1 room	27	4.4
2 rooms	46	7.4
3 rooms	63	10.2
4 rooms	123	19.9
5 rooms	150	24.3
6 rooms	98	15.9
7 rooms	70	11.3
8 rooms	16	2.6
9 or more rooms	25	4.0
Median (rooms)	4.8	(X)
Occupied Housing Units		
	570	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	95	16.7
1995 to 1998	176	30.9
1990 to 1994	66	11.6
1980 to 1989	113	19.8
1970 to 1979	58	10.2
1969 or earlier	62	10.9
VEHICLES AVAILABLE		
None	25	4.4
1	185	32.5
2	210	36.8
3 or more	150	26.3
HOUSE HEATING FUEL		
Utility gas	439	77.0
Bottled, tank, or LP gas	9	1.6
Electricity	104	18.2
Fuel oil, kerosene, etc.	0	0.0
Coal or coke	0	0.0
Wood	11	1.9
Solar energy	0	0.0

Subject	Number	Percent
Other fuel	4	0.7
No fuel used	3	0.5
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	2	0.4
Lacking complete kitchen facilities	3	0.5
No telephone service	5	0.9
OCCUPANTS PER ROOM		
Occupied housing units	570	100.0
1.00 or less	502	88.1
1.01 to 1.50	39	6.8
1.51 or more	29	5.1
Specified owner-occupied units	281	100.0
VALUE		
Less than \$50,000	5	1.8
\$50,000 to \$99,999	4	1.4
\$100,000 to \$149,999	2	0.7
\$150,000 to \$199,999	38	13.5
\$200,000 to \$299,999	141	50.2
\$300,000 to \$499,999	89	31.7
\$500,000 to \$999,999	2	0.7
\$1,000,000 or more	0	0.0
Median (dollars)	265,100	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	215	76.5
Less than \$300	0	0.0
\$300 to \$499	2	0.7
\$500 to \$699	2	0.7
\$700 to \$999	14	5.0
\$1,000 to \$1,499	93	33.1
\$1,500 to \$1,999	67	23.8
\$2,000 or more	37	13.2
Median (dollars)	1,483	(X)
Not mortgaged	66	23.5
Median (dollars)	283	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	66	23.5
15 to 19 percent	47	16.7
20 to 24 percent	42	14.9
25 to 29 percent	26	9.3
30 to 34 percent	25	8.9
35 percent or more	70	24.9
Not computed	5	1.8
Specified renter-occupied units	249	100.0
GROSS RENT		
Less than \$200	0	0.0
\$200 to \$299	3	1.2
\$300 to \$499	5	2.0
\$500 to \$749	97	39.0
\$750 to \$999	69	27.7
\$1,000 to \$1,499	66	26.5
\$1,500 or more	4	1.6
No cash rent	5	2.0
Median (dollars)	806	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	26	10.4
15 to 19 percent	33	13.3
20 to 24 percent	38	15.3
25 to 29 percent	25	10.0
30 to 34 percent	17	6.8
35 percent or more	100	40.2
Not computed	10	4.0

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44.



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QT-P32. Income Distribution in 1999 of Households and Families: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **Hollister city, California**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datatnotes/expsf3.htm>

Subject	Households	Families			Nonfamily households
		Total	Married-couple families	Female householder, no husband present	
NUMBER					
Total	9,791	8,155	6,371	1,187	1,636
Less than \$10,000	520	285	129	124	250
\$10,000 to \$14,999	289	200	94	72	139
\$15,000 to \$19,999	352	278	157	91	84
\$20,000 to \$24,999	588	397	201	127	188
\$25,000 to \$29,999	491	407	215	135	118
\$30,000 to \$34,999	508	497	396	88	41
\$35,000 to \$39,999	600	486	373	106	112
\$40,000 to \$44,999	489	453	308	75	86
\$45,000 to \$49,999	347	322	228	86	72
\$50,000 to \$59,999	1,002	892	740	92	134
\$60,000 to \$74,999	1,262	1,081	956	70	128
\$75,000 to \$99,999	1,616	1,377	1,193	87	166
\$100,000 to \$124,999	966	808	768	4	84
\$125,000 to \$149,999	405	396	353	21	6
\$150,000 to \$199,999	255	196	180	9	17
\$200,000 or more	101	80	80	0	11
Median income (dollars)	56,104	57,494	63,445	31,636	34,773
Mean income (dollars)	65,248	66,168	72,565	38,384	48,795
PERCENT DISTRIBUTION					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	5.3	3.5	2.0	10.4	15.3
\$10,000 to \$14,999	3.0	2.5	1.5	6.1	8.5
\$15,000 to \$19,999	3.6	3.4	2.5	7.7	5.1
\$20,000 to \$24,999	6.0	4.9	3.2	10.7	11.5
\$25,000 to \$29,999	5.0	5.0	3.4	11.4	7.2
\$30,000 to \$34,999	5.2	6.1	6.2	7.4	2.5
\$35,000 to \$39,999	6.1	6.0	5.9	8.9	6.8
\$40,000 to \$44,999	5.0	5.6	4.8	6.3	5.3
\$45,000 to \$49,999	3.5	3.9	3.6	7.2	4.4
\$50,000 to \$59,999	10.2	10.9	11.6	7.8	8.2
\$60,000 to \$74,999	12.9	13.3	15.0	5.9	7.8
\$75,000 to \$99,999	16.5	16.9	18.7	7.3	10.1
\$100,000 to \$124,999	9.9	9.9	12.1	0.3	5.1
\$125,000 to \$149,999	4.1	4.9	5.5	1.8	0.4
\$150,000 to \$199,999	2.6	2.4	2.8	0.8	1.0
\$200,000 or more	1.0	1.0	1.3	0.0	0.7

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P52, P53, P54, P79, P80, P81, PCT38, PCT40, and PCT41.



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QT-P32. Income Distribution in 1999 of Households and Families: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **San Benito County, California**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datatnotes/expsf3.htm>

Subject	Households	Families			Nonfamily households
		Total	Married-couple families	Female householder, no husband present	
NUMBER					
Total	15,911	13,018	10,552	1,592	2,893
Less than \$10,000	825	437	227	174	417
\$10,000 to \$14,999	511	327	138	126	258
\$15,000 to \$19,999	734	540	340	118	222
\$20,000 to \$24,999	804	549	323	144	264
\$25,000 to \$29,999	776	574	353	150	227
\$30,000 to \$34,999	824	727	544	139	115
\$35,000 to \$39,999	836	695	511	152	155
\$40,000 to \$44,999	801	681	504	87	171
\$45,000 to \$49,999	626	566	432	108	112
\$50,000 to \$59,999	1,470	1,297	1,072	124	195
\$60,000 to \$74,999	1,956	1,652	1,502	86	222
\$75,000 to \$99,999	2,601	2,210	1,983	118	296
\$100,000 to \$124,999	1,485	1,288	1,237	12	122
\$125,000 to \$149,999	755	695	648	21	52
\$150,000 to \$199,999	572	485	459	20	38
\$200,000 or more	335	294	279	11	27
Median income (dollars)	57,469	60,665	67,696	32,050	32,479
Mean income (dollars)	68,841	71,535	78,044	40,567	47,922
PERCENT DISTRIBUTION					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	5.2	3.4	2.2	10.9	14.4
\$10,000 to \$14,999	3.2	2.5	1.3	8.0	8.9
\$15,000 to \$19,999	4.6	4.1	3.2	7.4	7.7
\$20,000 to \$24,999	5.1	4.2	3.1	9.0	9.1
\$25,000 to \$29,999	4.9	4.4	3.3	9.4	7.8
\$30,000 to \$34,999	5.2	5.6	5.2	8.7	4.0
\$35,000 to \$39,999	5.3	5.3	4.8	9.5	5.4
\$40,000 to \$44,999	5.0	5.2	4.8	5.5	5.9
\$45,000 to \$49,999	3.9	4.3	4.1	6.8	3.9
\$50,000 to \$59,999	9.2	10.0	10.2	7.8	6.7
\$60,000 to \$74,999	12.3	12.7	14.2	5.4	7.7
\$75,000 to \$99,999	16.3	17.0	18.8	7.4	10.2
\$100,000 to \$124,999	9.3	9.9	11.7	0.8	4.2
\$125,000 to \$149,999	4.7	5.3	6.1	1.3	1.8
\$150,000 to \$199,999	3.6	3.7	4.3	1.3	1.3
\$200,000 or more	2.1	2.3	2.6	0.7	0.9

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P52, P53, P54, P79, P80, P81, PCT38, PCT40, and PCT41.



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QT-P32. Income Distribution in 1999 of Households and Families: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **San Juan Bautista city, California**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/data/notes/expsf3.htm>.

Subject	Households	Families			Nonfamily households
		Total	Married-couple families	Female householder, no husband present	
NUMBER					
Total	517	355	248	78	162
Less than \$10,000	43	20	15	5	23
\$10,000 to \$14,999	33	25	7	14	15
\$15,000 to \$19,999	47	26	12	5	18
\$20,000 to \$24,999	30	21	14	7	5
\$25,000 to \$29,999	27	10	4	2	21
\$30,000 to \$34,999	30	21	13	5	14
\$35,000 to \$39,999	28	12	9	1	16
\$40,000 to \$44,999	33	30	17	10	3
\$45,000 to \$49,999	25	20	9	11	5
\$50,000 to \$59,999	40	34	26	8	9
\$60,000 to \$74,999	62	54	50	3	6
\$75,000 to \$99,999	70	53	45	5	12
\$100,000 to \$124,999	25	16	14	2	4
\$125,000 to \$149,999	13	9	9	0	4
\$150,000 to \$199,999	6	2	2	0	4
\$200,000 or more	5	2	2	0	3
Median income (dollars)	43,355	47,656	59,167	38,750	29,643
Mean income (dollars)	52,144	52,691	59,564	37,913	46,815
PERCENT DISTRIBUTION					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	8.3	5.6	6.0	6.4	14.2
\$10,000 to \$14,999	6.4	7.0	2.8	17.9	9.3
\$15,000 to \$19,999	9.1	7.3	4.8	6.4	11.1
\$20,000 to \$24,999	5.8	5.9	5.6	9.0	3.1
\$25,000 to \$29,999	5.2	2.8	1.6	2.6	13.0
\$30,000 to \$34,999	5.8	5.9	5.2	6.4	8.6
\$35,000 to \$39,999	5.4	3.4	3.6	1.3	9.9
\$40,000 to \$44,999	6.4	8.5	6.9	12.8	1.9
\$45,000 to \$49,999	4.8	5.6	3.6	14.1	3.1
\$50,000 to \$59,999	7.7	9.6	10.5	10.3	5.6
\$60,000 to \$74,999	12.0	15.2	20.2	3.8	3.7
\$75,000 to \$99,999	13.5	14.9	18.1	6.4	7.4
\$100,000 to \$124,999	4.8	4.5	5.6	2.6	2.5
\$125,000 to \$149,999	2.5	2.5	3.6	0.0	2.5
\$150,000 to \$199,999	1.2	0.6	0.8	0.0	2.5
\$200,000 or more	1.0	0.6	0.8	0.0	1.9

(X) Not applicable

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P52, P53, P54, P79, P80, P81, PCT38, PCT40, and PCT41.