



Regional Housing Needs Allocation (RHNA) Subregions

ABAG Executive Board
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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?

- Legal review determined ABAG has flexibility in defining consistency with Plan Bay Area 2050.
- Therefore, staff proposes 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 who is a member of 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.

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?

- Draft subregion shares are anticipated to be released in fall 2020, followed by a public hearing, as required by Housing Element Law
- The final subregion shares are slated to be adopted in December 2020

Today's Requested Action

Staff requests that the ABAG Executive Board adopt resolution No. 07-2020 to 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