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John Vasquez
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County, District 4

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County, District 1

Monica Brown
Supervisor, Solano
County, District 2

Jim Sperring
Supervisor, Solano
County, District 3

Skip Thomson
Supervisor, Solano
County, District 5

SUPPORT STAFF:

Birgitta E. Corsello
Solano County
Administrator's Office

Daryl Halls
Solano Transportation
Authority

Stefan Chatwin
City of Fairfield

**SOLANO
City-County Coordinating Council
SPECIAL MEETING**

AGENDA | May 28, 2020

ZOOM Meeting Connection Information:

Click [HERE](#) to join the Zoom Meeting on a phone, computer or tablet device
AND/OR Call (408) 638-0968, Meeting ID: 842-0369-4302, Password: 726733

10 A.M. start time

PURPOSE STATEMENT – City County Coordinating Council

“To discuss, coordinate, and resolve City/County issues including but not necessarily limited to land use, planning, duplication of services/improving efficiencies, as well as other agreed to topics of regional importance, to respond effectively to the actions of other levels of government, including the State and Federal government, to sponsor or support legislation at the State and Federal level that is of regional importance, and to sponsor or support regional activities that further the purpose of the Solano City-County Coordinating Council.”

Time set forth on agenda is an estimate. Items may be heard before or after the times designated.

ITEM

AGENCY/STAFF

I. CALL TO ORDER (10:00 a.m.)
Roll Call

II. APPROVAL OF AGENDA (10:00 a.m.)

III. OPPORTUNITY FOR PUBLIC COMMENT (10:05 a.m.)

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter of the jurisdiction of the agency and which is not on the agency's agenda for that meeting. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during public comment period although informational answers to questions may be given and matter may be referred to staff for placement on future agenda.

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42U.S.C.Sec12132) and the Ralph M. Brown Act (Cal.Govt.Code Sec.54954.2) Persons requesting a disability-related modification or accommodation should contact Jodene Nolan, 675 Texas Street, Suite 6500, Fairfield CA 94533 (707.784.6108) during regular business hours, at least 24 hours prior to the time of the meeting.

IV. CONSENT CALENDAR

1. Approval of Minutes for March 12, 2020

Chair

ACTION ITEM

V. DISCUSSION CALENDAR

1. Receive a presentation on the local effort to manage the RHNA process and act as a Subregion; provide staff guidance on conceptual Subregional methodologies as presented at the May 28, 2020 virtual meeting
INFORMATIONAL ITEM, (90 minutes)



Presenters: Bill Emlen, Director and Matt Walsh, Principal Planner – Solano County Department of Resource Management and David Early, Senior Advisor at Placeworks

VI. ANNOUNCEMENTS

VII. CCCC CLOSING COMMENTS

ADJOURNMENT: The next City-County-Coordinating Council meeting is tentatively scheduled for August 13, 2020.

**MEETING OF THE CITY-COUNTY COORDINATING COUNCIL
SOLANO COUNTY HOUSING SUMMIT
March 12, 2020 Action Meeting Minutes**

The March 12, 2020 meeting of the Solano City-County Coordinating Council was held in the Berryessa Room at the Solano County Water Agency located at 810 Vaca Valley Parkway, Ste. 303, Vacaville, CA 95688.

I. Roll and Call to Order

Members Present

Elizabeth Patterson, Chair	Mayor, City of Benicia
John Vasquez, Vice Chair	Solano County Board of Supervisors (District 4)
Scott Pederson	Vice Mayor, City of Dixon
Harry Price	Mayor, City of Fairfield
Ronald Kott	Mayor, City of Rio Vista
Lori Wilson	Mayor, City of Suisun City
Ron Rowlett	Mayor, City of Vacaville
Bob Sampayan	Mayor, City of Vallejo
Erin Hannigan	Solano County Board of Supervisors (District 1)
Monica Brown	Solano County Board of Supervisors (District 2)
Jim Spering	Solano County Board of Supervisors (District 3)

Members Absent

Skip Thomson	Solano County Board of Supervisors (District 5)
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Staff to the City-County Coordinating Council Present:

Birgitta Corsello	County Administrator, Solano County
Nancy Huston	Assistant County Administrator, Solano County
Matthew Davis	Senior Management Analyst/PCO, Solano County
Daryl Halls	Executive Director, STA
Robert Guerrero	Director of Planning, STA
Jeremy Craig	City Manager, City of Vacaville
Tammi Ackerman	Office Assistant III, CAO, Solano County

Guest Speakers and Other Staff Present

Daniel Saver	Assistant Director of Housing and Local Planning, ABAG and MTC
Bill Emlen	Director, Solano County, Dept of Resource Mgmt
Matt Walsh	Principal Planner, Solano County, Dept of Resource Mgmt
Andrea Howard	Associate, Placeworks
Robert Burris	Executive Director, Solano Economic Development
David Tucker	Regional Program Manager, Census Bureau
Rich Seithel	Executive Officer, Solano LAFCO
Michelle McIntyre	Senior Staff Analyst, Solano LAFCO
Sean Quinn	City Manager, City of Fairfield

I. Meeting Called to Order

The meeting of the City-County Coordinating Council was called to order at 7:41 pm.

II. Approval of Agenda

A motion to approve the Agenda was made by Mayor Rowlett and seconded by Supervisor Vasquez. Agenda approved by 11-0 vote.

III. Welcome New Chair and Vice Chair for 2020/21

Per the bylaws, the Chair and Vice Chair are appointed by the respective organizations, serving a two-year term and alternating terms between the cities and county. This term the City Selection Committee appointed Mayor Patterson to serve as Chair and the Board of Supervisors appointed Supervisor Vasquez to serve as Vice Chair. The new Chair and Vice Chair were welcomed.

IV. Opportunity for Public Comment

No public comments were received.

V. Consent Calendar

A motion to approve the October 10, 2019 Minutes was made by Supervisor Hannigan and seconded by Supervisor Spring. Minutes approved by 11-0 vote.

VI. Discussion Calendar

1. A. Presentation from the Association of Bay Area Governments (ABAG) on the Regional Housing Needs Allocation (RHNA)

Daniel Saver, Assistant Director of Housing and Local Planning, ABAG and MTC, gave an overview of RHNA, the RHNA timeline, and forming a Sub-Region and discussed the role of ABAG in the RHNA process. He presented data from the previous and current RHNA cycles by Region and County, noting planning requirements, the funding gap and challenging low-income categories. He noted two new State funding programs, the Local Early Action Planning (LEAP) with grant funds available and the Regional Early Action Planning (REAP) and a new Regional Revenue Measure that is being considered by the state that would assist with construction. PowerPoint on file.

Action: No Action Required.

1. B. Receive a presentation and approve a delegation agreement on the Sub-Regional Housing Needs Allocation (RHNA)

Bill Emlen, Director, Solano County, Dept of Resource Management, Matt Walsh, Principal Planner, Solano County, Dept of Resource Management and Andrea Howard, Associate, Placeworks, presented information on forming a Sub-Regional RHNA, where we are in the process, what the process will involve including requirements and dates due, and the next steps required. Supervisor Spring noted the advantages of forming a Sub-Region, maximizing our local control and maintaining the flexibility to put housing where it needs to go.

Daryl Halls, Executive Director, STA, spoke regarding steps that have been taken in the RHNA process, current projects, and funding for projects; SB2 and AB101. Birgitta Corsello, County Administrator, Solano County and Andrea Howard, Associate, Placeworks, brought up some differences with the timing involved with this RHNA cycle and some challenges we may have

if we do not work with ABAG to get allocation numbers by jurisdiction. Last cycle, ABAG moved first and we received numbers by jurisdiction from the ABAG methodology and then worked to complete transfer agreements between our jurisdictions, however, the timing is tighter this cycle and things are moving more concurrently. There may not be enough time to await the allocation by jurisdiction from the ABAG methodology and still give ample time for each jurisdiction to develop compliant housing elements. It was requested that staff work with ABAG to receive ABAG methodology numbers by jurisdiction rather than receive lump sum numbers for the County as a whole.

Sub-Regional Delegation Agreement on file.

Action: A motion to approve the staff recommendations and approve the Delegation Agreement between the Solano Sub-Region and ABAG, delegate the 4Cs chair to sign the Agreement, and direct staff to submit the executed Agreement to ABAG was made by Mayor Wilson and seconded by Supervisor Sperring. Motion approved by 11-0 vote.

2. Census 2020 Outreach update

Robert Burriss, Executive Director, Solano Economic Development, gave an update on the Census 2020 Outreach. He discussed how important a full count will be to future funding, noting some areas of focus including the hard to count population, United Way Bay Area (marketing lead), social media promotion, commercials and interviews on KUIC and grocery cart advertisements. He noted that mailers with user information for online access have been mailed out soon to be followed by the full questionnaire, the chatbot is working, Questionnaire Assistance Centers (QACs) are being set up and addressed changes being implementing due to COVID-19 social distancing. He noted that for every person not counted we lose out on approximately \$1,000 in funding and in the State of California for every 1% not counted approximately \$400 million in funding is lost. PowerPoint on file.

Action: No Action Required.

3. Discuss and request input on updating the Moving Solano Forward Program

Robert Burriss, Executive Director, Solano Economic Development, gave an update on the Moving Solano Forward Program, covering retention and expansion of existing businesses, attracting new businesses (focusing on our strengths, food and beverage, advanced manufacturing and life sciences), their role as a resource hub, website updates, addressed changes due to COVID-19 and interest in bringing manufacturing back to the United States.

PowerPoint on file.

Action: No Action Required.

4. Discuss proposed summit and suggest future topics

Bill Emlen, Director, Solano County, Dept of Resource Management, discussed the proposed summit tentatively scheduled for May 14, 2020. Several speakers were suggested: Bill Higgins Executive Director of the California Association of Council Governments, David Early, Senior Advisor, Placeworks, guest speaker

CITY-COUNTY COORDINATING COUNCIL
March 12, 2020 Action Meeting Minutes

from the MTC and a panel of local experts, including a City Manager and housing developers. Daryl Halls, Executive Director, STA inquired what subjects the City-County Coordinating Council would like presented. Supervisor Hannigan requested that several housing options be presented such as inclusionary housing which includes a mix of market rate and low-income housing in the same development. Mayor Patterson requested affordable housing success stories, the how, why, and what it takes (i.e. City of Santa Monica) be presented. May 14, 2020 was discussed as a possible date, however, due to concerns with the Corona Virus it was decided to hold the summit later in the year. A video presentation with backup documentation and links was suggested as an alternative to a physical summit.

Action: A motion to approve a date in September for the Housing Summit was made by Supervisor Hannigan and seconded by Supervisor Vasquez. Motion approved by 11-0 vote.

5. Affirm the CCCC Steering Committee's recommended meeting schedule for 2020

The next meeting date will be May 14, 2020 due to upcoming RHNA requirements. It was suggested the May agenda would have only the RHNA update/action item. The May 14, 2020 meeting may be held via teleconference depending on COVID-19 restrictions. The schedule for the other CCCC meeting dates in 2020 to be decided at the May 14, 2020 meeting.

IV. Announcements

There were no announcements.

ADJOURNMENT: The meeting was adjourned at 9:18 p.m. The next meeting is scheduled for May 14, 2020 at 7:00 p.m. or immediately following the Solano County Water Agency Meeting in the Berryessa Room at the Solano County Water Agency located at 810 Vaca Valley Parkway, Ste. 303, Vacaville, CA 95688. Due to COVID-19 concerns, the meeting may be held via teleconference.



SOLANO

City-County Coordinating Council Staff Report

Meeting of: May 28, 2020

**Agenda Item No. V.1
Informational Item**

Staff / Agency: Bill Emlen, Director and Matt Walsh, Principal Planner – Solano County Department of Resource Management and Daryl Halls, Director, Solano Transportation Authority

TITLE / SUBJECT

Receive an update and discuss conceptual Subregional methodology strategies.

BACKGROUND

Under State Housing Element law, the Regional Housing Needs Allocation (RHNA) process is the procedure for allocating a “fair share” of housing units, in all income categories, to each city and county in California, including the Bay Area. Under State law, the Association of Bay Area Governments (ABAG) is responsible for formulating the methodology and allocating the housing units to each jurisdiction. The RHNA planning period addresses an 8-year planning cycle.

Also, as provided for under State law, contiguous cities and counties may choose to come together and form a subregion. Under the RHNA process, a subregion is allocated a total number of units, and the subregion itself must develop its own internal methodology for distributing those units among its agencies. The methodology must comply with California housing law, which has undergone statutory revisions in the last two years. Once the allocation is final, each agency must then update its Housing Element to incorporate those units into its next planning period for the years 2022 – 2030.

For informational purposes, for the 2007-2014 RHNA cycle, Solano County was allocated a combined total of 12,985 housing units. For the 2014-2022 cycle, the County elected to form a subregion for the first time. In this cycle, the County was allocated 6,977 units. The reduction in unit allocation was primarily resultant of a larger percentage of the Bay Area’s regional allocation being dispersed to Priority Development Areas and employment centers, most of which are in the inner Bay Area.

In August 2019, the 4Cs agreed to act as the decision-making body for the Solano Subregion. To implement the Subregion, it is required that each participating agency in the Subregion adopt a resolution, agreeing to be included in the Subregion and agreeing to have the 4Cs act on behalf of each agency in the SubRHNA allocation process. The required Delegation Agreement and Resolutions from all seven cities and the County have been submitted to ABAG.



ABAG has not been assigned its regional allocation from HCD at this time, though that allocation is now expected to occur in June or July 2020. ABAG staff anticipates a significant increase in unit allocation to the region, with each County's allocation potentially doubling or tripling. This is likely intended to reflect the well documented increasing shortage of housing in California, and in the Bay Area in particular.

ABAG is currently working on the RHNA methodology process for the upcoming cycle of 2022-2030. It has convened six Housing Methodology Committee (HMC) meetings to date. The HMC consists of Bay Area local agency staff, elected officials, and other stakeholders who meet and discuss potential methods to disperse housing unit needs fairly and equitably to cities and counties while also meeting statutory requirements. The RHNA schedule has been delayed due to the COVID-19 outbreak. An updated schedule is attached.

Discussion of Conceptual Methodologies

In previous 4Cs meetings, members have expressed interest in providing feedback and direction throughout the process. In response to this interest, staff and its consultant, Placeworks, have prepared conceptual draft methodologies for the 4Cs to comment on, and which will be presented to the 4Cs at the meeting. It is important to note that the region's housing allocation from HCD has not been provided to ABAG yet. The Solano Subregion will not receive its countywide allocation until after HCD has provided the regional allocation to ABAG, and after ABAG has developed and applied its regional methodology. Subregions are not expected to receive a draft allocation until September/October 2020.

The presentation slides that Placeworks will review and discuss at the meeting are attached to this report. During your review, note that the conceptual methodologies estimate the subregional allocation to be 17,500 for purposes of discussion, which is roughly 2 ½ times the 5th cycle allocation.

RECOMMENDATION/INFORMATIONAL ITEM

1. Staff recommends that the 4Cs accept an update on the local effort to manage the RHNA process and act as a Subregion.
2. Staff recommends that the 4Cs provide guidance on conceptual Subregional methodologies as presented at the May 28, 2020 virtual meeting.

TO: Housing Methodology Committee
FR: Deputy Executive Director, Policy
RE: Revised RHNA Timeline

DATE: April 27, 2020

Overview

ABAG staff has revised the timeline for completing the RHNA process. The schedule has been extended to adapt to changes in the schedule for Plan Bay Area 2050. Extending the timeline will ensure that the Housing Methodology Committee (HMC) will have sufficient time to consider whether to use output from the Plan's Blueprint in the RHNA methodology.

The revised schedule will require the HMC to continue meeting until Fall 2020, when the proposed RHNA methodology is released. At the May meeting, the HMC will begin discussing how to allocate units by income and consider potential criteria for evaluating methodology options. The HMC will focus on considering the use of Plan Bay Area 2050, and refining the RHNA methodology as necessary, starting with the release of the Draft Blueprint in July 2020.

The revised schedule reflects the best available information that we have at this time. It is subject to potential further modifications based on decisions made by the ABAG Executive Board or changing circumstances outside our control.

The change in the Housing Element due date from December 2022 to January 2023 means that the planning period for this 6th cycle of RHNA is from 2023 to 2031, instead of 2022 to 2030. To reflect this change, future ABAG RHNA-related documents will refer to the 2023-2031 RHNA.

ABAG 2023-2031 RHNA and Plan Bay Area 2050 Key Milestones	Proposed Deadline
Housing Methodology Committee kick-off	October 2019
Subregions form ¹	February 2020
Plan Bay Area 2050 Regional Growth Forecast	April 2020
HCD Regional Housing Need Determination ²	Summer 2020
Plan Bay Area 2050 Draft Blueprint	July 2020
Proposed RHNA methodology, ³ draft subregion shares	Fall 2020
Plan Bay Area 2050 Final Blueprint	December 2020
Final subregion shares ⁴	December 2020
Draft RHNA methodology to HCD for review ⁵	Winter 2021
Final RHNA methodology, ⁶ draft allocation ⁷	Spring 2021
RHNA appeals ⁸	Summer 2021
Final Plan Bay Area 2050	September 2021
Final RHNA allocation ⁹	Winter 2021
Housing Element due date ¹⁰	January 2023

Dates are tentative and subject to change.

To learn more, visit the [ABAG RHNA website](#) or [Plan Bay Area 2050 website](#).

Glossary of Acronyms

ABAG – Association of Bay Area Governments

HCD – California Department of Housing and Community Development

RHNA – Regional Housing Needs Allocation

¹ GC §65584.03(a).

² GC §65584.01(b)(1).

³ GC §65584.04. ABAG/Subregion must conduct at least one public hearing prior to releasing draft methodology.

⁴ GC §65584.03(c).

⁵ GC §65584.04(h).

⁶ GC §65584.04(i). HCD has up to 90 days to review final methodology.

⁷ GC §65584.05(a).

⁸ GC §65584.05.

⁹ GC §65584.05(g).

¹⁰ GC §65588(e)(3)(A). Housing Element Due Date is 18 months after adoption of the RTP/SCS.



6th Cycle RHNA Update on Subregional Housing Allocation Process

City-County Coordinating Council

May 28, 2020



6th Housing Element Cycle Overview

» RHNA allocations

- Total number of new homes
- Affordability (four income designations)

» Process

- State assigns housing needs to regions
- Regions assign needs to local jurisdictions (cities and counties)
- Local jurisdictions prepare Housing Elements

» ABAG Housing Methodology Committee leading Bay Area allocation methodology

- Solano County reps: Supervisor Monica Brown and Matt Walsh

» Solano County jurisdictions formed subregional delegation

» Many new requirements for both RHNA process and Housing Elements

State RHNA Objectives

- » **Increased Supply and Affordability**—Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner
- » **Environmental Justice**—Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets
- » **Jobs-Housing Balance**—Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing
- » **Affordability Balance**—Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)
- » **Affirmatively Further Fair Housing**—promote fair housing choice and foster inclusive communities that are free from discrimination

Factors Required in 6th Cycle Allocation Process

1. Existing and projected jobs and housing relationship, **particularly low-wage jobs and affordable housing**
2. Lack of capacity for sewer or water service due to decisions outside jurisdiction's control
3. Availability of land suitable for urban development
4. Lands protected from urban development under existing federal or state programs
5. County policies to preserve prime agricultural land
6. Distribution of household growth in Plan Bay Area and opportunities to maximize use of transit and existing transportation infrastructure
7. Agreements to direct growth toward incorporated areas
8. Loss of deed-restricted affordable units
9. **Households paying more than 30 percent and more than 50 percent of their income in rent**
10. **The rate of overcrowding**
11. Housing needs of farmworkers
12. Housing needs generated by a university within the jurisdiction
13. **Units lost during a state of emergency that have yet to be replaced**
14. **The region's GHG targets**

Items highlighted in yellow are new for the 6th cycle

5th Cycle RHNA Allocation

Total 5th Cycle Allocation	Draft Allocation Using Final RHNA Methodology	Final Allocation Using Subregion Methodology	Draft/Final Delta
Benicia	327	327	0
Dixon	197	197	0
Fairfield	3,490	3,100	-390
Rio Vista	99	299	200
Suisun City	355	505	150
Vacaville	1,084	1,084	0
Vallejo	1,362	1,362	0
Unincorporated County	63	103	40
Solano Subregion Total	6,977	6,977	0

5th Cycle RHNA Progress

Includes 2014-2019 APR Permit data, as allowed by HCD

Jurisdiction	Housing Unit Income Level Metric	Very Low- Income	Low-Income	Moderate- Income	Above Moderate- Income	Total	
Benicia	RHNA Assigned	94	54	56	123	327	
	Units Permitted	1	1	11	21	34	
	% Complete/Total Remaining	1%	2%	20%	17%	10%	293
Dixon	RHNA Assigned	50	24	30	93	197	
	Permitted	0	54	130	272	456	
	% Complete/Total Remaining	0%	225%	433%	292%	75%	50
Fairfield	RHNA Assigned	779	404	456	1461	3100	
	Permitted	0	0	362	2066	2428	
	% Complete/Total Remaining	0%	0%	79%	141%	59%	1,277
Rio Vista	RHNA Assigned	45	36	48	170	299	
	Permitted	0	4	155	438	597	
	% Complete/Total Remaining	0%	11%	323%	258%	74%	77
Suisun	RHNA Assigned	147	57	60	241	505	
	Permitted	0	0	0	89	89	
	% Complete/Total Remaining	0%	0%	0%	37%	18%	416
Vacaville	RHNA Assigned	287	134	173	490	1084	
	Permitted	62	123	534	1035	1754	
	% Complete/Total Remaining	22%	92%	309%	211%	78%	236
Vallejo	RHNA Assigned	283	178	211	690	1362	
	Permitted	0	0	0	210	210	
	% Complete/Total Remaining	0%	0%	0%	30%	15%	1,152
Unincorporated	RHNA Assigned	26	15	19	43	103	
	Permitted	6	73	27	65	171	
	% Complete/Total Remaining	23%	487%	142%	151%	81%	20

RHNA Met

Potential 6th Cycle Allocation Scenarios

» 5th Cycle Subregional Allocation

- Approximately 7,000 Units

» 6th Cycle Subregional Allocation Scenarios

- 2 Times 5th Cycle: 14,000 Units
- **2.5 Times 5th Cycle: 17,500 Units**
- 3 Times 5th Cycle: 21,000 Units

- ## » Current ABAG methodologies show Solano County receiving approximately 4% of the total regional allocation, which would come to 15,000 to 23,000 units

“Base Allocation”

- » Following ABAG process, we need to build the allocation from some starting point, referred to as the “Base Allocation” for each jurisdiction.
- » ABAG and our methodology both use existing unit count in each jurisdiction.
- » Other bases would be possible

Potential 6th Cycle Methodology Factors

Considered by HMC and/or Solano Subregion

» Affirmatively Furthering

Fair Housing

- High Resource Areas
- Access to High Opportunities
- Cost-burdened Households
- Overcrowded Households
- Racial Diversity
- Divergence Index
- **Child Poverty Status***
- Educational Attainment*

» Jobs and Employment

- Existing Jobs
- **Future Jobs**
- Jurisdiction Job Access
- Jobs-Housing Balance
- Jobs-Housing Fit
- Jobs Proximity-Auto
- Jobs Proximity-Transit

» Environmental Justice

- Priority Development Areas

» Transportation

- **Transit Connectivity**
- Transit Access
- Future Transit Access
- Vehicle Miles Traveled

» Other

- Natural Hazards
- Future Household Growth
- **Development Capacity***

*Factors developed by the Solano Subregion

Factors in **Bold** are included in the proposed methodology

Proposed Subregional Methodology Factors

» Affirmatively Further Fair Housing

- Child Poverty Status*

» Jobs

- Projected Future Jobs (derived by ABAG)

» Transit

- Transit Connectivity* (derived by STA)

» Development Capacity*

- Development Capacity as determined by local General Plans*

*Categories or factors developed specifically for the Solano Subregion. Other categories/factors are a product of ABAG's methodology development

Methodology 1

Equal Weights

Factor Weights			
Affirmatively Furthering Fair Housing	Total Future Jobs	Transit Connectivity	Development Capacity %
25%	25%	25%	25%

Jurisdiction	Base Allocation	Total Allocation	Divergence
Benicia	1,259	1,199	(59)
Dixon	729	532	(196)
Fairfield	4,407	5,033	627
Rio Vista	510	514	4
Suisun City	1,075	972	(104)
Unincorporated	805	529	(275)
Vacaville	3,910	4,351	441
Vallejo	4,806	4,368	(438)
TOTAL	17,500	17,500	-

Methodology 2

Fair Housing

Factor Weights			
Affirmatively Furthering Fair Housing	Total Future Jobs	Transit Connectivity	Development Capacity %
70%	10%	10%	10%

Jurisdiction	Base Allocation	Total Allocation	Divergence
Benicia	1,259	1,531	272
Dixon	729	416	(313)
Fairfield	4,407	5,141	734
Rio Vista	510	417	(93)
Suisun City	1,075	1,146	71
Unincorporated	805	649	(156)
Vacaville	3,910	4,824	914
Vallejo	4,806	3,378	(1,428)
TOTAL	17,500	17,500	-

Methodology 3

Jobs

Factor Weights			
Affirmatively Furthering Fair Housing	Total Future Jobs	Transit Connectivity	Development Capacity %
10%	70%	10%	10%

Jurisdiction	Base Allocation	Total Allocation	Divergence
Benicia	1,259	1,035	(224)
Dixon	729	556	(173)
Fairfield	4,407	5,677	1,270
Rio Vista	510	347	(163)
Suisun City	1,075	690	(385)
Unincorporated	805	449	(356)
Vacaville	3,910	4,277	367
Vallejo	4,806	4,469	(337)
TOTAL	17,500	17,500	-

Methodology 4

Transit

Factor Weights			
Affirmatively Furthering Fair Housing	Total Future Jobs	Transit Connectivity	Development Capacity %
10%	10%	70%	10%

Jurisdiction	Base Allocation	Total Allocation	Divergence
Benicia	1,259	1,156	(103)
Dixon	729	525	(204)
Fairfield	4,407	4,913	506
Rio Vista	510	362	(148)
Suisun City	1,075	1,064	(11)
Unincorporated	805	401	(404)
Vacaville	3,910	3,936	26
Vallejo	4,806	5,142	336
TOTAL	17,500	17,500	-

Methodology 5

Capacity

Factor Weights			
Affirmatively Furthering Fair Housing	Total Future Jobs	Transit Connectivity	Development Capacity %
10%	10%	10%	70%

Jurisdiction	Base Allocation	Total Allocation	Divergence
Benicia	1,259	1,076	(183)
Dixon	729	633	(96)
Fairfield	4,407	4,403	(4)
Rio Vista	510	929	419
Suisun City	1,075	987	(88)
Unincorporated	805	618	(187)
Vacaville	3,910	4,369	459
Vallejo	4,806	4,485	(321)
TOTAL	17,500	17,500	-

Methodologies 1-5

Jurisdiction	Base Allocation	1 Equal Weight	2 Fair Housing	3 Jobs	4 Transit	5 Capacity
Benicia	1,259	1,199	1,531	1,035	1,156	1,076
Dixon	729	532	416	556	525	633
Fairfield	4,407	5,033	5,141	5,677	4,913	4,403
Rio Vista	510	514	417	347	362	929
Suisun City	1,075	972	1,146	690	1,064	987
Unincorporated	805	529	649	449	401	618
Vacaville	3,910	4,351	4,824	4,277	3,936	4,369
Vallejo	4,806	4,368	3,378	4,469	5,142	4,485
TOTAL	17,500	17,500	17,500	17,500	17,500	17,500

Additional Considerations

» Funding Implications of RHNA

- Will RHNA allocations impact future local transportation funds or other funds?
- If so, how?

» Allocation to the Unincorporated County

- The County's base allocation is approximately 8 times greater than its 5th Cycle RHNA.
- Should the County's allocation remain relatively low, consistent with discouraging urbanization in unincorporated areas?
- If so, how will this be achieved?

6th Cycle Subregion Key Milestones

(Reflective of ABAG's April Revised Schedule)

	Key Milestone	Deadline
1	ABAG Housing Methodology Committee Meetings	Oct. 2019 – June 2020
2	State Assigns Regional RHNA	April 2020
3	4Cs Meeting on Proposed Factors	May 28, 2020
4	HCD Releases Regional Housing Need Determination	April Summer 2020
5	ABAG assigns Draft Subregion RHNA Share and Releases Proposed Methodology	July Fall 2020
6	Stakeholder Workshop	Fall 2020
7	ABAG Assigns Final Subregional RHNA Share	September December 2020
8	Subregion Releases Proposed Methodology	September December 2020
9	Subregion Holds Public Hearing – Proposed Methodology	October 2020 January 2021
10	Subregion Submits Draft Methodology to State for review	November 2020 February 2021*
11	Subregion Adopts Final Subregional Methodology	February May 2021
12	Local Housing Element Adoption Deadline	December 2022 January 2023

*Deadline to withdraw from Subregional Delegation and return to ABAG

Thank You

