

# Association of Bay Area Governments

## Executive Board

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March 20, 2025

Agenda Item 6.c.

### ABAG Regional Housing Needs Allocation (RHNA)

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#### Subject:

Approval of a Mutually Acceptable Agreement to Transfer a Portion of the County of Sonoma's Regional Housing Needs Allocation (RHNA) to the City of Santa Rosa

#### Background:

California Government Code Section [65584.07\(d\)](#) stipulates the conditions under which a county may transfer a portion of the county's RHNA to a city if an annexation of unincorporated land occurs after the Council of Governments (COG) has made its final RHNA allocations. ABAG completed its final RHNA allocations on December 16, 2021. Per Government Code Section 65584.07(d)(2)(A), jurisdictions have 90 days following the date of annexation to submit a mutually acceptable transfer agreement or a written request for a transfer to the COG. The statute allows the COG to extend the 90-day deadline if it determines an extension is consistent with the RHNA objectives identified in California Government Code Section [65584\(d\)](#). By statute, if the city and county reach a mutually acceptable agreement for transfer, it shall be effective immediately upon receipt by the COG.

#### Issues:

On September 25, 2024, the annexation of multiple parcels in unincorporated Sonoma County (APNs 036-111-009, 036-111-010, 036-111-011, 036-111-016, 036-111-002, 036-091-061) by the City of Santa Rosa was finalized. On December 18, 2024, Sonoma County and Santa Rosa submitted a letter to ABAG requesting an extension of the 90-day deadline for submitting a mutual transfer agreement or requesting a transfer related to the completed annexation. ABAG approved the extension on February 4, 2025 (Attachment A).

On March 11, 2025, Sonoma County and Santa Rosa submitted a mutually acceptable agreement (Attachment B) that Santa Rosa will accept RHNA responsibility for a total of 641 units currently allocated to the County, including **34 units affordable to very low-income households and 607 units affordable to above moderate-income households**.

ABAG staff has confirmed that the transfer request meets the following statutory requirements:

- The request was submitted to ABAG prior to the expiration of the statutory deadline.
- A copy of the request was sent to HCD.
- The transfer agreement is mutually acceptable to the County and the City.
- None of the annexed land is subject to a development agreement that was entered into before January 1, 2008.
- The requested transfer neither reduces the region's total housing need nor changes the housing needs allocated to other cities in the 2023-2031 RHNA, is consistent with the

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methodology used in that cycle, and the land to be annexed was not fully incorporated into the methodology used to allocate the city's share of the regional housing needs.

#### **Recommended Action:**

The Executive Board is requested to approve the agreement from the County of Sonoma and the City of Santa Rosa for the transfer of RHNA responsibility for 34 units affordable to very low-income households and 607 units affordable to above moderate-income households from the County to the City.

#### **Attachments:**

- A. ABAG Approval of Deadline Extension
- B. Sonoma County-Santa Rosa Mutual Agreement for RHNA Transfer

#### **Reviewed:**



Andrew Fremier