



# Regional Housing Needs Allocation (RHNA) Subregions

ABAG Regional  
Planning Committee  
March 4, 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. 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?

- HCD will identify the total number of housing units for the Bay Area, which is referred to as the Regional Housing Needs Determination (RHND).
- ABAG must allocate a share of the total housing needs to each subregion, whereas the subregion must develop a methodology for allocating among member jurisdictions.
- For the total number of housing units for the subregion, the process is clearly prescribed in Housing Element Law: the subregion share must be “in a proportion consistent with the distribution of households assumed for the comparable time period of the applicable regional transportation plan”.

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

- Therefore, based upon these statutory requirements, the share of the RHND for each subregion must be based upon **its share of Bay Area household growth between 2022 to 2030 from the Plan Bay Area 2050 Final Blueprint.**
- For the income distribution of units allocated to the subregion, there are not the same statutory requirements; however, **staff proposes to use the same process as conducted for the previous RHNA cycle.**
  - To align with the regional process and to support affirmatively furthering fair housing, **staff proposes to use the Proposed Methodology developed by fall 2020** through the HMC process to identify subregional breakdowns of units by income.

# Can a subregion's membership change over time?

- Yes, jurisdictions can withdraw from a subregion, so long as this occurs prior to when ABAG's Draft Methodology is submitted to HCD.
- The subregion can continue even if a member withdraws, as long as it still meets the statutory guidelines.
- The withdrawing member would then become part of the regional (ABAG) RHNA process, receiving its allocation based on the methodology adopted by ABAG.

# What are the next steps?

- **Summer 2020:** ABAG releases draft subregion share of housing needs using the Plan Bay Area 2050 Draft Blueprint.
- **Fall 2020:** ABAG releases final subregion share of housing needs using the Plan Bay Area 2050 Final Blueprint, holding a public hearing before adopting final subregion shares.

## Today's Requested Action

Recommend that the ABAG Executive Board authorize staff to negotiate and enter into a delegation agreement with the subregions in Napa County and Solano County and approve the proposed methodology for allocating a share of total housing need to each subregion.



# Thank You

For more information contact

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[abag.ca.gov/our-work/rhna-regional-housing-needs-allocation](http://abag.ca.gov/our-work/rhna-regional-housing-needs-allocation)