



Public Hearing: RHNA Draft Subregional Shares

ABAG Regional
Planning Committee
November 12, 2020

What are subregions and how many have been formed for this RHNA cycle?

- **Jurisdictions can form a subregion to carry out its own RHNA.** ABAG must allocate a share of the Regional Housing Needs Determination (RHND) to each subregion, whereas the subregion must develop a methodology for allocating among member jurisdictions. Subregions must follow the same process and meet the same requirements as the regional RHNA process.
- **The primary benefit is local ownership of RHNA process.**
- **Subregions formed for this RHNA cycle:**
 - *Napa County*: American Canyon, Napa, Yountville, and Napa County (*does not include Calistoga and St. Helena*)
 - *Solano County*: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and Solano County (*includes all jurisdictions in county*)

How is the subregion's share of housing needs calculated?

- On May 21, 2020, the ABAG Executive Board adopted the methodology for assigning a subregion its share of the total housing need. 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.**
- Approach ensures that formation of a subregion does not confer any harm or benefit to member jurisdictions or to other jurisdictions in the region.

Draft Subregional Shares, Units by Income Category

Subregion	Very Low	Low	Moderate	Above Moderate	TOTAL
Napa County	912	527	557	1,440	3,436
Solano County	3,082	1,772	1,966	5,086	11,906

Note: The ABAG Executive Board and MTC Commission adopted changes to the strategies and Growth Geographies for the Plan Bay Area 2050 Final Blueprint in September 2020. These changes will affect information about total households in Year 2050 from the Final Blueprint, which will be available in December 2020. As this information from the Blueprint is used as the baseline allocation for the proposed RHNA methodology, changes to the Blueprint will lead to changes in the allocations that result from the RHNA methodology, and thus the subregional shares.

Next Steps

Task	Date
Executive Board approved release of proposed methodology and draft subregion shares for 30-day public comment period	October 15, 2020
Start of public comment period on proposed methodology and draft subregion shares	October 25, 2020
Public hearing on proposed methodology and draft subregion shares	November 12, 2020
End of public comment period on proposed methodology and draft subregion shares	November 27, 2020
RPC recommends draft methodology & subregion shares to Executive Board	January 2021
Executive Board approves draft allocation methodology to submit to HCD	January 2021
Executive Board approves final subregion shares	January 2021

- *Following in 2021: final methodology, draft allocations, appeals process*

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