UPDATED DATA, HILLSBOROUGH HOUSING ELEMENT
March 7, 2008

FIGURE 1. ABAG PROJECTIONS FOR HILLSBOROUGH, 2000 to 2035

	2000	2010	2020	2030	2035
Population	10,825	11,200	11,600	11,700	11,800
Household Size	2.93	2.92	2.94	2.90	2.90
Households	3,689	3,830	3,950	4,030	4,070
Employed Residents	5,220	4,320	4,850	5,200	5,410
Jobs	1,210*	1,710	1,870	2,030	2,110
Jobs/Employed Residents Ratio	0.23	0.40	0.39	0.39	0.39

Source: ABAG, Projections 2007 and US Census 2000

** In the adopted Housing Element, a footnote to this number reads: "The ABAG estimate is considered unrealistically high by Town officials."*

FIGURE 2. HOUSING NEEDS DETERMINATIONS, HILLSBOROUGH, 1999 and 2009

Income Categories	No. of units	
	1999 to 2006	2009 to 2014
Very low Income = less than 50 percent of Area Median Income	11	20
Low Income = 50 to 80 percent of Area Median Income	5	14
Moderate Income = 80 to 120 percent of Area Median	14	16
Above-moderate Income = more than 120 percent of Area Median	54	36
TOTAL:	**84**	**86**

Source: ABAG, Regional Housing Needs for the San Francisco Bay Area, 2001-2006 Housing Element Cycle, June 2001, and C/CAG Regional Housing Needs Allocation for San Mateo County cities, 2007.

FIGURE 3. HILLSBOROUGH HOUSING AFFORDABILITY, 2007

Income Level	Annual Income*	Affordable Rent**	Affordable Purchase Price***
Very-low (50 percent)	$56,550	$1,470	$216,752
Low (80 percent)	$90,500	$2,353	$373,867
Moderate (120 percent)	$114,000	$2,964	$467,812

** Household gross income for a household of four as established by HUD and State of California, 2007.*

*** Maximum affordable rent for a 3-BR dwelling unit based on 30% of monthly income and all utilities paid by landlord. (Utility allowance for tenant-paid utilities established by Section 8 Program unless further adjusted by HUD.)*

****Affordable purchase price assumes a $12,000 downpayment, 30-year mortgage 5.75% interest fixed, and $500 monthly expenses. Assumes 30% of gross monthly income (GMI) for principal and interest.*

Source: Income figures and affordable rents from HUD, purchase price calculations from Neal Martin & Associates, February 2008.

FIGURE 6. HILLSBOROUGH HOUSING UNIT CONSTRUCTION, 1999-2007

Year	All newly constructed single-family dwellings	Teardowns	Net New SFDs	2nd units	Total New Units
1999	18	10	8	0	8
2000	22	13	9	1	10
2001	20	16	4	0	4
2002	11	8	3	2	5
2003	16	10	6	2	8
2004	20	13	7	11	18
2005	14	9	5	10	15
2006	12	8	4	23	27
2007	18	12	6	18	24
TOTAL	**151**	**99**	**52**	**67**	**119**

Source: Town of Hillsborough, Building and Planning Dept., March 2008