

# City Councilmember Report Form



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|----------------------|----------------------|
| Submitted on         | 30 June 2026, 5:23PM |
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## Name

|                                                 |            |
|-------------------------------------------------|------------|
| City Councilmember's full name (first and last) | Betsy Nash |
|-------------------------------------------------|------------|

|                                         |            |
|-----------------------------------------|------------|
| Report out at City Council meeting date | 07/14/2026 |
|-----------------------------------------|------------|

## Agency/meeting body

|                               |                                            |
|-------------------------------|--------------------------------------------|
| Regional and outside agencies | Association of Bay Area Governments (ABAG) |
|-------------------------------|--------------------------------------------|

### Brief summary of items related to the public interest

On 6/18/2026, I attended the annual Association of Bay Area Governments (ABAG) General Assembly meeting (<https://abag.ca.gov/meetings/general-assembly-16>), which included a presentation about future housing needs for this region – an early preview of RHNA Cycle 7, which will kick off in early 2027. New housing allocations will likely be much larger due to changes in state law.

In the current cycle, the City is required to enable 1,662 affordable housing units and 1,284 market rate housing units. The downtown proposals we are considering target 345 affordable housing units.

Below are interesting documents from the ABAG meeting:

09a 1 Summary Sheet RHNA

09a 3 Attachment B RHNA Presentation, including:

"What is RHNA? State law requires all jurisdictions to meet local housing needs" on page 2

"Key Changes Since Last RHNA Cycle" on page 13

"Timeline" on page 22

### Advisory body/Commission

Brief report on advisory body/commission

### Subcommittees

## Optional upload

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[09a 1 Summary Sheet RHNA.pdf](#)

[09a 3 Attachment B RHNA Presentation.pdf](#)

# Association of Bay Area Governments

## General Assembly

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June 18, 2026

Agenda Item 9.a.

### Regional Housing Needs Allocation (RHNA) Cycle 7 Preview

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#### Subject:

An early preview of RHNA Cycle 7, including phases, timeline, and notable statutory changes, prior to kickoff in early 2027.

#### Background:

RHNA is the state-required process to determine the number of housing units, by affordability level, that every local jurisdiction in the region must accommodate in the Housing Element of its General Plan. The California Department of Housing and Community Development (HCD) develops the total housing need for the region, called the Regional Housing Need Determination (RHND). ABAG must develop a methodology to distribute this need to local jurisdictions. Housing Elements must be certified by HCD every eight years. The upcoming 7<sup>th</sup> cycle of RHNA covers the planning period of 2031 to 2039; Housing Elements must be adopted by January 31, 2031.

#### RHNA Purpose:

The statutory objectives of RHNA can be summarized as the following:<sup>1</sup>

1. Increase housing supply, mix of housing types and affordability in an equitable manner.
2. Promote infill development, efficient growth patterns and greenhouse gas reduction.
3. Improve the jobs-to-housing balance, particularly for low-wage workers.
4. Address disproportionate income distributions across jurisdictions.
5. Affirmatively further fair housing.

Furthermore, pursuant to state law, the RHNA process is required to be informed by Plan Bay Area. The next iteration of Plan Bay Area – Plan Bay Area 2060 – is anticipated to kick off in September 2026.

#### RHNA Process:

The steps in the RHNA process are summarized below:

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<sup>1</sup> See [California Government Code Section 65584\(d\)](#) for complete statutory language.

# Association of Bay Area Governments

## General Assembly

June 18, 2026

Agenda Item 9.a.

### Regional Housing Needs Allocation (RHNA) Cycle 7 Preview

1. **Regional Allocation:** HCD consults with ABAG regarding the assumptions and methodology to be used to determine the total housing need for the region and then issues the RHND.
2. **Draft Methodology Development:** ABAG is responsible for developing a methodology to allocate the regional housing need to local governments consistent with state law. In past cycles, ABAG convened an ad-hoc Housing Methodology Committee (HMC) comprised of elected officials, local staff and regional stakeholders to advise ABAG staff on the allocation methodology. In addition, state law requires ABAG to survey local jurisdictions for input.
3. **Draft Methodology Approval by HCD and Draft Allocations:** ABAG is required to submit the draft allocation methodology to HCD for review. Following HCD's approval, ABAG adopts the final methodology and issues draft allocations to jurisdictions.
4. **Appeals and Final Allocations:** Jurisdictions and HCD have an opportunity to appeal a jurisdiction's draft allocation. After ABAG acts on the appeals, it adopts final allocations to jurisdictions. At this point, ABAG's role in the RHNA process concludes.
5. **Housing Elements:** Local jurisdictions update their Housing Elements to show how they plan to accommodate their housing allocations. The Housing Element must include an inventory of sites that have been zoned for sufficient capacity to accommodate the allocation. Local jurisdictions submit their updated Housing Element to HCD for certification.

### Subregions:

State law allows two or more jurisdictions to form a "subregion" to decide how to allocate their share of regional housing need to each participating jurisdiction. Creating a subregion provides an opportunity for local jurisdictions to exercise greater control over the housing allocation process and provides expanded opportunities for collaboration. A subregion may include a single county and each of the cities in that county or any combination of geographically contiguous local governments as long as the unincorporated county is a member.

Subregions are responsible for conducting their own RHNA process that meets all statutory requirements, including developing a methodology, allocating housing needs and conducting appeals. The final allocation for a subregion must meet the same requirements as the region's allocation. See **Attachment A** for more information on subregions.

# Association of Bay Area Governments

## General Assembly

June 18, 2026

Agenda Item 9.a.

### Regional Housing Needs Allocation (RHNA) Cycle 7 Preview

#### Changes Since Last RHNA Cycle:

Recent legislation has resulted in the following key changes for RHNA Cycle 7:

##### RHND

1. **Earlier RHND:** HCD is now required to provide the RHND one year earlier (three years prior to the Housing Element deadline, instead of two years).<sup>2</sup> For this cycle, Housing Elements are due January 31, 2031, meaning that the deadline for HCD to provide the RHND is January 31, 2028.
2. **Homelessness:** HCD is now required to consider the housing needs of individuals and families experiencing homelessness when developing the RHND.<sup>3</sup> By statute, HCD must consult with ABAG on the data sources to be used to determine this need.
3. **Cost Burdened and Overcrowded Households:** HCD must now consider the percentage of households that are cost burdened and the percentage of households that are overcrowded in the region and throughout the nation when determining the RHND.<sup>4</sup> Previously, HCD considered the percentage of cost burdened and overcrowded households in the region and in comparable regions in the country.

##### RHND and RHNA Allocation

4. **Affordability Levels:** The RHND, RHNA allocation and Housing Elements must now include separate categories for acutely low- and extremely low-income households, which were previously grouped together in the very low-income category.<sup>5</sup>
5. **University Enrollment:** The RHND and RHNA allocation methodology must now consider student enrollment at campuses of the University of California (UC) and California State University (CSU).<sup>6</sup>

##### RHNA Allocation

6. **Climate Constraints:** The RHNA allocation methodology must now consider climate-related development constraints, including evacuation route capacity, wildfire risk and

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<sup>2</sup> AB 1275 (Elhawary, 2025)

<sup>3</sup> AB 3093 (Ward, 2024)

<sup>4</sup> AB 130 (Budget, 2025)

<sup>5</sup> AB 3093 (Ward, 2024)

<sup>6</sup> SB 486 (Cabaldon, 2025)

# Association of Bay Area Governments

## General Assembly

June 18, 2026

Agenda Item 9.a.

### Regional Housing Needs Allocation (RHNA) Cycle 7 Preview

sea level rise.<sup>7</sup> These issues will be considered alongside other statutorily required factors.

7. **Plan Bay Area:** The RHNA allocation is required to be “informed” by Plan Bay Area whereas previously it was required to be “consistent” with Plan Bay Area.<sup>8</sup>
8. **Subregions:** The allocation to subregions must now be the same proportion as the subregion’s share of the adopted RHNA plan from the previous cycle.<sup>9</sup> For example, if the participating jurisdictions in a subregion received five percent of the previous RHND based on the methodology contained in the last RHNA, this cycle the subregion would receive five percent of the new RHND.
9. **Timelines:** Various changes were made to the timelines that govern RHNA to speed up the process.<sup>10</sup> For example, the time HCD has to review an adopted RHNA methodology was reduced from 90 to 45 days, and the time HCD has to determine if a final allocation plan is consistent with existing and projected housing need was reduced from 30 to 15 days.

### Issues:

Due to earlier changes in state law, the Bay Area saw a significant increase in its RHND during the last RHNA cycle, rising from 187,990 in Cycle 5 to 441,176 in Cycle 6. Staff anticipate that the upcoming RHND for Cycle 7 will likely be larger than the last cycle due to recent changes in state law, such as the requirement to consider the housing needs of individuals and families experiencing homelessness.

Since HCD will identify the RHND one year earlier this cycle, ABAG and subregions (if applicable) will be able to incorporate the RHND into the allocation methodology development process earlier than in past cycles when the RHND was issued well after development of the methodology began. This will allow the methodology to be informed by the RHND earlier, allowing for a more linear process.

Additional context regarding past RHNA cycles, common misconceptions about the RHNA process and ABAG support for Housing Elements can be found in **Attachment B**.

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<sup>7</sup> AB 1445 (Levine, 2022)

<sup>8</sup> AB 1275 (Elhawary, 2025)

<sup>9</sup> AB 1275 (Elhawary, 2025)

<sup>10</sup> SB 7 (Blakespear, 2024)

**Association of Bay Area Governments**  
**General Assembly**

June 18, 2026

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Regional Housing Needs Allocation (RHNA) Cycle 7 Preview

**Next Steps:**

**Table 1** below contains a tentative timeline for key milestones in the RHNA process:

*Table 1: Key RHNA Milestones*

| <b>Key Milestone</b>                                    | <b>Date</b>              |
|---------------------------------------------------------|--------------------------|
| ABAG consultation with HCD on RHND                      | Late 2027                |
| Housing Methodology Committee advises on methodology    | Fall 2027 – Fall 2028    |
| HCD issues RHND                                         | Early 2028               |
| Subregions form                                         | Early 2028 <sup>11</sup> |
| ABAG submits draft methodology to HCD for approval      | Early 2029               |
| ABAG adopts final methodology; issues draft allocations | Mid 2029                 |
| Appeals                                                 | Mid 2029                 |
| Final RHNA adoption (statutory deadline)                | January 31, 2030         |
| Housing Element (statutory deadline)                    | January 31, 2031         |

The above dates are subject to change. Based on feedback from the ABAG Executive Board, staff are exploring ways to accelerate the timeline to adopt the Final RHNA Plan earlier.

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<sup>11</sup> Per California Government Code Section 65584.03(a), the deadline for subregions to form is September 30, 2028. Due to the requirements involved in forming subregions, consistent with previous cycles subregions are encouraged to form in early 2028.

**Association of Bay Area Governments**  
**General Assembly**

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Agenda Item 9.a.

Regional Housing Needs Allocation (RHNA) Cycle 7 Preview

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**Recommended Action:**

Information

**Attachments:**

A. Overview of RHNA Subregions

B. Presentation

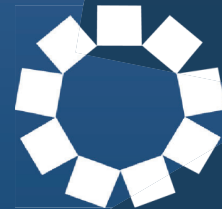
**Reviewed:**

A handwritten signature in black ink, appearing to read "Andrew Fremier". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Fremier".

Andrew Fremier

# Regional Housing Needs Allocation (RHNA) Cycle 7 Preview

June 18, 2026  
ABAG General Assembly



ASSOCIATION  
OF BAY AREA  
GOVERNMENTS

# What is RHNA?

State law requires all jurisdictions to meet local housing needs.

## State



Determines  
total number of  
housing units,  
by income  
group, for the  
region

## ABAG



Allocates  
housing units,  
by income  
group, to each  
jurisdiction

## Jurisdictions



Update  
Housing  
Elements to  
accommodate  
housing units

# Summary of RHNA Statutory Objectives

- ✓ Increase housing supply, mix, and affordability equitably.
- ✓ Promote infill development, efficient growth patterns, and reduced greenhouse gas emissions.
- ✓ Improve jobs-housing balance, particularly for low-wage workers.
- ✓ Address disproportionate income distributions across jurisdictions.
- ✓ Affirmatively further fair housing.



Photo by Karl Nielson

# Process Overview

## 1. Regional Housing Need Determination (RHND)

State Housing and Community Development (HCD) Department issues total number of housing units by affordability level to be accommodated in the region.

## 2. Draft Methodology Development

ABAG develops draft methodology to allocate RHND to local jurisdictions.

## 3. Methodology Approval by HCD and Draft Allocations

ABAG submits draft allocation methodology to HCD for approval. ABAG issues draft allocations.

# Process Overview (continued)

## 4. Appeals and Final Allocations

HCD and jurisdictions can appeal allocations. ABAG acts on appeals and issues final allocations.



## 5. Housing Elements

Local jurisdictions update Housing Element of General Plan to accommodate allocation.

# RHNA Methodology

- ABAG's primary role is to develop the methodology to allocate RHND to local jurisdictions.
- ABAG must consider factors in state law.
- Housing Methodology Committee (HMC) advises staff; comprised of elected officials, stakeholders, and local staff.



Photo by Noah Berger

# Subregions

State law allows two or more jurisdictions to form a subregion to allocate their share of regional housing need to participating jurisdictions.

## Regional Process



## Subregional Process



# Subregion Requirements

## Composition:

- Any combination of local governments
- Must be geographically contiguous
- Must include the unincorporated county

## Duties:

- Develop allocation methodology
- Allocate housing units
- Conduct appeals process
- Meet state requirements

### Cycle 4 Subregions

- San Mateo County

### Cycle 5 Subregions

- Napa County
- San Mateo County
- Solano County

### Cycle 6 Subregions

- Solano County

# Benefits of a Subregion



Fosters  
**collaboration**  
**and new**  
**opportunities** for  
local jurisdiction  
partnerships



Facilitates  
**dialogue**  
**between**  
**jurisdictions and**  
**the public** on  
housing issues



Allows allocations  
that may be  
**more tailored to**  
**local context**



Promotes  
**alignment**  
**between local**  
**and regional**  
**needs**

# Challenges of a Subregion



Subject to  
**significant  
scrutiny and  
oversight by  
state**



Requires a  
**substantial  
commitment of  
resources and  
staff time**

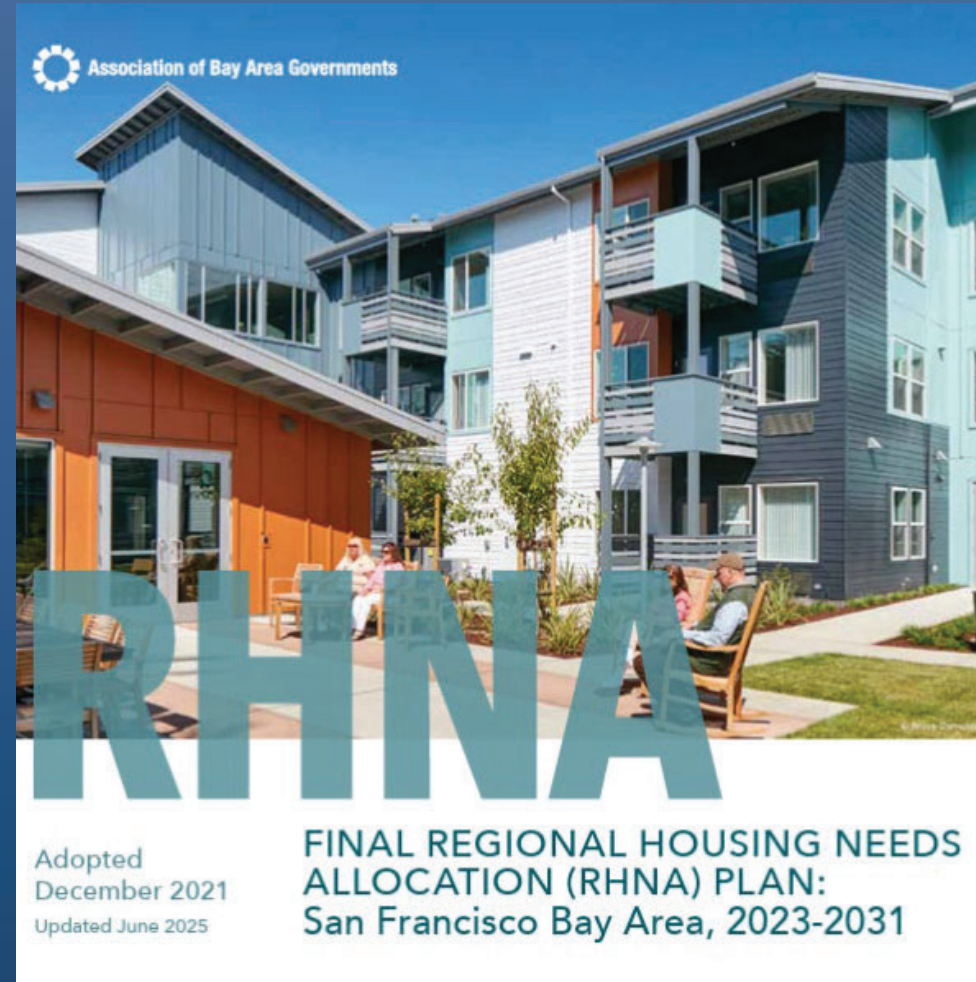


Potential for  
**lack of  
compromise**  
among  
jurisdictions



# RHNA Cycle 6 Reflections

- HMC effective and data-driven; good mix of members
- Regular communication with local jurisdictions was important
- Efficient but time-consuming appeals process (28 appeals; 6 public hearings)
- Robust ABAG support for Housing Element preparation (99% certified in region)



# Common RHNA Misconceptions

|  <b>Misconception</b> |  <b>Clarification</b> |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| ABAG determines RHND                                                                                   | State HCD determines RHND                                                                                |
| ABAG determines where housing is placed within jurisdictions                                           | Local jurisdictions determine where housing is placed                                                    |
| ABAG has unrestricted discretion to act on appeals                                                     | ABAG must decide appeals based on statutory limits                                                       |
| RHNA is the only component of Housing Elements                                                         | Housing Elements address more than RHNA allocation                                                       |
| ABAG enforces Housing Element requirements                                                             | State HCD enforces Housing Element requirements                                                          |

# Key Changes Since Last RHNA Cycle



# Key Change #1: Earlier RHND



## **RHND provided one year earlier**

- Provided three years prior to Housing Element deadline (vs. two years in prior cycles)
- Provided by January 31, 2028

# Key Change #2: Homelessness



## Consideration of homelessness in RHND

- HCD required to consider the housing needs of individuals and families experiencing homelessness in RHND.
- HCD required to consult with ABAG during determination.

# Key Change #3: Comparisons



## Cost burden and overcrowding

- HCD must consider rate of housing cost burden and overcrowding in the region compared to the national rate.
- Previously, HCD compared the regional rate to the rates of other similar regions.

# Key Change #4: New Income Groups



## **Acutely low- and extremely low-incomes**

- The RHND, RHNA, and Housing Elements must include separate categories for acutely low- and extremely low-income households.
- Acutely low-income = 0 – 15% AMI
- Extremely low-income = 15 – 30% AMI
- Previously, included in very low-income category (0 – 50% AMI)

# Key Change #5: Climate Change

## Climate change constraints in RHNA

- RHNA methodology must consider climate-related development constraints, such as:
  - Evacuation route capacity
  - Wildfire risk
  - Sea level rise
- Considered alongside other required factors.

# Key Change #6: Subregions

## Subregion allocation same share as last cycle

- Allocation to subregion must be the same proportion as the subregion's share from the last RHNA cycle.
- Example:
  - Cycle 6: Subregion received 5% of RHND
  - Cycle 7: Subregion receives 5% of RHND



# Important Considerations for RHNA 7



## Size of Allocations

RHND for Cycle 7 may be larger due to changes in state law resulting in larger allocations to local jurisdictions.

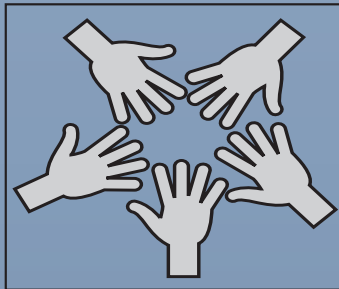


## Allocation Timeline

Since the RHND will be issued one year earlier, the RHNA methodology can be informed by the RHND earlier than in previous cycles, allowing a more linear process.

# ABAG Support for Housing Elements

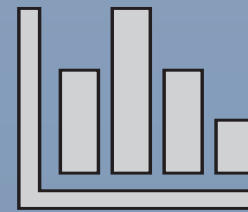
- **Cycle 6:** ABAG's **Regional Housing Technical Assistance** program was funded by \$31 million in one-time Regional Early Action Planning (REAP) dollars.



County  
collaboratives



Technical  
guidance



Data tools

- **Cycle 7:** Due to REAP sunseting at the end of 2026, regional technical assistance may be more limited due to financial constraints; **funding level and source(s) still to be determined.**

# Timeline

| Key Milestone                                           | Date                  |
|---------------------------------------------------------|-----------------------|
| ABAG consults with HCD on RHND                          | Late 2027             |
| Housing Methodology Committee advises on methodology    | Fall 2027 – Fall 2028 |
| HCD issues RHND                                         | Early 2028            |
| Subregions form                                         | Early 2028*           |
| ABAG submits draft methodology to HCD for approval      | Early 2029            |
| ABAG adopts final methodology; issues draft allocations | Mid 2029              |
| Appeals                                                 | Mid 2029              |
| Final RHNA adoption (statutory deadline)                | January 31, 2030      |
| Housing Elements due (statutory deadline)               | January 31, 2031      |

\* Statutory deadline is September 30, 2028. Due to the requirements involved in forming subregions, consistent with previous cycles, subregions are encouraged to form in early 2028.

*Dates are tentative and subject to change. Staff are exploring ways to accelerate the timeline to adopt the Final RHNA Plan earlier.*