

# Association of Bay Area Governments

## Regional Planning Committee

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November 12, 2020

Agenda Item 6.b.

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### Regional Housing Needs Allocation (RHNA): Draft Subregional Shares Public Hearing

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**Subject:** Public Hearing on Regional Housing Needs Allocation (RHNA)  
Draft Subregional Shares

**Background:** RHNA is the state-mandated<sup>1</sup> process to identify the number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan. State Housing Element Law allows two or more neighboring jurisdictions to form a “subregion” to conduct a parallel RHNA process to allocate the subregion’s housing need among its members.<sup>2</sup>

For the 2023–31 RHNA, subregions were formed in:

1. **Napa County:** includes City of American Canyon, City of Napa, Town of Yountville, and the County of Napa (*does not include City of Calistoga or City of St. Helena*)
2. **Solano County:** includes City of Benicia, City of Dixon, City of Fairfield, City of Rio Vista, City of Suisun City, City of Vacaville, City of Vallejo, and County of Solano

ABAG must assign each subregion a share of the Bay Area’s Regional Housing Need Determination (RHND), which represents the total number of units, by income category, the subregion must allocate to its member jurisdictions. Each subregion’s portion of the RHND has been removed from the units allocated by ABAG’s process for the rest of the region’s jurisdictions.

On May 21, 2020, the ABAG Executive Board adopted the methodology for assigning a subregion its share of the RHND. The adopted methodology stipulates that the share of the RHND for each subregion will be based on the sum of the default allocations, by income category, from the ABAG RHNA methodology for each jurisdiction in the subregion. Applying this subregional share methodology to the Bay Area’s RHND of 441,176 using the Proposed RHNA Methodology, the draft subregional share for the Napa County subregion is 0.78 percent of the region’s housing needs and the draft subregional share for the Solano County subregion is 2.70 percent of the region’s housing needs.

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<sup>1</sup> See California [Government Code §65584](#).

<sup>2</sup> [Government Code Section 65584.03](#).

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The ABAG Executive Board voted to approve release of the draft subregional shares for public comment on October 15, 2020.

**Issues:**

[California Government Code 65584.03 \(c\)](#) requires ABAG to conduct at least one public hearing to consider requests for revision of the draft allocation to a subregion. As part of this month's ABAG Regional Planning Committee (RPC) meeting, a public hearing will be held to satisfy that requirement.

Materials related to the Draft Subregional Shares have been posted on ABAG's website since October 24 at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>. A written public comment period began on October 25 and will end on November 27 per the Notice of Public Hearing published in newspapers and an ABAG press release.

**Next Steps:**

Staff will consider comments and will recommend any necessary adjustments to the RHNA Draft Subregional Shares to the ABAG Executive Board for final action at the January 21, 2021 meeting. Per state statute<sup>3</sup>, if a proposed revision is rejected, ABAG will respond with a written explanation of why the proposed revised share has not been accepted.

**Recommended Action:**

Information

**Attachments:**

Attachment A: Presentation on RHNA Draft Subregional Shares

**Reviewed:**



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Therese W. McMillan

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<sup>3</sup> [Government Code 65584.03 \(c\)](#)