



Department of  
**Resource Management**  
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Michael Yankovich  
Planning Manager

January 17, 2013

Association of Bay Area Governments  
Attn.: Hing Wong, Senior Regional Planner  
PO Box 2050  
Oakland, CA 94604 – 2050

Dear Hing:

Enclosed please find an executed resolution from the Solano County City-County Coordinating Council (4Cs), approving the Solano County Subregion's RHNA for 2014-2022. The resolution includes the specific allocation of units in addition to a textual description of the methodology.

We don't believe the appeals process applies to us since the Solano Subregion approved the requested minor allocation adjustment between the Cities of Fairfield and Suisun City.

We anticipate that the ABAG Executive Board will take action to finalize the RHNA in June. Please let me know if you have any concerns with the resolution, allocation, or if you need anything else from the Solano Subregion moving forward.

Sincerely,

Matt Walsh, Principal Planner  
Solano County Department of Resource Management

**RESOLUTION OF THE SOLANO COUNTY CITY COUNTY COORDINATING COUNCIL (4C's)  
APPROVING THE SOLANO COUNTY SUB-REGIONAL HOUSING ALLOCATION AND  
DIRECTING ITS SUBMITTAL TO THE ASSOCIATION OF BAY AREA GOVERNMENTS  
(ABAG)**

WHEREAS, in March 2011, the cities of Solano County and the County of Solano all agreed to form a "Subregion" for the purpose of allocating the Solano County's subregional housing need ("SubRHNA") among its member jurisdictions for the 2014 to 2022 Housing Element cycle, as allowed by section 65584.03 of the Government Code; and

WHEREAS, the cities and the County further designated the Solano County City-County Coordinating Council (the "4 C's") to act as a subregional entity to represent them in this effort; and

WHEREAS, the Association of Bay Area Governments ("ABAG") has determined the methodology by which it will assign housing allocations to cities and subregions in the San Francisco Bay Area for the 2014 to 2022 Housing Element Cycle and has published a draft allocation based on this methodology, which assigns 6,977 housing units to Solano County as a whole; and

WHEREAS, the 4C's published a draft subregional housing allocation methodology and an estimate of the number of housing units that will be assigned to each of the County's cities and to unincorporated Solano County on October 19, 2012; and

WHEREAS, after the draft methodology and allocations were published, the City of Suisun City further agreed to accept an additional 50 housing units, which are to be deducted from the City of Fairfield's allocation. No other changes to the draft methodology and allocations were made or proposed by any other city or the County; and

WHEREAS, the seven Cities in the County and the County itself have all passed resolutions accepting the draft methodology and allocations and supporting the 4C's submittal of the methodology and the allocations to ABAG; and

WHEREAS, the proposed methodology uses factors described in section 65584.04 of the Government Code; and

WHEREAS, the Subregional RHNA incorporates the land use pattern identified in the draft Preferred Scenario of the Sustainable Communities Strategy (entitled the *Jobs-Housing Connection Strategy*) adopted by ABAG and MTC on May 17, 2012; and

WHEREAS, the RHNA for each jurisdiction in the Subregion is consistent with the number of housing units assigned to the jurisdiction in the *Jobs-Housing Connection Strategy* for the RHNA period of 2014-2022; and

WHEREAS, the Subregional RHNA allocates by jurisdiction and the *Jobs-Housing Connection Strategy* development pattern envisions growth at a sub-jurisdictional level based on locally-identified areas for growth (known as Priority Development Areas), there is a reasonable expectation a jurisdiction with adopted PDAs will plan for a significant portion of its RHNA in the PDAs;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Subregion's RHNA is consistent with the Jobs-Housing Connection Strategy of the Sustainable Communities Strategy for the San Francisco Bay Area, as required by California Government Code Section 65584.04(i)(3), and that
2. The Solano County City-County Coordinating Council (4C's) hereby authorizes Solano County Planning staff to submit the proposed methodology for allocating the Solano County Subregion's housing need and the resulting estimate of subregional housing allocations, attached to this resolution, to ABAG on behalf of the cities of Solano County and the County of Solano.

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Passed and adopted by the Solano County City-County Coordinating Council on January 10, 2013, by the following vote:

|         |    |
|---------|----|
| AYES:   | 11 |
| NOES:   | 0  |
| ABSENT: | 1  |



\_\_\_\_\_  
Jack Batchelor, Chair  
Solano City-County Coordinating Council

ATTEST:  
Birgitta Corsello, Clerk

By:  \_\_\_\_\_

Attachments  
Exhibit A: Draft Allocation  
Exhibit B: Draft Methodology

**Exhibit A  
Solano Subregional Housing Allocation**

| Jurisdiction           | Income Distribution |       |       |           | Regional Housing Needs Allocation |            |              |              |              |
|------------------------|---------------------|-------|-------|-----------|-----------------------------------|------------|--------------|--------------|--------------|
|                        | Very Low            | Low   | Mod   | Above Mod | Very Low                          | Low        | Mod          | Above Mod    | Total        |
| Benicia                | 28.7%               | 16.5% | 17.1% | 37.6%     | 94                                | 54         | 56           | 123          | <b>327</b>   |
| Dixon                  | 25.3%               | 12.1% | 15.2% | 47.2%     | 50                                | 24         | 30           | 93           | <b>197</b>   |
| Fairfield              | 24.6%               | 12.9% | 14.7% | 47.6%     | 779                               | 404        | 456          | 1,461        | <b>3,100</b> |
| Rio Vista              | 15.1%               | 12.1% | 16.1% | 56.5%     | 45                                | 36         | 48           | 170          | <b>299</b>   |
| Suisun City            | 29.5%               | 11.2% | 11.5% | 47.6%     | 147                               | 57         | 60           | 241          | <b>505</b>   |
| Vacaville              | 26.4%               | 12.3% | 15.9% | 45.2%     | 287                               | 134        | 173          | 490          | <b>1,084</b> |
| Vallejo                | 20.7%               | 13.0% | 15.4% | 50.6%     | 283                               | 178        | 211          | 690          | <b>1,362</b> |
| County                 | 25.3%               | 14.2% | 19.0% | 41.2%     | 26                                | 15         | 19           | 43           | <b>103</b>   |
| <b>Subregion Total</b> |                     |       |       |           | <b>1,711</b>                      | <b>902</b> | <b>1,053</b> | <b>3,311</b> | <b>6,977</b> |

## **Solano County Subregional Housing Allocation Methodology For the 2014 – 2022 Planning Period**

The Solano County Subregion's methodology for assigning both total numbers of units to each jurisdiction in the County and for assigning units in each income category will be based largely on the methodologies employed for the same purposes by the Association of Bay Area Governments (ABAG) in the Bay Area as a whole. These methodologies are summarized below. More information about ABAG's methodologies can be found at [http://www.abag.ca.gov/planning/housingneeds/pdfs/methodology/RHNA\\_Update\\_Letter\\_7-30-12.pdf](http://www.abag.ca.gov/planning/housingneeds/pdfs/methodology/RHNA_Update_Letter_7-30-12.pdf).

### **Allocation of Total Unit Counts**

To assign the total number of units to each jurisdiction, the Subregion will use the same methodology that ABAG proposes to use to assign units to jurisdictions that are outside of subregions. This methodology takes into account the presence of Priority Development Areas (PDAs) within a jurisdiction, each jurisdiction's ratio of projected PDA growth to household formation growth, past RHNA performance, local employment and proximity to transit.

Once allocations are calculated using the ABAG methodology, the Subregion will make minor reallocations of units among the jurisdictions as may be seen as appropriate by the jurisdictions themselves, in light of the following two principles: 1) Units should be assigned among the Subregion's jurisdictions so as to reflect the mutually agreed-upon potential for housing development within each jurisdiction, and 2) the method by which the Solano Transportation Authority (STA), acting on behalf of the Subregion's jurisdictions, allocates transportation and other funding under the One Bay Area Grant (OBAG) program should ensure equitable distribution of funds to each of the Subregion's jurisdictions in a way that takes into account both the subregional housing allocation and the need for each jurisdiction to receive a share of OBAG funds.

### **Allocation Among Income Categories**

Once the overall count of units is assigned to each jurisdiction, the Subregion will assign units by income category to each jurisdiction using the same method used by ABAG for the region. Under this methodology, each jurisdiction will receive a proportion of units in each income category that reflects the proportion of units in that income category that currently exists in the jurisdiction, adjusted by 175% of the difference between the proportion of units in that category that exists in the jurisdiction and the proportion of units in that category that exists in the Bay Area as a whole.

Using this methodology, rounding may result in a total allocation for the Subregion within each income category that differs from the income allocations in each category that ABAG assigns to the Subregion. If this occurs, the income allocations will be modified as necessary so as to reassign units in each category in the most equitable manner possible while still achieving the total income allocations assigned by ABAG to the Subregion.