

# Association of Bay Area Governments

## Executive Board

November 17, 2022

Agenda Item 6.f.

### Regional Housing Needs Allocation (RHNA)

#### Subject:

Request from Sonoma County to transfer a portion of its Regional Housing Needs Allocation (RHNA) to the City of Cloverdale

#### Background:

Government Code Section 65584.07(a) allows an unincorporated county and one or more jurisdictions in that county to voluntarily agree on a transfer of units from the county to the city or town. Voluntary transfers can be completed during the period between adoption of the Final RHNA (December 16, 2021) and the Housing Element due date (January 31, 2023). The statute stipulates that the county's share of low-income and very low-income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced. The jurisdictions proposing the transfer must submit an analysis of the factors and circumstances, with all supporting data, justifying the revision to ABAG. By statute, ABAG shall approve the proposed transfer if the conditions identified above have been satisfied.

#### Issues:

On October 24, 2022, the County of Sonoma submitted a letter to ABAG (Attachment A) requesting the transfer of RHNA units to the City of Cloverdale. Table 1 shows the number of units to be transferred by income category.

**Table 1: Requested Transfer from Sonoma County to City of Cloverdale and Revised Allocations**

	Very Low	Low	Moderate	Above Moderate	Total
County Original RHNA	1,036	596	627	1,622	3,881
County Revised RHNA	1,024	584	627	1,589	3,824
<b>Change in County RHNA</b>	<b>-12</b>	<b>-12</b>	<b>0</b>	<b>-33</b>	<b>-57</b>
Cloverdale Original RHNA	74	43	45	116	278
Cloverdale Revised RHNA	86	55	45	149	335
<b>Change in Cloverdale RHNA</b>	<b>+12</b>	<b>+12</b>	<b>0</b>	<b>+33</b>	<b>+57</b>

ABAG-MTC staff has reviewed Sonoma County's submittal and recommends that based on the attachments, the Executive Board find that the County has satisfied the conditions set forth in Government Code Section 65584.07(a) and approve the County's reduction in its RHNA. Sonoma County demonstrated the transfer was a voluntary agreement with Cloverdale by providing a copy of the executed Memorandum of Agreement between the two jurisdictions (Attachment B).

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The County's transfer request also shows the transfers of very low- and low-income units are proportional to the transfers of moderate- and above moderate-income units (see Table 1, Attachment A). The submittal includes an analysis of the factors justifying the transfer, which include preservation of agricultural land, city control within Spheres of Influence, and county financial support for affordable developments within city limits. In addition to meeting these statutory requirements, Sonoma County also included the analysis of how the transfers are consistent with furthering the RHNA objectives identified in Government Code Section 65584(d), as requested by ABAG.

#### Recommended Action:

The Executive Board is requested to approve Sonoma County's request for the transfer of RHNA units to the City of Cloverdale, as described in Table 1 (above), and to authorize the Executive Director to take any action necessary to implement the approval.

#### Attachments:

- A. Sonoma County Request for RHNA Transfer
- B. Memorandum of Agreement between County of Sonoma and City of Cloverdale

#### Reviewed:



Therese W. McMillan