

Association of Bay Area Governments

Executive Board

October 15, 2020

Agenda Item 7.b.

Regional Housing Needs Allocation (RHNA)

Subject:	Regional Housing Needs Allocation (RHNA) Draft Subregion Shares
Background:	<p>RHNA is the state-mandated¹ 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.²</p>
Issues:	<p>A subregion is responsible for conducting its own RHNA process that meets all of the statutory requirements related to process and outcomes, including developing its own RHNA methodology, allocating a share of need to each member jurisdiction, and conducting its own appeals process.</p> <p>For the 2023–31 RHNA, subregions were formed in:</p> <ol style="list-style-type: none">1. Napa County: includes City of American Canyon, City of Napa, Town of Yountville, and the County of Napa (<i>does not include City of Calistoga or City of St. Helena</i>)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 <p>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.</p> <p>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. Using ABAG’s RHNA methodology as the input into the subregion shares ensures every jurisdiction that is a member of a subregion receives the same allocation it would have received if it were not</p>

¹ See California [Government Code §65584](#).

² [Government Code Section 65584.03](#).

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part of a subregion. This approach ensures that formation of a subregion does not confer any harm or benefit to member jurisdictions or to other jurisdictions in the region.

Applying this subregional share methodology to the Bay Area's RHND of 441,176, the draft subregion share for the Napa County subregion is 0.78 percent of the region's housing needs and the draft subregion share for the Solano County subregion is 2.7 percent of the region's housing needs. **Table 1** shows each subregion's draft share by income category.

Table 1: Draft Subregional Shares, Total 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 subregion shares.

Next Steps:

The subregion shares approved by the ABAG Executive Board will be released for public comment, including a public hearing.

Recommended Action:

The ABAG Executive Board is requested to approve the draft shares of total housing need to each subregion, as reported.

If the proposed RHNA methodology in Item 7a is changed from the staff recommendation, the draft subregion shares will be updated to reflect this change prior to releasing for public comment.

Attachments:

None.

Reviewed:



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