

# Regional Housing Needs Allocation (RHNA) Cycle 7 Preview

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ABAG Executive Board



ASSOCIATION  
OF BAY AREA  
GOVERNMENTS

# What is RHNA?

State law requires all jurisdictions to meet local housing needs.

## State



Determines total number of housing units, by income group, for the region

## ABAG



Allocates housing units, by income group, to each jurisdiction

## Jurisdictions



Update Housing Elements to accommodate housing units

# Summary of RHNA Statutory Objectives

- ✓ Increase housing supply, mix, and affordability equitably.
- ✓ Promote infill development, efficient growth patterns, and reduced greenhouse gas emissions.
- ✓ Improve jobs-housing balance, particularly for low-wage workers.
- ✓ Address disproportionate income distributions across jurisdictions.
- ✓ Affirmatively further fair housing.



Photo by Karl Nielson

# Process Overview

## 1. Regional Housing Need Determination (RHND)

State HCD issues total number of housing units by affordability level to be accommodated in the region.

## 2. Draft Methodology Development

ABAG develops draft methodology to allocate RHND to local jurisdictions.

## 3. Methodology Approval by and Draft Allocations

ABAG submits draft allocation methodology to HCD for approval. ABAG issues draft allocations.

# Process Overview (continued)

## 4. Appeals and Final Allocations

HCD and jurisdictions can appeal allocations. ABAG acts on appeals and issues final allocations.



## 5. Housing Elements

Local jurisdictions update Housing Element of General Plan to accommodate allocation.

# Developing the RHNA Methodology: Housing Methodology Committee

- ABAG's primary role is to develop the methodology to allocate RHND to jurisdictions, considering factors in state law.
- Housing Methodology Committee plays a critical role in advising staff, with representation from:
  - Elected officials
  - Local jurisdiction staff
  - Diverse range of stakeholders



# Subregions

State law allows two or more jurisdictions to form a subregion to allocate their share of regional housing need to participating jurisdictions.

## Regional Process



## Subregional Process



# Subregion Requirements

## Composition:

- Any combination of local governments
- Must be geographically contiguous
- Must include the unincorporated county

## Duties:

- Develop allocation methodology
- Allocate housing units
- Conduct appeals process
- Meet state requirements

### Cycle 4 Subregions

- San Mateo County

### Cycle 5 Subregions

- Napa County
- San Mateo County
- Solano County

### Cycle 6 Subregions

- Solano County

# Benefits of a Subregion



Fosters  
**collaboration**  
**and new**  
**opportunities** for  
local jurisdiction  
partnerships



Facilitates  
**dialogue**  
**between**  
**jurisdictions and**  
**the public** on  
housing issues



Allows allocations  
that may be  
**more tailored to**  
**local context**



Promotes  
**alignment**  
**between local**  
**and regional**  
**needs**

# Challenges of a Subregion



Subject to  
**significant**  
scrutiny and  
oversight by  
state



Requires a  
**substantial**  
commitment of  
resources and  
staff time



Potential for  
**lack of**  
**compromise**  
among  
jurisdictions



# Key Changes Since Last RHNA Cycle

RHND



RHND provided one year earlier



Consideration of homelessness



Cost burden & overcrowding compared to nation

RHND/  
RHNA



New income groups: acutely low & extremely low

RHNA



Climate change (e.g., wildfires & sea-level rise)



Subregion allocation = same share as last cycle

# Important Considerations



## Size of Allocations

RHND for Cycle 7 may be larger due to changes in state law resulting in larger allocations to local jurisdictions.



## Allocation Timeline

Since the RHND will be issued one year earlier, the RHNA methodology can be informed by the RHND earlier than in previous cycles, allowing a more linear process.

# Timeline

Key Milestone	Date
ABAG consultation with HCD on RHND	Late 2027
Housing Methodology Committee advises on methodology	Fall 2027 – Fall 2028
HCD issues RHND	Early 2028
Subregions form	Early 2028
ABAG submits draft methodology to HCD for approval	Early 2029
ABAG adopts final methodology; issues draft allocations	Mid 2029
Appeals	Mid 2029
Final RHNA adoption (statutory deadline)	January 31, 2030
Housing Elements due (statutory deadline)	January 31, 2031

*Dates are tentative and subject to change.*